



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

PROPERTY ADDRESS: 515 Lovenia Ave 37917

FILE NO.: 11-D-16-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 12/15/2016

APPLICANT: Cindy Rusk (Owner)

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

PROPERTY DESCRIPTION: Craftsman (c. 1915)

One-story frame with artificial siding. Hipped roof with front gabled front porch with knee braces. Three-over-one double hung windows, originally with a triplicate on the front elevation, now only a twin set. Off-center entry door. One-story two-thirds front porch with splayed wood posts on brick piers, weatherboard balustrade, brick buttresses at front entry. Exterior side brick chimney. Brick foundation. Rectangular plan. (Contributing.)

► **DESCRIPTION OF WORK:**

11-17-2016 APPLICATION - door proposal denied

Replace set of original or early 3/1 wood double-hung twin windows with set of vinyl-clad sliding glass doors within opening of same width, but enlarging window opening to the floor to accommodate doors.

12-15-2016 APPLICATION - revised door proposal

Install set of wood french doors with simulated divided lights. Top half of doors to have 3 simulated divided lights of the same height and width of the lights exhibited by the original windows and sashes as seen in documentary photo and as existing on front of house (29"). Bottom portion of doors to be one light with 8-inch to 11-inch kickplate. Doors to be installed within original window opening, except for elongating the opening to the floor to accommodate doors. Construct wood board deck landing outside of new doors, without balustrade and as required by the building code.

► **APPLICABLE DESIGN GUIDELINES:**

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.

WINDOWS

Windows are a very important architectural element of Fourth and Gill's buildings, helping to define each building's character. . . . Windows are often a prime target of rehabilitation projects. In order to judge the necessity of replacing windows, a careful survey should be made of the windows and their condition. This survey should include a consideration of their value in the overall architectural design of the building.

1. Vinyl and aluminum replacement windows should not be used.
2. Original windows should be reused. It will be much less expensive and much better historically to retain the original windows.
4. If replacement windows are necessary, they should be the same overall size as the originals, with the same pane division, and the same muntin style and exterior depth, width and profile. False muntins or grids should not be used.
7. It can be appropriate to design and install additional windows on the rear or another secondary elevation. The designs should be compatible with the overall design of the building.



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SECRETARY OF INTERIORS STANDARDS FOR REHABILITATING HISTORIC BUILDINGS

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

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 a 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:

The early or original windows have already been disposed of and the sliding glass doors have already been installed. The applicant relays that there was a small plywood pet door that had been earlier installed in place of one of the windows. (revised 12-15-2016)

STAFF FINDINGS:

STAFF FINDINGS FOR 11-17-2016

- 1) The house which is a c. 1915 Craftman is a contributing structure in the Fourth and Gill H-1 Historic District.
- 2) The set of twin windows on the west side of the house were visible when approaching from the west since the house is located on the northeast corner of an alley and Lovenia Avenue.
- 3) The set of twin 3/1 Craftsman-style windows on the west side of the house were a character-defining feature of the house.
- 4) The image of the house shown in the March 2016 Knoxville Geographic System Pictometry maps indicate that the set of double-hung twin windows were in tact within the west facade at that time.
- 5) The applicant states that a small plywood pet door had been earlier installed in place of one of the west windows, and that pet door, along with a 3/1 window, are the features that were recently removed and replaced. (revised 12-15-2016)
- 6) The window and door that were existing at that time were replaced sometime between October 28th and October 31st, 2016.

ADDITIONAL STAFF FINDINGS FOR 12-15-2016

- 1) The width of the space between the rear façade of the house and the fence is between 2 and 3 feet, not leaving enough space for a rear door.
- 2) The proposed set of doors will allude to the original set of 3/1 windows; however, glass in the bottom panel of the doors is a non-traditional door type.
- 3) An set of twin 3/1 windows are existing on the front of the house to serve as a template.

PAID

Certificate (File) No: 11-D-16-HZ

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

Please print all information:

1. APPLICANT NAME: Cindy Rusk
Address: 515 Lovenia Ave.
Telephone: 865-603-3378 E-mail address: CindyKRUSK@gmail.com
Relationship to Owner: Owner

2. OWNER NAME: SAME
Address: SAME
Telephone: SAME E-mail address: SAME

3. LOCATION OF PROPERTY:
Address: 515 Lovenia Ave. Tax ID/Lot/Parcel No: 081MM014

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.)

Removing rotted wood, rotted and broken window -
removing small plywood and drywall door - water
damaged and molded drywall inside.
Replaced with glass sliding door.

6. SIGNATURE OF APPLICANT: Cindy Rusk Date: Nov. 3~~rd~~
2016

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	<u>11/3/16</u>	Approved	Disapproved
Date Acted On			Approved As Modified



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- 4) The width of the former windows was 27- 1/2" each with a 1- 1/2 inch casing for a total of 29 inches in width, which is the proposed width for the windows in the doors. The casing around the windows was 4 inches on the outside edge of each window, and 5-1/2" between the twin windows.
 - 5) The wooden materials and simulated divided lights are appropriate materials for the doors.
 - 6) The bottom panel of the doors needs to be of a taller dimension than that of the top windows in order to simulate Craftsman proportions, so the kickplate should be as short as allowed by building code.

► **STAFF RECOMMENDATION:**

RECOMMENDATION FOR 11-17-2016

Denial of existing vinyl sliding glass doors. The applicant may propose a different type of / location for egress doors if needed or if another egress is desired.

