



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

PROPERTY ADDRESS: 123 W Jackson Ave 37917

FILE NO.: 12-F-15-HZ

DISTRICT: Jackson Avenue H-1

MEETING DATE: 2/4/2016

APPLICANT: Jessalyn Friske R2R Studios, LLC (Architect)

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

PROPERTY DESCRIPTION: Romanesque Revival Influence (c. 1900)

The building is a three 1/2-story, three-bay brick commercial building. Engaged rusticated stone pilasters surround wooden storefronts with wooden double-entry doors and glass transoms with wood dentil molding below transoms. Paired 1/1 double-hung windows with stone lintels and sills on second story, paired 1/1 windows with arched transoms and lintels with applied keystones on third story, arcaded cornice with stone imposts, projecting roofline. (C). The building is located within the Southern Terminal and Warehouse and the Jackson Avenue Warehouse National Register historic districts.

► **DESCRIPTION OF WORK:**

Postponed from 12/17/2015 HZC meeting: Replace left storefront window with a single wood-framed glass door and a matching adjacent fixed glass panel (with wood panels below) to mimic the existing pair of central entry doors. Install a mullion in the center of the left storefront to accommodate interior wall and a faux mullion in the middle of the right storefront window to match. Dimensions of muntins, doors and fixed panels as noted on drawings. Install a new step at new door to match the existing step.

► **APPLICABLE DESIGN GUIDELINES:**

Secretary of the Interior's Standards for Rehabilitating Historic Buildings

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.

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



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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:

STAFF FINDINGS:

- 1) The building is a contributing structure within the Southern Terminal and Warehouse and the Jackson Avenue Warehouse National Register historic districts.
- 2) Documentary photos from the Library of Congress of 121, 123 and 120, 122 W. Jackson indicate that the original storefronts flanking double-leafed entry doors were filled with a large single pane of glass and were not originally divided by muntins.
- 3) The right (east) storefront section of 123 W. Jackson had been altered in years past (based on documentary photographs) by the removal of the transom and a horizontal division in the storefront window.
- 4) Replacing the west (left) storefront glass with a single door and adjacent fixed panel would require that approximately 15-inches worth of structure and door framing would divide the historically single-paned section into two.
- 5) Replacing the west (left) storefront glass with a pair of double-leafed doors (to match the paired central doors) would eliminate the need for door framing in the middle of the window making a less pronounced central division of the storefront window.
- 6) The approximate widths of the proposed muntins and framing added to the center of the left storefront window would be 15", and the right storefront muntin, if added, would be 5". The width of the stantion between the center pair of doors is approximately 9". Therefore, the vertical dividing elements of the storefront glazing will not be the same widths.
- 7) If a pair of double doors were added to the left storefront section, the width of the door frames in the center of the section would be 9", which would match the width of the door frames in the existing central entry.
- 8) A muntin applied to divide the storefront glass to the east (right) of the main entry to match a new one on the left and for the sake of establishing symmetry would portray a false sense of history.



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► STAFF RECOMMENDATION:

Approval of installing a double-leafed door since the framing between the two door leafs would create a less prominent vertical division than a single door and fixed panel. The solid vertical framing division would be the same width as that of the existing central double-leafed doors. Denial of dividing the original single-paned right storefront window with the installation of a center mullion since it would unnecessarily create a false sense of history.

Certificate (File) No: _____

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

Please print all information:

1. NAME OF APPLICANT: R2R studio llc, Jessalyn Friske

Address: 2575 Willow Point Way, Suite 105, Knoxville, TN 37931

Telephone: 865.769.8075 E-mail address: jfriske@r2studio.com

Relationship to Owner: architect

2. NAME OF OWNER: Hatcher-Hill Properties LLC, Parker Bartholomew

Address: 311 S. Weisgarber Road, Knoxville, TN 37919

Telephone: 865.228.9375 E-mail address: parker@hatcherhill.com

3. LOCATION OF PROPERTY:

Address: 123 W. Jackson Avenue Tax ID/Lot/Parcel No: 094EF038

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.)

