



**KNOX COUNTY HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 2614 Thorngrove Pike 37914
DISTRICT: Individual H-1 Ramsey House

FILE NO.: 5-E-16-HZ

MEETING DATE: 5/19/2016
APPLICANT: Frank Sparkman (architect)
LEVEL OF WORK: Level II. Construction of additions

PROPERTY DESCRIPTION: Federal vernacular (1791)

The 1791 two-story Ramsey house is constructed of rough cut marble and blue limestone, the first stone house in Knox County. The house was built by Charleston architect Thomas Hope for Col. Francis Alexander Ramsey whose family became one of the most influential founding fathers of Knoxville.

▶ **DESCRIPTION OF WORK:**

Extend and widen gabled projection on east façade at entry. Add gabled bathroom addition to south façade. Remove shed addition on west (rear) facade and add larger shed-roofed storage addition. Add gabled porch addition to north façade. All additions are one-story and all roof pitches will match existing. All frame materials to match existing. Extend parking lot to north, away from the Ramsey House.

▶ **APPLICABLE DESIGN GUIDELINES:**

Secretary of the Interior's 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.
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.

COMMENTS:

The Ramsey House was placed on the National Register of Historic Places in 1969-70.



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DISTRICT: Individual H-1 Ramsey House

STAFF FINDINGS:

- 1) No changes to the historic Ramsey House are proposed.
- 2) The visitors' center is not historically significant.
- 3) The visitors' center cannot be seen from the public right-of-way.
- 4) The proposed changes to the visitors' center will not impact the Ramsey House.
- 5) The proposed changes of the visitor's center will not negatively impact the surrounding context of the Ramsey House.
- 6) All additions are proposed to be one-story and all roof pitches to match existing. All frame materials are proposed to match existing.

▶ STAFF RECOMMENDATION:

Staff recommends approval based on the compatibility of the additions with the existing structure, and based on the fact that the context of the Ramsey House will not be negatively impacted.



KNOXVILLE-KNOX COUNTY HISTORIC ZONING COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date Filed: 5/10/2016

File Number: 5-E-16-HZ

Application Accepted By: Kaye Graybeal

HZC Meeting Date: 5/19/2016

APPLICANT INFORMATION

Name: Frank Sparkman
Address: 3991 Midland Avenue Knoxville, TN 37919
Phone: 865.584.9885 **Email:** frank@sparkmanarchitect.com
Relationship to Owner: architect

OWNER INFORMATION

Name: Ramsey House Board of Directors Assoc. for the Preservation of TN Antiquities
Address: 2614 Thorngrove Pike Knoxville, TN 37914
Phone: 865-546-1851 **Email:** info@Ramseyhouse.org

LOCATION OF PROPERTY

Address: 2614 Thorngrove Pike 37914
District: Individual H-1 Ramsey House

LEVEL OF WORK

Level II. Construction of additions

DESCRIPTION OF WORK

Extend and widen gabled projection on east façade at entry. Add gabled bathroom addition to south façade. Remove shed addition on west (rear) facade and add larger shed-roofed storage addition. Add gabled porch addition to north façade. All additions are one-story and all roof pitches will match existing. All frame materials to match existing. Extend parking lot to north, away from the Ramsey House.

SIGNATURE OF APPLICANT

Date: _____

Return application to:

Knoxville-Knox County Historic Zoning Commission
Suite 403, City-County Building, 400 Main Street
Knoxville, Tennessee 37902

See Part 2 for submittal information requirements. Incomplete submittals will not be accepted.

PART 2 - INFORMATION REQUIRED FOR CERTIFICATE OF APPROPRIATENESS SUBMITTALS

A copy of all information submitted with an application must be retained by the Historic Zoning Commission. Incomplete submittals will not be accepted. All required information must be submitted before the application and fee will be accepted for the next available Historic Zoning Commission agenda. Checks mailed with an incomplete application will be returned.

