



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

PROPERTY ADDRESS: 622 Deery St 37917
DISTRICT: Fourth and Gill H-1

FILE NO.: 3-B-16-HZ

MEETING DATE: 3/17/2016

APPLICANT: Jaime Huffaker (Owner)

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

PROPERTY DESCRIPTION: Queen Anne. (c. 1895)

Two-story frame with weatherboard wallcovering. Hipped roof with lower cross-gables, asphalt shingle roof covering, and heavy front bargeboard.

One-story one-half front porch with chamfered wood columns with sawn wood trim. Brick foundation. One interior offset brick chimney. Irregular plan.

► **DESCRIPTION OF WORK:**

LEVEL I

- Replace rotted siding in-kind, as needed
- Replace asphalt roof shingles in-kind
- Repoint brick foundation according to Preservation Technical Brief #9
- Repair original front and back doors
- Repair or replicate deteriorated wood features on front porch

LEVEL II

- Replace non-original windows with vinyl one-over-one double-hung windows on all sides of the house.
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► **APPLICABLE DESIGN GUIDELINES:**

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

Rehabilitation and New Construction

1. Vinyl and aluminum replacement windows should not be used.

 3. Storm windows are often considered when a homeowner wants to increase the heating and cooling efficiency of a building. Interior storm windows that cannot be seen from the street might be a better alternative. If exterior storm windows are used, the windows can be wood, or color clad metal to match the building's trim.

 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.
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COMMENTS:



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STAFF FINDINGS:

- 1) The original one-over-one windows were replaced by a previous owner prior to historic district establishment.
- 2) The current owner/applicant obtained a building permit for general repairs, but not for window replacement which occurred last month.
- 3) The current replacement windows are the appropriate configuration for the house: one-over-one double-hung. They are installed in original openings.
- 4) The applicant asserts that wooden windows would need to be custom-made, and has relayed the price of one estimate to staff. As a policy, the HZC and staff have typically asked for 3 estimates.

► **STAFF RECOMMENDATION:**

The Fourth and Gill Design Guidelines state that vinyl windows "should not be used." Therefore, staff cannot recommend approval; however, the HZC may make a finding that sufficient evidence has been provided to justify a waiver of the pertinent guideline in this particular case.

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

Please print all information

1. NAME OF APPLICANT: Jaime Huffaker
Address: 622 Deery, Knoxville, TN 37917
Telephone: (865) 742-4443 E-mail address: Huffaker310@att.net
Relationship to Owner: owner

2. NAME OF OWNER: same
Address: _____
Telephone: _____ E-mail address: _____

3. LOCATION OF PROPERTY:
Address: 622 Deery Tax ID/Lot/Parcel No: 094 DH027

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
- Level II Major replacement of materials or architectural elements; construction of addition or outbuilding; renewal of COA
- Level III Construction of a new primary building; subdivision of property
- Level IV Demolition or relocation of a contributing structure

