



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

PROPERTY ADDRESS: 118 E Jackson Ave

FILE NO.: 10-F-15-HZ

DISTRICT: Jackson Avenue H-1

MEETING DATE: 11/19/2015

APPLICANT: Leigh Burch Old City Amigos (owner/ managing partner)

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

PROPERTY DESCRIPTION: Renaissance Revival; brick commercial (c. 1900)

Two-story multi-bay brick turn-of-the-century commercial structures with heavy wooden cornice or brick parapet.

► **DESCRIPTION OF WORK:**

LEVEL II

Install wood slat panel as screening for utilities at 118

- 1) Replace deteriorated early metal cornice with a matching wooden one at 108
 - 2) Install two storefront windows with wood trim and wood base panels at 118 to match existing adjacent in place of the roll-up metal door
 - 3) Provide concrete accessible ramp, both sides of doorway at 118 to meet ADA and prevent water pooling at entrance Clean & scarify exist concrete surface prior to installation.
 - 4) Replace non-original wood door at 118 with wood door of similar configuration.
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► **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.

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.



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7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated 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.

COMMENTS:

STAFF FINDINGS:

- 1) The wood slat utilities screen will not be permanent part of the structure and will help to obscure the utility meter panel on the front of building 118.
- 2) The metal roll-up door at 118 is not original, and although no documentary photos have been found, the filling of the opening with storefront to match the existing is an appropriate and will be more pedestrian friendly by making the façade more transparent. No historic material will be destroyed.
- 3) The early metal cornice on 108 to be removed is highly deteriorated, but its scale and design are appropriate. The new wood cornice will match the profile of the metal one since no documentation has been found exhibiting the design of the original cornice. This is the only historic fabric to be removed.
- 4) The wood door at 118 is not original, but the style is appropriate for the building, so the new door will be similar to the existing.
- 5) No currently unpainted brick will be painted.

► **STAFF RECOMMENDATION:**

Approval

Certificate (File) No: 10-K-15-H 2

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

Please print all information:

1. **APPLICANT NAME:** Old City Amigos - Leigh Burch III
Address: 126 S. GAY STREET
Telephone: 865-673-6300 E-mail address: lab3rd36@COMCAST.NET
Relationship to Owner: OWNER/MANAGING PARTNER

2. **OWNER NAME:** Old City Amigos
Address: 126 S. Gay Street
Telephone: 865-673-6300 E-mail address: lab3rd36@COMCAST.NET

3. LOCATION OF PROPERTY:

Address: 108-118 E. JACKSON AV 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.)

Exterior restoration and renovation as shown in the submitted drawings by Elizabeth EASON dated 9.24.15.