Replace left storefront window with a glass and wood door to match existing to provide separate exit for upper levels tenants and more leasable space for the street level. Provide a new step for exit door to street to match adjacent step out of existing exit door. Install a new applied mullion on the right storefront window to balance the new mullion for the new door on the left storefront.

6. SIGNATURE OF APPLICANT: Jessalyn Friske Date: 11.30.15

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			



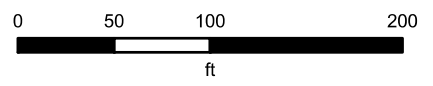
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123 W. Jackson Avenue
 Jackson Avenue H-1

Knoxville - Knox County - KUB Geographic Information System



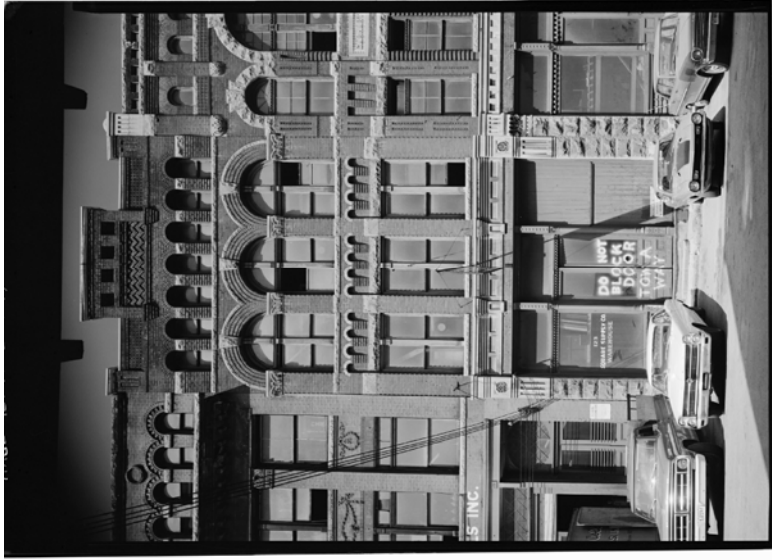
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123 W. Jackson Avenue photo from Library of Congress



Historic Photo (1970s)



Current View From Across Jackson



Current Street View



Details

Photos

127, 125, 123 West Jackson Avenue
Knoxville, Tennessee

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**Top Of New Door & Fixed Panel
To Mimic Existing Double Doors**

