



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

**PROPERTY ADDRESS:** 219 Twelfth St 37916

**FILE NO.:** 12-H-16-HZ

**DISTRICT:** Samuel Lackey House H-1 Overlay

**MEETING DATE:** 12/15/2016

**APPLICANT:** Adam Hadjerioua (owner)

**LEVEL OF WORK:** Level II. Construction of addition

**PROPERTY DESCRIPTION:** Queen Anne (1889)

The massing and extant detailing of this Queen Anne house suggest it may be a design by the firm of Baumann and Baumann Architects, which designed many house in the Fort Sanders neighborhood. The hip roof with lower cross gables is 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 the south end. The remaining two-thirds front porch is supported by square wood columns with Doric capitals. The foundation is brick, and an interior offset corbelled brick chimney is located on the rear of the house at the north side. A later, small flat-roofed addition enclosed with windows has been added over the front porch roof. A later, shed-roofed, full-façade addition has been constructed on the rear, along with a hipped-roofed back porch. Mr. Lackey was founder of Broyles, McClellan & Lackey Company, which dealt in farming supplies. He is buried in Old Gray Cemetary. (Contributing)

► **DESCRIPTION OF WORK:**

The applicant is asking to move the current back wall of a non-original and noncontributing addition to raise the end of the current back roof by 1'-10", raising the last 7'-7" of the roof from a pitch of 4/12 to 2/12. The interior wall will be replaced with support columns on the interior to open to new addition (see floor plan). A total of nine wood double-hung windows and a pair of full-light French doors will be added in the center of the new exterior wall. There will be 3 windows to the north of the French doors and 3 added to the south on the back exterior wall to create a sunporch appearance. Below the windows a wood beadboard wainscot will be installed at ~ 3 feet in height. Three windows will be installed on the northwest side, and a single half-light door will be added to the southeast side of the addition. A wood stair with wood balustrade and landing with 2x2 balusters will be added to the rear center and southeast sides of the addition..

► **APPLICABLE DESIGN GUIDELINES:**

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 environmental 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.



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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.
  7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
  8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures should be undertaken.
  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.

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**COMMENTS:**

The Historic Zoning Commission denied a demolition application for this house in November of 2015. The work below was approved as a Level 1 in October 2016:

Repair roof structure and sheathe in asphalt shingles on main roof and porch roof and install guttering.

Restore existing hipped front porch roof by replacing rotted rafters and retaining same pitch and configuration.

Raise sill of existing sunroom addition on front porch roof up 5 inches to support lower front porch roof.

Reconstruct historic window framing within the sunroom walls on porch roof and retain opening sizes to accommodate two double-hung 1/1 wooden replacement windows to match originals on each of the two sides of the sunroom.

Reconstruct upper-level front south wall of house by replacing rotted studs and re-sheath with existing siding, retaining original window opening. Existing window is a late replacement aluminum window and therefore is not required to be retained.

Repair foundation utilizing original bricks on site using approved mortar mix for historic brick according to National Park Service brief.

Remove non-original wood deck from south side of house.

Remove 4-inch wood tongue-and-groove flooring on front porch. Replace 2x12 fascia board along porch floor.



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**FILE NO.: 12-H-16-HZ**

**DISTRICT: Samuel Lackey House H-1 Overlay**

**STAFF FINDINGS:**

- 1) The house is designated as an individual landmark with an H-1 Overlay and is a contributing structure with the Fort Sanders National Register Historic District. Built c.1889, the Samuel A. Lackey House is significant as one of the earliest structures in the Fort Sanders Neighborhood.
- 2) The essential form and 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.
- 3) The addition is proposed for the rear façade and will not be visible from directly in front of the building, and will be somewhat visible when approaching the house from the northwest.
- 4) The addition will not destroy any historic fabric given that the existing addition and porch are not original, and have not acquired any historic significance in their own right given the poor construction.
- 5) The wooden siding, wooden double-hung windows, and beadboard wainscoting are compatible materials for the era of the house.
- 6) In order for the rear addition to appear as the sunrooms that were typically added to the rear of this era of house, the proposed wood siding between the windows and each corner of the house needs to be replaced with wood panels to appear as paneled support posts.
- 7) The indicated lighting fixtures are not appropriate for the style of the house and lend a false sense of history.

► **STAFF RECOMMENDATION:**

Approval with the conditions that 1) wood lattice be infilled underneath the stairs; 2) manufacturer's specification for the windows and doors be submitted to staff for approval; 3) the new parging on the foundation should be a natural or brick color; 4) the proposed wood siding between the windows and each corner of the house be replaced with wood panels to appear as paneled support posts; 5) given that the house is an individual H-1 landmark, light fixture specifications are to be reviewed by staff for appropriateness.

