



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

PROPERTY ADDRESS: 1633 Clinch Ave
DISTRICT: Ft. Sanders NC-1

FILE NO.: 10-G-15-HZ

MEETING DATE: 10/15/2015

APPLICANT: Brighton Development, LLC JM Bjorn Clark

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

PROPERTY DESCRIPTION: Queen Anne/Richarsonian Romanesque influence (1889)

KNOWN AS THE "PICKLE MANSION": Two-story frame with brick veneer wall covering and solid masonry construction. Hip roof with lower cross gables and rounded turret, frieze at roof line, terra cotta roof covering. Central projecting bay with gable roof, tripled attic vent windows, applied curvilinear motif at lentils and rusticated stone sill and balcony at second floor. Rounded second-story end opposite rounded turret. One-over-one double-hung windows with multipaned windows and triplet windows on second story under full arches, segmental one-over-one windows on remainder of second story, belt course at top of window line, rusticated quoins around windows. Five-window grouping on first story with eight paned windows under arched transom, remainder of windows are one-over-one double-hung. Transoms above entry door. One-story full front and side wrap around porch with rounded corner pavilion, square stone posts with Ionic capitals on brick piers with stone cap, stone balcony with stone cap, stone cap on buttressing at front steps, dentils under cornice on front porch. Rusticated stone foundation. Interior side brick chimney. Irregular plan. Rusticated stone wall at front sidewalk line. Separate two-story Tudor Revival c. 1925 apartment building at rear. (Contributing)

► **DESCRIPTION OF WORK:**

Demolition of brick shell and any other remaining building elements.

► **APPLICABLE DESIGN GUIDELINES:**

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

In the future, 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



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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:

April 2004 - Recommendation of denial from staff report after fire: " Professor Stan Rabun, U.T. School of architecture, examined the building in August 2002 prior to the fire and is of the opinion that most of the damage to the exterior of the building could be readily repaired. Second, the form and mass of the structure are extremely significant to the Ft. Sanders neighborhood and to understanding the evolution of architectural design in Knoxville. Third, many of the design features of the building's exterior remain. Fourth, . . . no documentation of the overall damage to the structure or its inability to be repaired has been submitted."

June 2005 - work approved by the HZC for the property:

- 1) Replace primary roof, destroyed by fire. Applicant has resented three alternatives for roof replacement, with the final alternative to be selected based on budget and bearing capabilities of existing structure.
- 2) Install access stair at rear of building.
- 3) Construct wood frame, wood sided, gable roofed, two-story garage with garage apartment at southwest corner of lot, to provide work space during the course of rehabilitating the building.

July 2009 - the 2005 COA was re-issued after expiration in 2007:

NOTE: This Certificate duplicates the language approved for roof replacement only in Certificate No. 52705FTS, approved by the Knoxville Historic Zoning Commission on June 16, 2005.

STAFF FINDINGS:

- 1) The interior structure of the Pickle Mansion had been destroyed by fire in June 2003 before the current owners purchased it , leaving only the exterior brick walls as a shell with no roof.
- 2) The current owner renovated the apartment building to the rear of the property with the intent to produce cash flow for renovation of the mansion, but the renovation costs have risen over time.
- 3) Staff believes the integrity of the architecture has been compromised to the point that the integrity can no longer be reasonably re-established, and that the house no longer noncontributes to the historic district.
- 4) The letter provided by the structural engineers retained by the owner, Mallia Engineering Company, states that the brick mortar is soft with no binding properties, and that the structure is now beyond repair.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the request for demolition of the structure, with the condition that time is allowed for salvaging of any remaining viable materials.

10-6-15-HZ
Certificate (File) No: 092815FS

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

Please print all information:

1. **APPLICANT NAME:** Brighton Developers, LLC
Address: P.O. Box 10054 Knoxville, TN 37939
Telephone: 865.661.9038 E-mail address: jambjwnc2k@yahoo.com
Relationship to Owner: - same -

2. **OWNER NAME:** Brighton Developers, LLC
Address: P.O. Box 10054 Knoxville TN 37939
Telephone: 865.661.9038 E-mail address: jambjwnc2k@yahoo.com

3. **LOCATION OF PROPERTY:**
Address: 1633 Clinch Ave. Tax ID/Lot/Parcel No: 094NH00201

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.)

