



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

PROPERTY ADDRESS: 1709 Jefferson Ave 37917

FILE NO.: 12-D-16-HZ

DISTRICT: Edgewood-Park City H-1

MEETING DATE: 12/15/2016

APPLICANT: Scenic View Sunrooms and Porch Enclosures, Inc. Greg Crawford (contractor)

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

PROPERTY DESCRIPTION: Craftsman (c. 1920)

One-story frame with aluminum siding. Front-gable roof with asphalt shingle covering, kingposts. One-story three-quarter porch with altered front porch with brick columns and sawn wood balustrade. Exterior end brick chimney. Brick foundation. Rectangular plan. Transom over entry. (Contributing)

► **DESCRIPTION OF WORK:**

Remove existing slider windows and replace with picture windows with no dividers. Replace installed knee walls beneath the existing windows with tempered glass windows. Remove sliding glass door and replace with full-view glass door with sidelights on each side. Wood panels would be installed above brick piers to appear as support posts. A wooden balustrade with 2x2 pickets would be installed in location that former balustrade existed. See Exhibit One accompanying this application for a full description of work.

► **APPLICABLE DESIGN GUIDELINES:**

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

PORCHES

1. Porches on historic houses shall be repaired or replicated using wood materials for ceilings and floors, balustrades, posts and columns that duplicate the original size and design. Reconstruction of the documented original porch is appropriate.

2. Porches, particularly porches visible from a street, shall not be enclosed.

Most of the houses in the Edgewood-Park City Historic District have a porch. Porches were a form of air conditioning. They shaded the windows and doors, and provided an outdoor room for neighborhood social life before television and radio. They are graceful, welcoming and introduce the house to passers-by. They may stretch across the full width of the house or wrap around corners. They may even be two story porches, with upper story balconies. Enclosing a porch harms the house, detracting from the original character and design.

The individual design elements of the neighborhood porches, with turned wood columns, elaborate railings and balusters, heavy wood posts or columns, wood ceiling and floors, and sawn wood trim, are all important to the style of the houses. These individual details should be repaired and preserved, or reproduced if good documentation of the original porch exists.



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SECRETARY OF INTERIORS STANDARDS FOR REHABILITATING HISTORIC BUILDINGS

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
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.
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 and respected.
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. Replacement or missing features shall be substantiated by documentary, physical or pictorial evidence.
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 porch enclosure was denied by the HZC on 9-18-2014.

STAFF FINDINGS:

- 1) The porch enclosure was reported to Building Inspections on August 6, 2014. The work was completed without a Building Permit or a Certificate of Appropriateness for the H-1 Overlay District.
- 2) The former porch balustrade and support posts were removed, and a glass panel system and sliding doors were installed to enclose the porch just prior to being reported to Building Inspections.



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3) The glass porch enclosure is not appropriate for the Craftsman-style house or any house with the H-1 zoning overlay because it obscures and destroys early or original features, and because this type of enclosure was not utilized during the period of architectural significance for the historic district.

4) The proposed revisions to the enclosure will not replicate an earlier or the original appearance of the front porch because the glass panel system and doors will remain highly visible.

► **STAFF RECOMMENDATION:**

Staff recommends denial based on the design guidelines, the Secretary of Interiors Guidelines for Rehabilitation, and the findings of fact.

Certificate (File) No: 12-0-16-HZ

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

Please print all information:

1. **NAME OF APPLICANT:** Scenic View Sunrooms & Porch Enclosures, Inc.

Address: 6826 Maynardville Pike, Knoxville, TN 37918; Copy to Chad B. Tindell, 249 N. Peters Rd., Ste. 101, Knoxville, TN 37923

Telephone: 865-687-7991; 865-246-0800 E-mail address: gcrawford1970@gmail.com; ctindell@lpwpc.com

Relationship to Owner: Contractor

2. **NAME OF OWNER:** Helen Jamison

Address: 1709 Jefferson Avenue, Knoxville, TN 37917

Telephone: 865-524-4066 E-mail address: _____

3. **LOCATION OF PROPERTY:**

Address: 1709 Jefferson Ave., Knoxville, TN 37917 Tax ID/Lot/Parcel No: 082PG-028

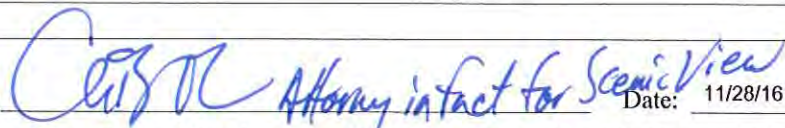
4. **LEVEL OF WORK** (circle Level)

- 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.)