A. EXTERIOR ALTERATION OR REPAIR

Check each work item for which approval is requested:

- | | | |
|--|--|--|
| <input type="checkbox"/> Accessory structure | <input type="checkbox"/> Masonry repair/painting | <input type="checkbox"/> Shutters |
| <input checked="" type="checkbox"/> Additions | <input type="checkbox"/> Material changes (wood, brick, metal, etc.) | <input type="checkbox"/> Siding |
| <input type="checkbox"/> Architectural feature | <input type="checkbox"/> Mechanical system unit | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Awning or canopy | <input type="checkbox"/> Parking lot or driveway paving | <input type="checkbox"/> Skylights or solar collectors |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Porch elements | <input type="checkbox"/> Storm windows or doors |
| <input type="checkbox"/> Doors | <input type="checkbox"/> Roofing | <input type="checkbox"/> Windows |
| <input type="checkbox"/> Guttering | <input type="checkbox"/> Satellite dish | <input type="checkbox"/> Other: |

Describe the proposed work in detail and include the following information:

- Sketches, photographs, manufacturer's specifications, illustrations, and detailed drawings are required for major changes in architectural features and materials.
- Samples, description, and specifications for proposed materials.

B. NEW CONSTRUCTION

Describe the proposed project in detail and include the following information:

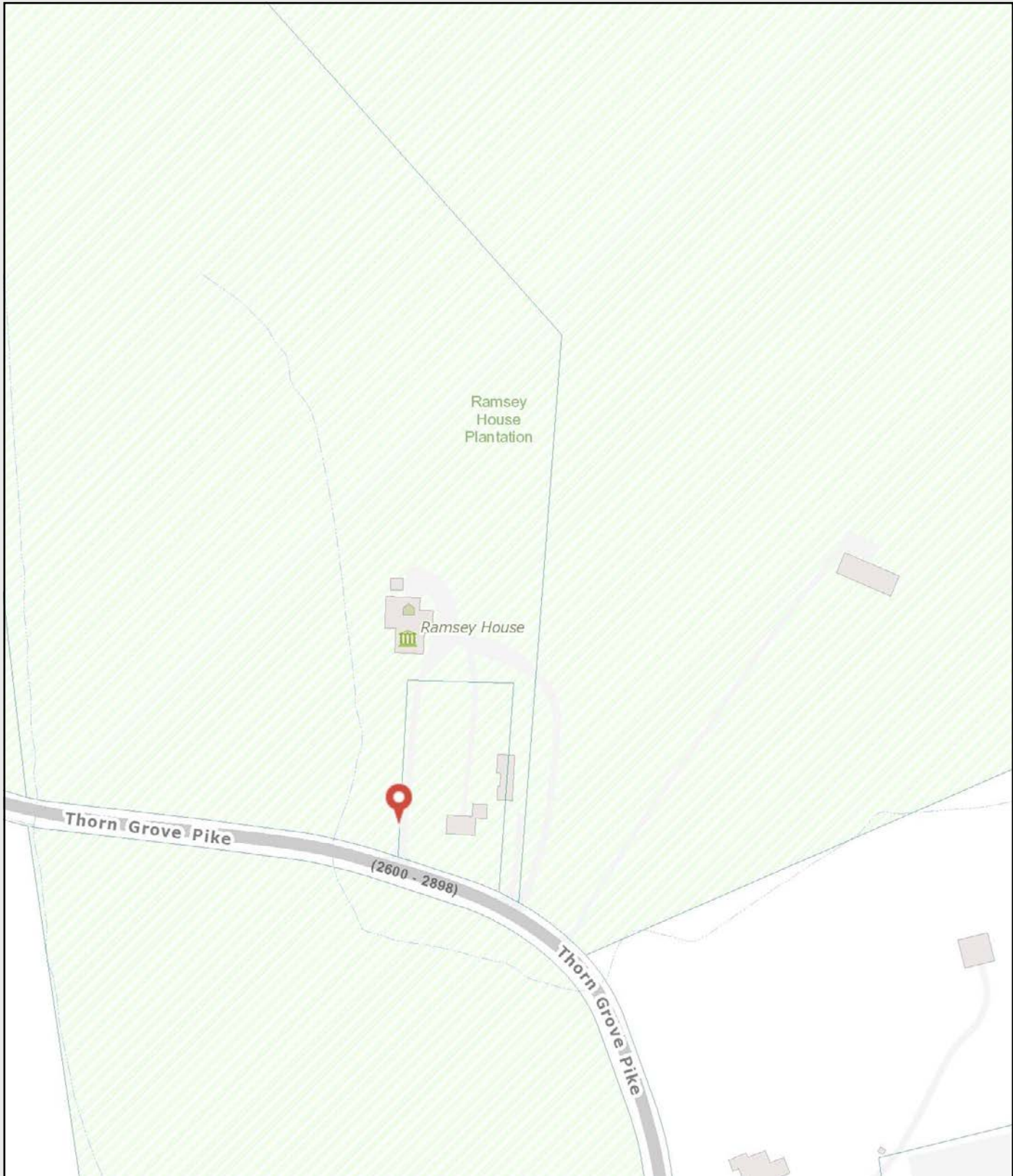
- Dimensioned site plan.
- Dimensioned elevation drawings that clearly show the exterior appearance of the project.
- Samples, description, and specifications for proposed materials and architectural features.
- Description and drawings or photographs of site improvements such as fences, walls, and sidewalks.