Complete demolition and removal of remaining structure as damaged by fire in 2002.

6. **SIGNATURE OF APPLICANT:** [Signature] Date: 9.28.15

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 Kave.Graybeal@knoxmpc.org
Phone: (865) 215-3795

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



September 25, 2015

Re: The Pickle Mansion, 1633 Clinch Avenue, Knoxville, Tennessee

To whom it may concern:

I have been involved in the structural evaluation and structural renovation of this beautiful structure since the fire that damaged it.

In spite of the valiant restoration efforts, it is my opinion that what remains of the structure is now beyond repair.

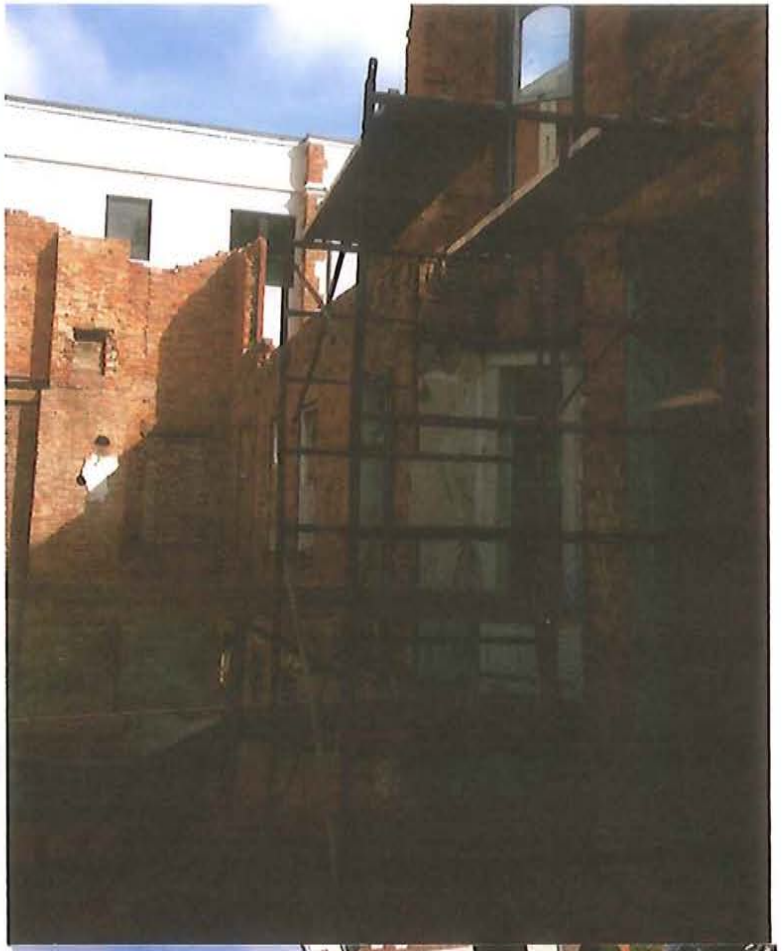
The brick mortar is soft with little binding properties.

