



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

**PROPERTY ADDRESS:** 2341 Jefferson Ave 37917

**FILE NO.:** 2-D-17-HZ

**DISTRICT:** Edgewood-Park City H-1

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**MEETING DATE:** 4/20/2017

**APPLICANT:** James Reynolds Linden Ave. Baptist Church (Contractor)

**LEVEL OF WORK:** Construction of covered entrance and accessibility ramp

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**PROPERTY DESCRIPTION:** Colonial Revival -Neo-traditional -1954

Front-gabled symmetrical brick façade. Double-leaf central front doors. Full façade pedimented front porch supported by four rectangular columns with Doric trim. Wide concrete front steps. Round-arched stained-glass windows with fanlights in arches. Clabboard central steeple. (Noncontributing)

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► **DESCRIPTION OF WORK:**

Construct 7'-2" - wide wood-frame covered walkway from the edge of the Spruce Avenue public sidewalk to an existing pair of exterior doors on east side of building. The side setback of the main building from the sidewalk is 19'-10". The walkway would be situated approximately 80 feet back from the edge of the sidewalk in front of the building which faces Jefferson Avenue. Gabled roof at 4/12 pitch covered with asphalt shingles and supported by three 6x6 painted wooden posts on each side (total height =8'-5"). There is an existing concrete slab at the east entrance. Handrail to be beveled 2x6 with built-in wooden benches with horizontal wood-slat backs along each side. Construct concrete accessibility ramp (~5 feet long and 4 feet wide) parallel to Spruce Avenue sidewalk on east side leading to the covered walkway. Ramp to be surrounded by a low 6-inch wide concrete curb. Underpinning to be perpendicular 1x1-inch framed wood lattice screens. All wooden components to be painted (white).

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► **APPLICABLE DESIGN GUIDELINES:**

Edgewood-Park City Design Guidelines, adopted by the Knoxville City Council on July 29, 1997.

**NEW CONSTRUCTION AND ADDITIONS**

- 2) Relate the size and proportions of new structures to the scale of adjacent buildings.
  - 4) Relate the vertical, horizontal or non-directional facade character of new construction to the directional alignment of nearby buildings.
  - 5) Relate the roof forms of the new construction to those found in the area, duplicating existing roof shapes and pitches.
  - 9) The materials used for new construction will be consistent in appearance with existing historic building materials along the street.
  - 11) Do not reproduce the styles, motifs or details of historic older architecture.
  - 12) New additions must be located at the rear or on an inconspicuous side of a building, limiting the size and scale in relation to the historic building.
  - 13) New additions must be designed so that it is clear what is new and what is old, but must be compatible in terms of mass, materials, size, texture, scale, relationship of solids to voids and color.
  - 14) New additions shall not alter the basic character of the building, or cause a lessening of historic character.
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**COMMENTS:**



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The City's Building Inspections Department determined that before final approval can be issued for this project, it will require drawings stamped and sealed by an architect or engineer due to occupancy over 50. Before the church incurred this expense, representatives sought feedback from the HZC and staff at the 3/16/17 meeting on the size, shape, materials, and location of the covered entry and accessibility ramp. The structure is partially constructed and has received a stop-work order due to the lack of required permits. The structure has received a setback variance from BZA. A setback variance is not needed for the proposed accessibility ramp along the sidewalk.

**STAFF FINDINGS:**

- 1) The church building is noncontributing in the Edgewood-Park City H-1.
- 2) There is an existing sloped concrete slab and handrail on the east side of the church (toward the rear) in the proposed project location. The existing concrete ramp is to remain.
- 3) The applicant will remove the existing structure overhang projecting over the public sidewalk, to bring that aspect of the project into code compliance.
- 4) The roof form and pitch matches that of the existing main building.
- 5) The height of the addition is lower than the existing main buildings.
- 6) The wood materials (to be painted white) and asphalt roof shingles proposed for the addition are consistent in appearance with those on the existing building.
- 7) The addition is located on the east side of the building, and is not visible when approaching from the west, but is visible from all other directions, especially since the building is located on a corner lot. The addition is located closer to the rear of the side of the building.
- 8) The addition will remain open-sided which will lessen the impact of its massing relative to the existing church building, and keep it distinct from the existing building.
- 9) The addition will not cause a lessening of character. Although the building is listed as non-contributing due to its late age, it could be considered contributing in future surveys.
- 10) The wood-framed 1x1 perpendicular lattice panels underpinning beneath the built-in benches, is appropriate to screen the underside of the structure and to visually anchor the structure to the ground.
- 11) The covered entrance and ramp do not have the appearance of permanent additions with a brick foundation.