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

Please print all information:

1. NAME OF APPLICANT: ADAM HADJERIOUA  
Address: 219 12<sup>th</sup> Street Knoxville, TN 37916  
Telephone: (865) 919-6115 E-mail address: ahadjerioua@gmail.com  
Relationship to Owner: Owner

2. NAME OF OWNER: ADAM HADJERIOUA  
Address: SAME AS ABOVE  
Telephone: SAME AS ABOVE E-mail address: SAME AS ABOVE

3. LOCATION OF PROPERTY:  
Address: 219 12<sup>th</sup> Street Knoxville, TN 37916 ID/Lot/Parcel No: 094L M019

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.)

The applicant is asking to move the current back wall of the addition to the original house to the end of the current back porch and raise the end of the roof by 1 foot 10 inches. Therefore, the slope of the last 4' 6" of the roof will have a 2/12 pitch from the existing 4/12 pitch.  
The applicant is asking to install a new double door replacing the existing the two single doors. The two current windows will be kept.  
The applicant is asking to install a new single door on the right side of the porch, see schematic supporting drawings for details.  
Applicant is requesting to add 5 windows on rear of home. see requests for drawings.

6. SIGNATURE OF APPLICANT: [Signature] Date: 10/28/2016

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.

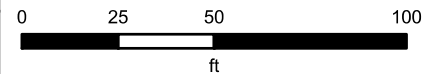
FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			



219 12th Avenue  
Fort Sanders H-1

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**Knoxville - Knox County - KUB Geographic Information System**



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219 Twelfth St. – Front façade



219 Twelfth St. - Front facade stabilization





219 Twelfth St. – Rear facade



219 Twelfth St. – Rear southwest corner





219 Twelfth St. – Northwest and rear façade



219 Twelfth St. – Northwest façade



Applicant and Owner: Adam Hadjerioua

Address of the property: 219 12<sup>th</sup> Street, Knoxville, TN 37916

Date: November 13, 2016

## **Request for Certificate of Appropriateness of Rear Extension**

The applicant is asking to move the current back wall, by seven feet seven inches (7' 7"), of the addition section of the original house to the end of the current porch and to raise the end of the current back roof by one foot 10 inches (1' 10"), modifying the last 7' 7" roof pitch from 4/12 to 2/12. Nine windows and two doors will be added to the proposed wall, three windows to the left side and six windows to the back. A double French door will be added to the back and a single door will be added to the right side. All the details: Description, dimensions, photos, layouts, legends, are attached with this application.



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Figure 1. Current back of the House



Figure 2 Current back of the house with all dimensions- (window and door configurations and locations are not depicted as they currently exist)





