



**KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 1709 Jefferson Ave 37917

FILE NO.: 9-F-14-HZ

DISTRICT: Edgewood-Park City H-1

MEETING DATE: 9/18/2014

APPLICANT: Scenic View Sunrooms (contractor)

LEVEL OF WORK: Level II. Major repair or replacement of materials or architectural elements

PROPERTY DESCRIPTION: Craftsman (c. 1915)

One-story frame with aluminum siding. Front gable roof with asphalt shingle covering, kingposts. One-story three-quarter porch with altered front porch with brick columns and sawn wood balustrade. Exterior end brick chimney. Brick foundation. Rectangular plan. Transom over entry (contributing)

► **DESCRIPTION OF WORK:**

Remove original front porch balustrade to enclose porch with double-slider windows. Install new railings on porch to match original as closely as possible.

► **APPLICABLE DESIGN GUIDELINES:**

Edgewood-Park City Design Guidelines, adopted by the Knoxville City Council on July 29, 1997.

PORCHES

1. Porches on historic houses shall be repaired or replicated using wood materials for ceilings and floors, balustrades, posts and columns that duplicate the original size and design. Reconstruction of the documented original porch is appropriate.
2. Porches, particularly porches visible from a street, shall not be enclosed.

Most of the houses in the Edgewood-Park City Historic District have a porch. Porches were a form of air conditioning. They shaded the windows and doors, and provided an outdoor room for neighborhood social life before television and radio. They are graceful, welcoming and introduce the house to passers-by. They may stretch across the full width of the house or wrap around corners. They may even be two story porches, with upper story balconies. Enclosing a porch harms the house, detracting from the original character and design.

The individual design elements of the neighborhood porches, with turned wood columns, elaborate railings and balusters, heavy wood posts or columns, wood ceiling and floors, and sawn wood trim, are all important to the style of the houses. These individual details should be repaired and preserved, or reproduced if good documentation of the original porch exists.

COMMENTS:



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STAFF FINDINGS:

- 1) The porch enclosure was reported to Building Inspections on August 6, 2014. The work was completed without a Building Permit.

- 2) The original porch balustrade and posts were removed. The brick porch piers were either removed or altered to be full-height.

- 3) The glass porch enclosure is not appropriate for the Craftsman-style house or any house with the H-1 zoning overlay because it obscures and destroys original features, and because this type of enclosure was not utilized during the period of architectural significance.

► **STAFF RECOMMENDATION:**

Denial based on the design guidelines and staff findings.

Certificate (File) No. 9-F-14-HZ

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION

Please print all information

1. NAME OF APPLICANT: SCENIC VIEW SUNROOMS

Address: 6826 MAYNARDVILLE PK.

Telephone: 865 687 7991 E-mail address: greg@scenicview.sunrooms.com

Relationship to Owner: contractor

2. NAME OF OWNER: HELEN JAMISON

Address: 1709 JEFFERSON AVE., KNOXVILLE, TN. 37917

Telephone: 865 524 4066 E-mail address: _____

3. LOCATION OF PROPERTY:

Address: 1709 JEFFERSON AVE., KNOXVILLE TN Tax ID/Parcel No: 37917

4. LEVEL OF WORK (circle Level)

- Level I Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure
- Level II Major replacement of materials or architectural elements; construction of addition or outbuilding; renewal of COA
- Level III Construction of a new primary building; subdivision of property
- Level IV Demolition or relocation of a contributing structure