**► STAFF RECOMMENDATION:**

Staff recommends approval of the walkway and ramp as proposed in the revised drawings dated 3/30/2017.



KNOXVILLE-KNOX COUNTY HISTORIC ZONING COMMISSION

# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date Filed: 1/3/2017

File Number: 2-D-17-HZ

Application Accepted By: Kaye Graybeal

HZC Meeting Date: 1/19/2017

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## APPLICANT INFORMATION

Name: James Reynolds, Linden Ave. Baptist Church  
Address: 6442 Thorngrove Pike Knoxville, TN 37914  
Phone: 865-556-7305 Email:  
Relationship to Owner: Contractor

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## OWNER INFORMATION

Name: Linden Ave. Baptist Church  
Address: 2341 Jefferson Ave Knoxville, TN 37917  
Phone: Email:

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## LOCATION OF PROPERTY

Address: 2341 Jefferson Ave 37917  
District: Edgewood-Park City H-1

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## LEVEL OF WORK

Level I. Installation of accessibility ramp

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## DESCRIPTION OF WORK

Construct covered walkway on east side of building from the sidewalk to an existing pair of exterior doors. Gabled roof at 4/12 pitch covered with metal panels and supported by 6x6 painted 3 wooden posts on each side. Handrail to be beveled 2x6 with built-in beveled wooden benches along the sides. Construct accessibility ramp parallel 4 to 6 feet long (4 feet wide) to sidewalk on east side leading to the walkway. Ramp to have wooden balustrade with 2x2 balusters and beveled handrail. Balusters edges to be between 2x4 trim. All wooden components to be painted (white).

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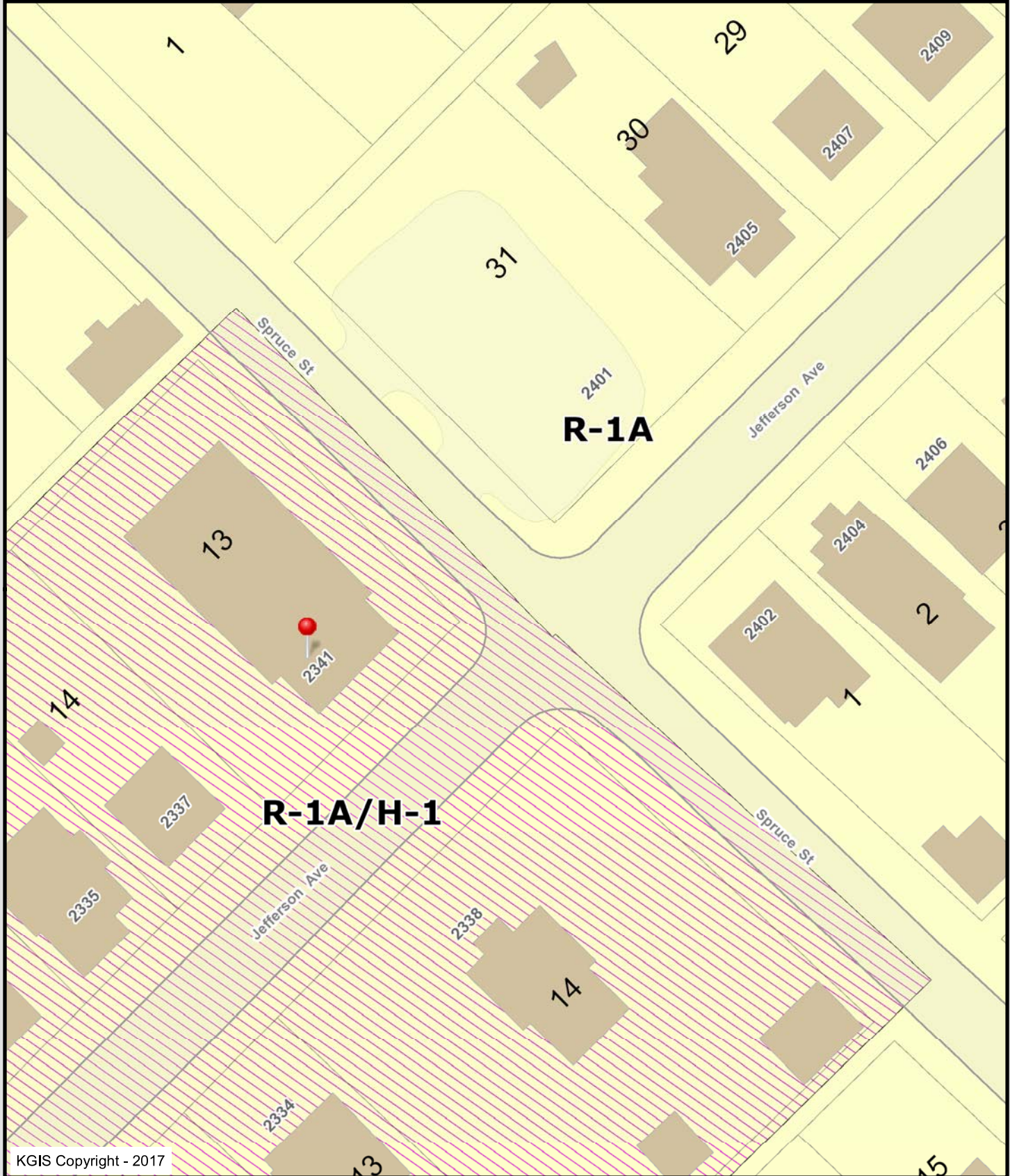
SIGNATURE OF APPLICANT