See the following:

- Exhibit "1"- Description of Work and Background _____
- Exhibit "2"- Current Photographs _____
- Exhibit "3"- Elevation Drawings and Drawings of Proposed Work _____
- Exhibit "4"- Information on materials to be used _____
- Exhibit "5"- Site Map _____

6. **SIGNATURE OF APPLICANT:**  *Attorney in fact for Scenic View* Date: 11/28/16

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			

EXHIBIT 1

DESCRIPTION OF WORK AND BACKGROUND

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1709 JEFFERSON AVENUE, KNOXVILLE, TN 37917

Background:

In the summer of 2014, Scenic View Sunrooms and Porch Enclosures, Inc. ("Scenic View") entered into a contract with Helen Jamison, owner of the house and lot located at 1709 Jefferson Ave., Knoxville, TN 37917. The contract consisted of repairs and improvements to her front porch. Ms. Jamison is estimated to be in her mid-80's and rarely leaves her home. Because of her fear of her neighborhood, she was also unable to sit outside on her front porch. Without that, she was essentially locked into her home. The solution was to enclose her front porch using a style similar to the remainder of the house. Scenic View completed the work and Ms. Jamison was extremely pleased with the result.

At the time of the work, Scenic View did not know that it should have applied for a Certificate of Appropriateness from the Knoxville/Knox County Historical Zoning Commission. After concluding its work, a stop work order was issued on August 7, 2014 by the City of Knoxville. Scenic View then filed an Application for a Certificate of Appropriateness on September 8, 2014 (File No. 9-F-14-HZ). At the hearing on September 18, 2014, the Application was denied. On November 17, 2014, Scenic View filed a Petition for Writ of Certiorari and Complaint for Declaratory Judgment and Damages in the Knox County Chancery Court (Docket No. 188570-1) (the "lawsuit").

For more than two years now, Scenic View and the City of Knoxville, including staff for the Historical Zoning Commission and the City Law Department, have attempted to come up with an acceptable resolution to this matter. The parties have attempted, in good faith, to develop options and have been successful. However, no such exact rules apply to this situation and in deference to the Historical Zoning Commission, it was decided that Scenic View should file an Application for approval of substantial revisions to the existing front porch work. What follows is a description of that work.

Description of Work:

Scenic View could completely tear out the windows, panels, door and other work if installed on the front porch. However, as described above, the elderly property owner would then be deprived of a substantial benefit, the ability to be somewhat outside her home and not trapped indoors. For that reason, Scenic View has offered to do approximately \$7,000 of additional work (at no cost to the owner) in an effort to bring the existing work into compliance with zoning requirements such that a Certificate of Appropriateness could be approved.

When the original work was begun, the property owner's front porch was in substantial disrepair. Wooden elements and wrought iron decorations needed to be replaced. The result was a substantial improvement in the appearance of the owner's house. Further, as can be seen from the photographs, despite enclosing the front porch, the porch looks consistent with the remaining portions of the home.

In an effort to return the look of the porch to more of its original state, and also leave the significant repairs and improvements in place, Scenic View has proposed a number of substantial changes. Notably, these include removing of the existing double-slider windows. Those sliding windows would be replaced with picture windows with no dividers. Further, the installed knee walls under the existing windows would be replaced with tempered glass windows. All this would allow a complete clear view into the porch as if nothing was there as it was prior to the enclosure. In addition, Scenic View will remove the sliding glass door and replace that door with a full view, clear entry door, with clear transoms on each side. Again, this would allow a clear view into the porch. Information on these materials is included with this Application. Elevation detailed drawings and photographs are included with this Application.

In addition to the above, above the existing brick pillars (which were left in place by Scenic View) a decorative wood covering would be installed. And, wooden pickets and rails would be installed where the former wooden ballustrades were located. As noted above, these ballustrades were in disrepair. The wooden columns and new wooden railings would give a similar, if not identical, appearance to the original ballustrades and architectural design of the front porch. Such repairs and additions would also be consistent with numerous other houses in the neighborhood.

Scenic View is offering to do this work at a substantial cost, without charging the homeowner, all in an effort to give the homeowner the benefit of being able to sit on her front porch, restore much of the original architectural elements to the front porch and substantially improve the appearance from its original condition.

Sunset Provision:

In addition to the above work, Scenic View has also proposed to the City of Knoxville and Historical Zoning Commission staff to remove the existing porch structure when Ms. Jamison leaves the property. As noted, Ms. Jamison is elderly and it is unknown how long she will be able to remain in her home. Scenic View would agree to do some relatively minor improvements to the existing porch enclosure to improve the look and restore some of the original architectural elements. And, all of the porch enclosure would be removed at the time Ms. Jamison leaves her home and Scenic View would, through the best of its ability, restore the original architectural elements to the front porch after removing the porch enclosure. Scenic View has proposed this "Sunset Provision" in an effort to avoid the substantial hardship on the property owner and restore the porch to its original condition.

EXHIBIT 2

CURRENT PHOTOGRAPHS

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1709 JEFFERSON AVENUE, KNOXVILLE, TN 37917









