



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

PROPERTY ADDRESS: 214 E Glenwood Ave 37917

FILE NO.: 4-B-17-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 4/20/2017

APPLICANT: Joseph Candlish (Owner)

LEVEL OF WORK: Level II. Construction of addition

PROPERTY DESCRIPTION: American Four-Square (1920s)

Although this house was constructed in the 1920s, it was relocated to its current site in the 1990s, requiring a reconstructed brick foundation and brick exterior chimney (east side). The two-story frame house with hipped roof has Craftsman detailing including a front gabled porch with exposed rafters and supported by battered columns on brick piers. The windows are 3/1 double-hung, with a bank of three smaller ones within a small hipped dormer facing the front. Rear hipped-roof addition with covered porch. Assymetrical plan. Contributing.

► **DESCRIPTION OF WORK:**

Construct a three-season room connected to the side of the deck on the west side toward the back of the house. The footprint of the hipped roof addition is approximately 6' wide by 11' long and it will be constructed on a concrete slab. There will be three wooden double-hung 3/1 windows (36 x52) on the west side of the room and one matching window on the south side. A masonite full-light door is located off of the patio area underneath the deck and near the basement entry door. The wooden trim work and details will match those of the main house, including a 2x6 fascia board, tongue-and-groove soffit, and cornerboards. The roof will be covered in asphalt shingles. There will be no HVAC, bathroom or plumbing installed, but the addition will have electrical power.

► **APPLICABLE DESIGN GUIDELINES:**

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

ADDITIONS

1. Locate attached exterior additions at the rear or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building. Proportion is very important.
2. Design new additions in a manner that makes clear what is historic and what is new.
3. Consider the attached exterior addition both in terms of the new use and the appearance of other buildings in the Historic district. Design for the new work may be contemporary or may reference design motifs from the historic buildings. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, size, texture, scale, relationship of solids to voids, and color.
4. Place new additions, such as balconies or solar greenhouses, on non-character-defining elevations, and limit the size and scale in relationship to the historic building.
5. Rather than expanding the size of the historic building by constructing a new addition, try to alter interior spaces that do not define the character of the building to accommodate the new space needs.



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7. New work should not appear to be as old as the historic building. Do not duplicate the exact form, material, style, and detailing of the historic building in the new addition.

8. New additions should not cause a lessening or loss of historic character, including the historic building's design, materials, workmanship, location, or setting.

COMMENTS:

The addition is mostly completed, and a stop-work order has been placed on the project by City Building Inspections.

STAFF FINDINGS:

- 1) The house is a contributing property within the Fourth and Gill H-1 overlay.
- 2) The addition is visible from the public street and sidewalk on the west side, although it is toward the back of the house.
- 3) The lot is larger than the typical Fourth and Gill lot, so the house has a greater front setback, rendering the placement of the addition toward the back of the house to be farther than typical from the street. There is 151 feet of street-frontage and the addition is set back ~ 30 feet from the west side lot line.
- 4) There is no consistent streetscape in that block of E. Glenwood since 214 is the only house facing the street, so the addition does not alter an established pattern of spacing or side setbacks among any existing houses.
- 5) The addition is placed on the side of the non-character-defining elevation, the side of a modern deck, and does not obscure or damage any significant character-defining elements of the house.
- 6) The addition may be easily removed in the future without destroying any historic fabric.
- 7) The wood materials, proposed 3/1 windows and hipped roof are compatible with those of the main house.

The size of the addition is small in comparison to the side of the house.

► **STAFF RECOMMENDATION:**

Approval is recommended with the following conditions: 1) the current windows will be changed to 3/1 simulated-divided-light (SDL) wood double-hung windows. The SDLs will have muntins on both the interior and the exterior, with a shadow bar in between them; and 2) The entry door for the addition will be changed to a full-light door with no muntins.

Certificate (File) No: 4-B-17-HZ

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

Please print all information:

1. **NAME OF APPLICANT:** Joseph Candlish

Address: 214 E Glenwood Ave. Knoxville, TN 37917

Telephone: 865-405-9149 E-mail address: j.r.candlish@gmail.com

Relationship to Owner: N/A

2. **NAME OF OWNER:** Joseph Candlish

Address: 214 E. Glenwood Ave. Knoxville TN 37917

Telephone: 865-405-9149 E-mail address: j.r.candlish@gmail.com

3. **LOCATION OF PROPERTY:**

Address: 214 E Glenwood Ave Tax ID/Lot/Parcel No: 081LJ013

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.)