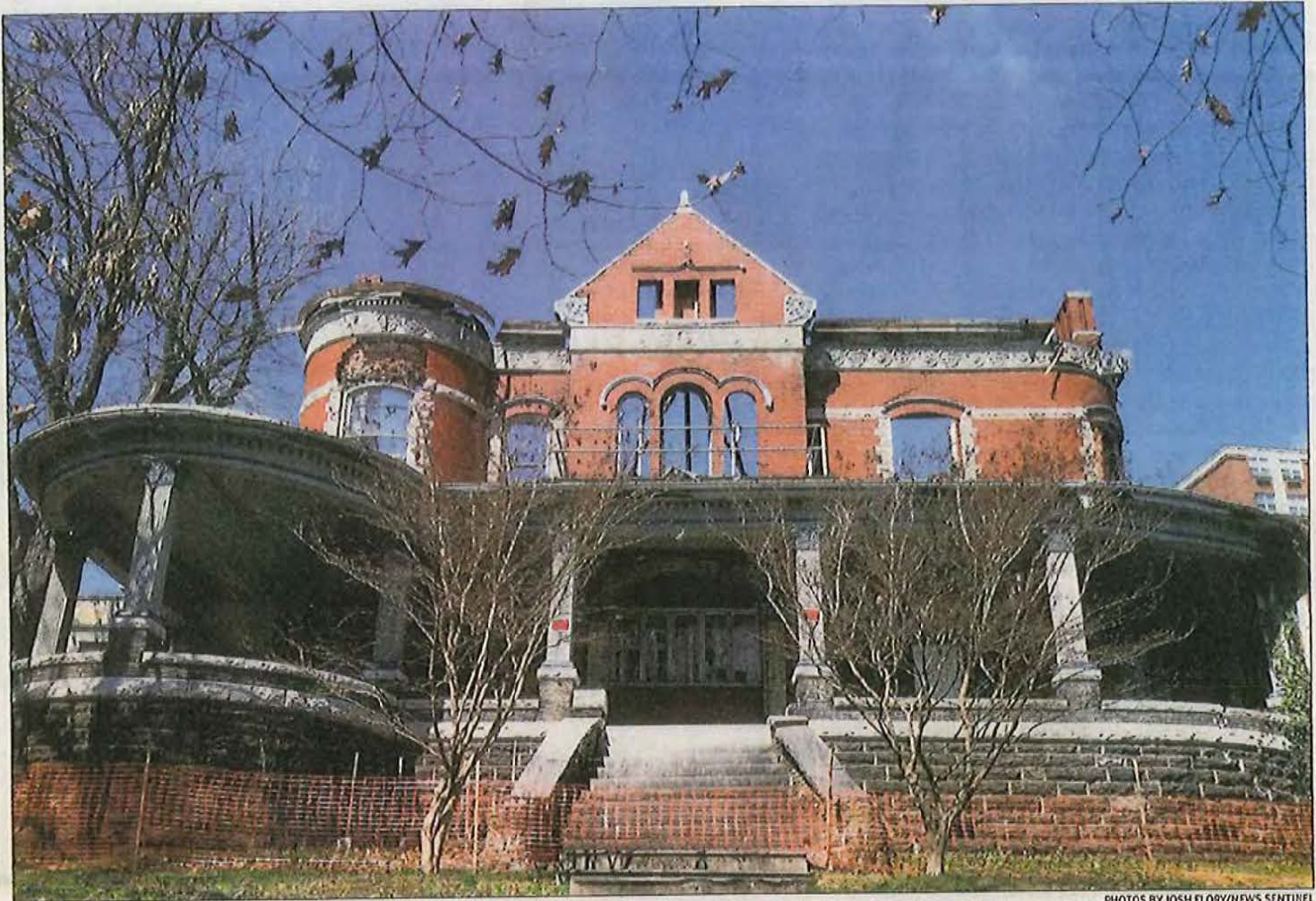
It is our recommendation, for safety's sake, to bring the walls down.

Sincerely,

A handwritten signature in black ink that reads "Maurice Mallia". The signature is written in a cursive, flowing style.

Maurice Mallia, PE





PHOTOS BY JOSH FLORY/NEWS SENTINEL

The Pickle Mansion at 1633 Clinch Ave. on Tuesday. The mansion was recently purchased by Brighton Developers LLC.

Duo takes on Mansion: Impossible

Renovation eyed in Fort Sanders

A poignant wreck in the Fort Sanders neighborhood may get a second chance.

The Scope has a soft spot for the Fort, so it was heartening to see that two beautiful and needy properties in the historic neighborhood were recently sold.

The most prominent is the Pickle Mansion, a crumbling Queen Anne residence on Clinch Avenue that looks like the setting for a Dickens novel.

Built in 1889, the home has a fabulous porch and a striking second story that includes a brick facade, a turret and lots



JOSH FLORY

PROPERTY SCOPE

of blue sky.

The mansion was recently purchased by Brighton Developers LLC, a company that includes Jon Clark and Ronald Turner.

Clark is a veteran of historic redevelopments in the downtown core, and said Tuesday that "we're going to try to stabilize the Pickle Mansion and ensure it has a future."

See SCOPE, 3B



An apartment building at 1634 Laurel Ave. will undergo a complete renovation.

