



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

PROPERTY ADDRESS: 1209 Harvey St 37917

FILE NO.: 5-H-15-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 5/21/2015

APPLICANT: Ron Cunningham (owner)

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

PROPERTY DESCRIPTION: Folk Victorian (c. 1900)

One-story frame with weatherboard siding. Hip roof with attic gables, asphalt shingle covering and sawn wood shingles on attic. Double-hung 2/2 windows. One-story three-quarter front porch with truncated wood posts on brick piers, replacement sawn wood balustrade. Two interior offset chimneys. Stuccoed foundation. Irregular plan. (Contributing).

► **DESCRIPTION OF WORK:**

Replace two windows on the south side of the house with 1/1 wood windows to match windows on front and north side of the house.

► **APPLICABLE DESIGN GUIDELINES:**

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

1. Original windows shall be reused if possible. It will be much less expensive and much better historically to retain the original windows, and it is inappropriate to replace them with new windows that differ in size, material or pane division.
 2. If replacement windows are necessary, they shall be the same overall size as the originals, with the same pane division and the same muntin depth, width and profile. They shall be the same materials as the original windows, which were generally wood.
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COMMENTS:

STAFF FINDINGS:

- 1) There are 1/1 replacement windows on the front and north side of the house.
 - 2) The two windows proposed to be replaced on the south side of the house comprise a 2/2 and a 6/2 double-hung window.
 - 3) The file description from the c.1986 historic resource inventory indicates that the windows were 2/2 at that time. Folk Victorian houses such as this one often had 2/2 windows.
 - 4) The existing 2/2 window on the south side appears to be original and is the only remaining one on the house.
 - 5) The muntins of the 2/2 window have been improperly repaired and painted, but there is no apparent sign of rot.
 - 6) The 2/2 window on the south side is only somewhat visible due to the depth of the house and the lack of side setback.
 - 7) The 6/2 configuration of the window on the south side toward the front of the house is not an original or typical configuration; so the top sash has been inappropriately replaced at some point, leaving the 2-pained sash on the bottom.
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► **STAFF RECOMMENDATION:**

Approval of replacing 6/1 window with wood 2/2 with true- or simulated-divided-light window on south side toward front and of the the existing 2/2 with wood 2/2 with true- or simulated divided-light window on the south side toward the back.(A simulated divided light provides a muntin profile on both the interior of the window, with a shadow bar in between the two panels of glass.) The conditional approval for the 2/2 configuration for the replacement windows is based on the window guideline recommending that "the same pane division and the same muntin depth, width and profile" of the original be retained.

Certificate (File) No: 5-15-H2

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

Please print all information:

1. **APPLICANT NAME:** Ron Cunningham
Address: 1810 Ailor Ave
Telephone: 865 525 0238 E-mail address: Ron@FKSCLAW.com
Relationship to Owner: Same

2. **OWNER NAME:** Same
Address: _____
Telephone: _____ E-mail address: _____

3. **LOCATION OF PROPERTY:**
Address: 1209 HARVEY Tax ID/Lot/Parcel No: _____

4. **LEVEL OF WORK** (circle Level)
- Level I** Routine repair; replacement of deteriorated materials in-kind; removal of artificial siding; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure or a late addition; renewal of COA
 - Level II** Major replacement of materials or architectural elements; construction of an 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.)
Replace deteriorated windows on south side of building,
Pictures I sent are on south side of house. Would
like to replace to match front and north side.
Wood, double hung single over single

6. **SIGNATURE OF APPLICANT:**  Date: 4/23/15

Incomplete applications cannot be accepted.

Mail 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; or E-mail to Kaye.Graybeal@knoxmpc.org
Phone: (865) 215-3795

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Date Acted On			



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1209 Harvey Street
Old North Knox H-1

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1209 Harvey - South side of house as seen from the street where windows are to be replaced



1209 Harvey - Window on south side as seen from street



1209 Harvey - Windows on south side to be replaced (closer view)



1209 Harvey - North side of house where windows are to remain



1209 Harvey - 2-over-2 window proposed to be replaced on south side of house (1)

1209 Harvey - 2-over-2 window on south side (toward the rear) to be replaced





1209 Harvey - 6-over-1 window proposed to be replaced on south side of house



1209 Harvey - 1-over-1 window to remain on north side of house



1209 Harvey - 1-over-1 window on front to remain