



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

**PROPERTY ADDRESS:** 601 W Summit Hill Dr 37902  
**DISTRICT:** City Hall (former) Landmark H-1

**FILE NO.:** 7-H-16-HZ

**MEETING DATE:** 7/21/2016

**APPLICANT:** Frank Sparkman Architects Daniel Cooter (Architect)

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

**PROPERTY DESCRIPTION:** Classical (1899)

Two-story brick, low hipped metal roof, with large central dormers on the north and south planes. A pressed metal cornice with dentils and consoles is Classical in design and is repeated above the dormers. Seven bays wide and two bays deep, a stone water table and string coursing emphasize the major horizontal divisions of the building. The south elevation originally had recessed wooden porches (balconies) at both levels. These porches and the transoms and upper portions of all the windows have been infilled in brick to accommodate inappropriate metal windows. Rectangular in plan. National Register (1982).

► **DESCRIPTION OF WORK:**

Infill the open areas on first and second floors of the south side of the building with tall, narrow aluminum-clad double-hung windows with transoms above, similar to the original configuration as indicated in the documentary photographs submitted herein.

► **APPLICABLE DESIGN GUIDELINES:**

Secretary of the Interior's Standards for Rehabilitating Historic Buildings.

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.
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 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:**



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**STAFF FINDINGS:**

1. Guardrails are currently mounted in the recessed portion of the building, causing the recessed area to appear as an unenclosed area for exterior porches.
2. However, early photographs of the building (circa 1900-1921) when it was the Tennessee School for the Deaf hospital building (submitted with this application), indicate that the recessed area was infilled with windows during that time, depicting a sleeping porch.
3. The architect's office contacted a former staff person who worked in the building and who has conducted research on the history of the building. Information provided to her by a former student of the school confirmed that the recessed area was upfitted to be used as a sleeping porch at the time that she worked there (Provided by Amy Zucker on June 21st, 2016 - a former secretary who worked in the building during the 1970s when it was utilized for as City Hall).
4. The windows proposed for installation are not replicas of the formerly-installed windows; however, there is no record of the exact specifications for them. Staff believes the proposed windows sufficiently allude to the windows that were formerly present during the c. 1900-1920 period.
5. The HZC has approved aluminum-clad windows for non-single family residential buildings of a similar type as the subject building.

► **STAFF RECOMMENDATION:**

Based on the documentary photographs submitted and the oral history presented with this application, staff recommends approval of the proposal.

Certificate (File) No: 7-4-16-HZ

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

Please print all information:

1. **APPLICANT NAME:** DANIEL SCOTT COOPER / SPARKMAN + ASSOC. ARCHITECTS, INC.  
Address: 3991 MIDLAND AVENUE  
Telephone: 865-584-9885 E-mail address: daniel@sparkmanarchitect.com  
Relationship to Owner: CLIENT REPRESENTATIVE

2. **OWNER NAME:** LMU DUNCAN SCHOOL OF LAW  
Address: 601 W. SUMMIT HILL DR., KNOXVILLE, TN 37902  
Telephone: 865-545-5300 E-mail address: \_\_\_\_\_

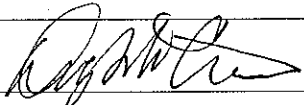
3. **LOCATION OF PROPERTY:**  
Address: 601 W. SUMMIT HILL DR. Tax ID/Lot/Parcel No: 0946C001

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.)

SEE ATTACHED DESCRIPTION OF WORK

6. **SIGNATURE OF APPLICANT:**  Date: 7/6/16

**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](mailto:Kaye.Graybeal@knoxmpc.org)  
Phone: (865) 215-3795

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Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			



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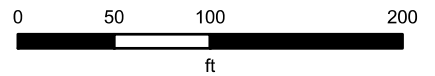
### 601 W. Summit Hill Drive

Duncan School of Law  
H-1 Overlay

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



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## DESCRIPTION OF WORK

LMU Duncan School of Law, 601 W. Summit Hill Dr.

Proposed work to historic Stair Building: To infill the open areas on first and second floors of the building, with tall, narrow double hung windows with transoms above, similar to the original configuration. The building currently has railings, as if the spaces were exterior porches. However, an early photograph of the building (circa 1900-1921) when it was the Tennessee School for the Deaf hospital building, shows the area infilled with windows, as if it were a sleeping porch. The architect's office contacted a person who used to work in the building and has been compiling historic information; she in turn had been contacted by a former student of the deaf school, and that former student confirmed that it was purpose-built as a sleeping porch.



Historic Photos: East Tennessee School for the Deaf Hospital Building, 1900-1921



Contemporary Photo of the building



Proposed Design



There are two existing structural columns (see contemporary photo on previous page). To make the windows appear uniform across the opening, as they are in the historic photos, we propose to infill with to match the columns in width. The windows (including transoms) are 9'-9 1/4" tall on the first floor, and 8'-8" tall on the second floor; they are approximately 36" wide.






# HardiePanel Siding

HardiePlank® Lap Siding	<input checked="" type="radio"/> HardiePanel® Vertical Siding	<input type="radio"/> HardieShingle® Siding								
<div data-bbox="393 1096 730 1801"></div> <div data-bbox="393 961 440 1050"><b>SMOOTH</b> <i>Evening Blue</i></div> <div data-bbox="448 604 574 1050"><table><tr><td>Thickness</td><td>5/16 in.</td></tr><tr><td>Size</td><td>4 ft. x 8 ft.    4 ft. x 9 ft.*    4 ft. x 10 ft.</td></tr><tr><td>Pcs./Pallet</td><td>50    50    50</td></tr><tr><td>Pcs./Sq.</td><td>3.2    2.8    2.5</td></tr></table></div> <div data-bbox="755 919 776 1050">Available Colors</div> <div data-bbox="803 346 1010 1050"></div> <div data-bbox="1075 592 1133 1045"><a href="#">View all HardiePanel Vertical Siding Products</a></div>			Thickness	5/16 in.	Size	4 ft. x 8 ft.    4 ft. x 9 ft.*    4 ft. x 10 ft.	Pcs./Pallet	50    50    50	Pcs./Sq.	3.2    2.8    2.5
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Pcs./Pallet	50    50    50									
Pcs./Sq.	3.2    2.8    2.5									
 JamesHardie Siding   Trim	ABOUT JAMES HARDIE	PRODUCTS	COLOR							

\*4 ft. x 9 ft. HardiePanel vertical siding only available primed.


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**4/4 SMOOTH**  
*Autumn Tan*

Thickness	.75 in.
Length	12 ft. boards
Width	1.65 in. 3.5 in. 5.5 in. 7.25 in. 9.25 in. 11.25 in.
Pcs./Pallet	405 322 184 138 115 92

Available Colors



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Siding | Trim

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Hospital sleeping porch from 1912;  
note the brick walls and the transom windows at the top of the window wall,  
similar to the historic photo of the Stair Building