1709

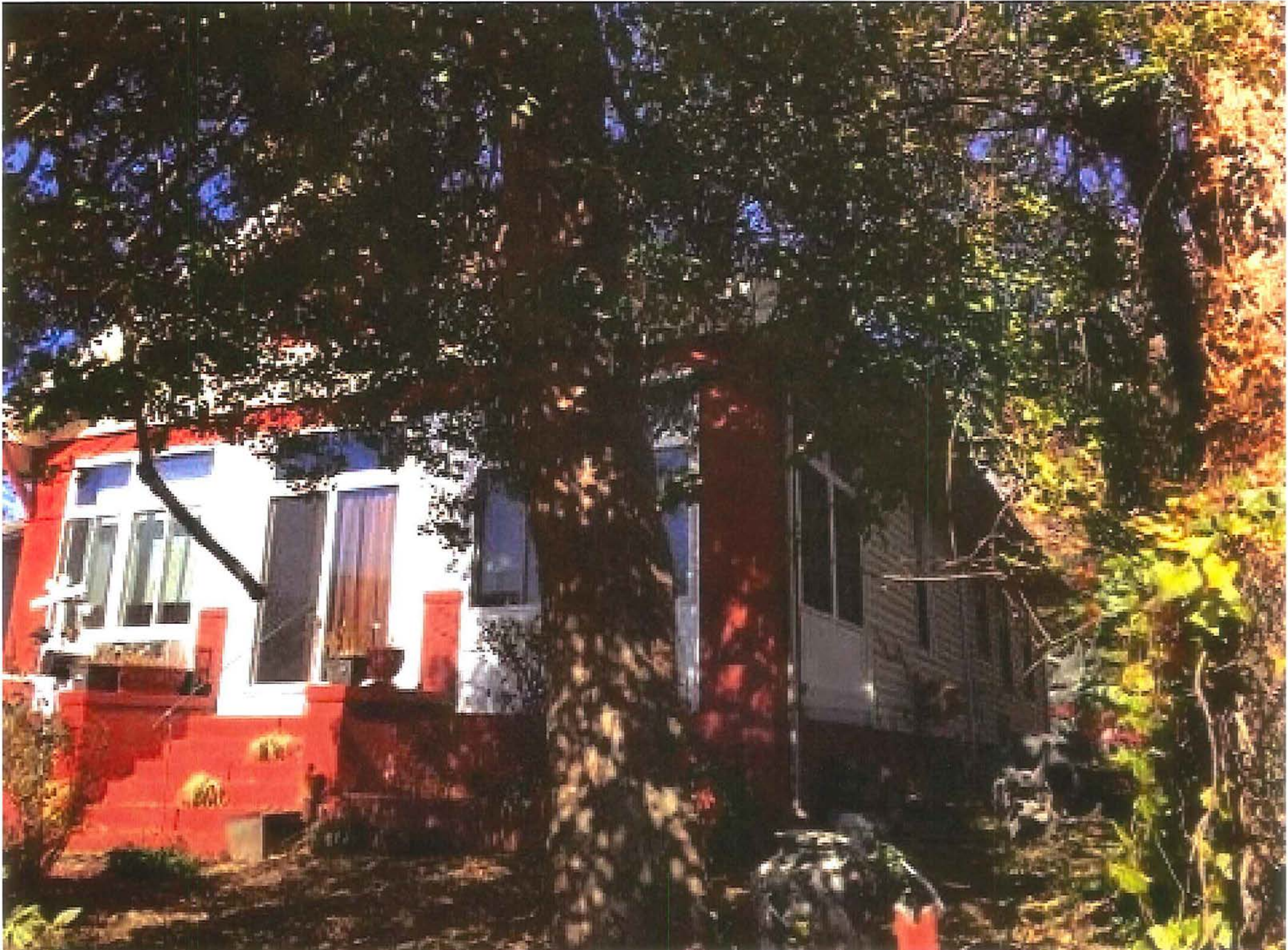


EXHIBIT 3

ELEVATION DRAWINGS AND DRAWINGS OF PROPOSED WORK

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1709 JEFFERSON AVENUE, KNOXVILLE, TN 37917



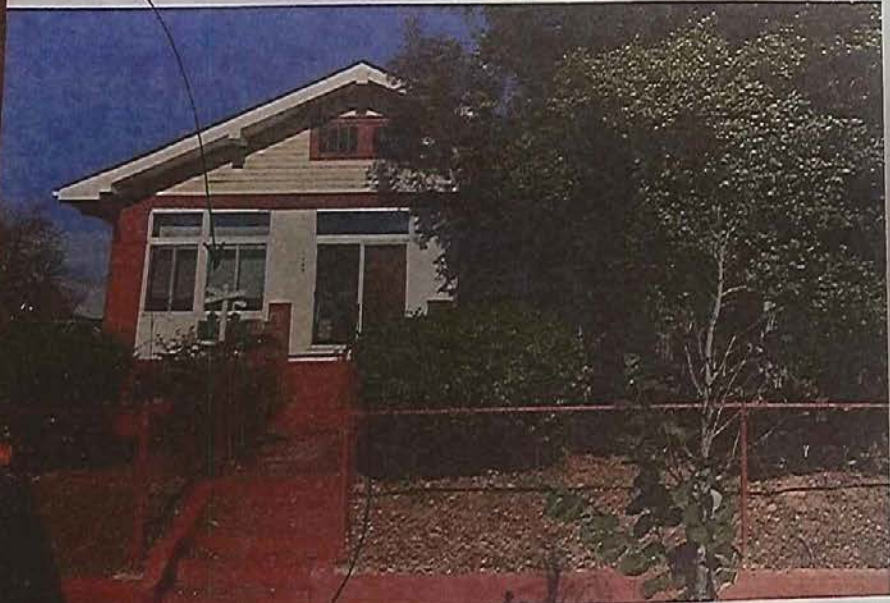
① Remove existing sliding windows & replace with solid picture windows

② Removal of existing insulated solid knee walls, under existing windows. Replace with tempered solid picture windows.