C. RELOCATION OF STRUCTURE

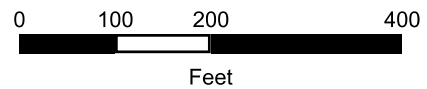
- Description of structure and its condition and reason for relocation.
- Photographs of the structure.
- Photographs and site plan of proposed location.
- Description of site features that will be disturbed such as topography, retaining walls, fences, trees.

D. DEMOLITION OF STRUCTURE

- Description of the condition of the structure and reason for proposed demolition.
- Photographs of overall structure and its details.



Ramsey House
2614 Thorngrove Pike

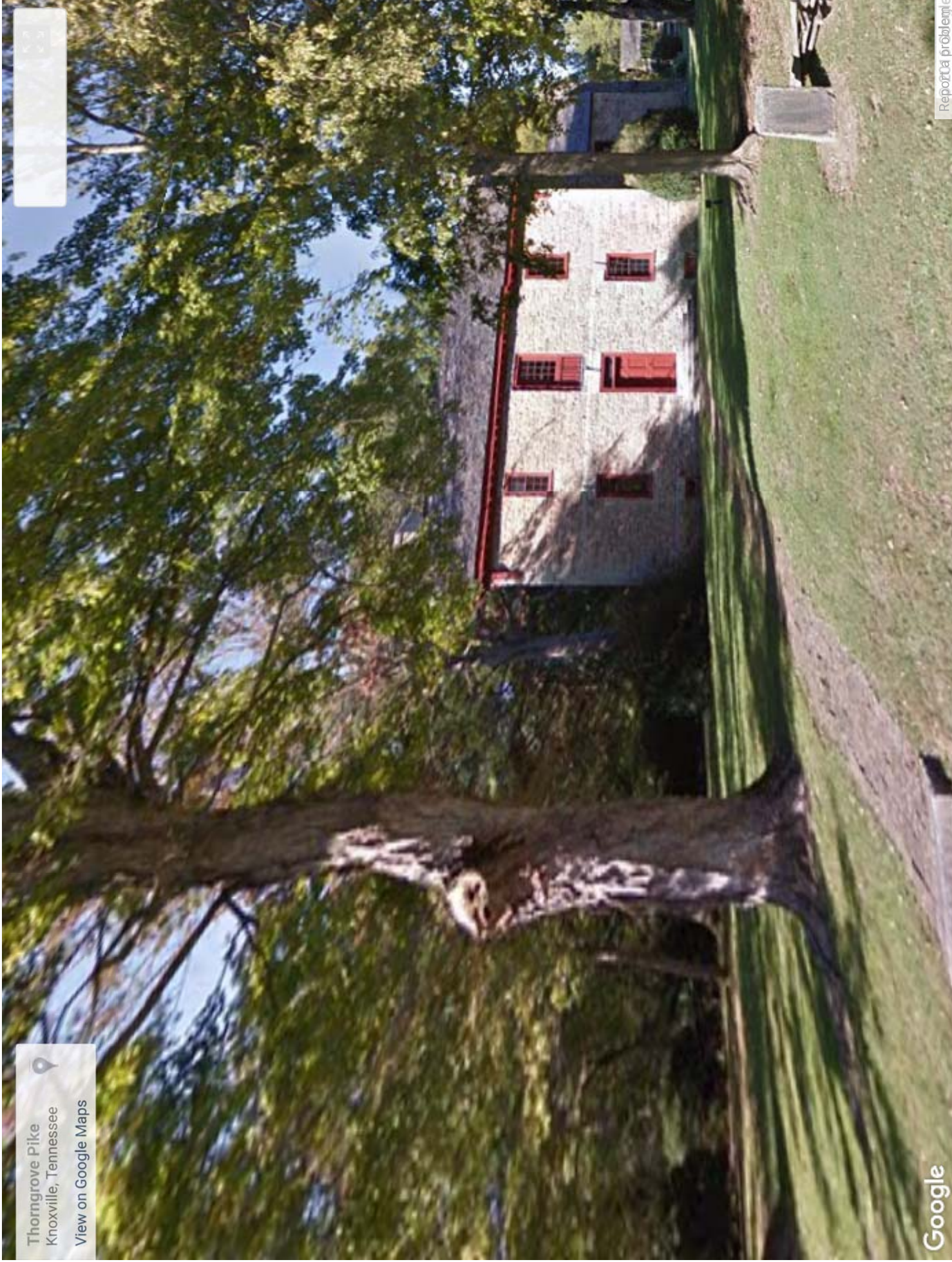


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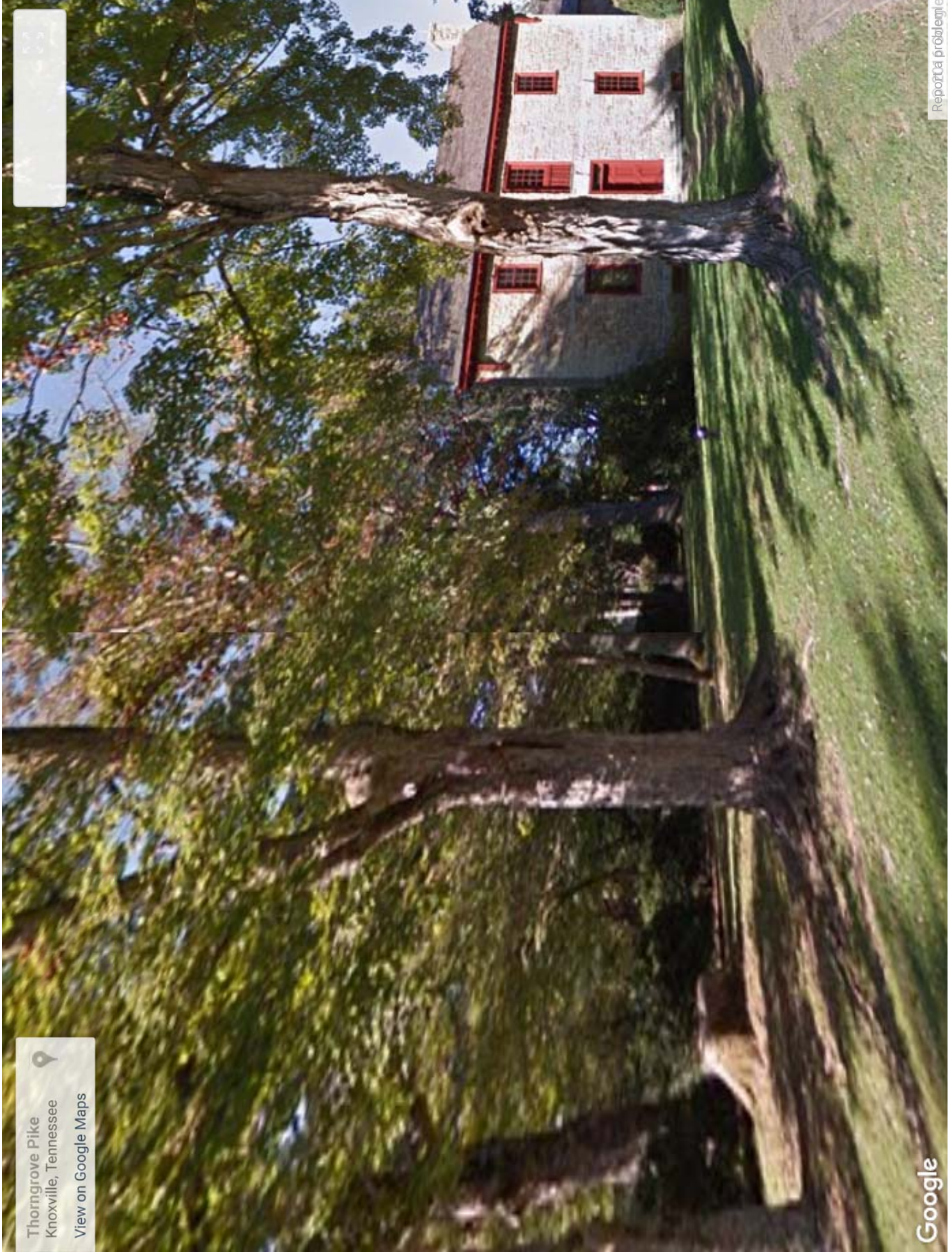
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Thorngrove Pike
Knoxville, Tennessee
View on Google Maps



