



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

**PROPERTY ADDRESS:** 708 Morgan Ave 37917

**FILE NO.:** 5-E-15-HZ

**DISTRICT:** Fourth and Gill H-1

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**MEETING DATE:** 5/21/2015

**APPLICANT:** Carl Lansden Lansden Landmarks (owner)

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

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**PROPERTY DESCRIPTION:** Folk Victorian (c. 1910)

Two-story frame with weatherboard wallcovering (now replaced with asbestos shingles). Front gable roof with side gable and rear gablet, asphalt shingle roof. Sawn wood round attic vent with applied wood keystone shapes. Six-over-one, one-over-one, and two-over-six double-hung windows with applied wood lintels on the first-story windows. One-story two-thirds front porch with square wood columns (Now replaced by pedimented stoop). Twelve-light double french door entry with three-light transom. Brick foundation. Irregular plan. (Contributing)

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► **DESCRIPTION OF WORK:**

Replace non-original porch posts with 5-inch square posts with 5-inch high base canted at top edge. Replace/rebuild existing fire-escape steps on west side in wood. Replace non-original side and early rear door with wood or painted fiberglass door with glass in upper half and panels below. Add window on second level above entry door to match existing adjacent window on second level. Repair or replace double french doors at front entry.

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► **APPLICABLE DESIGN GUIDELINES:**

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.

**PORCHES**

1. Repair porches on historic houses using wood floors, balustrades, posts and columns, or replace duplicating the original size and design.
4. Details such as columns, posts, piers, balustrades and porch flooring must use materials that present a visually and physically appropriate appearance historically.

**WINDOWS**

4. If replacement windows are necessary, they should be the same overall size as the originals, with the same pane division, and the same muntin style and exterior depth, width and profile. False muntins or grids should not be used.
8. Historic windows should not be blocked in. If ceilings have been dropped, provide a setback of the ceiling to allow for the full height of the original window openings.
9. Reuse existing, serviceable window hardware.

**DOORS**

1. Entry features that should be preserved include sidelights and transoms of plain, patterned, beveled or stained glass, fan light windows, entablatures, and the original doors. All add character to the structures within the Fourth and Gill Historic District.
  3. Service (rear or side) entrances should not be altered to make them appear to be formal entrances by adding paneled doors.
  5. Determine if a storm door will be instrumental to saving energy. If a storm door is used, it should have a color-
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clad frame and a full view glass, or be designed to respect the original entry door. Security doors should follow the same guidelines.

6. Retain, repair or replace screened doors.

**NEW ADDITIONS (Guidelines that pertain to firestairs)**

1. Locate attached exterior additions at the rear or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building.

4. Place new additions, such as balconies or solar greenhouses, on non-character-defining elevations, and limit the size and scale in relationship to the historic building.

**SEC'Y OF INTERIORS STANDARDS**

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

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.

**COMMENTS:**

**STAFF FINDINGS:**

1) It is likely that a window opening existed above the entry door since other houses of this type do not have windowless walls above the entry door.

2) The double-entry door is likely not original since other houses of this type did not have them, but the double french doors are early and other styles of doors would not be appropriate as a double-leafed front door.

3) The back door and screen are early or original.

4) The door to the side apartment addition is late added. A half-light wood door would be more appropriate for this style and era of house.

5) The existing fire-escape stairs are obtrusive leading up from the front of the house. The existing stairs do not meet building code and will need to be reconstructed. Re-orienting the stairs to lead up from the back of the house would less their obtrusiveness.

6) The front porch is not original and the posts are not proportionate. The 5-inch square posts with base would be more appropriate for the current style of porch.

**► STAFF RECOMMENDATION:**

Replace/rebuild existing fire-escape steps on west side with balusters that butt into top and bottom rail. Handrail grip to be molded to meet building code. Repair the early screen and entry door on the rear rather than replace them. Repair double front entry doors rather than replace them or replace with salvaged similar french doors. If window opening to be uncovered requires a replacement window, it is to be a double-hung wood window with pane configuration and size to match existing window on second level.



KNOXVILLE-KNOX COUNTY HISTORIC ZONING COMMISSION

# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date Filed: 5/4/2015

File Number: 5-E-15-HZ

Application Accepted By: Kaye Graybeal

HZC Meeting Date: 5-21-15

## APPLICANT INFORMATION

Name: Carl Lansden  
Address: 5315 Asheville Hwy Knoxville, TN 37914  
Phone: 865-414-8492 Email: lansdenlandmarks@gmail.com  
Relationship to Owner: owner

## OWNER INFORMATION

Name: Carl Lansden  
Address: 5315 Asheville Hwy Knoxville, TN 37914  
Phone: 865-414-8492 Email: lansdenlandmarks@gmail.com

## LOCATION OF PROPERTY

Address: 708 Morgan Ave 37917  
District: Fourth and Gill H-1

## LEVEL OF WORK

Level II Major repair or replacement of materials or architectural elements

## DESCRIPTION OF WORK

Replace non-original porch posts with 5-inch square posts with 5-inch high canted base. Replace/rebuild existing fire-excape steps on east side. Replace non-original rear and side doors with fiberglass doors.

