



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

PROPERTY ADDRESS: 1621 Jefferson Ave 37917

FILE NO.: 9-C-15-HZ

DISTRICT: Edgewood-Park City H-1

MEETING DATE: 9/17/2015

APPLICANT: John Wampler (contractor)

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

PROPERTY DESCRIPTION: Folk Victorian (c. 1910)

Two-story frame with hipped roof with lower cross-gables. Two-story, three-quarter front porch, with second-story. Double-hung 1/1 windows. Two brick interior offset chimneys. Brick foundation. Rectangular plan. Transom at front entry. Late rear additions. (Contributing)

► **DESCRIPTION OF WORK:**

Level I

Replace roofing to match existing asphalt shingles and repair rotted fascia, soffit and cornice. Replace guttering. Replace rotted tongue-and-groove flooring to match existing. Repoint brick chimney and foundation. Retain and repair frames on french doors on front balcony. Repair or replace joists as needed on front balcony.

Level II

Replace all original and non-original windows with wood 1/1 to match originals. Replace front door with wood half-lite and two horizontal panels below and transom above as originally configured. Remove five 3/1 windows from late rear addition, fill opening with siding to accommodate full-light french doors in center. Remove non-original rear balcony, door and fixed light window and re-side openings to match existing siding. Replace fixed light window with 1/1 wood window. Replace the three fixed-light windows on the late rear addition with a 1/1 wood window (30"x42" or 44").

► **APPLICABLE DESIGN GUIDELINES:**

Edgewood-Park City Design Guidelines, adopted by the Knoxville City Council on July 29, 1997.

WINDOWS

1. Reuse original windows. It will be much less expensive and much better historically to retain the original windows.
 2. Storm windows are often considered when a homeowner wants to increase the heating and cooling efficiency of a building. Interior storm windows that cannot be seen from the street might be a better alternative to exterior storm windows. If exterior storm windows are used, they can be wood, or color clad metal to match the building's trim. Exterior storm windows shall only be used if they do not damage or obscure the original windows and frames.
 3. If replacement windows are necessary, they must be the same overall size as the originals, with the same pane division, and the same muntin style and exterior depth, width and profile. Thermal sash windows that use false muntins are not acceptable.
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DOORS

1. Entry features which must be preserved include sidelights and transoms, fan light windows, entablatures and original doors. All add character to the structures in the historic district.
2. It may be appropriate to design or construct a new entrance if the historic one is missing. Any restoration shall be based on historical, pictorial and physical documentation and be compatible with the historic character of the building.
3. A replacement entrance must not create a false historic appearance. A new entrance shall be compatible in size, scale, materials and color.
5. Service or rear entrances shall not be altered to make them appear more formal by adding paneled doors, fanlights or sidelights.
6. Secondary entrances shall be compatible with the originals in size, scale and materials.

COMMENTS:

STAFF FINDINGS:

- 1) The 1/1 windows on the front are original, as are the first bay of 1st- and 2nd-level windows on the east and west sides. These windows are have been demonstrated to be rotted through, including the window protected by the front porch roof.
- 2) Given that 1/1 windows do not have muntins, they are easy to duplicate.
- 3) The non-original windows located on the sides and rear include 1/1, 3/1 and 2/2.
- 4) The three fixed-light windows and the five 3/1s on the late rear additions are not original.
- 5) The front and rear entry doors are not original and the multi-light windows are not appropriate. However, the french doors on the front balcony appear to be original, and are proposed to be repaired.
- 6) The 2nd-level rear balcony, door and window proposed to be removed are not original.
- 7) The half-light wood door and 1/1 windows proposed as replacements are appropriate for the style and era of the house.

► STAFF RECOMMENDATION:

Staff recommends approval of the propopsal.