Thorngrove Pike
Knoxville, Tennessee
[View on Google Maps](#)



ROOM LEGEND & FINISH SCHEDULE

NO.	ROOM	FLOOR	BASE	WALL	CEILING	CLG. HT.	REMARKS
01	ENTRY	CER. TILE	WOOD MATCH EXST'G.	GYF. BD. - PAINTED	GYF. BD. - PAINTED	8'-0"	
02	OFFICE	CARPET	WOOD MATCH EXST'G.	GYF. BD. - PAINTED	GYF. BD. - PAINTED	8'-0"	
03	CLOSET	CARPET	WOOD MATCH EXST'G.	GYF. BD. - PAINTED	GYF. BD. - PAINTED	8'-0"	
04	OFFICE	CARPET	WOOD MATCH EXST'G.	GYF. BD. - PAINTED	GYF. BD. - PAINTED	8'-0"	
05	GYF. SHOP	CER. TILE	WOOD MATCH EXST'G.	GYF. BD. - PAINTED	GYF. BD. - PAINTED	8'-0"	
06	MEETING ROOM	CARPET	WOOD MATCH EXST'G.	GYF. BD. - PAINTED	GYF. BD. - PAINTED	8'-0"	
07	CORRIDOR	VCT	WOOD MATCH EXST'G.	GYF. BD. - PAINTED	GYF. BD. - PAINTED	8'-0"	
08	WOMEN'S RESTROOM	VCT	WOOD MATCH EXST'G.	GYF. BD. - PAINTED	GYF. BD. - PAINTED	8'-0"	
09	VESTIBULE	VCT	WOOD MATCH EXST'G.	GYF. BD. - PAINTED	GYF. BD. - PAINTED	8'-0"	
10	DRESSING	CARPET	WOOD MATCH EXST'G.	GYF. BD. - PAINTED	GYF. BD. - PAINTED	8'-0"	
11	JANITOR	VCT	WOOD MATCH EXST'G.	GYF. BD. - PAINTED	GYF. BD. - PAINTED	8'-0"	
12	RESTROOM	VCT	WOOD MATCH EXST'G.	GYF. BD. - PAINTED	GYF. BD. - PAINTED	8'-0"	
13	KITCHEN	VCT	WOOD MATCH EXST'G.	GYF. BD. - PAINTED	GYF. BD. - PAINTED	8'-0"	
14	STORAGE	VCT	WOOD MATCH EXST'G.	GYF. BD. - PAINTED	GYF. BD. - PAINTED	8'-0"	
15	GENERAL STORAGE	CONC.	WOOD MATCH EXST'G.	GYF. BD. - PAINTED	GYF. BD. - PAINTED	8'-0"	
16	MEET/BOARD ROOM	CARPET	WOOD MATCH EXST'G.	GYF. BD. - PAINTED	GYF. BD. - PAINTED	8'-0"	
17	MECH. REL.	CONC.	WOOD MATCH EXST'G.	GYF. BD. - PAINTED	GYF. BD. - PAINTED	8'-0"	
18	PORCH	CONC.	WOOD MATCH EXST'G.	WOOD PAINTED	WOOD PAINTED	8'-0"	
19	FUTURE PORCH	CONC.	WOOD MATCH EXST'G.	WOOD PAINTED	WOOD PAINTED	8'-0"	
200							EXPOSED TO DECK

NOTES:
 1. INTERIOR FINISHES MUST COMPLY WITH SECTION 9011.2002 B02
 2. ALL FINISHES TO MATCH EXISTING UNLESS OTHERWISE NOTED.

