



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

**PROPERTY ADDRESS:** 114 E Jackson Ave 37915  
**DISTRICT:** Individual LandmarkH-1 property

**FILE NO.:** 8-B-15-HZ

**MEETING DATE:** 8/20/2015  
**APPLICANT:** Savannah Patin (Property Manager)  
**LEVEL OF WORK:** Level II. Construction of addition

**PROPERTY DESCRIPTION:** Brick Commercial (c. 1900)  
Two-story 4--bay brick structure

▶ **DESCRIPTION OF WORK:**

Construct two light-well dormers on rear roof --replacing former ones.

▶ **APPLICABLE DESIGN GUIDELINES:**

Secretary of the Interior's Standards for Rehabilitating Historic Buildings.  
SECRETARY OF INTERIORS STANDARDS  
FOR REHABILITATING HISTORIC BUILDINGS

2. The distinguishing original qualities or character of a building, structure, or site and its environmental shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities and, where possible, materials. Replacement or missing features shall be substantiated by documentary, physical or pictorial evidence.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated



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from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. Wherever possible, new additions or alterations to structure shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

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**COMMENTS:**

The new light-well dormers have been constructed but are only partially finished out. The gabled roofs replacing the flat roofs are to reduce leakage.

**STAFF FINDINGS:**

1. Referring to the submitted photograph, the two former light-well dormers that were removed were shed-roofed and framed with multi -lights on all sides , it appears that they were early construction, but not original to the building.
2. The dormers are not visible from Jackson Avenue since they are in the rear. They are most visible when standing behind the building about thirty feet away because they are on a flat second-level roof, and not on a sloped roof. The dormers are also visible from Willow Street, but this position is approximately 280 feet away from the building, so the dormers are not easily viewed from this right-of-way.
3. The dark paint color reduces the visibility of the dormers.
4. The sunburst pattern in the windows -- alluding to the arched mid-section of a Palladian window is not appropriate for the style of the building and convey a false sense of history.
5. The dormer additions do not destroy significant historic fabric. They may easily removed in the future without destroying historic fabric.
6. The arched window, without the sunburst-patterned muntins, would lend a contemporary look to the dormers avoid conveying a false historic appearance.

► **STAFF RECOMMENDATION:**

Approve the two light-well dormers on the rear with the condition that the glass in the dormers be plain and without muntins.

PAID

Certificate (File) No: 8-B-15-12

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

Please print all information:

1. NAME OF APPLICANT: SAVANNAH PATIN  
Address: 120 S. GRAY ST. KNOXVILLE, TN 37902  
Telephone: 805-673-6300 E-mail address: SAVANNAH@TERMINUSREALTY.COM  
Relationship to Owner: PROPERTY MANAGER

2. NAME OF OWNER: Old City Amigos LLC  
Address: 120 S. GRAY ST. KNOXVILLE, TN 37902  
Telephone: 805-673-6300 E-mail address: SAVANNAH@TERMINUSREALTY.COM

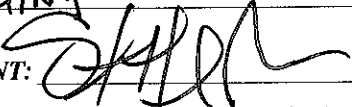
3. LOCATION OF PROPERTY:  
Address: 114 E. JACKSON AVE KNOXVILLE, TN 37915 Tax ID/Lot/Parcel No: 095 HA014

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; renewal of COA
- Level II Major replacement of materials or architectural elements; construction of addition or outbuilding
- Level III Construction of a new primary building; subdivision of individually designated 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.)

REPAIR TO EXISTING SKYLIGHT AND SURROUNDING STRUCTURE. REPAIRS WERE NEEDED DUE TO WATER LEAKS. THE STRUCTURE WAS MADE WITH AN ARCHED TOP INSTEAD OF THE ORIGINAL FLAT TOP TO PREVENT FUTURE WATER LEAKS. MATERIALS USED INCLUDE LUMBER/WOOD, RUBBER, ASPHALT, AND GLASS. THIS STRUCTURE IS NOT VISIBLE FROM STREET LEVEL, AS IT IS AT THE BACK OF THE BUILDING.

6. SIGNATURE OF APPLICANT:  Date: 7/7/2015

Return application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902 or Fax: 865-215-2068. Incomplete applications will not be accepted.

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



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0 100 Feet

**114 E. Jackson Avenue**  
H-1 Overlay property

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# 114 E. Jackson Avenue



03/05/2014



114 E. Jackson - Rear roof deck showing new pair of doors



114 E. Jackson - Rear roof dormers (facing southeast)



114 E. Jackson – Roof dormer under construction





114 E. Jackson – Zoomed-in view of dormers from rear parking lot



114 E. Jackson – Rear view from Willow St.



114 E. Jackson – Zoomed-in rear view from Willow St.

111 E Jackson Ave, Knoxville, Tennessee  
Address is approximate