The overall goal is to build a three season room off the backside of the back deck of the house (see attachments). Please reference the attached addendum for detailed information.

6. **SIGNATURE OF APPLICANT:** J. Candlish Date: 22 May 17

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	<u>3/22/2017</u>	Approved	Disapproved
Date Acted On		Approved As Modified	

Application for Certificate of Appropriateness (COA)
214 E. Glenwood Ave. Knoxville TN 37917

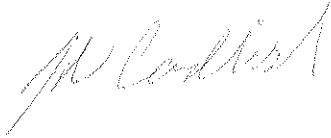
SECTION 2 B: NEW CONSTRUCTION

The overall goal is to build a three season room off the backside of the back deck of the house. The footprint of the room extension is approximately 6' wide by 11' long. There will be three windows on the 11' side of the room and one additional window on the West side near the door. The door will open to the inside of the room and is located adjacent to the basement entry door.

The exterior of the room will have cedar bevel siding and cedar window trim to preserve the historic quality of the main house. The roof will include a hip rafter to match the architectural style of the main house (American four square style home) and 25 years shingles are to be installed.

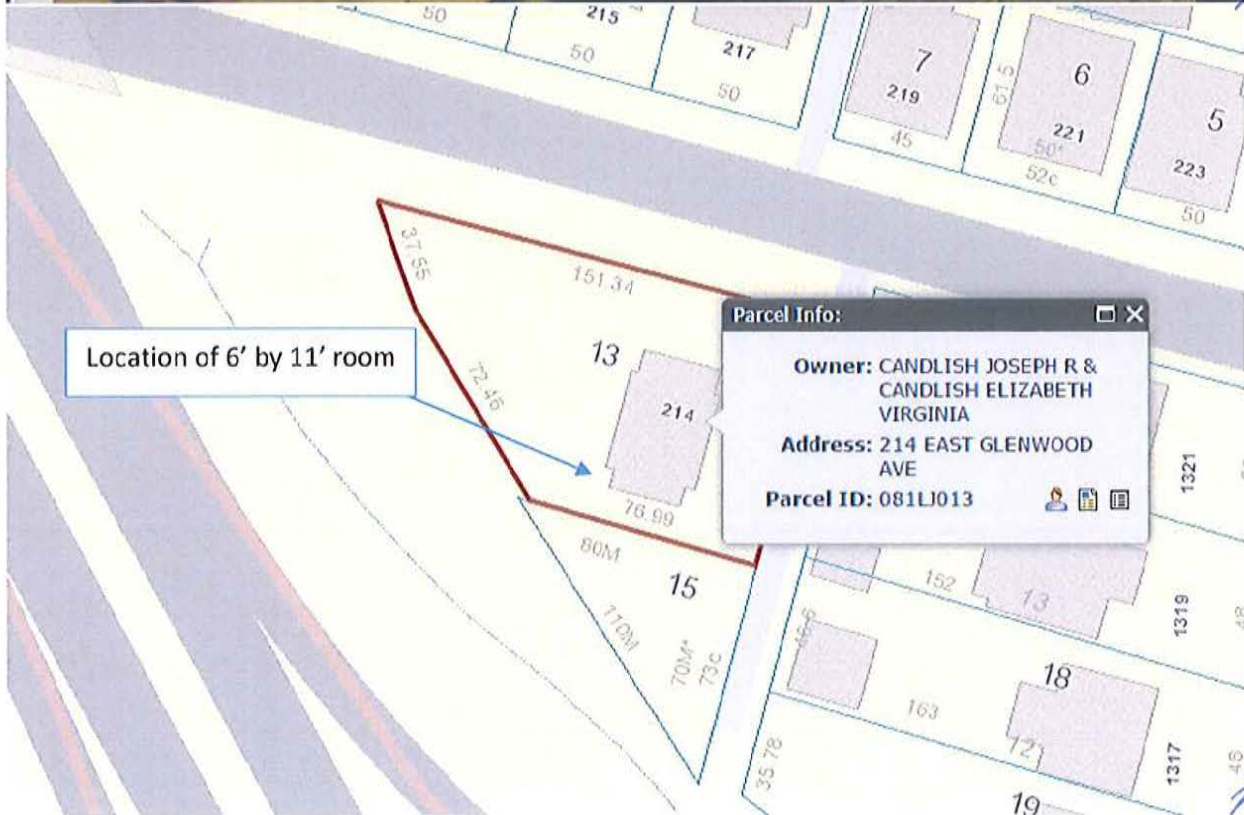
At the current time, there are plans to install knotty pine tongue and groove on the interior walls and cathedral ceiling. The floors will be stained concrete.