③ Removal of sliding glass door & replace with full view entry door, with transoms on each side.

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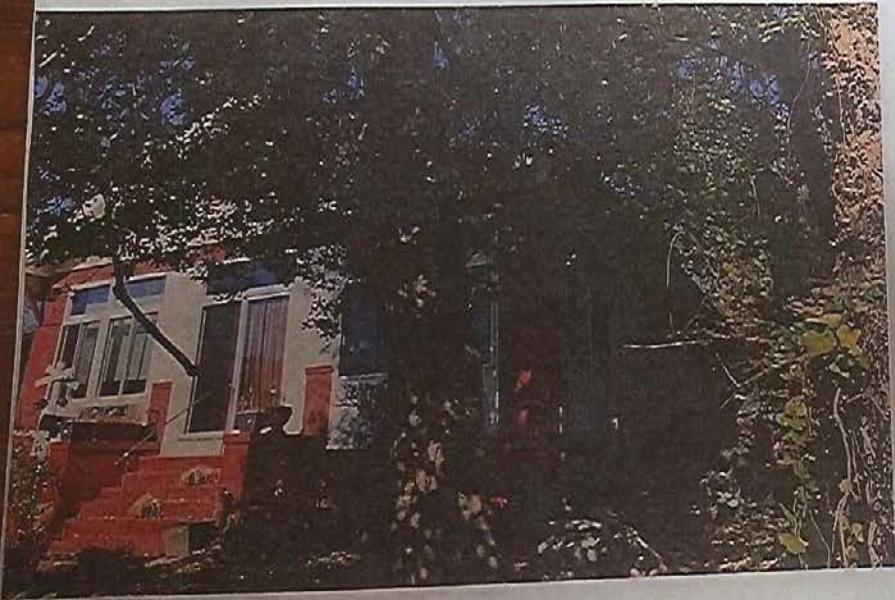
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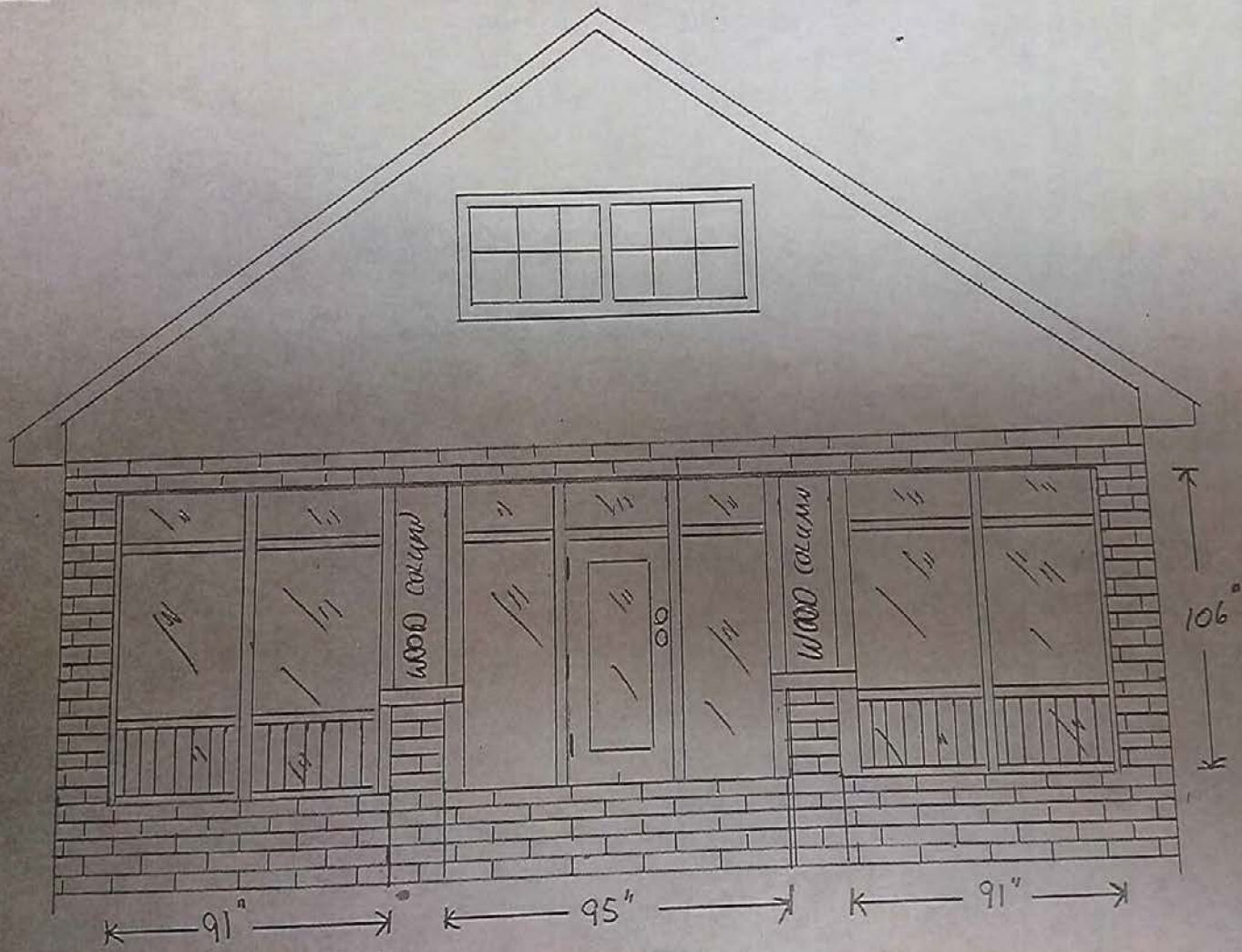
③