UNLANNED, FIG. 1 The prolonged grounding of Boeing's 787 Dreamliner has forced some airlines to seek alternative arrangements, including renting other planes to fill gaps for the upcoming busy summer travel season.

It's a sign that some Boeing customers don't expect a quick fix to the 787's problems.

Jeff Knittel of airplane leasing company CIT said on Tuesday that unnamed airlines are talking to CIT about alternatives to the Dreamliner. He said leasing rates for planes like the Boeing 767 and the Airbus A330 "have remained strong and strengthened slightly."

Interest has come from a handful of airlines that already have the plane or were supposed to get it before the summer travel season.

"This is not some feeding frenzy out there,"

SCOPE

from 1B

It won't be easy. In 2005, the city announced that the building had been purchased by a local couple who planned to renovate it as a residence.

That didn't happen, and the building last year was No. 11 on the Knox Heritage Fragile 15 list of endangered historic properties.

Clark said the new owners are planning to work with the city of Knoxville to see if low-interest loans or grants might be available through the federal

being practical, he said. Boeing's newest jet has been grounded for almost two months because of two battery incidents, including a fire. Boeing has proposed a fix, but it requires federal approval and further testing.

Fifty planes have been delivered to eight airlines. Deliveries are currently halted, but Boeing is still building the planes and has said it still expects to deliver at least 60 this year.

For now, airlines are making other plans. Last week, Norwegian Air Shuttle, which was due to receive its first 787s in April and June, said it will lease two Airbus A340s along with flight crews if it doesn't get its 787s on time.

The replacements will be costly for airlines, because planes like the 767 generally have more seats and are not as fuel efficient as the 787. Many airlines planned

Department of Housing and Urban Development.

Asked what made him confident about completing such a daunting project, Clark — a member of Knox Heritage — said he's not confident, adding that "I'm going to need a lot of help."

But he does sound passionate about trying to save the structure.

"When you see a building that's designed and built with those materials and those proportions, at that scale ... it's breathtaking," he said. "Even in its current state it's still just an amazing thing to look at, and captivating."

and other sensitive information sent several years ago over unprotected wireless neighborhoods scattered throughout the world.

The agreement announced Tuesday covers 38 states and the District of Columbia.

Tennessee Attorney General Bob Cooper said Tennessee's share is estimated at \$133,528 as part of the agreement stemming from privacy complaints regarding Google's

PROVISION

from 1B

acknowledged the bill had "a small but vocal minority opposition from the local health care community and a senior legislator."

"We continue to believe this bill was good for the University of Tennessee, good for the state of Tennessee and good for the local community," Hansen said.

Provision, he added,

Google to train its employees on privacy and launch a nationwide campaign to educate consumers on how to protect their information, Cooper's office said in a news release.

"We are pleased Google recognizes consumers' right to privacy and will no longer collect information during its Street View photography without their permission," Cooper said.

"I strongly encourage Tennesseeans to take more proactive steps to secure their

or funds to support these programs on the back of a private-sector business," DiPietro said.

"I like to think it was relatively innovative. We can't count on increased state appropriations, so we need to think outside the box. This was an opportunity, but we felt it was not worth pursuing at this time," he said.

"We'll continue to have that dream. We're going to have to figure out how to fund it now."

SURVEY

from 1B

first quarter, according to the survey.

A year ago, 22 percent of Tennessee companies planned to increase staff in the second quarter.

After seeing thousands of jobs lost during the recession, the Knoxville economy has rebounded in the last couple of years.

In the past few months alone, a variety

cars taking street-level photos for its online mapping service also had been grabbing personal data transmitted over Wi-Fi networks that had been set up in homes and businesses without requiring a password to gain access.