**Figure 3.** Current View of the northwest and rear sides



**Figure 4.** View of the southeast and rear sides



# Roof Plan

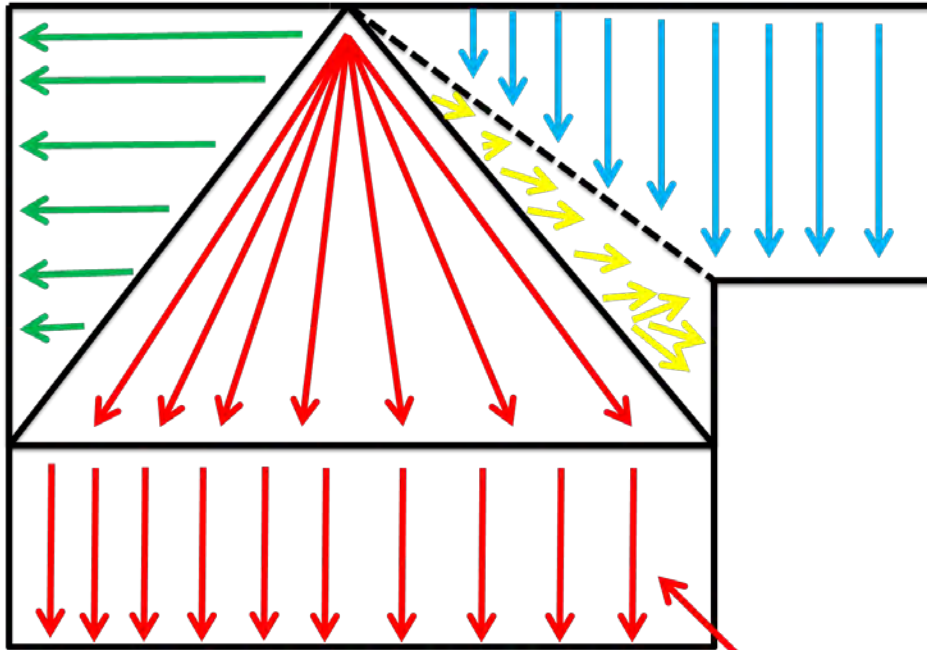


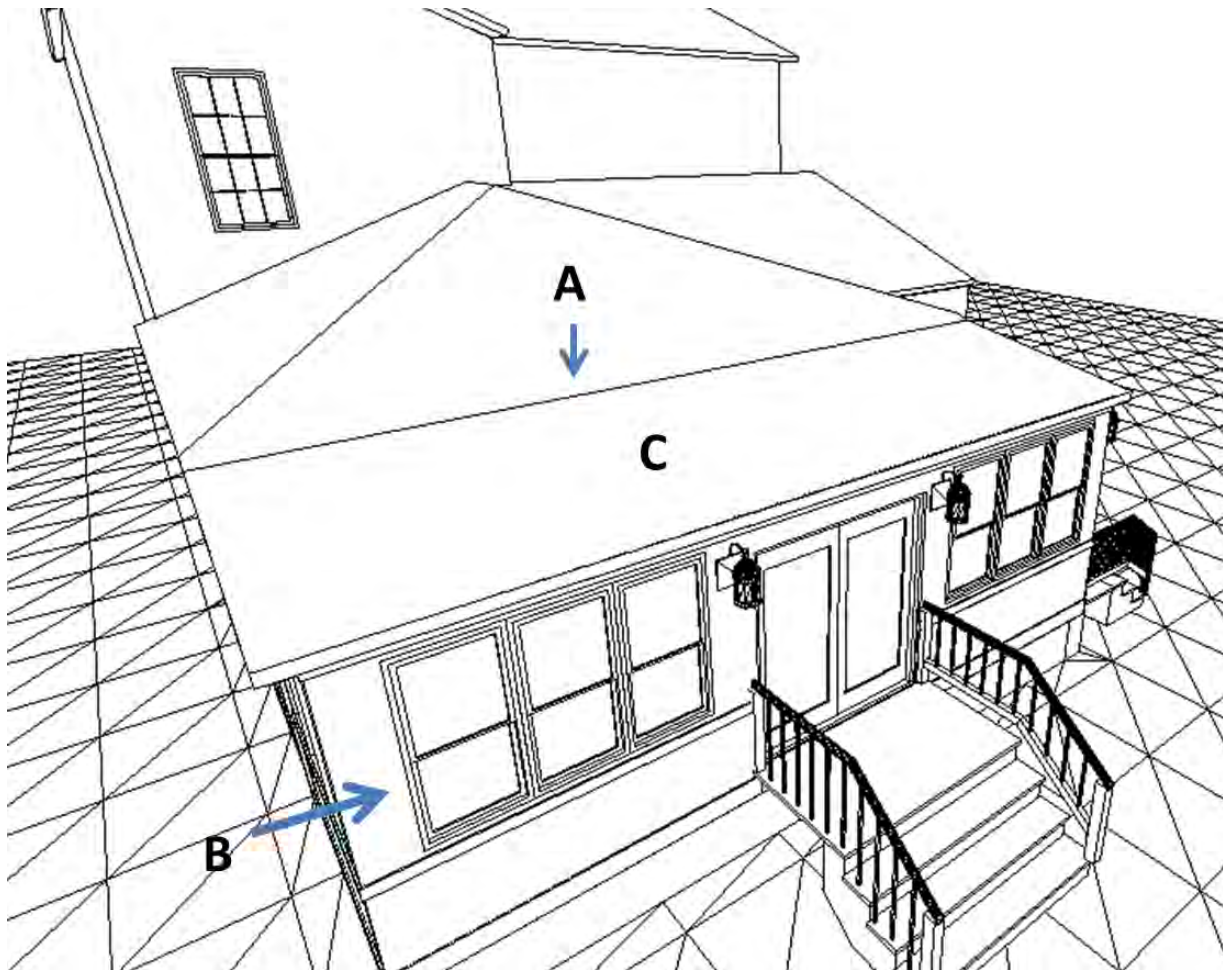
Figure 5: Flat view of the current roof  
 Modification will alter the indicated roof by  
 Raising the bottom portion of the roof from a current height  
 Of 6'4" to 8' creating a new slope of 2/12