LECTION
T WINDOWS



JAMISON



ON
WINDOWS

8' x 30'
FRONT
PORCH

82"
MODIFIED MODIFIED

WINDOW WINDOW

91"

TRANSOM DOOR TRANSOM

95"

WINDOW WINDOW

91"

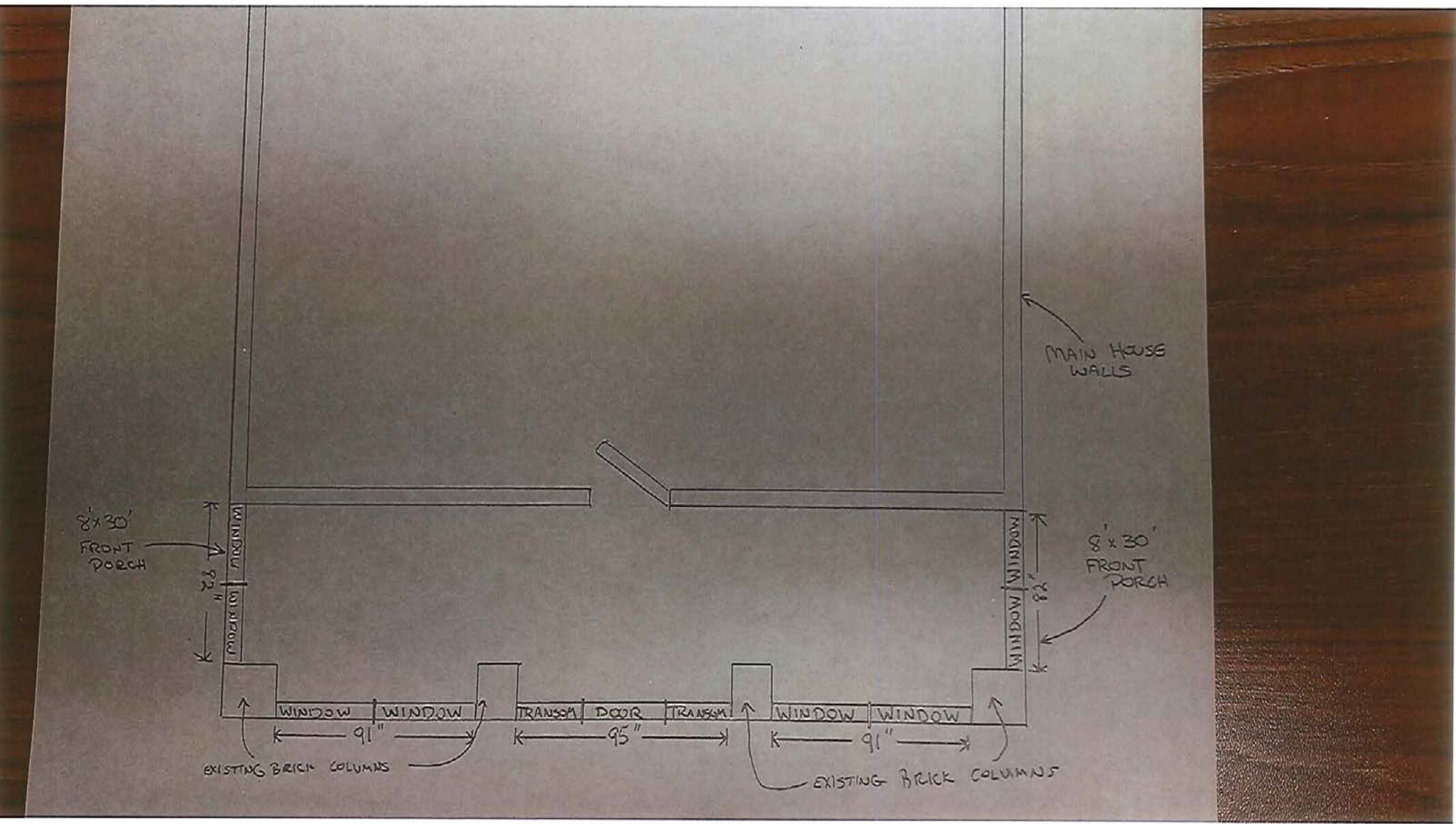
WINDOW/WINDOW
82"