Date: JAN 3, 2017

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.



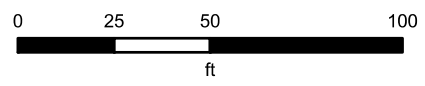
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**2341 Jefferson Avenue**

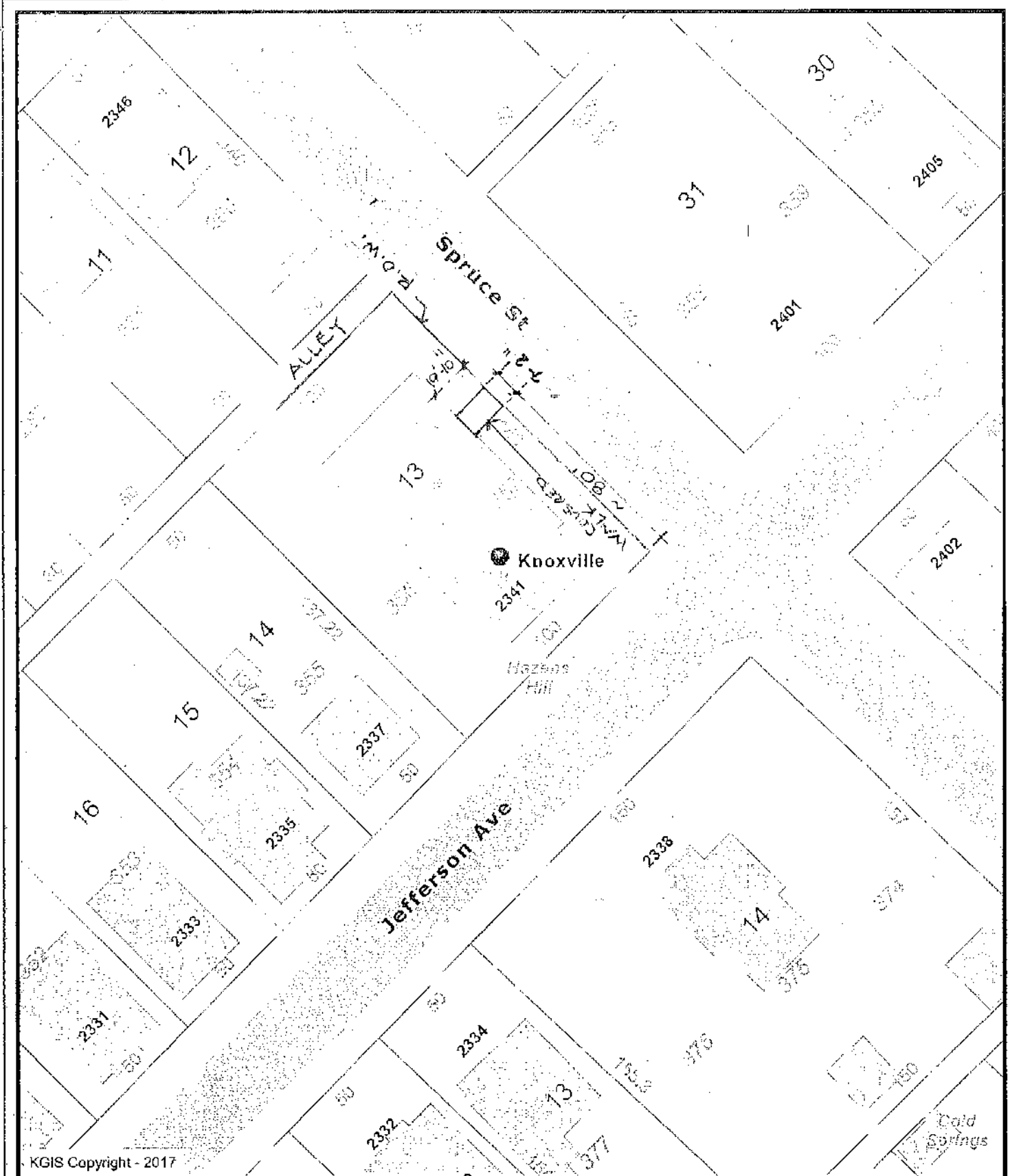
Linden Street Baptist Church  
Edgewood-Park City H-1