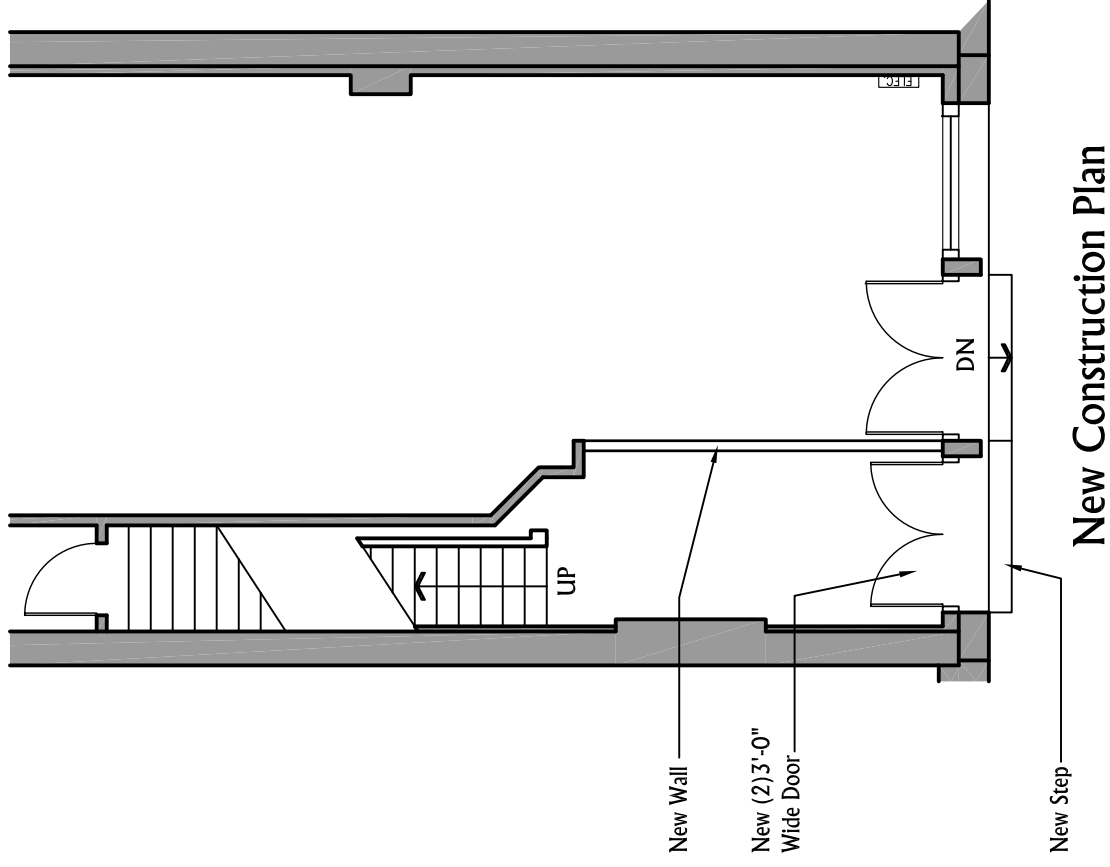