- Red line = 9'7"
- Yellow= 7' 7"
- Green= 6' 6"
- Roof slope currently 4/12

The Applicant is asking: Raise the green line to 8' which will change the pitch for the last 7' 6" from 4/12 to 2/12 pitch

Figure 6

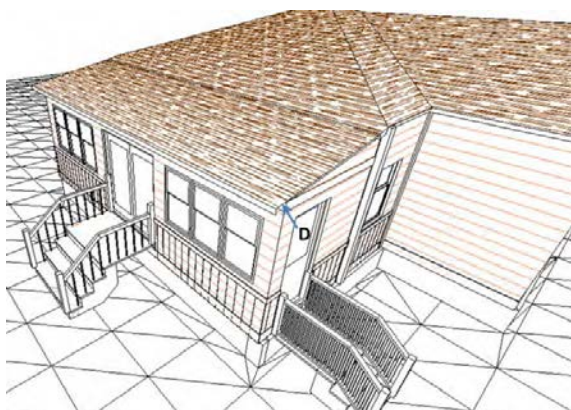


**Figure 7.** Outlined roof plan

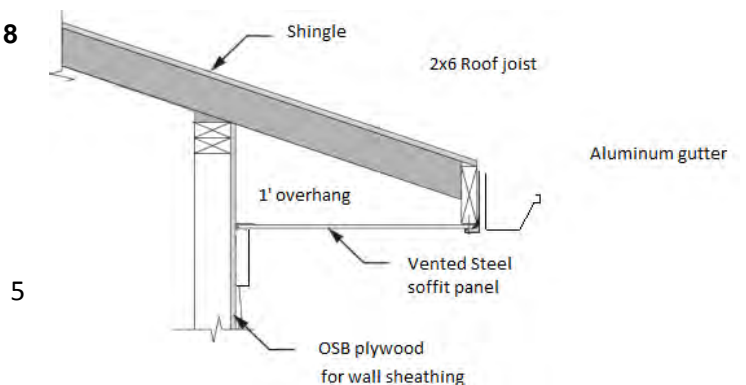
\***A**= Current back wall will be removed and replaced with a 27' LVL with support columns to accommodate greater living space in living room and kitchen. B's wall will be 8' tall resulting in a slope of the new roof over the extension to be 2/12. **A** represents a transition between the new roof and the existing roof. The current height of point A's wall in Figure 7 is 9'7"

\***B**. The current roof sits 6'6" high on the outermost wall. Applicant is asking to raise that point adding a new 2x4 16" on center studded wall 8' tall from the current floor to enclose current porch.

\***C**. The new roof will be built using 2x6 spruce joists, 7/16 OSB plywood, and asphalt shingles being installed according to manufacturer's specifications for 2/12 slope roof. The joists will be hung from the LVL located at point **A** in figure 7 and will rest on the header of **B**'s wall with a 1' overhang shown below in figure 8.