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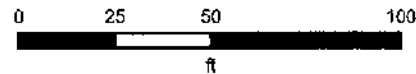
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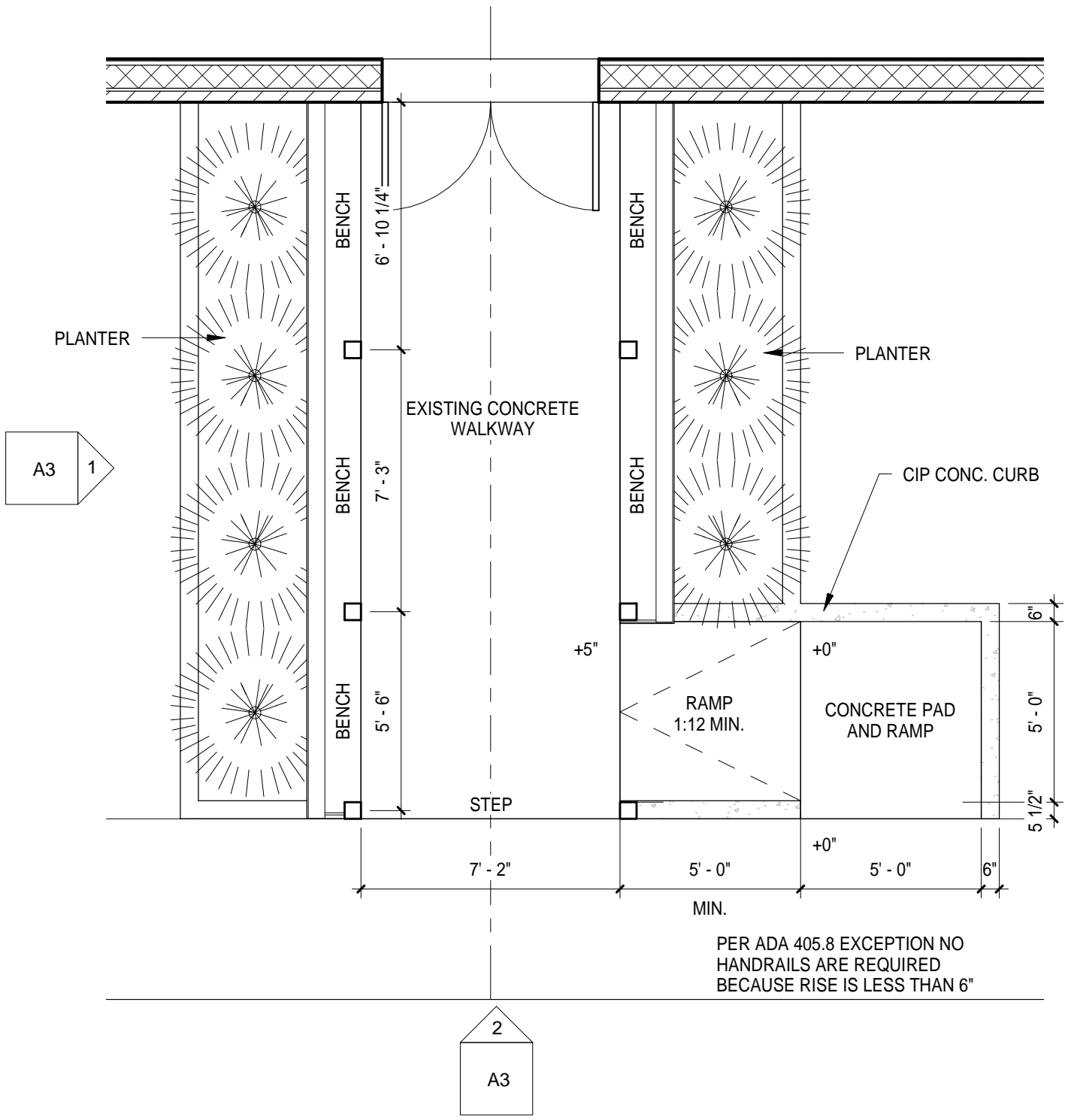
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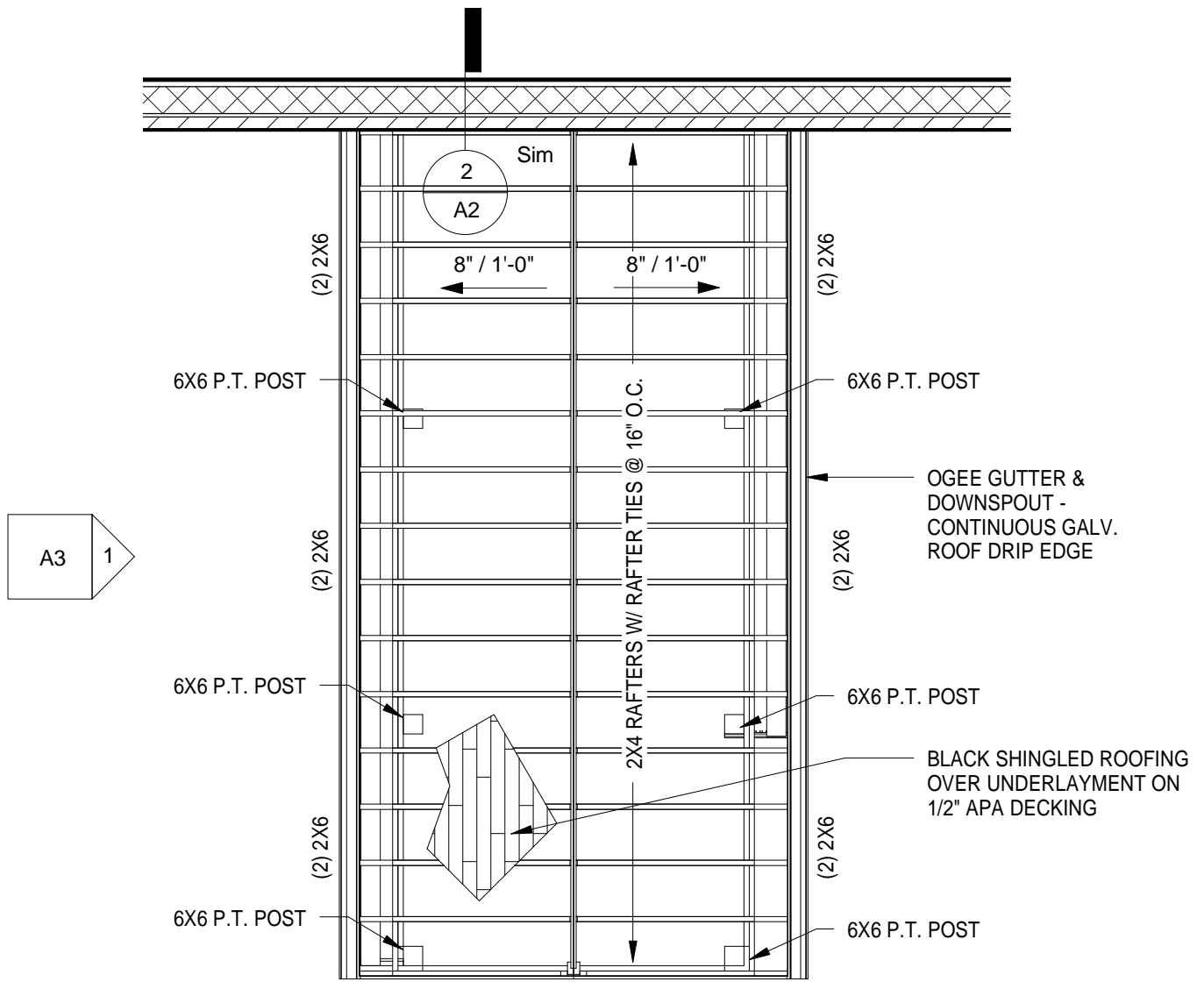