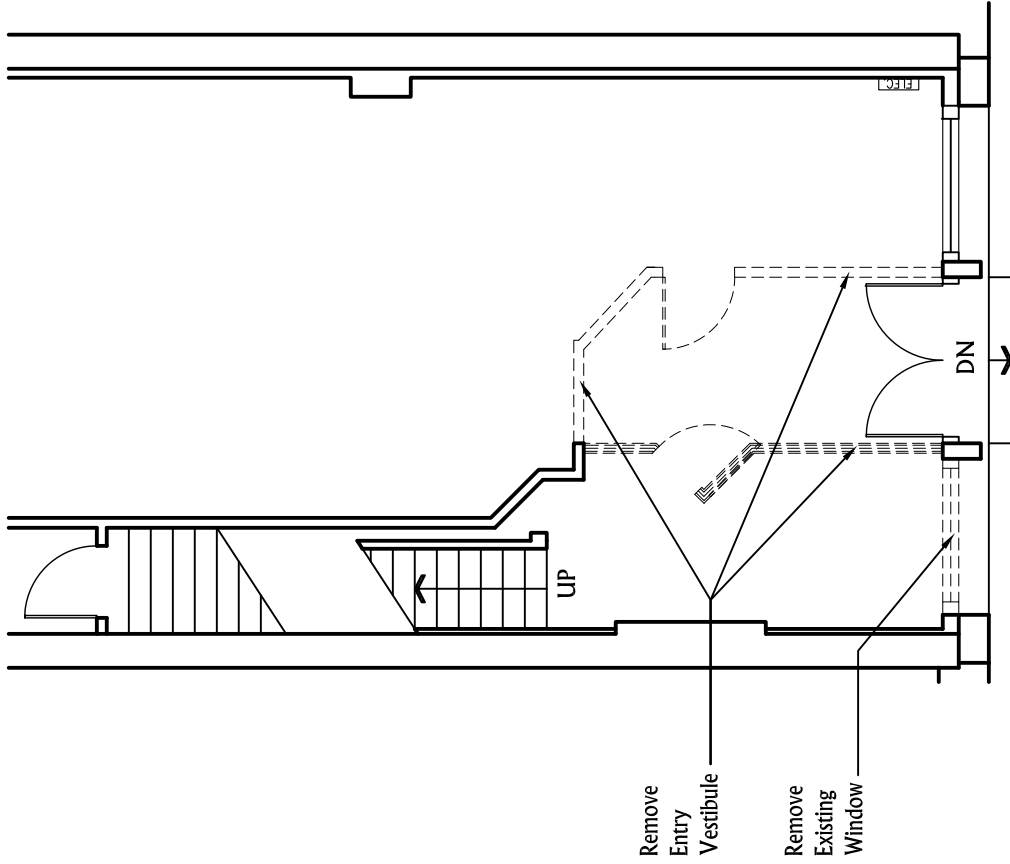