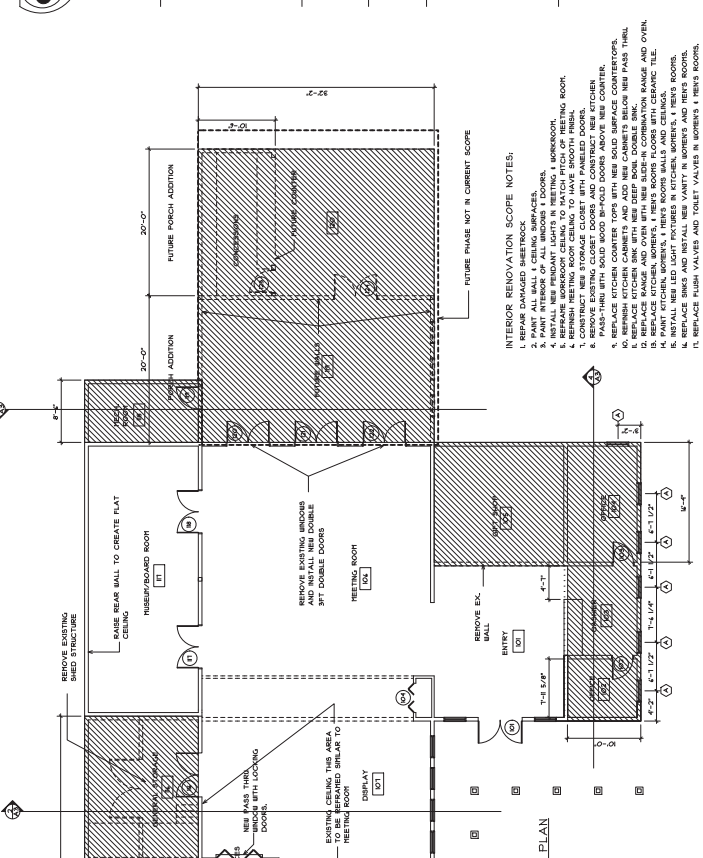
DOOR SCHEDULE

NO.	TYPE	SIZE (MINI)	DESCRIPTION	FRAME	HARDWARE	RATING	DETAILS	REMARKS
01	A	12'-0" x 4'-0" x 1-3/4"	EXISTING	WOOD	DOT			
02	B	8'-0" x 4'-0" x 1-3/4"	EXISTING WOOD 2 PANEL REGLACED	WOOD	PRIVATE			
03	B	8'-0" x 4'-0" x 1-3/4"	EXISTING WOOD 2 PANEL REGLACED	WOOD	PRIVATE			
04	B	8'-0" x 4'-0" x 1-3/4"	EXISTING WOOD 2 PANEL REGLACED	WOOD	PRIVATE			
05	B	8'-0" x 4'-0" x 1-3/4"	EXISTING TO REFRAN	WOOD	PRIVATE			
06	B	8'-0" x 4'-0" x 1-3/4"	EXISTING TO REFRAN	WOOD	PRIVATE			
07	B	8'-0" x 4'-0" x 1-3/4"	EXISTING TO REFRAN	WOOD	PRIVATE			
08	B	8'-0" x 4'-0" x 1-3/4"	EXISTING TO REFRAN	WOOD	PRIVATE			
09	B	8'-0" x 4'-0" x 1-3/4"	EXISTING TO REFRAN	WOOD	PRIVATE			
10	B	8'-0" x 4'-0" x 1-3/4"	EXISTING TO REFRAN	WOOD	PRIVATE			
11	B	8'-0" x 4'-0" x 1-3/4"	EXISTING TO REFRAN	WOOD	PRIVATE			
12	B	8'-0" x 4'-0" x 1-3/4"	EXISTING TO REFRAN	WOOD	PRIVATE			
13	B	8'-0" x 4'-0" x 1-3/4"	EXISTING TO REFRAN	WOOD	PRIVATE			
14	B	8'-0" x 4'-0" x 1-3/4"	EXISTING TO REFRAN	WOOD	PRIVATE			
15	B	8'-0" x 4'-0" x 1-3/4"	EXISTING TO REFRAN	WOOD	PRIVATE			
16	B	8'-0" x 4'-0" x 1-3/4"	EXISTING TO REFRAN	WOOD	PRIVATE			
17	B	8'-0" x 4'-0" x 1-3/4"	EXISTING TO REFRAN	WOOD	PRIVATE			
18	B	8'-0" x 4'-0" x 1-3/4"	EXISTING TO REFRAN	WOOD	PRIVATE			
19	B	8'-0" x 4'-0" x 1-3/4"	EXISTING TO REFRAN	WOOD	PRIVATE			
20	B	8'-0" x 4'-0" x 1-3/4"	EXISTING TO REFRAN	WOOD	PRIVATE			
21	B	8'-0" x 4'-0" x 1-3/4"	EXISTING TO REFRAN	WOOD	PRIVATE			
22	B	8'-0" x 4'-0" x 1-3/4"	EXISTING TO REFRAN	WOOD	PRIVATE			
23	B	8'-0" x 4'-0" x 1-3/4"	EXISTING TO REFRAN	WOOD	PRIVATE			
24	B	8'-0" x 4'-0" x 1-3/4"	EXISTING TO REFRAN	WOOD	PRIVATE			