**Figure 8**







**Figure 9.** Existing view of southeast side



**Figure 10.** Proposed addition as seen from the northwest side



**Figure 11.** Proposed addition as seen from the southeast side



# Wall Plan (Rear)



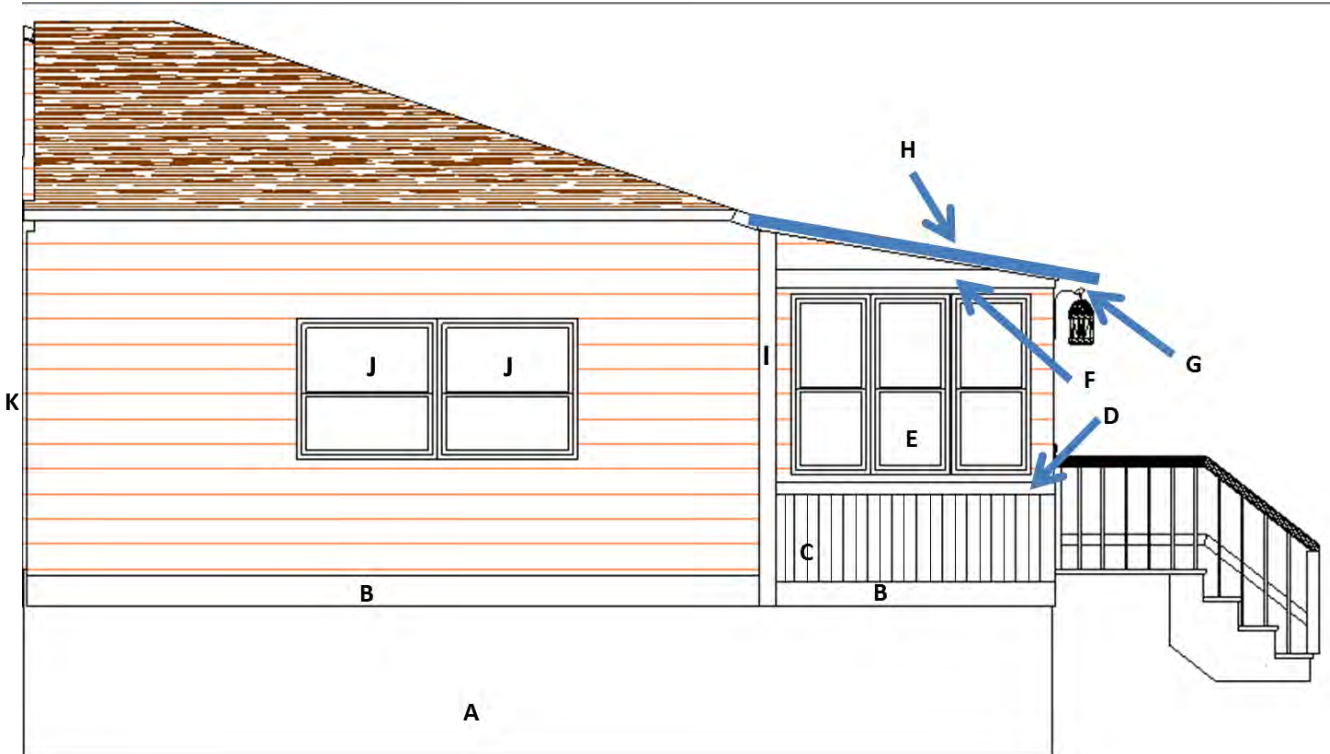
**Figure 12.** Outlined elevation view of the applicants rear wall plan

- A.** Cinderblock beginning basement with a total height of 48" only 24" appear above ground. The exposed foundation will be parge stucco (color not determined). The floor sits on the foundation on top of a pressure treated 2x6 with 16" on center 2x10 floor joists with 23/32 OSB plywood as subfloor.
- B.** 1x8 pressure treated baseboard will surround the whole base on all sides
- C.** Wainscoting vertical paneling
- D.** 1x4 trim topping the wainscoting trim
- E.** 3 2'-6" X 4'-10" Double Hung Windows with trim. Will do the same on the right side E
- F.** 1x6 fascia board
- G.** 72" inswing French door
- H.** Horizontal wood siding (color not yet decided)
- I.** Corner trim on both right and left corners
- J.** 5 step Stair case with railings 3' height with a 6' wide by 4' depth landing. Railing height 36" Balusters spaced 4" apart. Hand rail round finished 2 3/8"
- K.** 5 step Stair case with railings 3' height with a 3' wide by 4' depth landing. Railing height 36" Balusters spaced 4" apart. Hand rail round finished 2 3/8"



