



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

**PROPERTY ADDRESS:** 2331 Jefferson Ave 37876

**FILE NO.:** 4-E-15-HZ

**DISTRICT:** Edgewood-Park City H-1

**MEETING DATE:** 4/16/2015

**APPLICANT:** Celio Hernandez (owner)

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

**PROPERTY DESCRIPTION:** Neoclassical (c. 1900)

Two-story frame with aluminum siding. Hip roof with asphalt shingle covering and brackets under the extending eaves. Two-story full front porch with ends enclosed, but with ornamental pattern still evident on second-level square wood columns. Porch had sawn wood balustrade (replaced c. 1990 with square balusters on second-level only, not present on first level). Double-hung one-over-one windows with upper sash of side windows being diamond-pane leaded glass. Two interior offset brick chimneys. Brick foundation. Rectangular plan. Sidelights and transoms at front entry on both first and second stories.

► **DESCRIPTION OF WORK:**

Request to replace non-original 1/1 and 2/1 double-hung windows with vinyl double-hung windows with 6/6 snap-in grids. Replace front door and sidelights with modern door and lights with leaded glass appearance. Front door has vinyl- or metal-clad panels with two narrow vertical lights above.

► **APPLICABLE DESIGN GUIDELINES:**

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

**ENTRANCES**

The entrances to a historic house include the front entry door and any decorative details associated with it. The entrance can include front entry steps and the railing. The doors originally used on Edgewood -Park City's houses were wooden, with beveled glass or stained glass inserts. Screen doors were commonly used. An entrance door should be consistent with the design of the historic house, and should have a transom and sidelights, if those were included in the original design. If the original entrance is present, it should be reused. If it must be replaced, the replacement door should be wooden or painted to resemble wood, with appropriate recessed panels.

1. Entry features which must be preserved include sidelights and transoms, fanlight windows, entablatures and original doors. All add character to the structures in the historic district.
3. A replacement entrance must not create a false historic appearance. A new entrance shall be compatible in size, scale, materials and color.
4. Entrances shall not be removed when rehabilitating a building.
7. Determine if a storm door will be instrumental to saving energy. If a storm door is used, it must have a color-clad frame and a full view glass, or be designed to respect design features or the original entry door.



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**WINDOWS**

Windows are a very important architectural element in the historic district's buildings, helping to define each building's character. They are usually wooden and are hung so that both the bottom and the top sash can open (double hung). Two over two or one-over-one sashes are common, but there are also windows with more panes, and there are attic windows and some upper sashes with stained glass and irregular shapes. Transoms and sidelights, sometimes of patterned or stained glass, are often found at the entries, where they admit light to entry halls.

1. Reuse original windows. It will be much less expensive and much better historically to retain the original windows.
2. Storm windows are often considered when a homeowner wants to increase the heating and cooling efficiency of a building. Interior storm windows that cannot be seen from the street might be a better alternative to exterior storm windows. If exterior storm windows are used, they can be wood, or color clad metal to match the building's trim. Exterior storm windows shall only be used if they do not damage or obscure the original windows and frames.
3. If replacement windows are necessary, they must be the same overall size as the originals, with the same pane division, and the same muntin style and exterior depth, width and profile. Thermal sash windows that use false muntins are not acceptable.

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**COMMENTS:**

After-the-fact review of window replacement for the front first level and proposal to replace all remaining windows.  
After-the-fact review of front door replacement.

**STAFF FINDINGS:**

- 1.) The 1/1 and 2/1 windows to be replaced appear to be non-original windows. The description in the 1986 inventory describes the upper sash of side windows as being "diamond-pane leaded glass." The applicant does not know when those windows were replaced.
- 2)The first-level windows have already been replaced with the double-hung vinyl windows with snap-in grids.
- 3) The design guidelines state that replacement windows are to have the "same depth, width and profile" of the early or original windows. Vinyl-clad window frames do not adequately simulate wood window frames in that regard, and the texture of the vinyl does not simulate that of wood.
- 4) There is no documentation on the type of front door that was removed; however, the twin vertical panel and light configuration as well as the material is not appropriate for the style of the house.

► **STAFF RECOMMENDATION:**

Based on the design guidelines and staff's findings, denial of the after-the-fact and proposed replacements is recommended.