Certificate (File) No: 9-C-15-HZ

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

Please print all information:

1. NAME OF APPLICANT: HIGH OAKS CONSTRUCTION CO. LLC
Address: 1850 Bales Rd, Knoxville TN 37914
Telephone: 865-637-2342 E-mail address: JohnWampler@comcast.net
Relationship to Owner: Contractor

2. NAME OF OWNER: Sarah E Wiggins
Address: 1621 JEFFERSON AVE Knoxville, TN 37914
Telephone: 865-200-9079 E-mail address: SWeldBridges@gmail.com

3. LOCATION OF PROPERTY:
Address: 1621 JEFFERSON Tax ID/Lot/Parcel No: 082PF019

4. LEVEL OF WORK (circle Level)

- Level I Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure; renewal of COA
- Level II Major replacement of materials or architectural elements; construction of 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

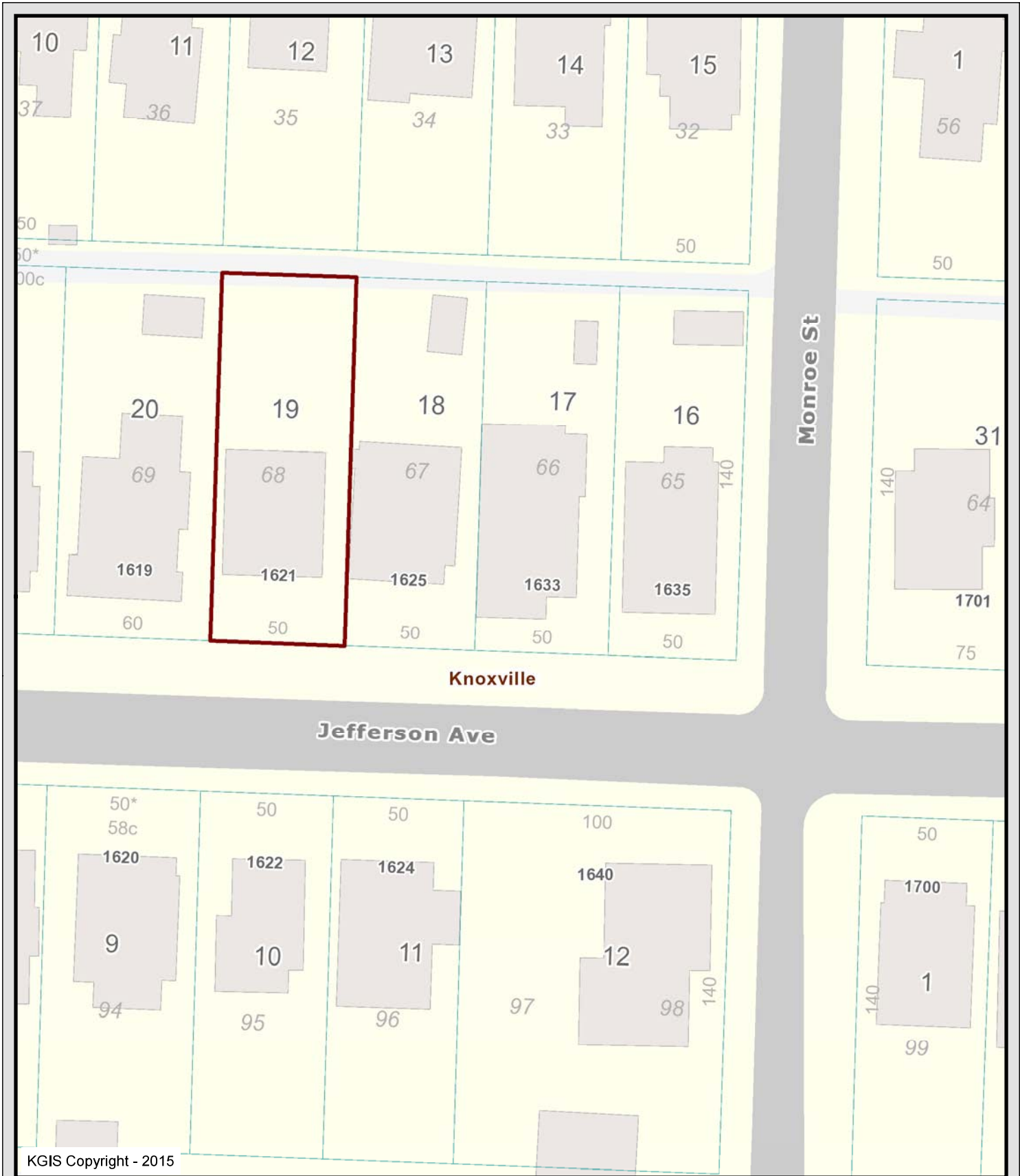
5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