8' x 30'
FRONT
PORCH

MAIN HOUSE
WALLS

EXISTING BRICK COLUMNS

EXISTING BRICK COLUMNS



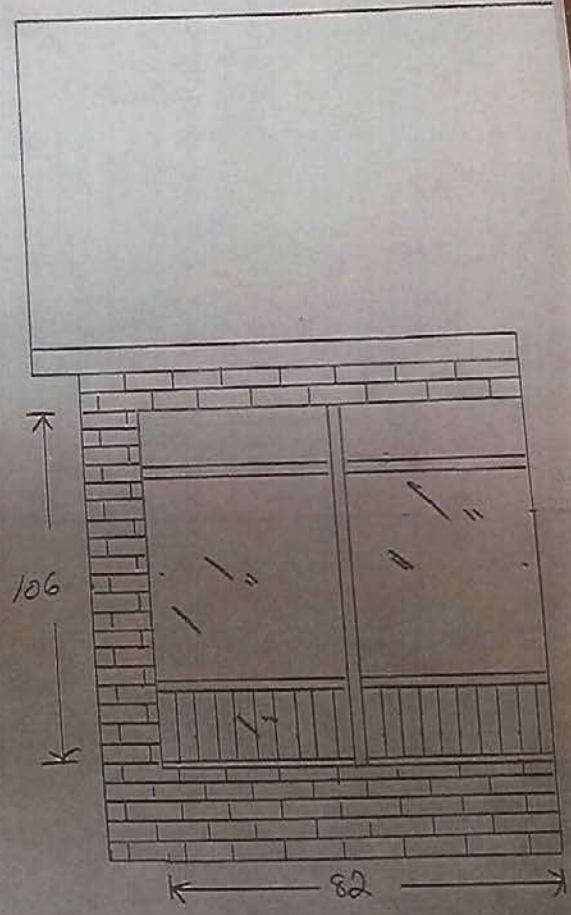
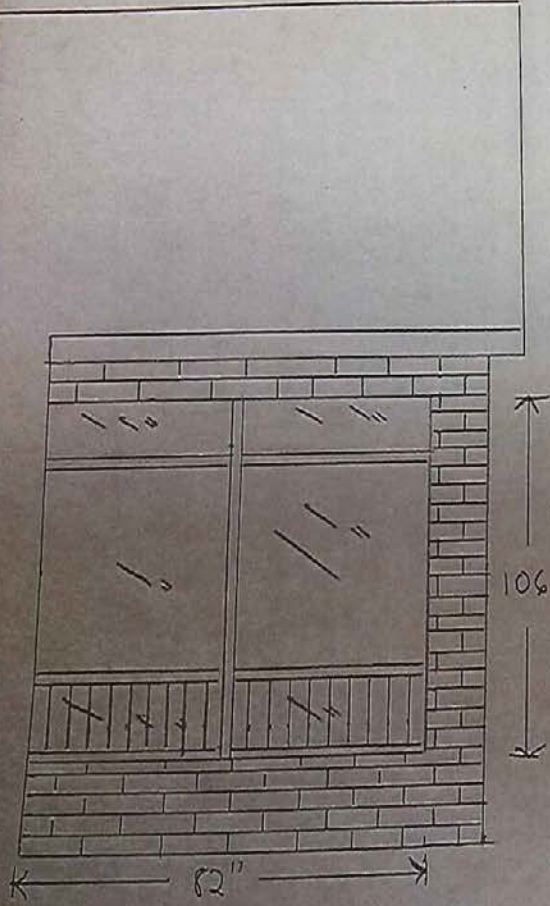


EXHIBIT 4

INFORMATION ON MATERIALS TO BE USED

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1709 JEFFERSON AVENUE, KNOXVILLE, TN 37917



UltraWeld. PREMIUM VINYL REPLACEMENT WINDOWS



Tilt Latches have an updated look. Gives the window smoother operation, and better performance on structural testing.



Groove in bottom of sash for vinyl "fin" (just inside inner sill dam) to lock into. Creating a secure fit.



Higher sill dam (1 3/8") to help increase higher structural numbers. Beveled edge creates a streamlined, clean finish



Windows that qualify as Most Efficient are windows with the Ultimate™ Ultimate Plus™ glass packages. Ask your sales rep for more information.

ACCORDING TO THE U.S. DEPARTMENT OF ENERGY,

windows could account for 10 to 25% of a home's energy bill. Using ENERGY STAR® qualified windows manufactured with Low-E glass and argon gas to replace your single pane clear glass windows will reduce energy consumption.

MORE GLASS OPTIONS

- Krypton fill
- Self Cleaning
- Bronze or Gray tint
- Double Strength

ENERGY EFFICIENT GLASS

EnergySMART® glass is standard in every Polaris® window. These insulated glass (IG) units are panes of glass sealed onto the Intercept® U-shaped steel spacer. Together, the spacer and sealant block temperature transfer and reduce condensation.

We also offer many high-performance energy SMART® upgrades. Low-E coating reduces ultra violet light damage and heat gain. Triple pane IG units offer greater insulation and have sound deadening properties. Argon or krypton gas fill between panes further reduces temperature transfer. Upgrades are ENERGY STAR qualified. Ask for a brochure.

LIFETIME PEACE OF MIND

Comfort, energy efficiency, ease of operation and ownership are built into every Polaris window. Tough Polaris extrusions are Ultra-Welded at every frame and sash joint to create seamless and strong windows. Vinyl itself is not a thermal conductor.