**Figure 13.** Current view of the rear

# Wall Plan (Northwest)



**Figure 14.** Outlined elevation view of the applicants northwest side of the house plan

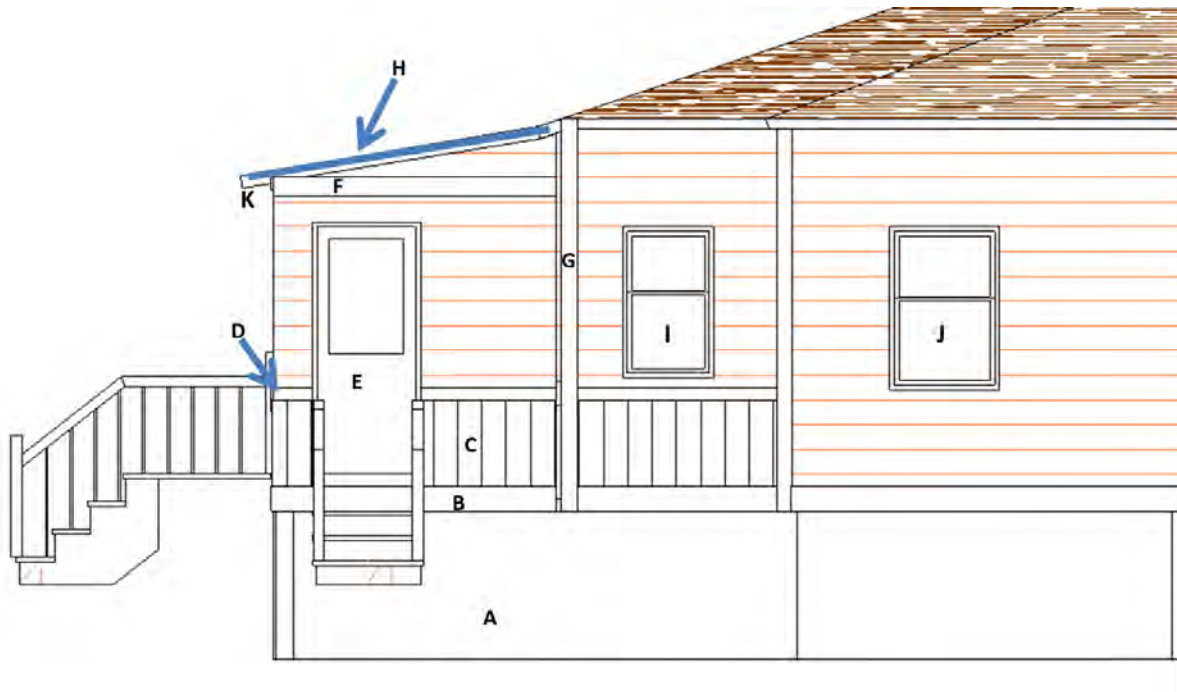
- A.** Cinderblock beginning basement with a total height of 60", 48" appear above ground. The exposed foundation will be purged stucco (color not determined).
- B.** 1x8 pressure treated baseboard will surround the whole base on all sides
- C.** Wainscoting paneling
- D.** 1x4 trim topping the wainscoting trim
- E.** 3 New 2'-2" X 4'10" Double-Hung Windows
- F.** 1x6 fascia board
- G.** 1' overhang
- H.** Aluminum Bargeboard
- I.** 1x4 trim to show separation between existing and new building
- J.** Existing double-hung windows
- K.** Corner trim





**Figure 15.** Current view of the northwest side of the house

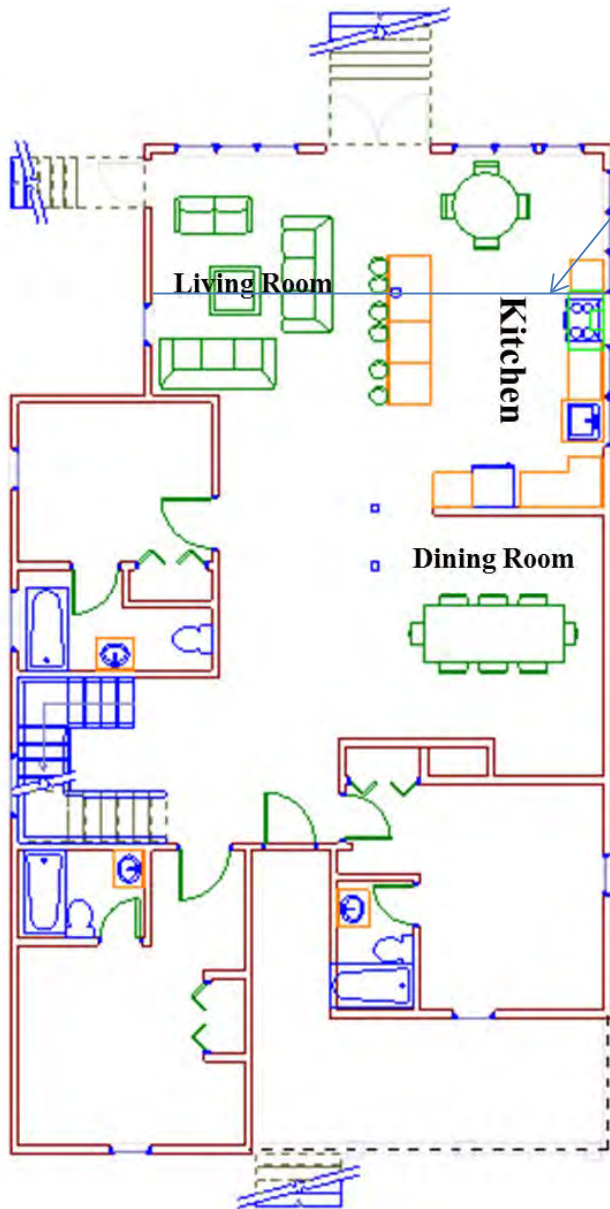
# Wall Plan (Southeast)