Level 1 RENOVATION TO BLITEN PROPERTY. REPLACE ROOF, REMOVE REAR BALCONY & DOOR (NOT ORIGINAL), REPAIR SIDING, REPLACE GUTTERING, CHIMNEY, REPAIR FOUNDATION, FLOORING IS SAME. TUCK POINT
Level 2 REPLACE WINDOWS WITH WOOD ONE OR ONE (ORIGINAL STYLE) REPLACE FRONT DOOR WITH ORIGINAL STYLE, REBUILD BALCONY & REPAIR DOOR FRAMES BUT USE ORIGINAL DOORS

6. SIGNATURE OF APPLICANT: [Signature] Date: 8/25/15

Return 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. Incomplete applications will not be accepted.

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



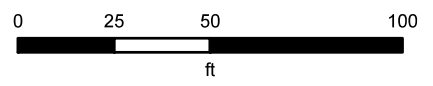
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1621 Jefferson Avenue
Park City H-1

Knoxville - Knox County - KUB Geographic Information System

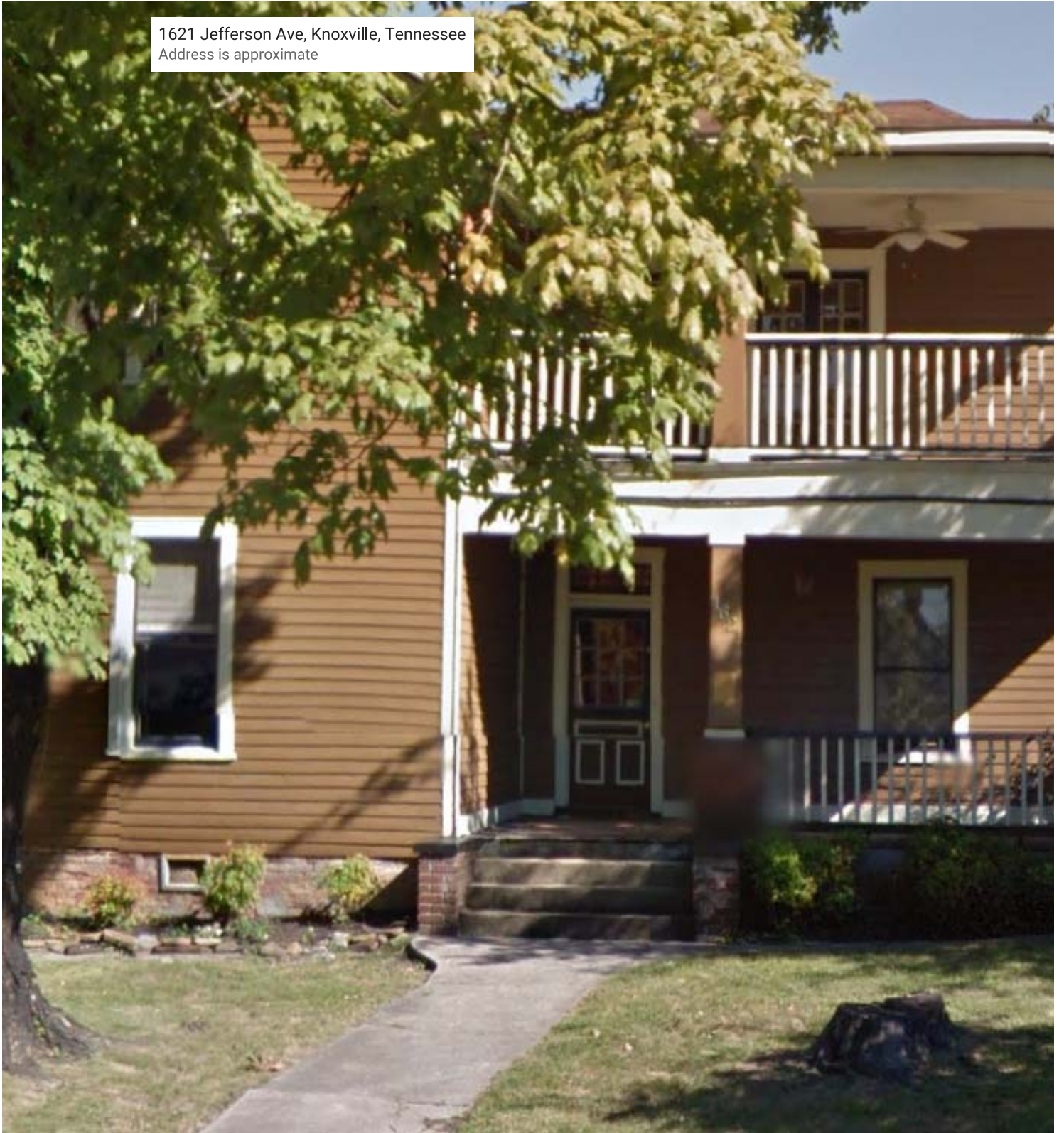


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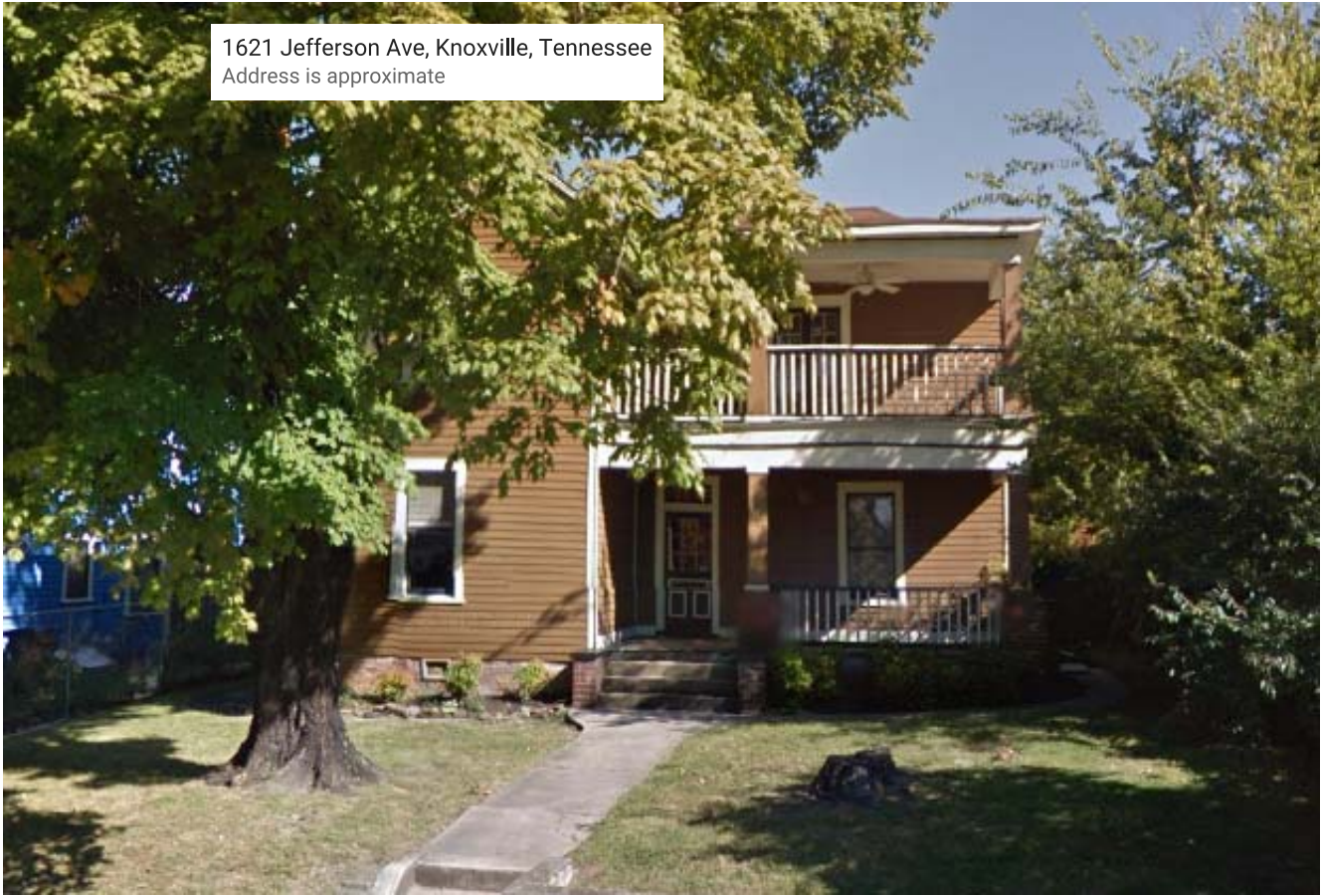