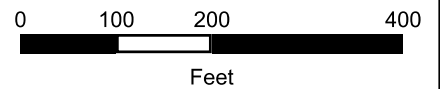
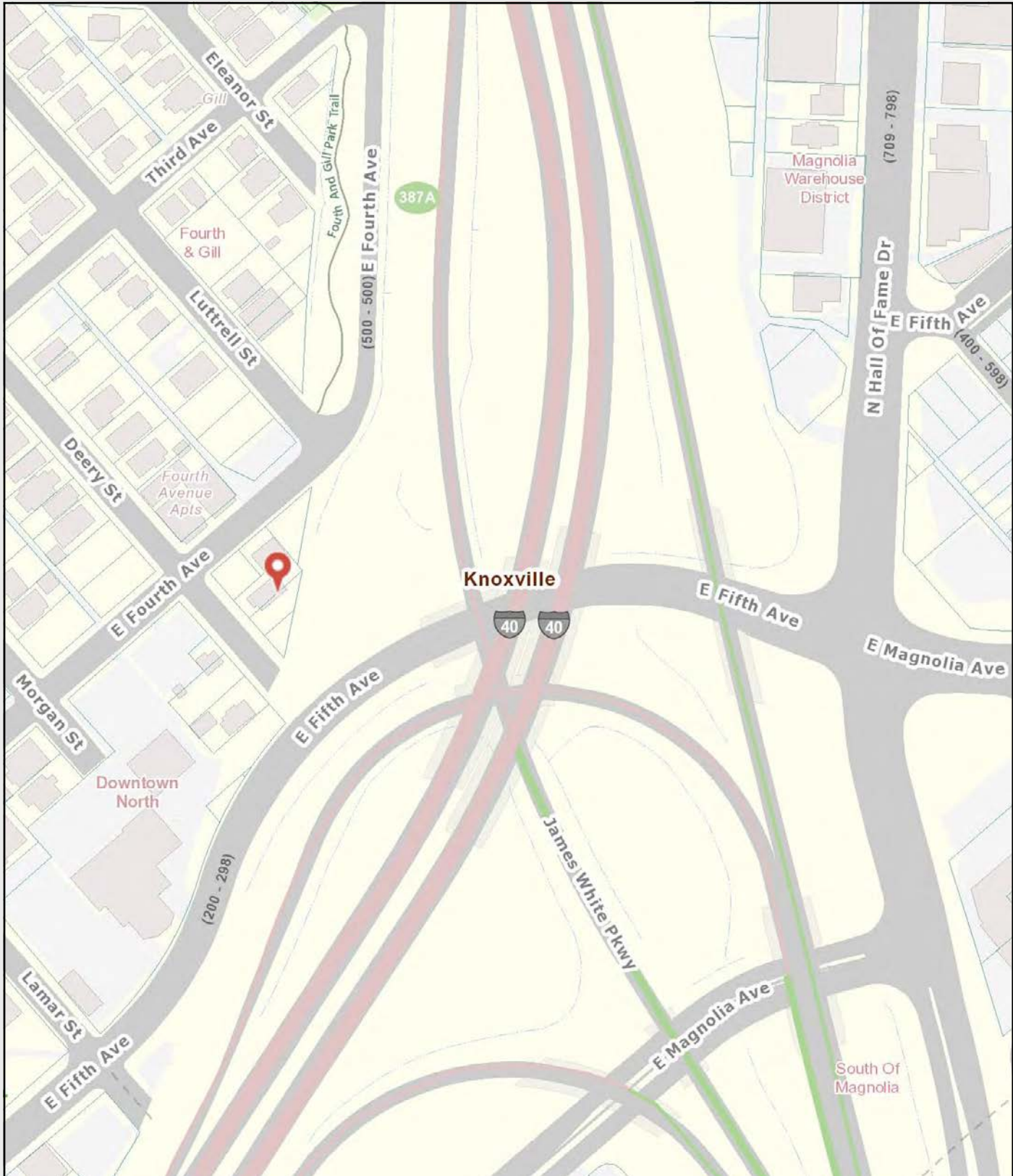
5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

Replace + upgrade windows
Double hung Jean-Weld, no grids
One stained glass/leaded glass in attic to replace vent

6. SIGNATURE OF APPLICANT: Jaime Huffaker Date: 2/10/16

Return application to: Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902. **Incomplete applications will not be accepted.**

FOR STAFF USE ONLY			
Date Received	<u>2/10/16</u>	Approved	Disapproved
Date Acted On		Approved As Modified	



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Permit # BU15-2052 Address: 622 DEERY ST KNOX
 Status: OPEN OWNER: MONDAY WILLIAM EUGENE III
 Date: 11/06/2015

Back Stop

Screen	Fees	Doc	People	Desc	Prop	Cond	Appr	OK	Loc	PHIN	Relate	Doc	GIS or
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Description for BU15-2052

Description:

GENERAL REPAIRS TO A SINGLE FAMILY RESIDENCE TO INCLUDE ROOFING, PAINT, SHEETROCK, WILL NOT INCLUDE ANY ELECTRICAL, GAS, MECHANICAL OR PLUMBING. NOT OWNER OCCUPIED.

PURCHASED BY ANDREW AND JAIME HUFFACKER ON OCTOBER 9, 2015

Update Reset Back Exit

ToolBar Order

IDE



622 Deery St. – Front elevation



622 Deery St. – Front gable wing showing now removed widows



622 Deery St. – NW elevation



622 Deery St. – SE elevation from adjacent vacant lot



622 Deery St. – Close-up of SE elevation



622 Deery St. – Close-up of boarded window openings on SE elevation



622 Deery St. – SE and rear addition elevation



622 Deery St. – Rear addition – back elevation



622 Deery St. – Metal window on SE side – now removed



622 Deery St. – Metal window on SE side – now removed



622 Deery St. – New vinyl window on 1st level – NW side



622 Deery St. – New vinyl window on 1st level – SE elevation



622 Deery St. – New vinyl window on 2nd level – NW side



622 Deery – New vinyl window on 1st level – front



622 Deery St. – Close-up of new vinyl window on NW side



622 Deery St. – Louvered attic vent to be repaired or replaced



622 Deery St. – Front porch to be repaired in-kind



622 Deery St. – Brick foundation to be repointed