**Bottom Of New Door & Fixed Panel
To Mimic Existing Fixed Panel**

New Storefront Profiles
123 West Jackson Avenue
Knoxville, Tennessee

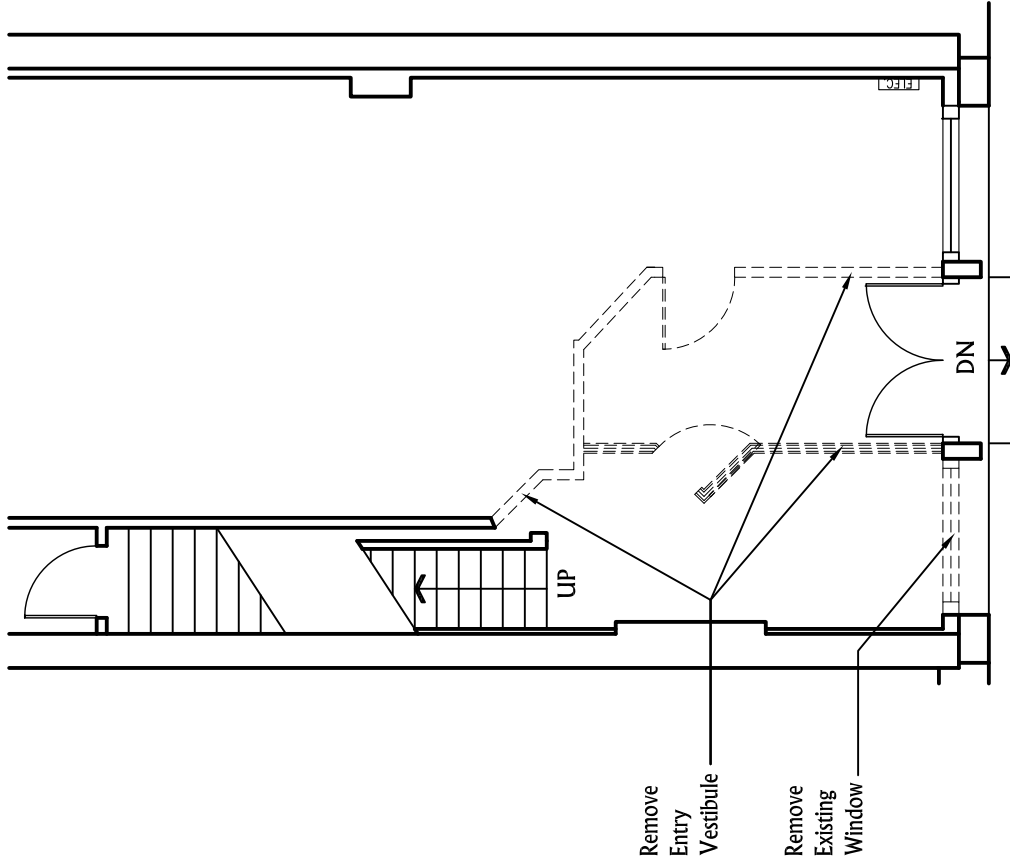
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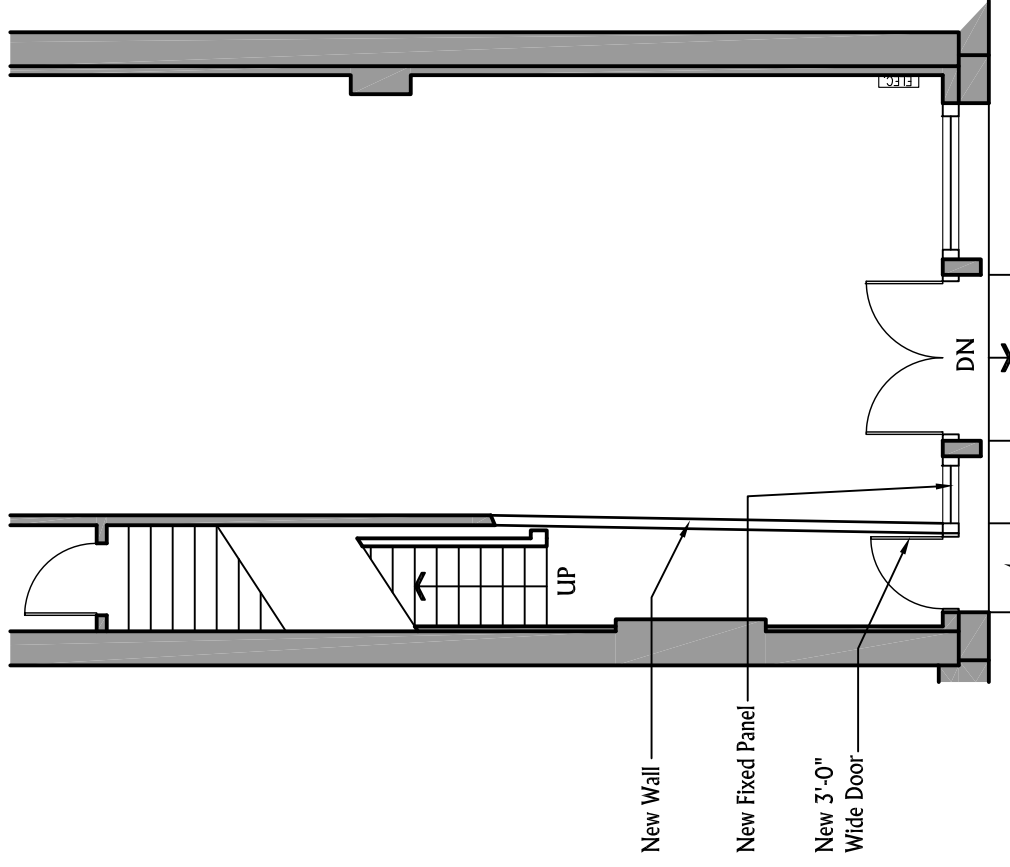