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1621 Jefferson Ave, Knoxville, Tennessee
Address is approximate

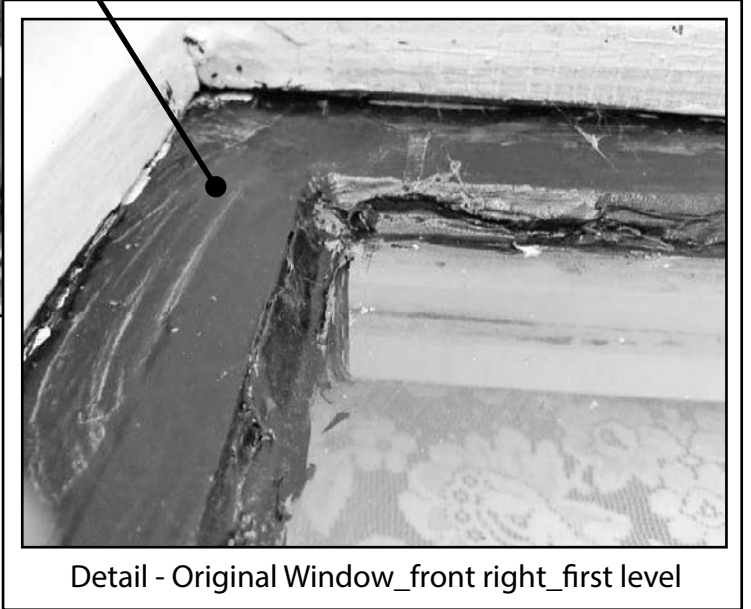


1621 Jefferson Ave, Knoxville, Tennessee
Address is approximate





Above: Original Window_front right_first level



Detail - Original Window_front right_first level



Left: Non-original front door_top of door shorter than opening with infill trim.