These and many more features are standard. Hardware operates effortlessly and is designed with style and strength. Our vinyl formulation maintains its color.

Your new vinyl windows will retain their weather tight barrier and pristine appearance for a lifetime.



POLARISWINDOWS.COM



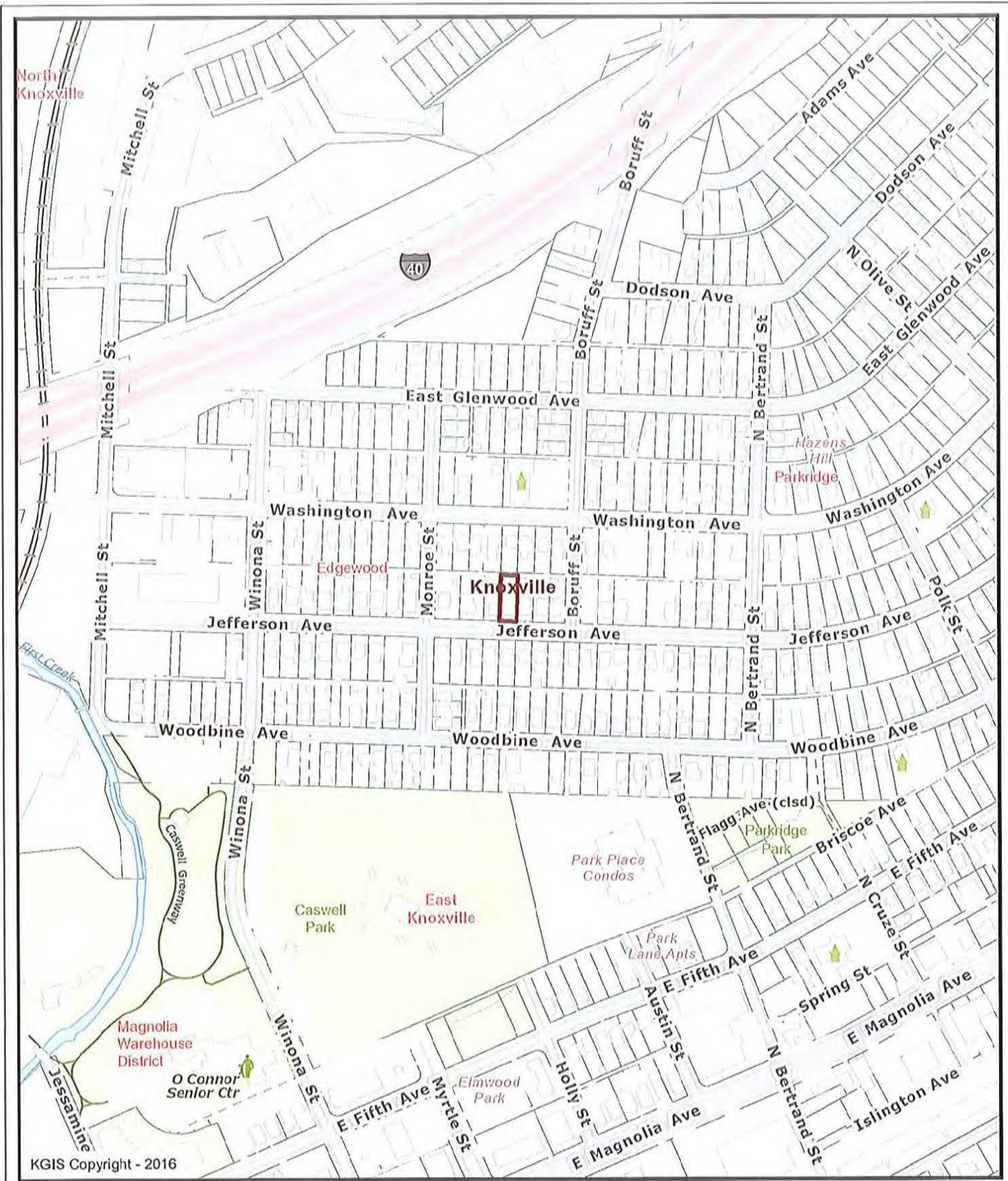
THE *UltraWeld* COLLECTION
PREMIUM VINYL REPLACEMENT WINDOWS

EXHIBIT 5

SITE MAP

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

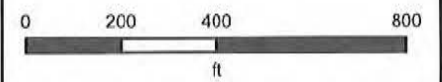
1709 JEFFERSON AVENUE, KNOXVILLE, TN 37917