Entry Vestibule Plans - Double Door Option

123 West Jackson Avenue
Knoxville, Tennessee



Demolition Plan

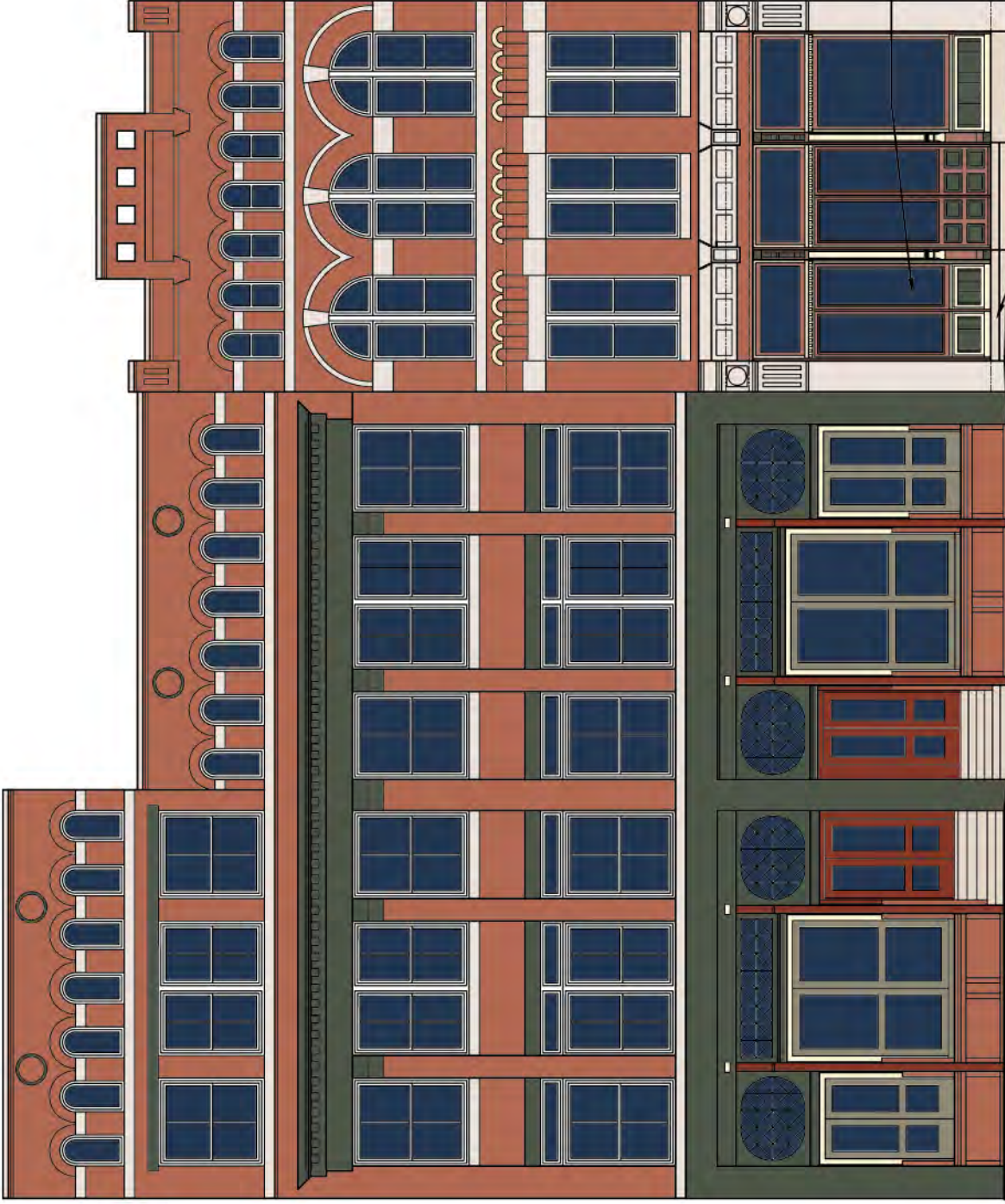


New Construction Plan

Entry Vestibule Plans - Single Door Option

123 West Jackson Avenue
Knoxville, Tennessee





127

125

123

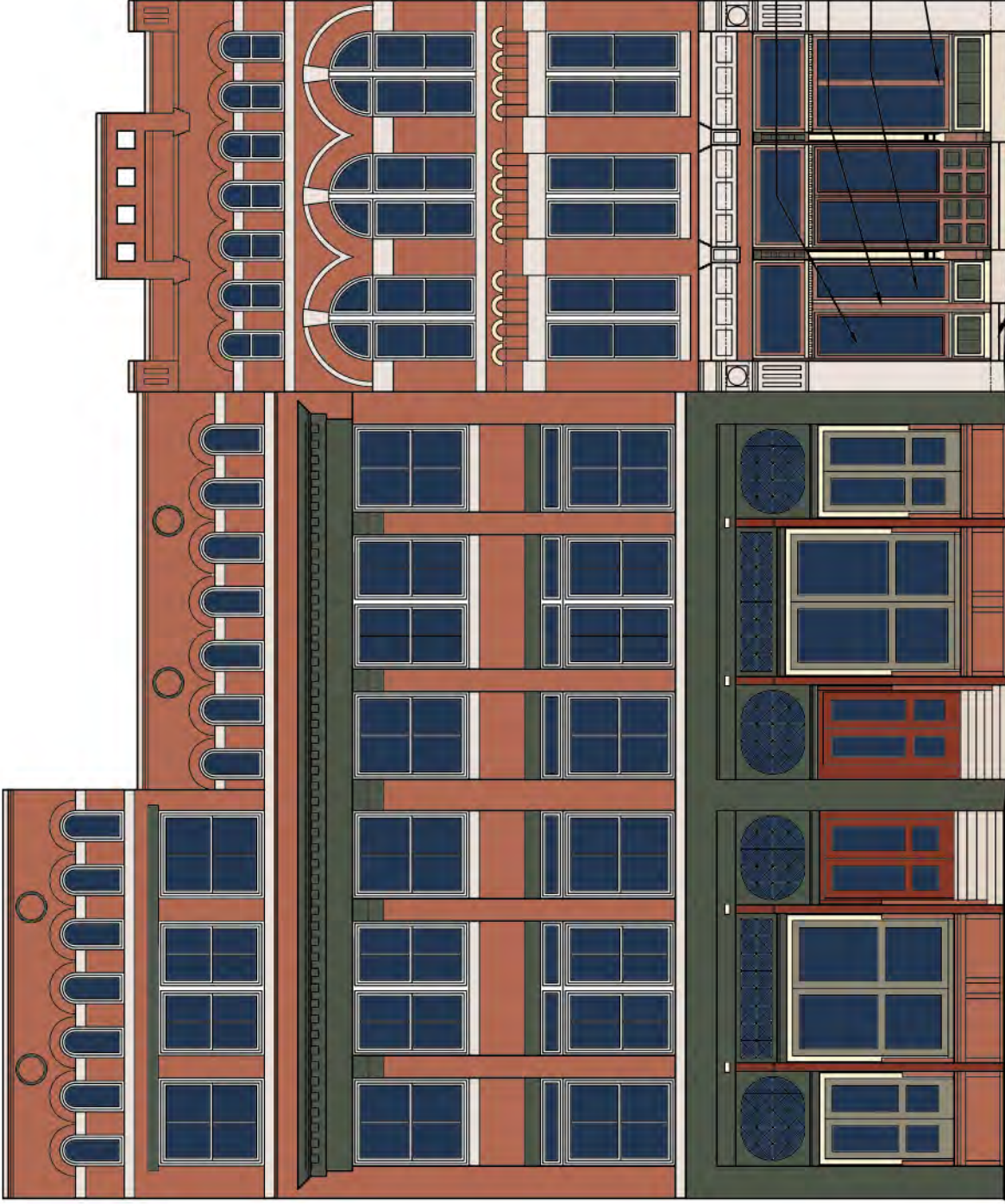
New Double Door

New Step

Front Elevation - Double Door Option
 127, 125, 123 West Jackson Avenue
 Knoxville, Tennessee

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 studio, llc



- New Single Door
- New Mullion
- New Fixed Panel
- New Trim Applied To Existing Glass
- New Step