**Figure 16** Outlined elevation view of the applicant's southeast side of the house plan

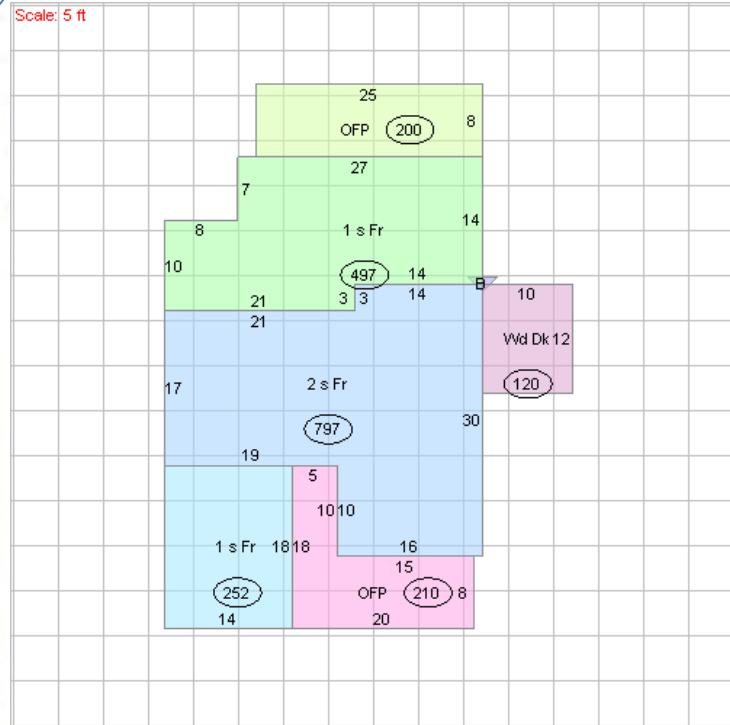
- A.** Cinderblock beginning basement with a total height of 48", 24" appear above ground. The exposed foundation will be painted (color not determined).
- B.** 1x8 pressure treated baseboard will surround the whole base on all sides
- C.** Wainscoting paneling
- D.** 1x4 trim topping the wainscoting trim
- E.** New 36" inswing door with trim
- F.** 1x8 fascia board
- G.** 1x4 trim to show separation between existing and new building
- H.** Aluminum Bargeboard
- I.** Existing Window
- J.** Existing Window
- K.** 1' overhang

# Site Plan



Existing back wall

Scale: 5 ft





STAFF REPORT  
DESIGNATION OF 219 N. 12<sup>TH</sup> - THE SAMUEL A. LACKEY HOUSE  
Applicant: JPI  
Date: October 20, 1999

JPI Development, which is developing new housing complexes in the Fort Sanders neighborhood, has requested a local historic overlay for the property located at 219 12<sup>th</sup> Street. The Fort Sanders community supports the historic overlay. JPI has expressed its intention to restore the building's exterior, meeting the Secretary of Interior's *Standards* in its rehabilitation project. The Secretary of Interior's *Standards for Rehabilitating Historic Buildings* will be used as design guidelines for any Certificate of Appropriateness applications in the future. The building's rehabilitation is considered by JPI and the neighborhood to be a pilot project demonstrating the positive aspects of historically appropriate renovation on many of the deteriorated buildings within the Fort Sanders National Register Historic District. This building is a contributing property in that district.

STATEMENT OF SIGNIFICANCE:

The Samuel A. Lackey House (c.1889) is significant for its representation of Knoxville and East Tennessee industry and developmental history at in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, and for its architecture, which is typical of the Queen Anne styles of the Victorian era.

The first occupant of the Lackey House was H. B. Rule, and the second was H. S. Jones, who lived in the house in 1896. The occupant with the longest tenure was Samuel A. Lackey, a founder and officer of Broyles, McClellan & Lackey Company, which dealt in farming supplies and was located at 208 Commerce. Mr. Lackey moved to the house in 1898, and lived there until his death, except for one year (1915) when he lived in Rockford.

By 1905, Broyles, McClellan & Lackey had moved its offices and salesroom to 306 South Gay Street. Their warehouses were located at 219, 227, and 503 Jackson Avenue. In 1908, McClellan left the company and the new name became Hackney, Broyles & Lackey Company. Benjamin Morton, president of H.T. Hackney and various other businesses became the new president. Lackey was listed as secretary, and Joseph Lowe was vice-president.

Lackey and his wife Fannie remained in the house until his death in 1949. He remained with Hackney, Broyles, Lackey & Company until the 1930s. Lackey served as a broker until his death at age 79. He is buried in Old Gray Cemetery. His will does not mention real property or assets, only percentages of his estate left to his heirs, a son, daughter, and three grandchildren, none of which lived in Knoxville.