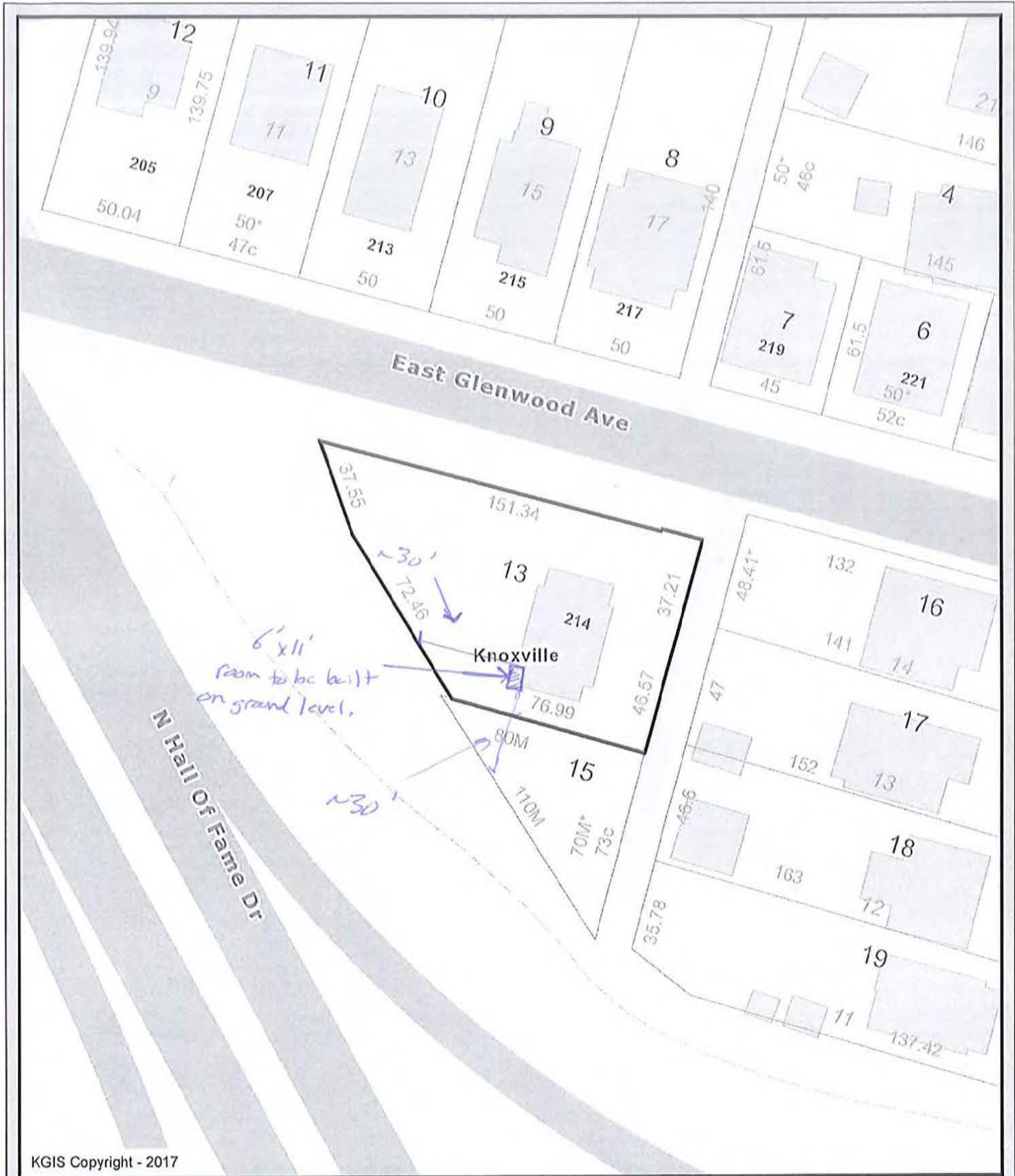
There will be no HVAC in this room, No bathroom or plumbing, and will have electrical power. Please reference the attached drawings and footprint images on this room extension.