KNOXVILLE-KNOX COUNTY HISTORIC ZONING COMMISSION

# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date Filed: 4/8/2015

File Number: 4-E-15-HZ

Application Accepted By: Kaye Graybeal

HZC Meeting Date: 4/16/2015

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## APPLICANT INFORMATION

Name: Celio Hernandez  
Address: 2363 Bluff Heights Sevierville, TN 37876  
Phone: 865-679-3021 Email:  
Relationship to Owner: owner

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## OWNER INFORMATION

Name: Celio Hernandez  
Address: 2363 Bluff Heights Sevierville, TN 37876  
Phone: 865-679-3021 Email:

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## LOCATION OF PROPERTY

Address: 2331 Jefferson Ave 37876  
District: Edgewood-Park City H-1

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## LEVEL OF WORK

Level II. Major repair or replacement of materials or architectural elements

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## DESCRIPTION OF WORK

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## SIGNATURE OF APPLICANT

Date: \_\_\_\_\_

### Return application to:

Knoxville-Knox County Historic Zoning Commission  
Suite 403, City-County Building, 400 Main Street  
Knoxville, Tennessee 37902

**See Part 2 for submittal information requirements. Incomplete submittals will not be accepted.**

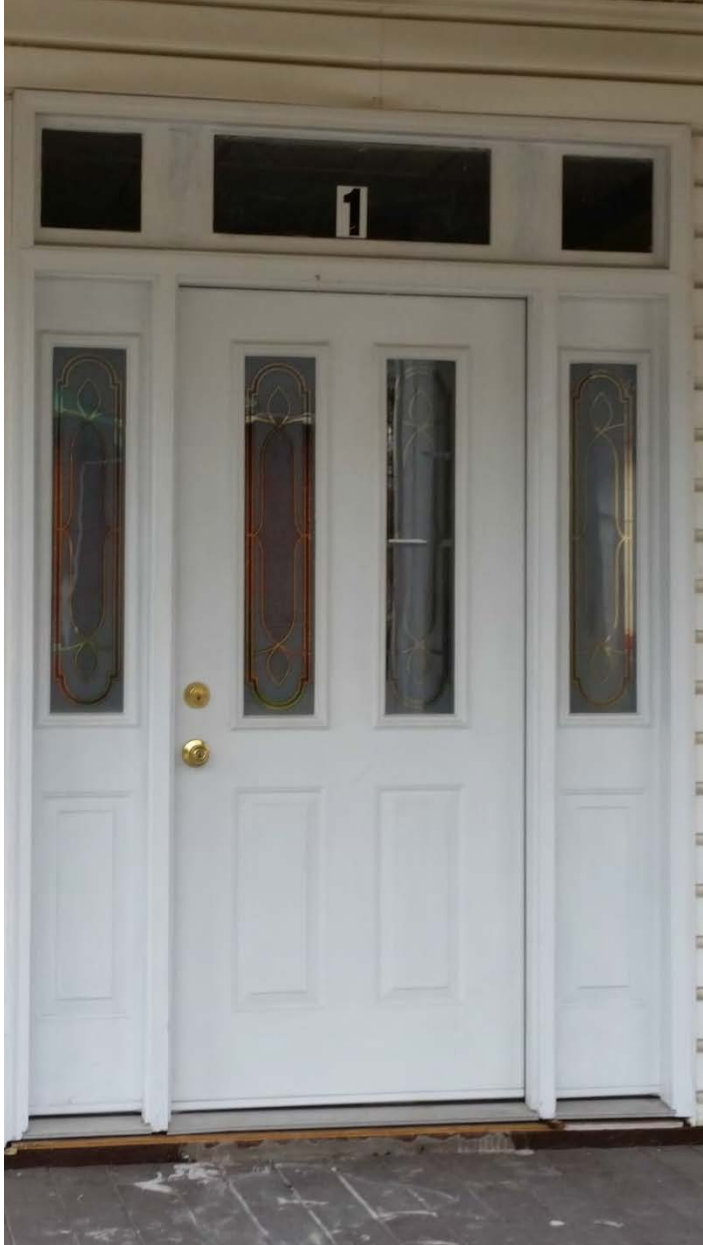




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