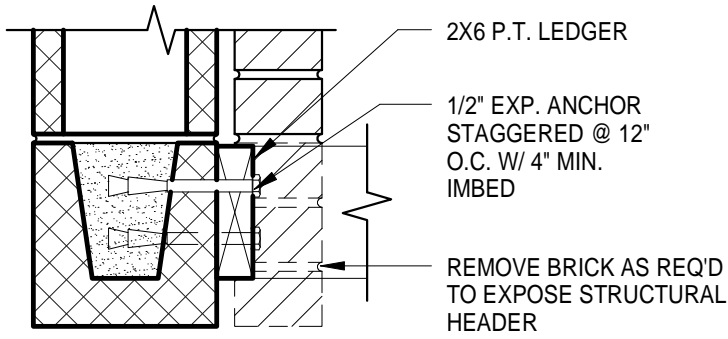
1 FLOOR PLAN  
1/4" = 1'-0"

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<p><b>ROSSER DESIGN STUDIO</b> 306 CREEKMOOR DR., JEFFERSON CITY, TN 37760 865 323 8017 - david@rosserdesignstudio.com www.rosserdesignstudio.com</p>	<p><b>LBC COVERED PORCH</b> 2431 Jefferson Ave. Knoxville, TN 37917</p>	<p><b>FLOOR PLAN</b> 03/23/17 <b>A1</b></p>
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1 ROOF PLAN  
1/4" = 1'-0"



2 CONNECTION DETAIL  
1 1/2" = 1'-0"

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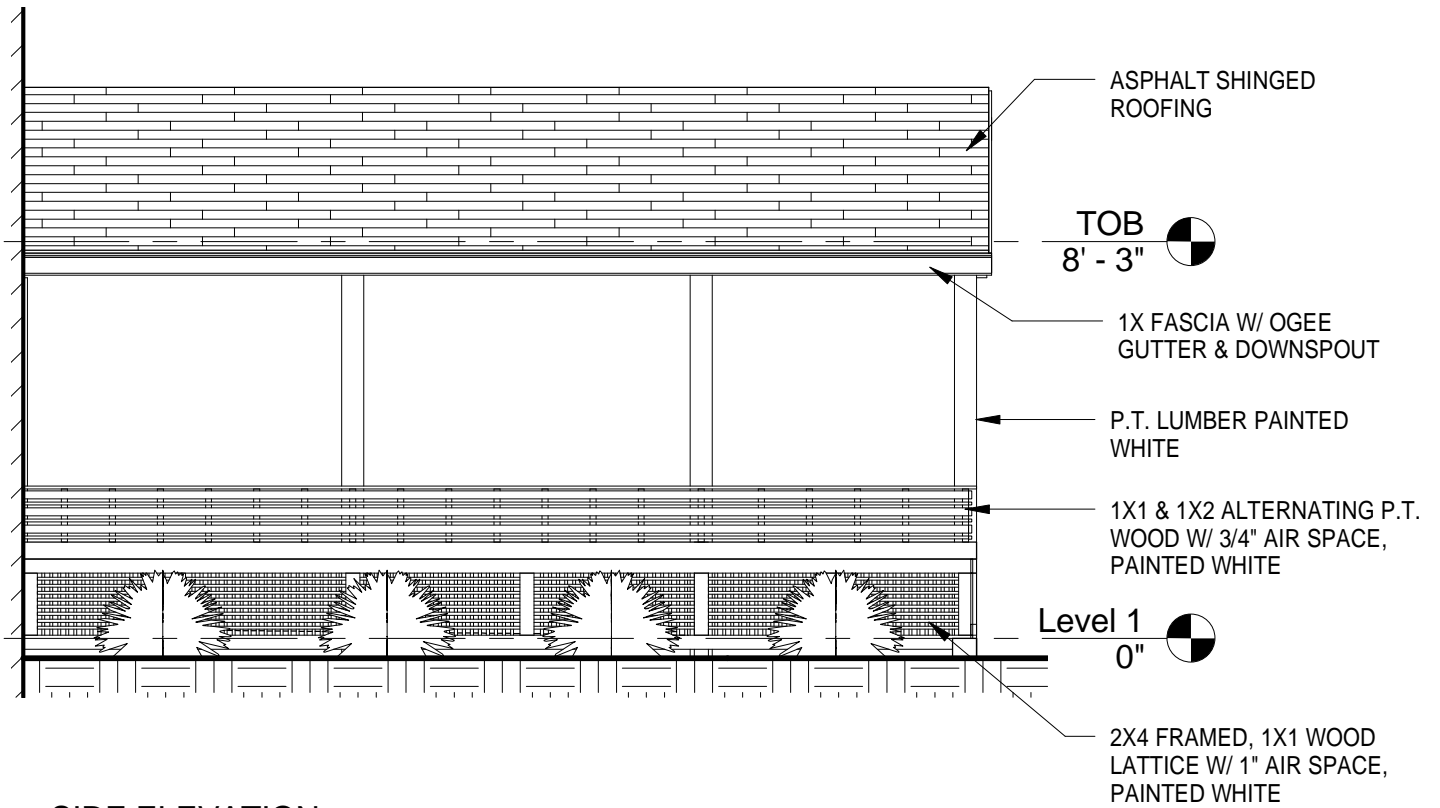
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37917