**219 12<sup>th</sup> Street**  
**SAMUEL A. LACKEY HOUSE**

The following is a brief synopsis of the structure at 219 12th Street, Historic Fort Sanders Neighborhood. This work was compiled from the following:

Knoxville City Directories: 1885 - 1960  
Sanborn-Ferris Fire Insurance Maps: 1890 - 1940  
Knox County Cemetery Records (McClung Historical Collection)  
Various works on Baumann & Baumann, Architects  
William Rule's History of Knoxville  
Lucile Deaderick's Heart of the Valley  
Various ephemera files located in the McClung Historical Collection

**Historic Addresses:**

12th Street was known as Blount Street in 1885 (city directory) - there were no listings for houses at this time. Blount Street ran from June and West Cumberland and Kingston Road, north to Grand Avenue, 2 blocks west of second creek. This was the original street name as areas began to be settled west of downtown and the city proper, so it probably dates to just past Civil War.

In 1889, several street names changed; Altavia became Highland Avenue, and the north/south streets changed to numbered (2nd through 7th). Blount Avenue was changed to 4th Street. Clinch Avenue divided the town of West Knoxville, with numbers beginning with the 100 block at Laurel (Grove), the 200 block at Bridge, and proceeding north to Grand Avenue. Thus the street number for the present 219 12th Street was 306 4th Street.

According to the 1890 city directory, H. B. Rule resided at 306 4th Street. The 1890 Sanborn Fire Insurance map shows three structures on the West side of 4th Street. These structures were all dwellings. 306 was the third structure north, and was bound by an alley that was adjacent to the Knoxville Iron Company's reservoir. This reservoir was located between 4th and 5th streets, ran north to Forest Avenue. The structure must have been quite large as the Sanborn Map claims it held 900,000 gallons of water. A copy of a portion of the 1890 Sanborn map showing the structure and the adjacent reservoir is attached.

According to the respective city directories, there were 6 structures on 4th Street from 1891 until 1898, three on each the west and east sides. The occupants remained the same throughout this period. There was no city directory published in 1899, as the city renumbered most of its streets during this period.

By 1955, J. R. Giles resided in the house on the first floor, as did J. R. Baysinger. Fred Medlin resided on the second floor. J. R. Giles was the proprietor of Giles Safe & Vault Service, which was located in the rear of the house on the first floor. J. R. Baysinger was his employee.

## **HOUSE HISTORY**

219 12th Street is a unique structure with an apparent long history in Fort Sanders. The fact that it appears on the 1890 Sanborn Map says that it may have been one of the first structures built north of Laurel Avenue. The majority of what we see today in Fort Sanders was constructed during the 1890s and early 1900s.

Another interesting feature about the structure is on the 1890 Sanborn, the structure is listed as a one-story dwelling. This may be an error, as the structure is still shown as one story on the 1917 map. It is unlikely the house was only one story for several reasons. First, the house has been continuously occupied from its first record in 1890 until most recently. The original structure may have been expanded to include a second floor, but building styles of the period, including the houses surrounding the house during the 1890s, were all two story, frame dwellings. There are no one story structures shown within a two block radius.

Preliminary research also indicates that this house may be a design by the firm of Baumann & Baumann. The Baumanns were Knoxville's most active architects during this period, and designed more than 50 structures in Fort Sanders during the period of 1885-1910. Commission records exist, but were not accessible during this research period. However, authors Michael Tomlan and Margaret Ann Prater Jeffries discuss a number of structures designed along Highland Avenue, 4th and 5th Streets. There is record of a commission for L. P. DeGroat who, according to the 1894 city directory, lived across the street from 219 12th.

The structure at 219 12th has many characteristics of the Baumann's late-Victorian, Queen Anne style. Although artificial siding has been applied, the roof pitch, porch detailing and overall plan suggest a Baumann design. More time will be needed to peruse the commission records of Baumann & Baumann to determine if indeed this is their design.

219 12th Street is significant as an early structure of the Historic Fort Sanders Neighborhood. Indeed, it may be one of the earliest structures built in the old town of West Knoxville. Tax records should indicate a precise date of construction, and more research will be needed to confirm. However, it is known to have existed in the late 1890s, several years before the major building boom occurred. It is representative of the socio-economic factors that precluded suburbanization in Knoxville. As the city grew dirty from manufacturing, those more affluent removed to the suburbs, while remaining in walking or streetcar distance from their downtown businesses.