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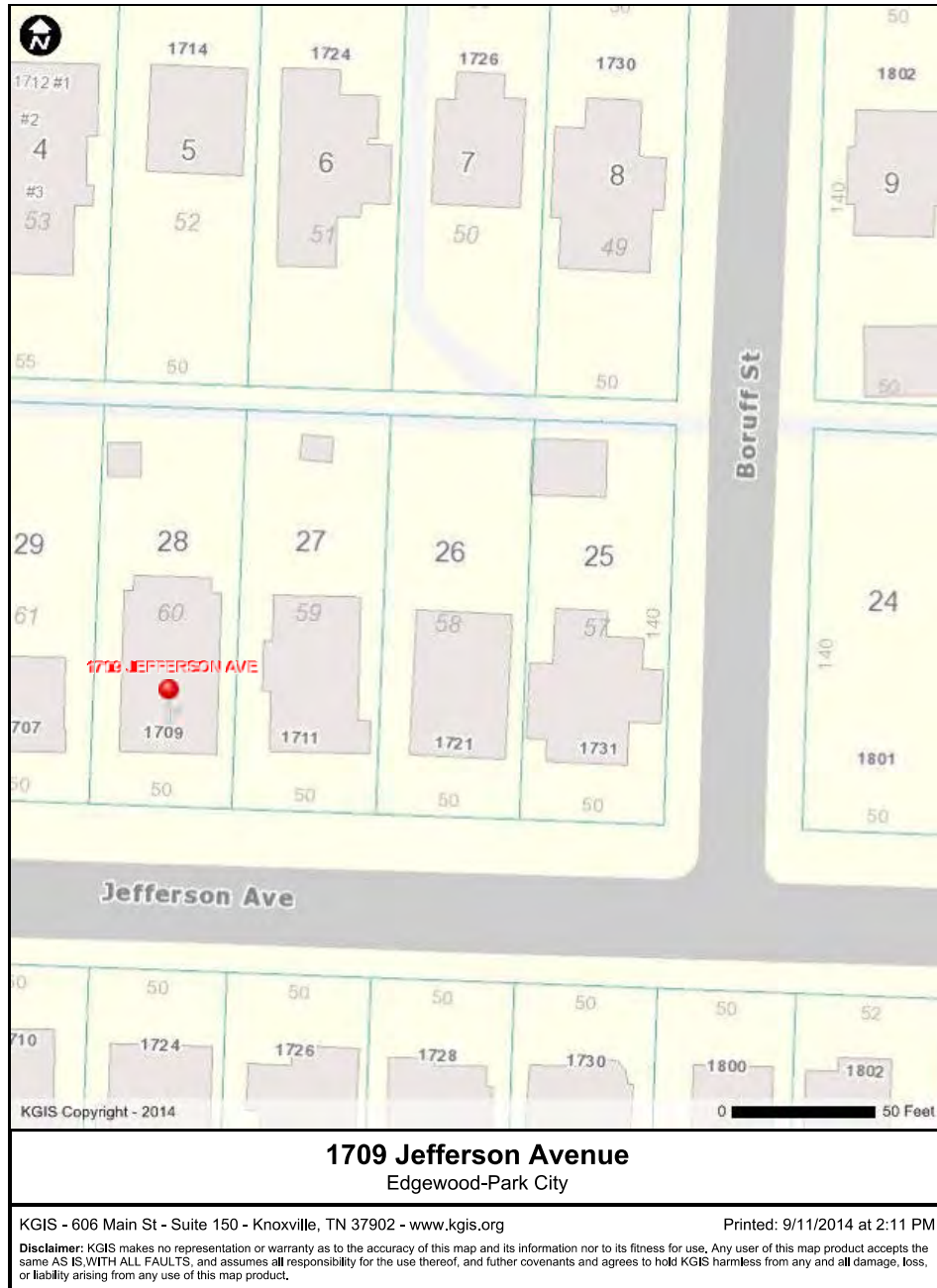
Jamison

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Knoxville - Knox County - KUB Geographic Information System

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1709 Jefferson Avenue
Edgewood-Park City

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1709 Jefferson – Existing front façade and entry as viewed from sidewalk



1709 Jefferson – Front and east facades as viewed from southeast on sidewalk



1709 Jefferson – Front and west facades as viewed from southwest on sidewalk



1709 JEFFERSON AVENUE

September 29, 2014

Mr. Greg Crawford
Scenic View Sunrooms
6826 Maynardville Drive
Knoxville, TN 37918

RE: Denial of Certificate of Appropriateness for enclosed front porch located at 1709 Jefferson
VIA: Certified Mail

Dear Mr. Crawford:

On September 18, 2014, the Historic Zoning Commission (HZC) concluded that the request to enclose the front porch with glass panels at 1709 Jefferson Avenue was not supported by sufficient findings to warrant approval and denied a Certificate of Appropriateness (COA). The HZC's decision is based on the photographs and narrative statement contained in the application, the findings stated in the staff report, and supplemental materials and statements received at the September 18th, 2014 HZC meeting:

Findings:

- 1) The porch enclosure was reported to Building Inspections on August 6, 2014. The work was completed without a Building Permit.
- 2) The original porch balustrade and posts were removed. The brick porch piers were either removed or altered to be full-height.
- 3) The glass porch enclosure is not appropriate for the Craftsman-style house or any house with the H-1 zoning overlay because it obscures and destroys original features, and because this type of enclosure was not utilized during the period of architectural significance.

The city ordinance provides for an appeal procedure. If you have questions or need additional information please call me at 865-215-3795 or e-mail me at Kaye.Graybeal@knoxmpc.org.

You will need to contact City of Knoxville Building Inspections in order to obtain a Building Permit for any future construction or demolition work. Their number is 865-215-2857.

Sincerely,

Kaye Graybeal, AICP, Historic Preservation Planner
cc. Crista Cuccaro, City Law Dept.
cc. Melvin Wright, City Plans Reviewer