6. **SIGNATURE OF APPLICANT:** L.A. Burch III Date: 9.25.15

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

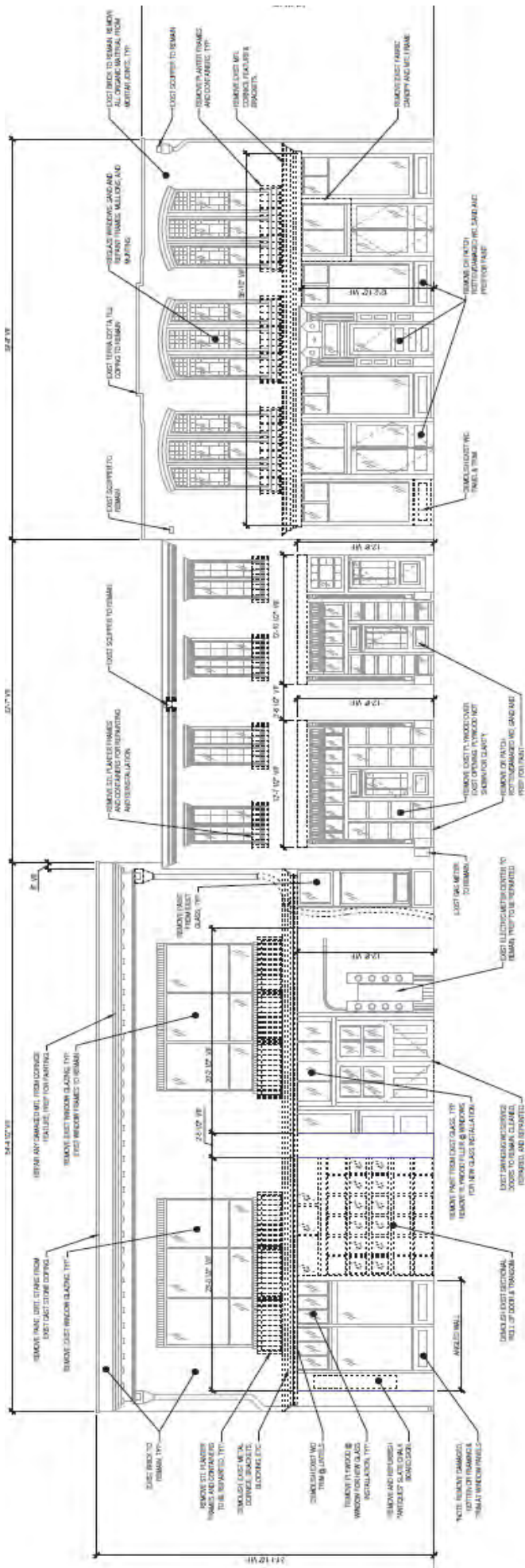
FOR STAFF USE ONLY

Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			



108 to 116 E. Jackson Avenue

108-118 Jackson Ave. - Existing East Elevation

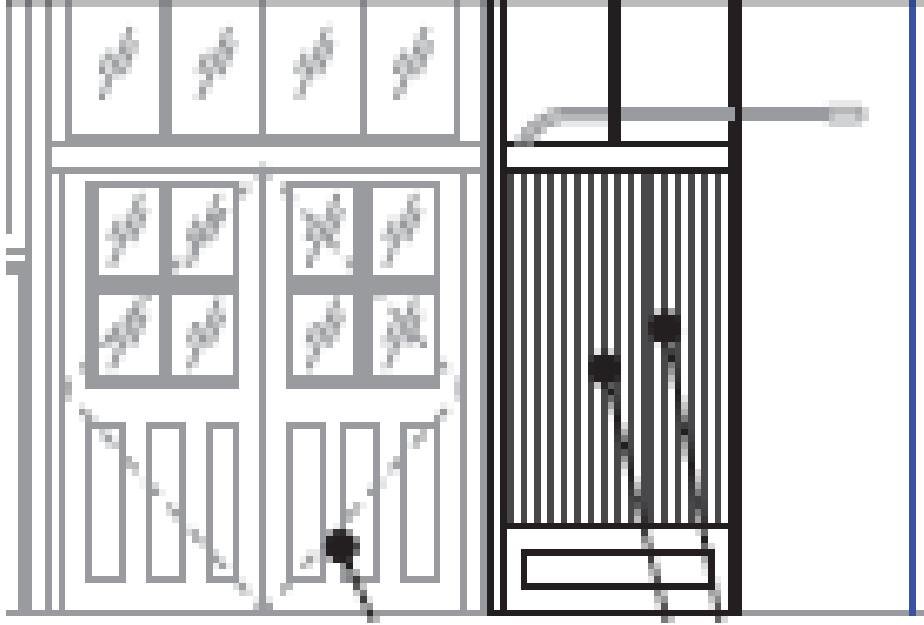


JACKSON AVENUE DEMO EAST ELEVATION
SCALE 3/8" = 1'-0"



NOTE: ALL WOOD TRIM AND DOORS TO BE FINISHED WITH A CLEAR FINISH. ALL WOOD TRIM AND DOORS TO BE FINISHED WITH A CLEAR FINISH. ALL WOOD TRIM AND DOORS TO BE FINISHED WITH A CLEAR FINISH.

2 JACKSON AVENUE EAST ELEVATION
SCALE 3/8" = 1'-0"



Proposed wooden slat screen for utility meters at 116-118 Jackson Avenue

116 East Jackson Ave. - Facade



LOFTS
FOR LEASE
CALL HERMANIE
781-533-8300

AVAILABLE
FOR RENT

ANTIQUES



0211560

021173012

son Ave



E Jackson Ave

114 East Jackson Ave. - Facade



111 E. Jackson Ave
Knoxville, Tennessee

View on Google Maps



109 E Jackson Ave
Knoxville, Tennessee

[View on Google Maps](#)

108 East Jackson Ave. - Facade, closer



Google

Report a problem



116 E. Jackson Ave. - Existing overhead garage door to be replaced with storefront (left) and side-opening carriage doors with transom (right)



116 E. Jackson -- Overhead garage door from interior -- to be replaced with storefront



116 E. Jackson Ave. - Front door to be restored



116 E. Jackson Ave. - Utility meters to be hidden with wood slat screen



EXTERIOR FEATURES

storefronts

Identify Protect Repair Replace Missing feature

Identify, Retain and Preserve

RECOMMENDED

Identifying, retaining, and preserving storefronts—and their functional and decorative features—that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures. The removal of inappropriate, nonhistoric cladding, false mansard roofs, and other later alterations can help reveal the historic character of a storefront.