Below: Front door double threshold





Front view_left: Projecting gabled portion, both original windows



Original Window:
First level on front gabled portion, rotten frame & sash



Original Window:
Second level on front gabled portion, window sill

West side view



Original Window: Second level_west side, toward front

First level toward rear:
Non-original window and door



Original Window:
First level_west side toward front





East side view:
Original window toward front,
second level



East side view:
Non-original windows
toward back,
both levels



Back view_right: Remove non-original balcony, both doors and replace all windows

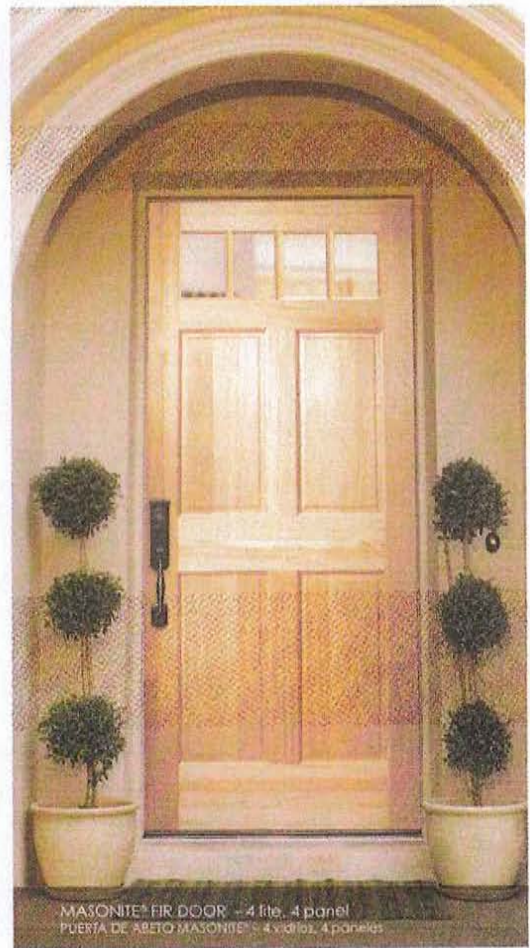


Back view_left:
Remove door
and windows_all
non-original.

Replace
windows with a
set of full-light
french doors.

ear Glass & Panels

Vidrio Transparente y Paneles

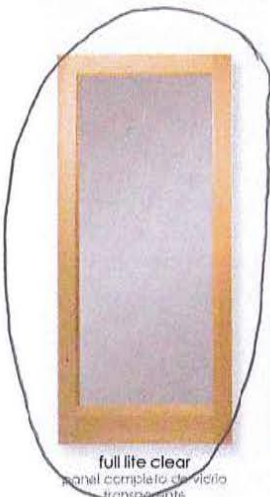


MASONITE® FIR DOOR - 4 lite, 4 panel
PUERTA DE ABETO MASONITE® - 4 vidrios, 4 paneles

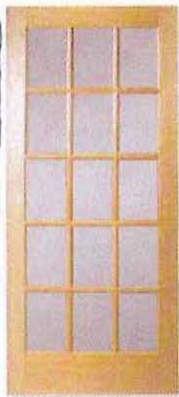
MASONITE® FIR DOOR COLLECTION / COLECCIÓN DE PUERTAS DE ABETO MASONITE®

Practical yet functional, the Fir Door Collection with clear glass and wood panels are the ideal choice for any budget.

Práctica y funcional, la Colección de Puertas de Abeto con vidrio transparente y paneles de madera es la opción ideal para cualquier presupuesto.



full lite clear
panel completo de vidrio transparente



15 lite
15 paneles de vidrio



10 lite
10 paneles de vidrio



12 lite panel bottom
12 paneles de vidrio y panel inferior de madera

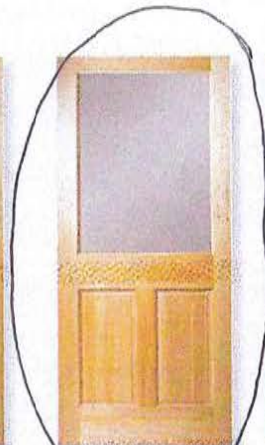
REAR FRENCH DOORS



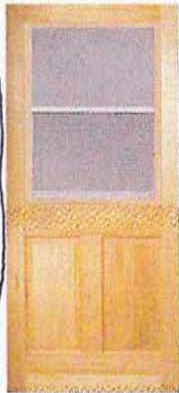
9 lite cross buck
9 paneles de vidrio y panel con diseño en cruz



9 lite
9 paneles de vidrio



half lite clear
medio panel de vidrio transparente



vent half lite
medio panel de vidrio con panel de ventilación hasta la mitad

FRONT DOOR



4 lite, 4 panel
4 paneles de vidrio, 4 paneles de madera



fan lite
panel de vidrio en abanico



6 panel
6 paneles



full lite clear
panel de vidrio completo transparente



half lite clear
medio panel de vidrio transparente



5 lite clear
panel de 5 vidrios transparentes



3 lite clear
panel de 3 vidrios transparentes