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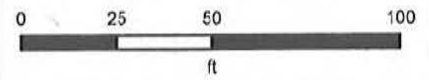


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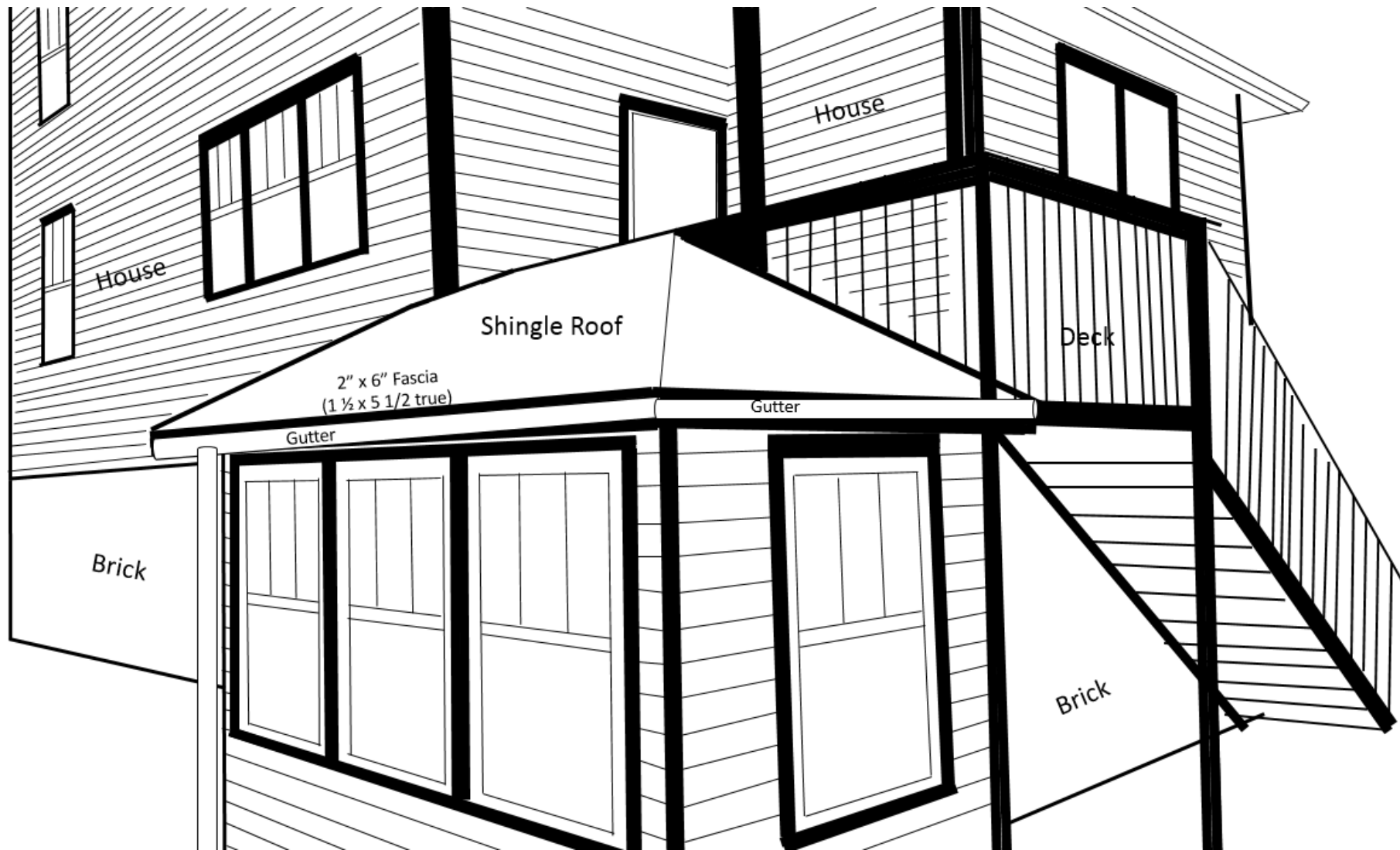
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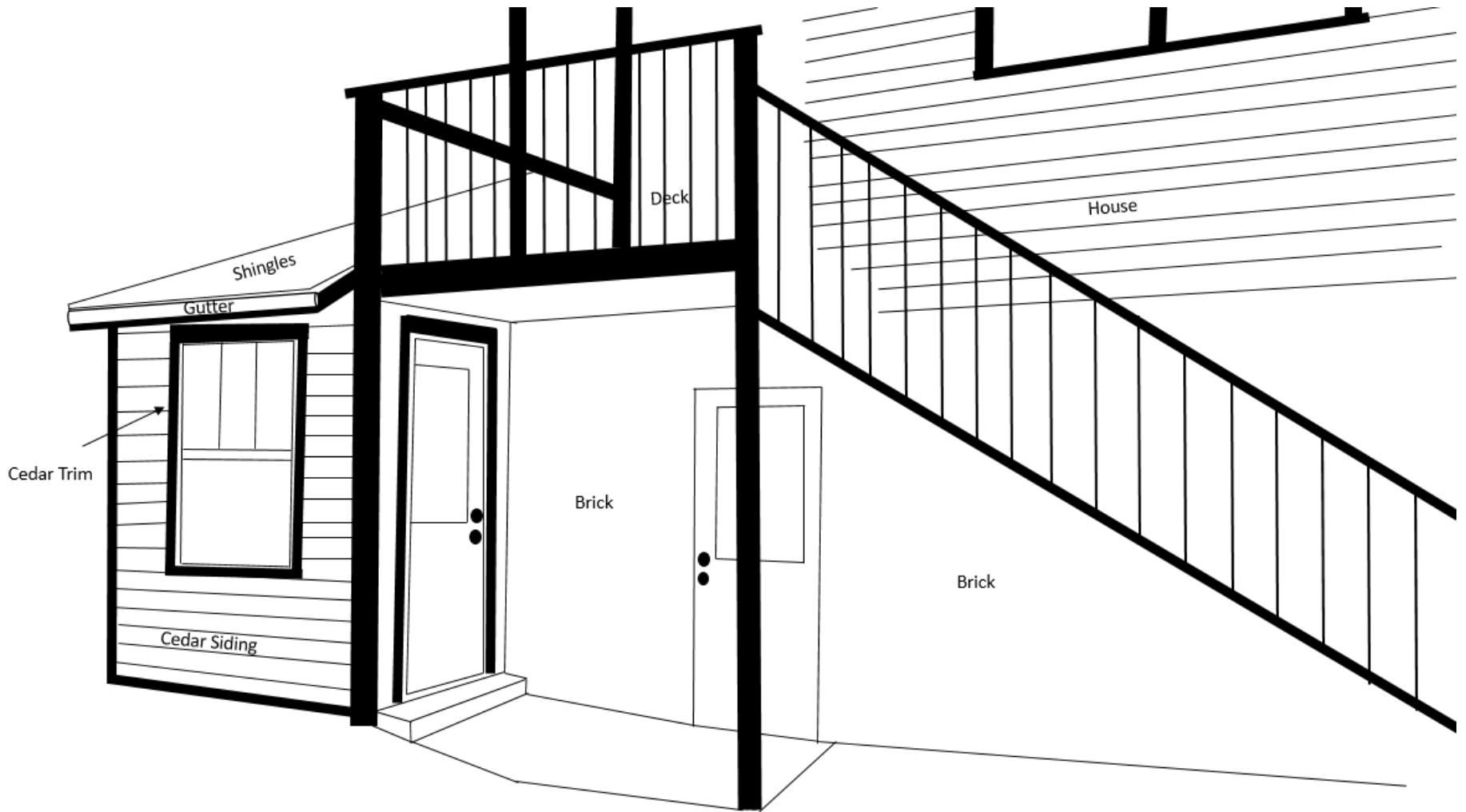


214 E. Glenwood - View from sidewalk



214 E. Glenwood - West facade showing addition





Specifics on Design

Windows to be used - Three 36" x 52" Wood clad windows to be installed on long side of accessory structure similar to existing house windows (see Image 1 below). One additional window to be installed on the short side of accessory structure.