RECOMMENDATION FOR 12-15-2016

Approval with the condition that 1) the height of the door casing match the height of the former window casing that was removed; 2) the width of the door frame on the outside of the door window be 4 inches and 3 inches each at the middle; 3) the height (length) of the upper portion of the door window match the height (length) of the former 3/1 window; 4) the bottom panel of the doors be of a taller dimension than the top windows with the kickplate as short as allowed by building code; and 5) the design for wooden deck landing is to be approved by staff.

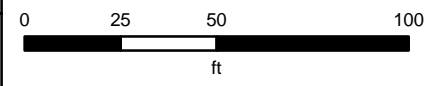


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515 Lovenia Avenue
 Fourth and Gill HN-1

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Knoxville - Knox County - KUB Geographic Information System



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515 LOVENIA AVE. SLIDING
GLASS DOORS REPLACING TWIN
3/1 WOODEN WINDOWS
10/2016

539 Lovenia Ave
Knoxville, Tennessee
[View on Google Maps](#)



Google

[Report a problem](#)

515 Lovenia - 2016 Google photo of west side showing twin 3-over-1 windows toward the back

539 Lovenia Ave
Knoxville, Tennessee
[View on Google Maps](#)



515 Lovenia - 2016 Google photo showing close-up view of west side showing twin windows

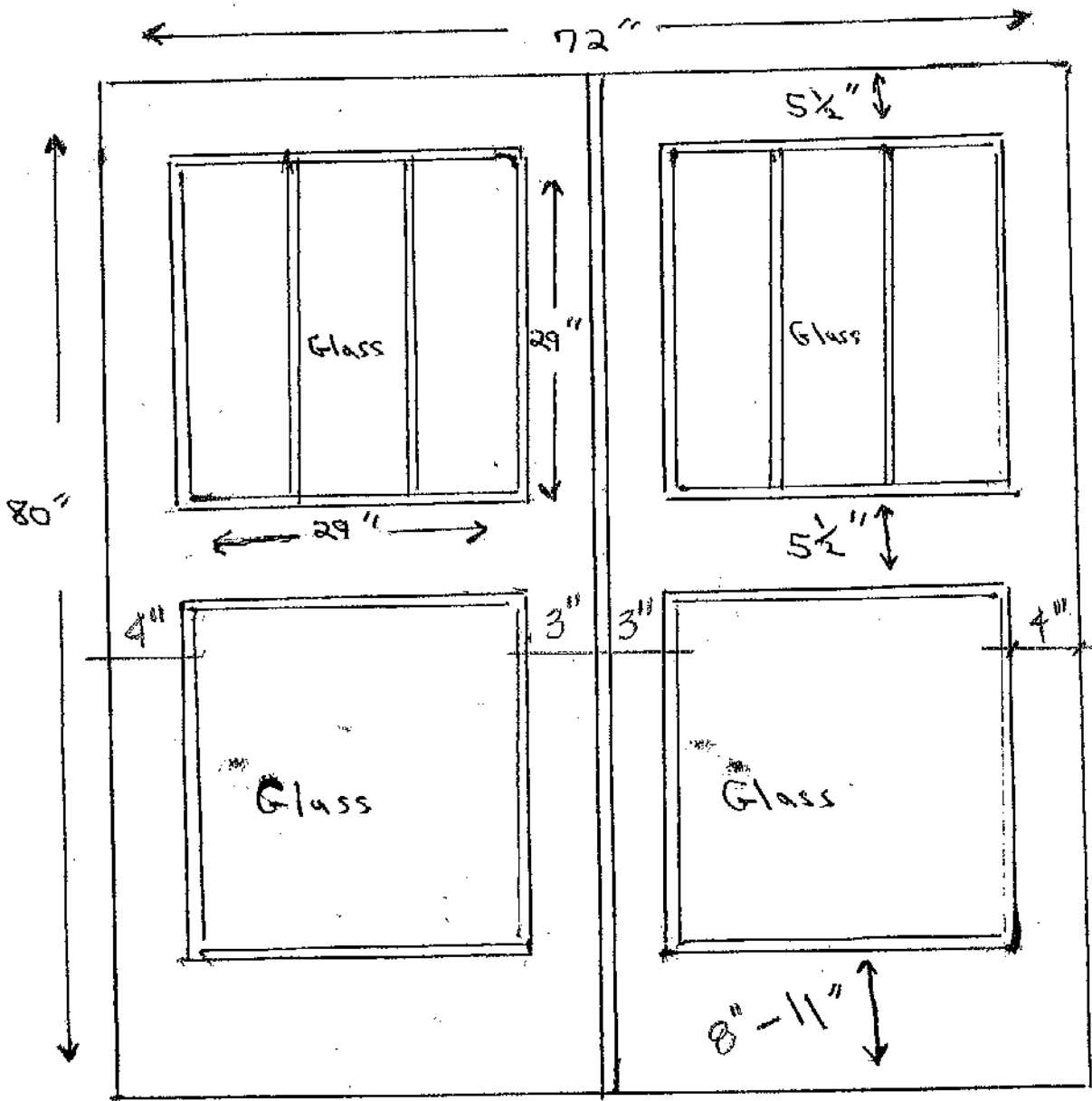
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Report a problem

515 Lovenia bird's-eye view of west side showing twin windows





515 LOVENIA AVE. - PROPOSAL
 SIDE DOORS
 12/8/2016