ROOF/FRAMING PLAN

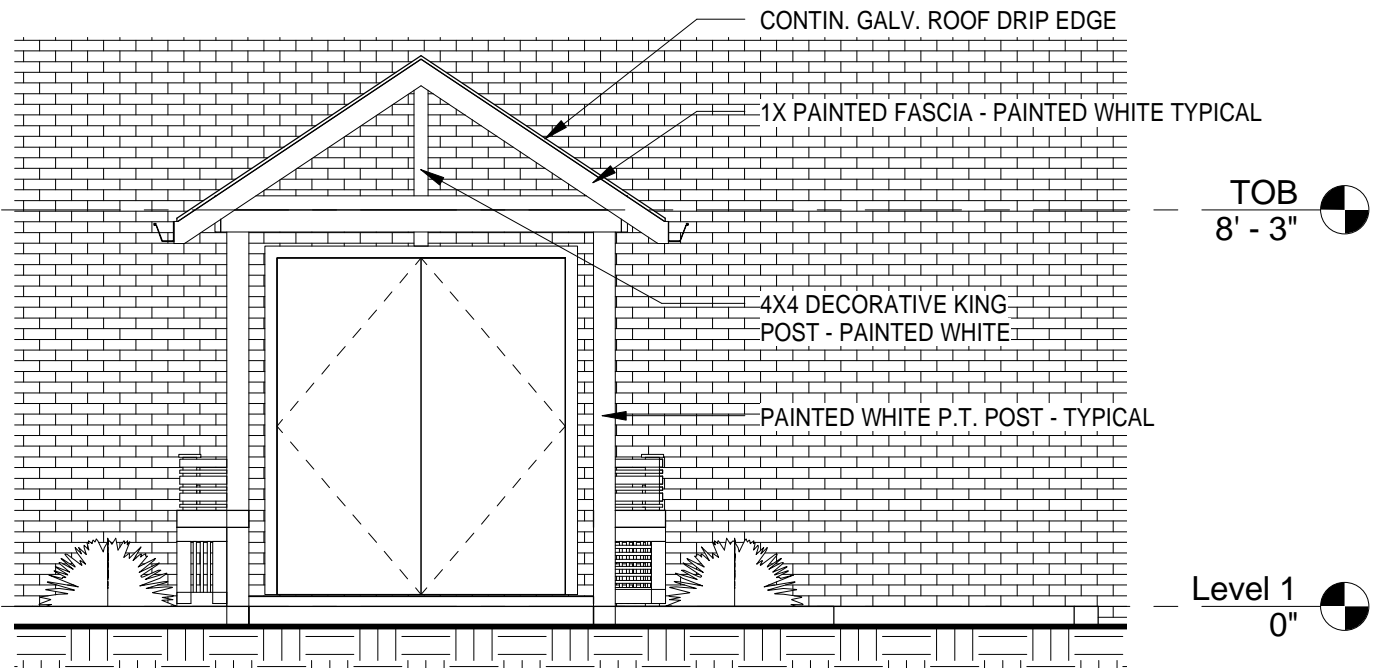
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1 SIDE ELEVATION  
1/4" = 1'-0"



2 FRONT ELEVATION  
1/4" = 1'-0"

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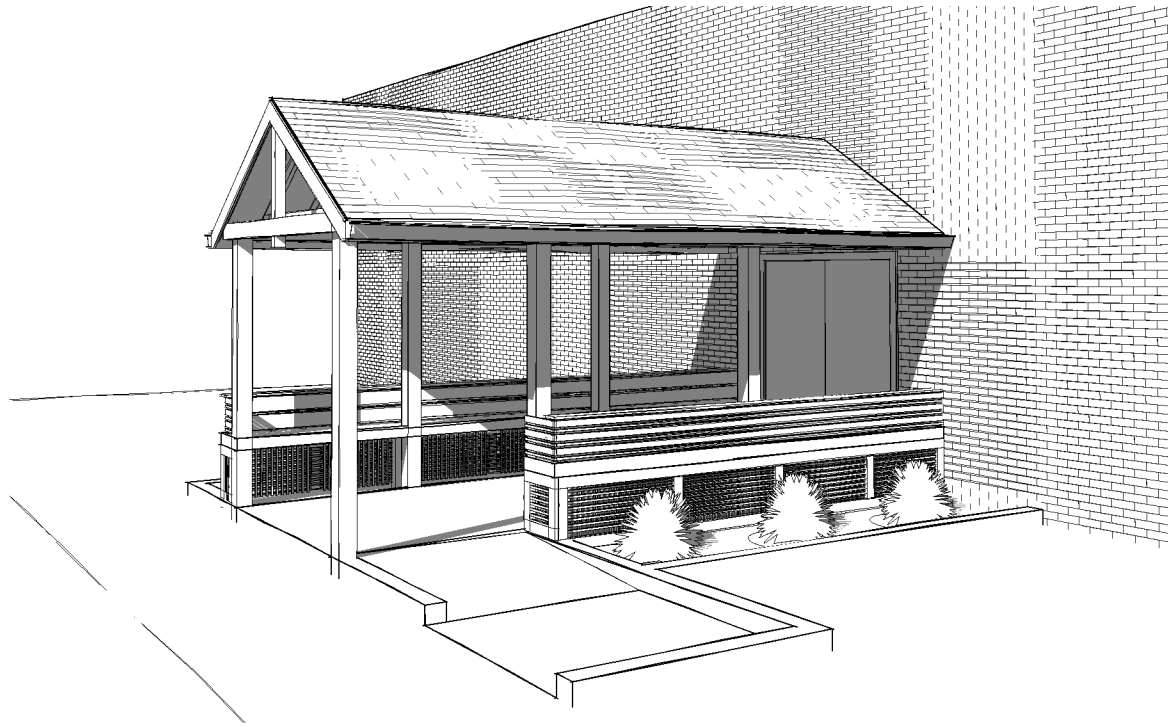
ELEVATIONS