NOTES:
 1. RATED DOORS TO HAVE RATED FRAMES AND HARDWARE.

WINDOW SCHEDULE

TYPE	FRAME SIZE (R x H)	DESCRIPTION	OPERINGS	GLL HEIGHT	REMARKS
01	3'-0" x 4'-0"	RELOCATED EXIST. WOOD DOUBLE HUNG NO UNFINED JTB'S STRAPLE GLAZING	4	WF. AFF	VERIFY HILL NOT.



DATE: Wednesday, April 20, 2008
 \\\PANEL_1\Finish_Schedule-2-Rev.dwg
 DATE & TIME OF LAST FILE SAVE

SPARKMAN & ASSOCIATES, INC.
 ARCHITECTS, INC.
 1500 WILSON BLVD
 KNOXVILLE, TN 37919
 (615) 584-8885
 FAX: 584-9766
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RAMSEY HOUSE VISITOR CENTER ADDITIONS & RENOVATIONS
 2614 HORN GROVE PIKE
 KNOXVILLE, TN 37914
 project no: 0808-B
 sheet no: 08
 checked by: FS
 date: APRIL 17, 2008
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sheet no: **A-2**
 FLOOR PLANS & SCHEDULES
 note AS NOTED
 file name: A-2 Floor Plans

- INTERIOR RENOVATION SCOPE NOTES:**
- REPAIR DAMAGED SHEETROCK
 - INSTALL NEW PENDANT LIGHTS IN MEETING & WORKROOM
 - PAINT ATTIC OF ALL WORKROOMS LOOKING
 - REFINISH MEETING ROOM CEILING TO HAVE SMOOTH FINISH
 - CONTRACT NEW STORAGE CLOSET WITH PANELED DOORS
 - PAINT-TRIM WITH SOLID WOOD BI-FOLD DOORS ABOVE THE COUNTER
 - REPLACE KITCHEN COUNTER TOPS WITH NEW SOLID SURFACE COUNTERTOPS
 - REPLACE KITCHEN SINK WITH NEW DEEP BOWL DOUBLE SINK
 - REPLACE KITCHEN SINK WITH NEW DEEP BOWL DOUBLE SINK
 - REPLACE KITCHEN SINKS, MEN'S ROOMS FLOORS WITH CERAMIC TILE
 - PAINT KITCHEN, WORKERS, MEN'S ROOMS WALLS AND CEILING
 - REPLACE KITCHEN, WORKERS, MEN'S ROOMS WALLS AND CEILING
 - REPLACE SINKS AND INSTALL NEW VANITY IN WORKERS & MEN'S ROOMS
 - INSTALL NEW PHENOLIC TOILET PARTITIONERS IN WORKERS & MEN'S ROOMS