This Moderne storefront has gained significance over time and would be retained and preserved within the treatment. Rehabilitation. Photo: NPS files.

-GUIDELINES-

The Approach

Exterior Materials

Masonry

Wood

Architectural Metals

Exterior Features

Roofs

Windows

Entrances + Porches

Storefronts

Interior Features

Structural System

Spaces/Features/Finishes

Mechanical Systems

Site

Setting

Special Requirements

Energy Efficiency

New Additions

Accessibility

Health + Safety

THE STANDARDS

NOT RECOMMENDED

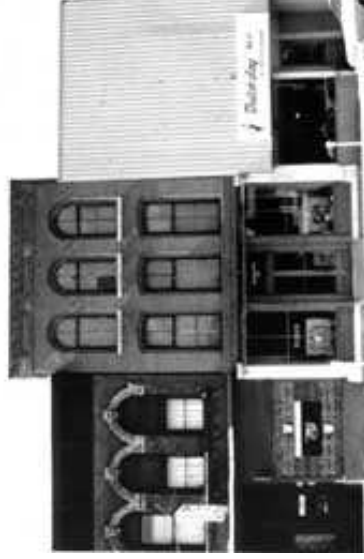
Removing or radically changing storefronts—and their features—which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the storefront so that it appears residential rather than commercial in character.

Removing historic material from the storefront to create a recessed arcade.

Introducing coach lanterns, mansard designs, wood shakes, nonoperable shutters, and small-paned windows if they cannot be documented historically.

Changing the location of a storefront's main entrance.



This photograph shows the impact of inappropriate alterations on historic storefronts. The storefront on the right has been totally obscured by a "modern" front added in the 1950s. Photo: NPS files.

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Protect and Maintain

RECOMMENDED

Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.



The distinctive 19th century brick and wood storefront has been successfully maintained over time. Photo: NPS files.

Protecting storefronts against arson and vandalism before work begins by boarding up windows and installing alarm systems that are keyed into local protection agencies.

Evaluating the existing condition of storefront materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

NOT RECOMMENDED

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of storefront features results.

Permitting entry into the building through unsecured or broken windows and doors so that interior features and finishes are damaged by exposure to weather or vandalism.

Stripping storefronts of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.

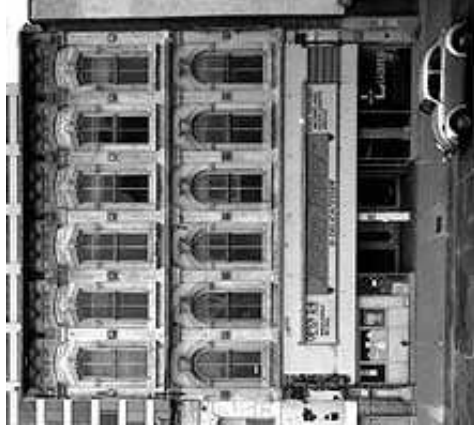
Failing to undertake adequate measures to assure the preservation of the historic storefront.

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Repair

RECOMMENDED

Repairing storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind—or with compatible substitute materials—of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs.



In the treatment, Rehabilitation, one option for replacing missing historic features is to use pictorial documentation and/or physical evidence to re-create the historic feature. (a) In this example, the ornamental cornice of an 1866 limestone building was missing; and the ground level storefront had been extensively altered. (b) and (c) Based on the availability of photographic and other documentation, the owners were able to accurately restore the cornice and storefront to their historic configuration. A substitute material, fiberglass, was used to fabricate the missing pressed metal cornice, an acceptable alternative in this project. All work met the Standards.

NOT RECOMMENDED

Replacing an entire storefront when repair of materials and limited replacement of its parts are appropriate.

Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.

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Replace

RECOMMENDED

Replacing in kind an entire storefront that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

NOT RECOMMENDED

Removing a storefront that is unrepairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.

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The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for the Replacement of Missing Historic Features

RECOMMENDED

Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

NOT RECOMMENDED

Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible in size, scale, material, and color.

Using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

[HISTORICAL OVERVIEW](#) - [PRESERVING](#) - **[rehabilitating](#) - [RESTORING](#) - **[RECONSTRUCTING](#)****

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