03/30/2017

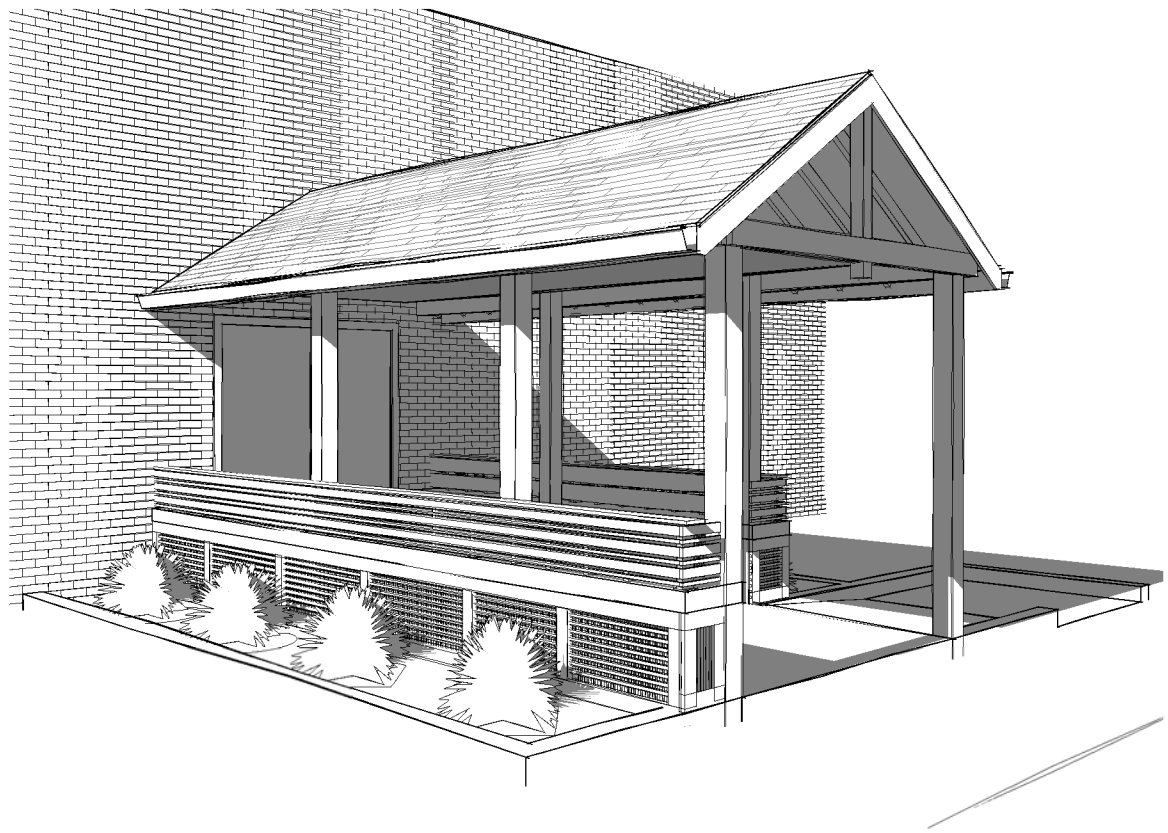
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1 3D View 1



2 3D View 2

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3D IMAGES

03/30/17

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2342 Jefferson Avenue, corner of Spruce Avenue -Front and east facades



2342 Jefferson Avenue -East façade viewed from Spruce Avenue



2341 Jefferson Ave - East elevation





2341 Jefferson Ave - South elevation





2341 Jefferson Ave - North elevation