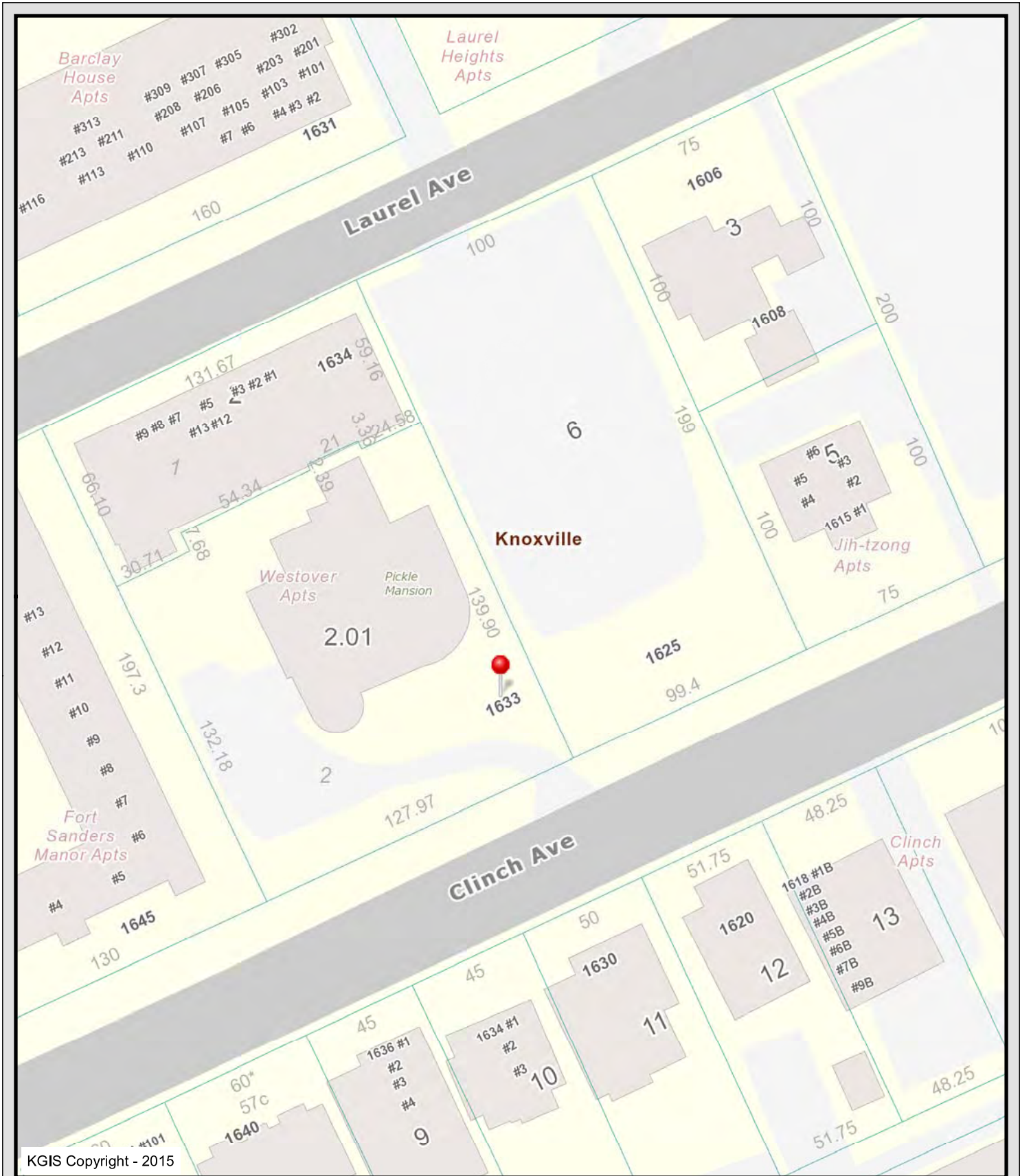
It's the largest penalty that Google Inc. has paid so far in the U.S. for the snooping. News of the penalty leaked out last week.

Google isn't acknowledging any wrongdoing in the settlement.

\$70 million plant in Loudon County that would create 178 jobs.

Not all companies are in a hiring mood, however. Three percent of Knoxville companies surveyed said they will reduce staff in the second quarter, compared with 6 percent who planned to cut jobs in the first quarter.

A year ago, 1 percent of area employers surveyed planned to decrease staff in the second quarter, Manpower reported.