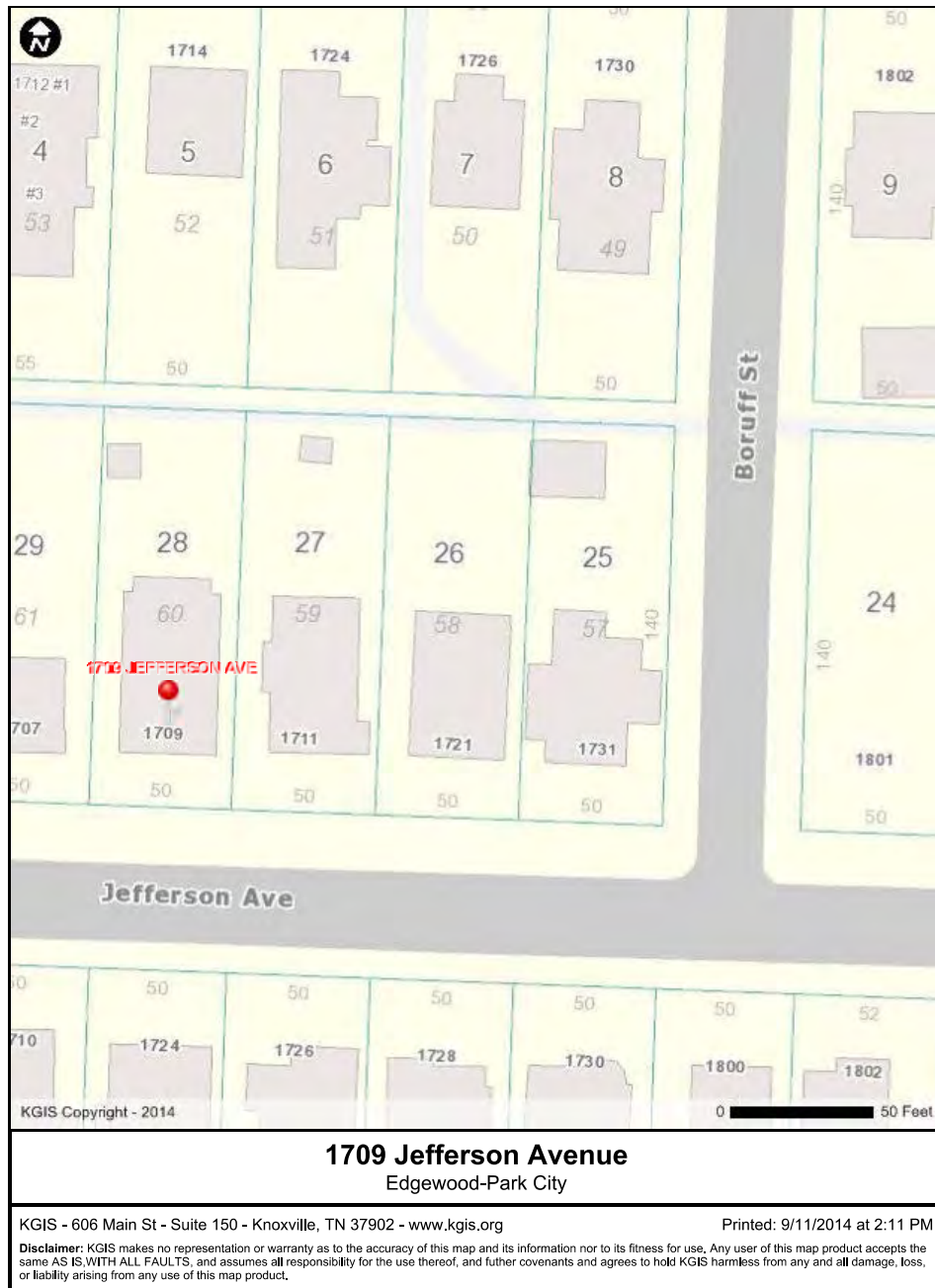
5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

Enclosed front porch with double slider windows to make it a year round living space.
Install new railings on porch to match as close as possible, the original railings on existing porch.

6. SIGNATURE OF APPLICANT: [Signature] Date: 9/8/14

Return application to: Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902. Incomplete applications will not be accepted.

FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			





1709 JEFFERSON AVENUE

Helen Jamison
1709 Jefferson Ave.

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