127

125

123

Front Elevation - Single Door Option With Muntin

127, 125, 123 West Jackson Avenue

Knoxville, Tennessee

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127

125

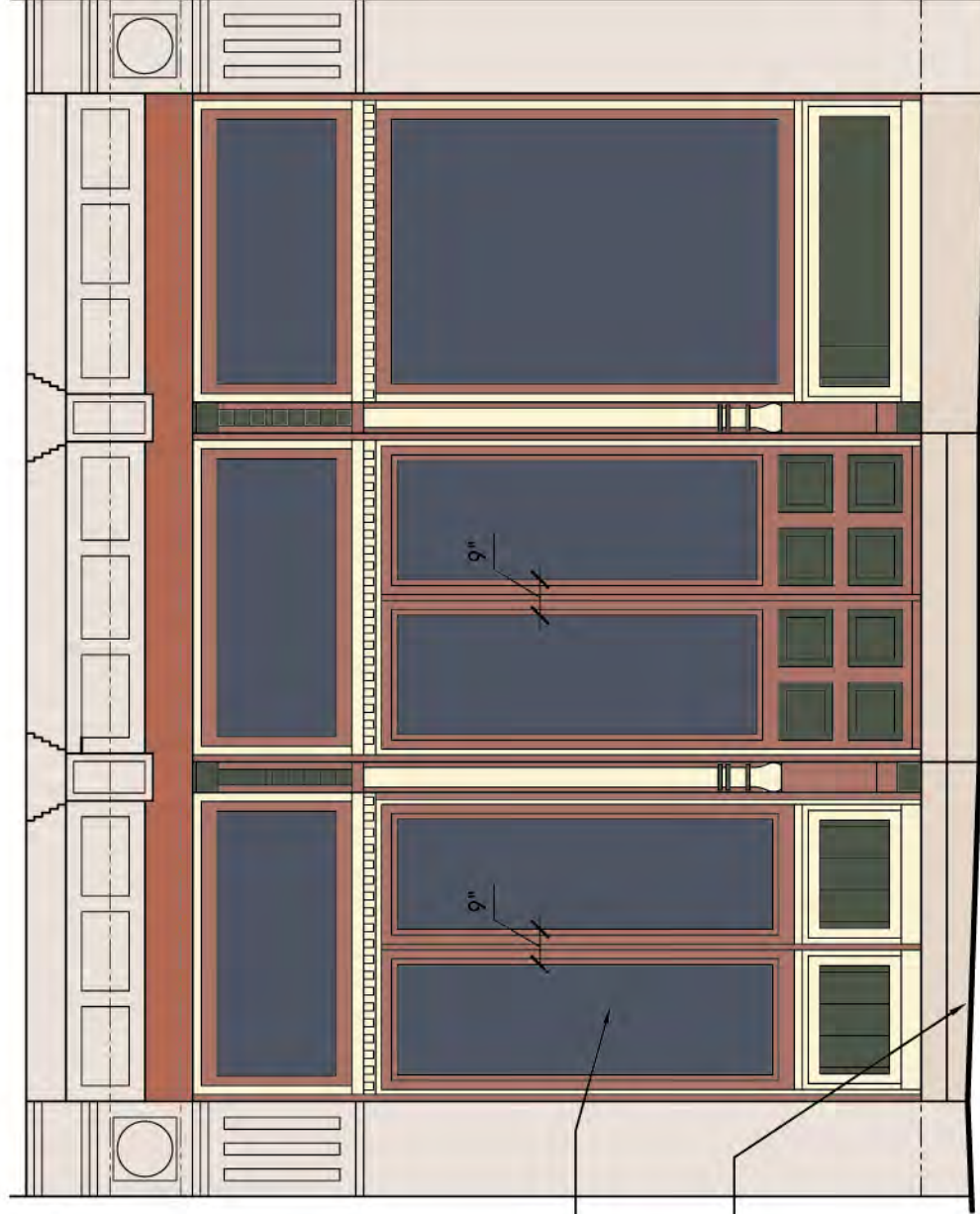
123

New Single Door
 New Mullion
 New Fixed Panel
 New Step

Front Elevation - Single Door Option Without Muntin
 127, 125, 123 West Jackson Avenue
 Knoxville, Tennessee



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New (2) 3'-0"
Wide Door w/ 1
1/4" Frame

New Step

Storefront Elevation - Double Door Option

123 West Jackson Avenue
Knoxville, Tennessee