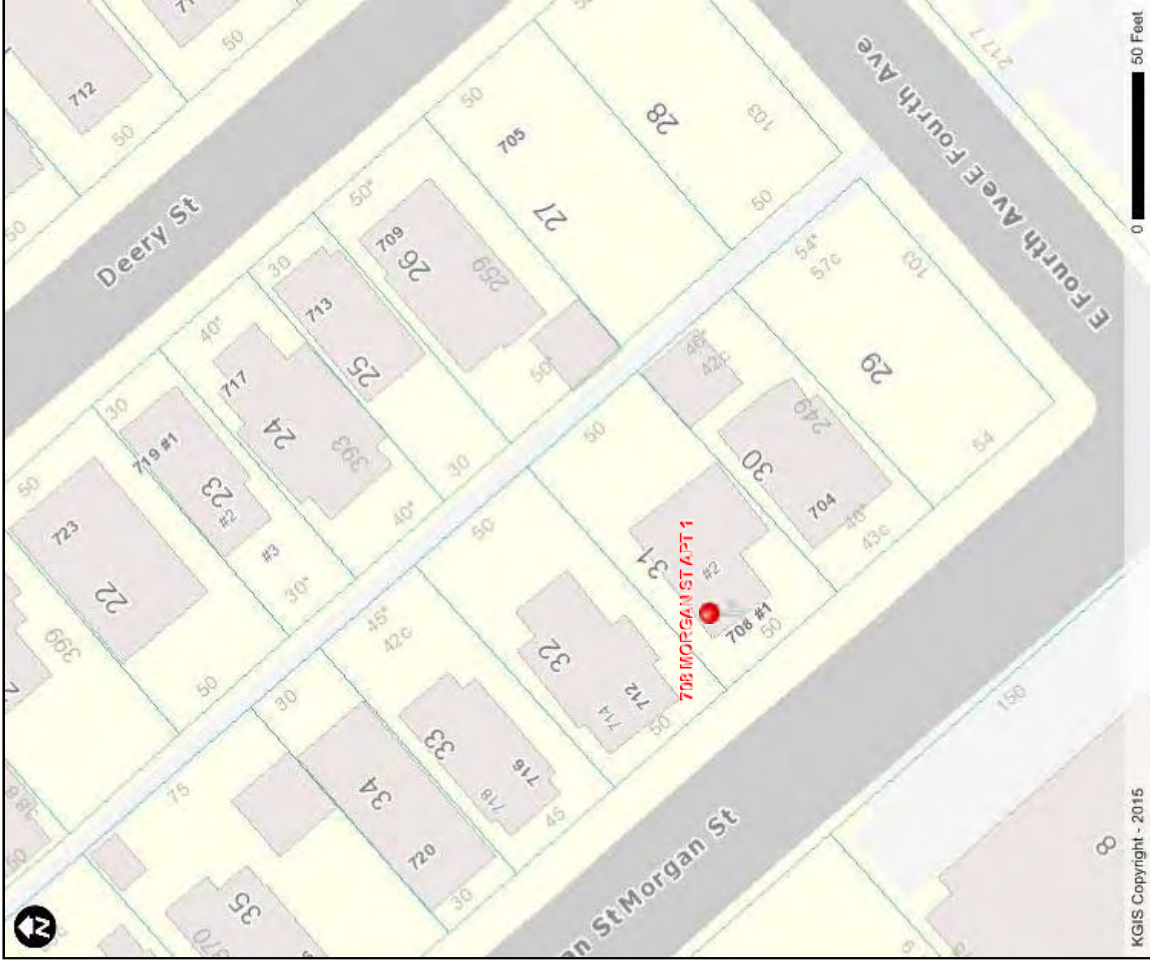
SIGNATURE OF APPLICANT

Date: 5-9-15

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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## 708 Morgan Street

4th and Gill H-1

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**708 Morgan St from southeast**



03/05/2014





708 Morgan - Front façade



708 Morgan - Non-original French door front entry with pedimented stoop



708 Morgan - Front second level showing covered window





708 Morgan - Back door and stoop



708 Morgan - Apartment entry





708 Morgan – Fire steps on NW side to be rebuilt





708n Morgan - Rear of house showing room for relocating fire stairs



Type of porch post base proposed for 708 Morgan – 5 inches with canted top



**PRODUCT DETAILS**

A glass panel exterior door consists of a glass door that opens onto an entrance, patio, deck or backyard of a house. The glass panel is comprised of stiles, rails and glass to allow for viewing. To increase curb appeal, as well as the amount of natural light entering your home, select coordinating sidelights and transoms.

Fiberglass or wood replacement door proposed for door to side apartment, to be painted.