(Image 1) – Existing house windows in the kitchen on the West side of the house.

Window Trim – Cedar trim to match the design of the house (see Image 1 above)

Siding – Cedar bevel siding and spaced to match the house

Roof – Shingles to match the house.

Foundation - poured concrete slab that is 4 inch thick - rated at 4,000 psi. Wire mesh to be used as additional structural reinforcement.

Cornice Details of House to be mimicked on Accessory Structure –

There will be a 2x6 fascia board on the structure (see Image 2). There will also be a tongue and groove soffit installed on the structure (see Image 3).



(Image 2) – Example of 2x6 fascia, no soffit, and tongue and groove porch ceiling on the front of the house (facing Northeast).



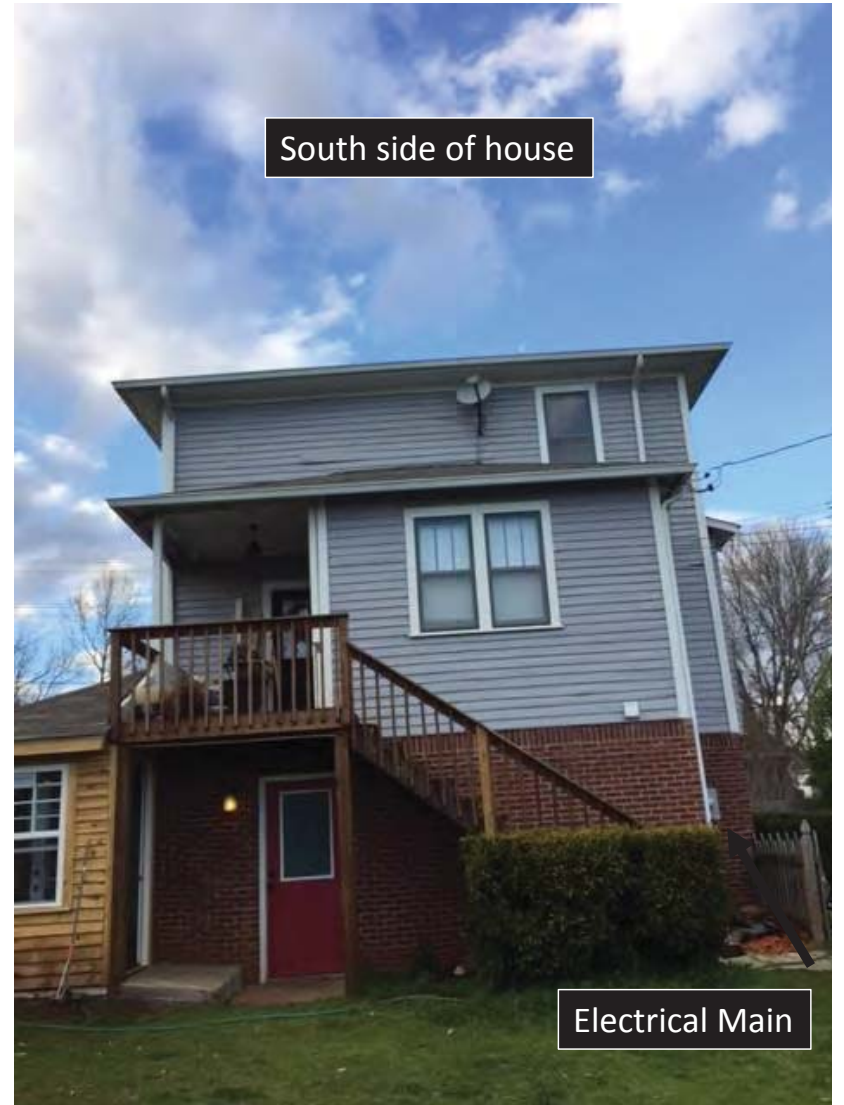
(Image 3) – Example of existing tongue and groove soffit and 2x6 fascia board on the Northeast side of the house (front).

