



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

PROPERTY ADDRESS: 219 Twelfth St

FILE NO.: 11-D-15-HZ

DISTRICT: Ft. Sanders NC-1 and Individual H-1

MEETING DATE: 11/19/2015

APPLICANT: Steve Killian Pinnacle Real Estate (owner)

LEVEL OF WORK: Level IV. Demolition or relocation of contributing structure

PROPERTY DESCRIPTION: Queen Anne (c. 1889)

The massing and extant detailing of this Queen Anne house suggest it may be a design of Baumann and Baumann, which designed many house in the Fort Sanders neighborhood. The hip roof with lower cross gables, including on the front, was covered in asphalt shingles. Original 1/1 windows and doors were present throughout the house at the time of designation in 1999. The windows are paired on the second level above the front entry. A one-story front porch with a hipped roof has been enclosed on one side. The remaining two-thirds front porch is marked by square wood columns with Doric capitals. The foundation is brick, and an interior offset corbelled brick chimney appears on the rear of the house at the north side.

► **DESCRIPTION OF WORK:**

Demolish H-1 Overlay residential building known as the Samuel Lackey House

► **APPLICABLE DESIGN GUIDELINES:**

Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.

...the Historic Zoning Commission shall take the following into account in making their determination about whether or not a building may be demolished.

1. **PHYSICAL CONDITION:** The HZC may allow demolition if a building has been condemned by the City of Knoxville for structural reasons, or if the HZC finds that structural problems and associated costs to address the problems warrant demolition; the decision shall be based on an assessment by a licensed structural engineer or architect.

2. **ARCHITECTURAL INTEGRITY:** The HZC may allow demolition if the original design is so compromised that historic architectural integrity is lost and cannot, in the Commission's view, be reasonably re-established.

COMMENTS:

The applicant is in the process of purchasing the house from the current owner, Moorehill Properties which has owned the property since June 2015.

The house was recommended to the city's Abandoned and Vacant Buildings Board as a candidate for application of the Demolition-by-Neglect ordinance, but its consideration was postponed since the current owner had listed the property for sale.

STAFF FINDINGS:

1. Built c.1889, the Samuel A. Lackey House is significant as one of the oldest structures in the Fort Sanders Neighborhood Conservation Overlay District.



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2. The house is contributing within the Fort Sanders National Register Historic District as an example of the earliest Queen Ann structures in the area.

Mr. Lackey was founder of Broyles, McClellan & Lackey Company, which dealt in farming supplies. He is buried in Old Gray Cemetary.

3. The essential form and foundation footprint of the house is intact, although there is an inappropriate addition on the porch roof, artificial siding, and replacement windows and doors. All of these inappropriate changes can be corrected and replaced with appropriate materials, features and design. Therefore, staff believes that the basic architectural integrity of the house can be re-established.

4. The visible wall studs do not appear rotted, as are the floor and ceiling structures.

5. The house is heavily deteriorated due to large holes in the roof being left unrepaired by earlier owners. According to the submitted engineering report dated 10-29-2015, moisture has caused rotting of the roof structure and the ceiling and floor joists, as well as heavy mold and mildew throughout the house.

6. Vagrants have been living in the house, so it has been boarded up in places and the back porch has been enclosed with wire fencing.

► **STAFF RECOMMENDATION:**

Staff believes that the basic architectural integrity of the house can be re-established; therefore, the burden of proof lies with the applicant to demonstrate that the structural problems and associated costs to address the problems warrant demolition (as stated in the Fort Sanders Design Guidelines).

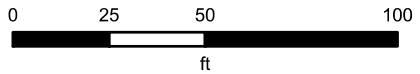


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219 Twelfth St
Ft. Sanders NC -1



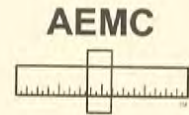
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Knoxville - Knox County - KUB Geographic Information System

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Applied Engineering & Management Corporation



October 29, 2015

Steve and Tonia Killian
9341 Hidden Green Lane
Knoxville, Tennessee 37922

Ref: Site Inspection Report
219 Twelfth Street
Knoxville, Tennessee 37916

Dear Mr. and Ms. Killian:

This letter constitutes a report for the above referenced property. This inspection was conducted on October 29, 2015, pursuant to a request for inspection. The home has been neglected for many years. The second floor roof (facing Twelfth Street) has large holes through it (see photos 1 and 2). These openings have allowed water to enter resulting in the second floor ceiling joists decaying and falling into the living area of the second floor (see photos 3 and 4). The second floor, floor joists/first floor ceiling joists have decayed as a result of continued wetting from the leaking roof (see photo 5). Areas of the first floor have subsided and there are decayed floor joist underneath. The roof over the former kitchen (back of the house) has sagged and is allowing moisture to enter the home. There is extensive mold growth throughout the home (see photo 6). The structural integrity of the house has been compromised to the extent that is not safe to enter the structure. Restoration of this home would require salvaging any item(s) that has historical significance and reconstructing the home from the ground up. The inspection was conducted using standard engineering practice and finds the existing structure unsafe.

If you have any questions or comments, please call (865) 588-6355.

Sincerely,

Dr. JB Turnmire, PE
for AEMC

JBT/pch





Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6

Search MPC Cases: 8-Q-00-RZ (1)



Government Rezoning

File Number: 8-Q-00-RZ
 Active: N
 Applicant Name (1): City Council of Knoxville
 Applicant Name (2):
 Current Zoning: O-1, R-2, R-3, R-4, C-1, C-2, C-3 & R-3/H-1
 Requested Zoning: NC-1 (Neighborhood Conservation Overlay District); Base Zones and current H-1 designations will remain the same





219 Twelfth – Front of house (south)



219 Twelfth – East side of house, 1



219 Twelfth – East side of house, 2



219 Twelfth – West side of house



219 Twelfth - Hole in wall from interior



219 Twelfth – Interior view looking out front room



219 Twelfth – Interior view showing fallen floor joists



219 Twelfth – looking up at ceiling lathe



219 Twelfth – 2nd level looking up at fallen ceiling lathe



219 Twelfth – Interior view showing stove chimney



219 Twelfth – Interior view showing vagrancy



219 Twelfth – Looking up at hole in roof, 1



219 Twelfth – Looking up at hole in roof, 2



219 Twelfth – Rear (west) elevation showing non-original porch roof



219 Twelfth – East side of front porch



219 Twelfth – Looking through ceiling at large hole in roof



219 Twelfth – Non-original on front



219 Twelfth – Non-original window on north side – 1st level



219 Twelfth – front add-on to 2nd level over porch

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE **NORMAL**

11/10/2015

District	Map	Insert	Group	Parcel	Ward	Property Location				
	94	L	M	19	10	219 TWELFTH ST				
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage	
RAMSEYS ADD RESUB				-	152R-	19990930-0026076	81.19 X 150.21 X IRR		0.00 - A.C. Deeded	
									0.00 - A.C. Calculated	
Owner				Sale Date	Book	Page	Sale Price	Mailing Address		
UT KAMPUS PROPERTIES INC % WACHOVIA BANK & TRUST CO INC ATTN: ANDREW TULLIS				6/23/1987	1925	335		PO BOX 31608 CHARLOTTE, NC 28231		
NIZKIK SUSAN J & DAN				10/31/1996	2233	563	\$ 75,000	138 BLUEGRASS DR HENDERSONVILLE, TN 37075		
				12/31/1997	2277	722				
				10/31/1996	19990702	0000533				
JEFFERSON COMMONS- KNOXVILLE L P % MARVIN F POER & CO				6/29/1999	19990702	0000595	\$ 130,000	3520 PIEDMONT RD N E STE 410 ATLANTA, GA 30305		
EDR WESTERN MICHIGAN LIMITED PARTNERSHIP				4/4/2014	20140409	0057588		999 #STE 600 S SHADY GROVE RD ATTN: ATTN:CHIEF FINANCIAL OFFICER MEMPHIS, TN 38120		
MOOREHILL PROPERTIES LLC				6/16/2015	20150622	0070359		1105 FOREST AVE KNOXVILLE, TN 37916		

Remarks

L/A

Parent Parcel

Parent Instrument Number

Previous Parcel (Split From)

Next Parcel (Merged Into)