ABOUT THE HOUSE

7, Ramsey House sits on over 100 acres of Ramsey farmland. Once known as the "finest house in the county," it is constructed of rough cut pink marble and limestone. The home was built by Charleston Thomas Hope for Col. Francis Alexander Ramsey and his family. It became one of the most influential founding homes in Knoxville. The house boasts the first attached porch in East Tennessee and has unique architectural details seen in Tennessee's pioneer frontier. Ramsey House is furnished with period furnishings, some of which were owned by the Ramsey family, and is rich in the history of this region.



*you join us in keeping
our heritage alive for the next
generations? Partner with
us in our celebration
of living and making
history in East Tennessee.*

RAMSEY HOUSE is listed on the National Register of Historic Places & is administered by the Association for the Preservation of Tennessee Antiquities, Knoxville Chapter.

RAMSEY HOUSE PLANTATION

THORNGROVE PIKE
KNOXVILLE, TENNESSEE

FACILITIES.

- For your special event we offer:
- Tours of the historic home at reduced rates.
 - Scenic 100 acre grounds with outside power & plenty of free parking.
 - Handicap accessibility to Visitor Center, gift shop, & restrooms.

HOURS.

Open year round
Tuesday – Saturday.....10am-4pm
Sunday.....12pm-4pm
(Closed special holidays)

ADMISSION.

Adult - \$7
AAA members - \$6
Ages 6-18 - \$5
Ages 6 and under - no charge

CHILDREN.

We would love to host your next tour group, senior activities group, Scout troop activity, church group, or classroom learning experience, wedding, shower or rehearsal dinner!*
Please call for further information.

***Special tour rates apply;
please call 865-546-0745 for details.**



Ramsey House is administered by the Knoxville Chapter of the Association for the Preservation of Tennessee Antiquities (APTA).

www.ramseyhouse.org

Funded in part by a grant from the Tennessee Department of Tourist Development.

PHOTOGRAPHY: ©2002. Robert Batey Photography



*Much more than your
typical historic home...*



William Balne Alexander Ramsey
was born the 26th of March 1799
Francis Alexander Ramsey
was born the 24th of May 1790
Francis Alexander Ramsey
was born the 18th of August 1796

FRANCIS RAMSEY



OUR PROGRAMS

LIVING HISTORY

With over 100 acres, Ramsey House is the perfect site for large outdoor events. One is the Skirmish on the Holston, a Living Civil War History Weekend. This event consists of an encampment of period re-enactors and daily skirmishes, as well as other period demonstrations. The setting seems so real; it transports one back in time to this tragic, heroic, period in our nation's history. These sorts of exciting events are great educational tools for all ages as they bring our past to life.

EDUCATION

Education continues to be a leading component of the Ramsey House mission, and our partnership with Beaumont Elementary as a hands-on history learning facility for its museum school has been an outstanding addition to our educational program. All students are welcome to visit Ramsey House for a learning experience!

COUNTRY MARKET

For nearly half a century, Ramsey House has held one of the area's premier fall festivals. Country Market showcases fine antiques, arts, crafts, plants, period demonstrations, and more; and this is a major fundraiser for Ramsey House.

HEIRLOOM GARDENS

Started by Master Heirloom Gardener John Coykendall, our heirloom seed program has overlapped into virtually every other activity at Ramsey House, and we are particularly proud to have it as an addition to our education program.

WORKSHOPS

The workshops at Ramsey House are as much fun as they are educational! Wreath-making, chair-caning, quilting, and heirloom gardening are a few favorites.



the historic Ramsey House



Built in 1797, Ramsey House sits on over 100 acres of original Ramsey farmland. Once known as the "finest house in Tennessee," it is constructed of rough cut pink marble and blue limestone. The home was built by Charleston architect Thomas Hope for Col. Francis Alexander Ramsey whose family became one of the most influential founding families of Knoxville.

The house boasts the first attached kitchen in East Tennessee and has unique architectural features unseen in Tennessee pioneer frontier. Ramsey House is furnished with period furnishings, some of which are original to the Ramsey family, and is rich in the history and culture of this region.