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1633 Clinch Avenue

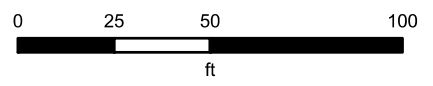
Pickle Mansion

Fort Sanders NC-1 demo request 10-2015

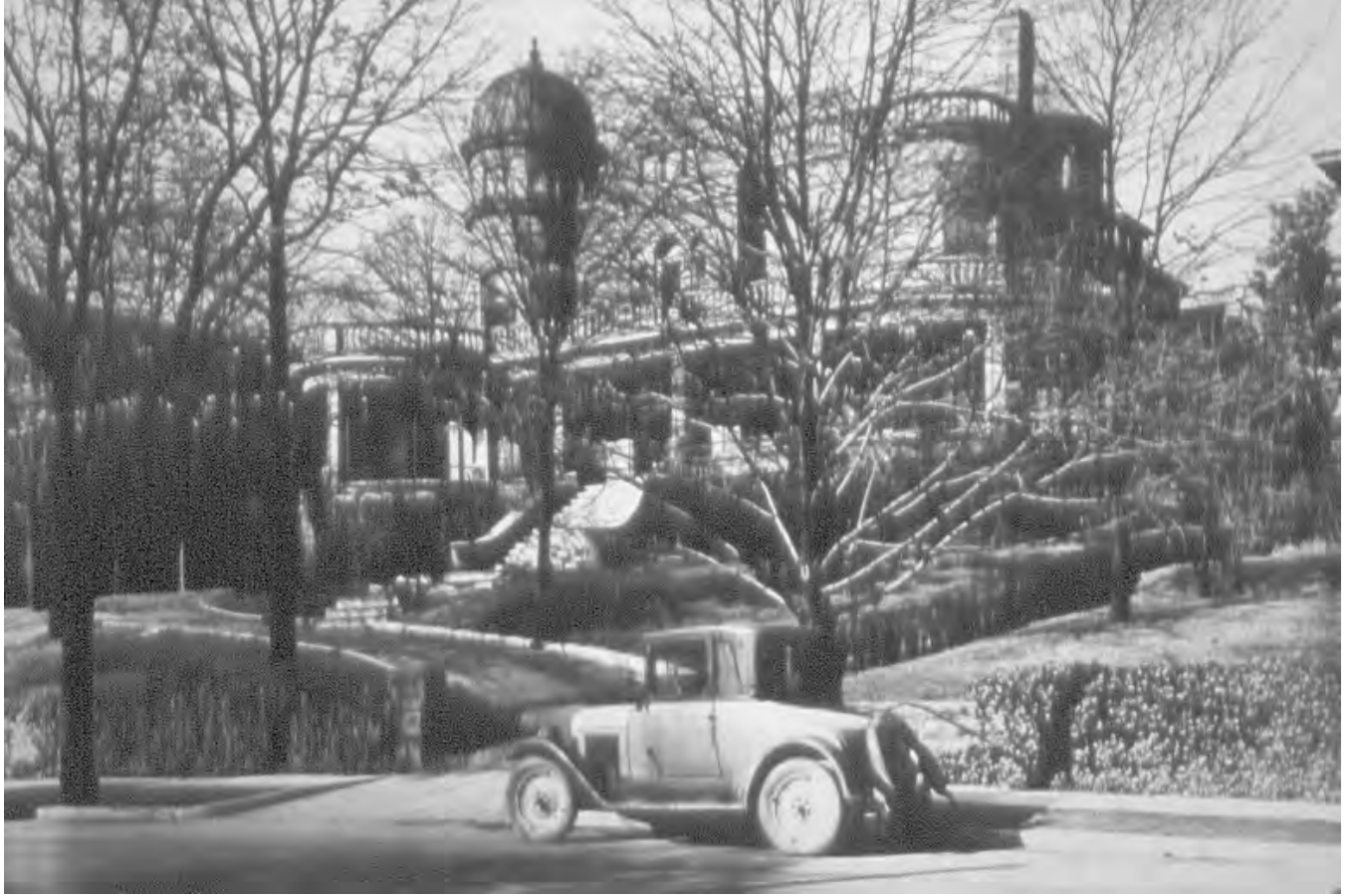
Knoxville - Knox County - KUB Geographic Information System



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1633 Clinch Ave. – Early photo



1633 Clinch Ave. – Before burn



1633 Clinch Ave. – After burn



1633 Clinch Ave. – After burn



1633 Clinch Ave. – After burn



1633 Clinch Ave. – After burn



1633 Clinch Ave. – After burn



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