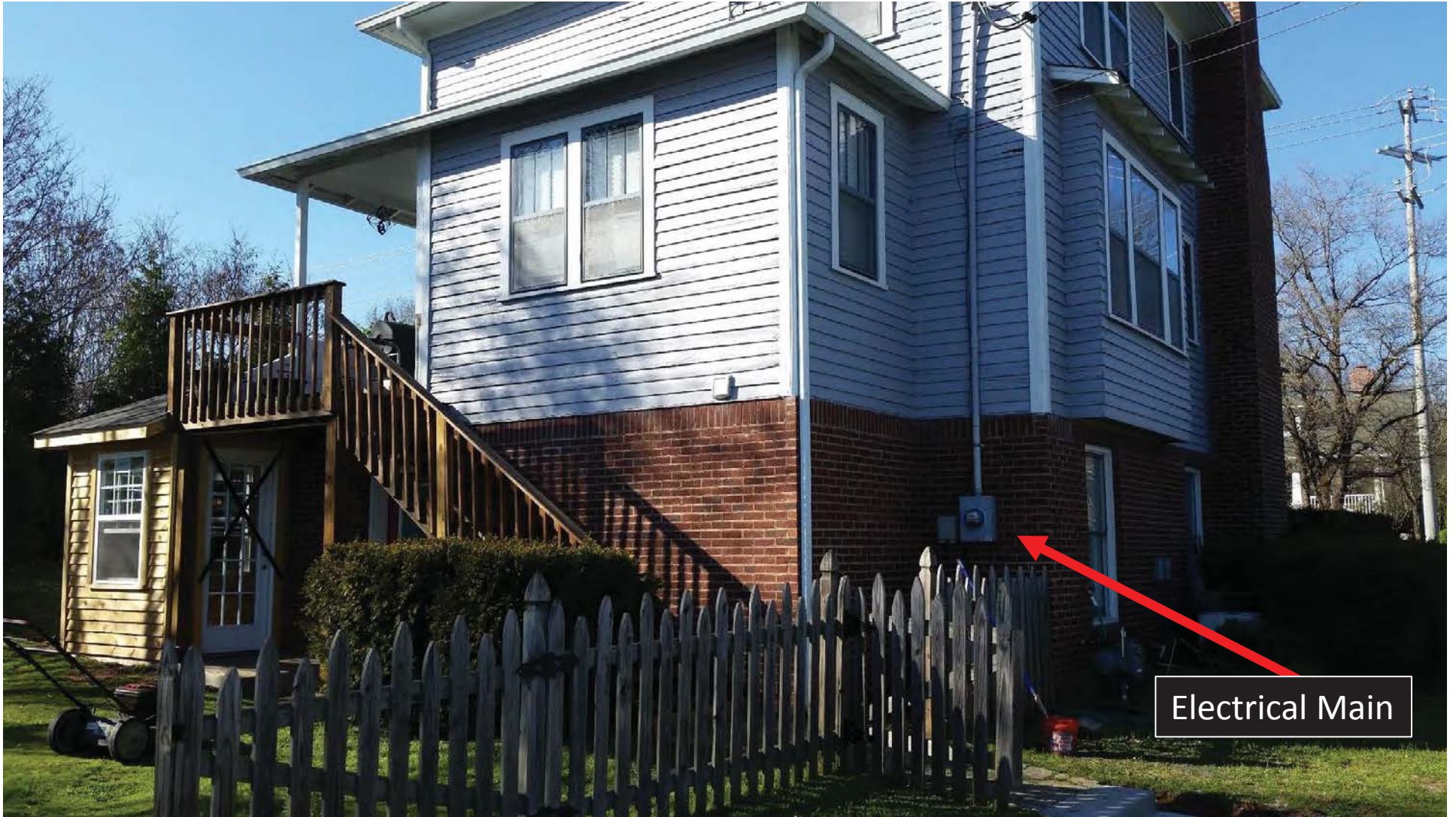
Front of house facing North



West side of house - view the street



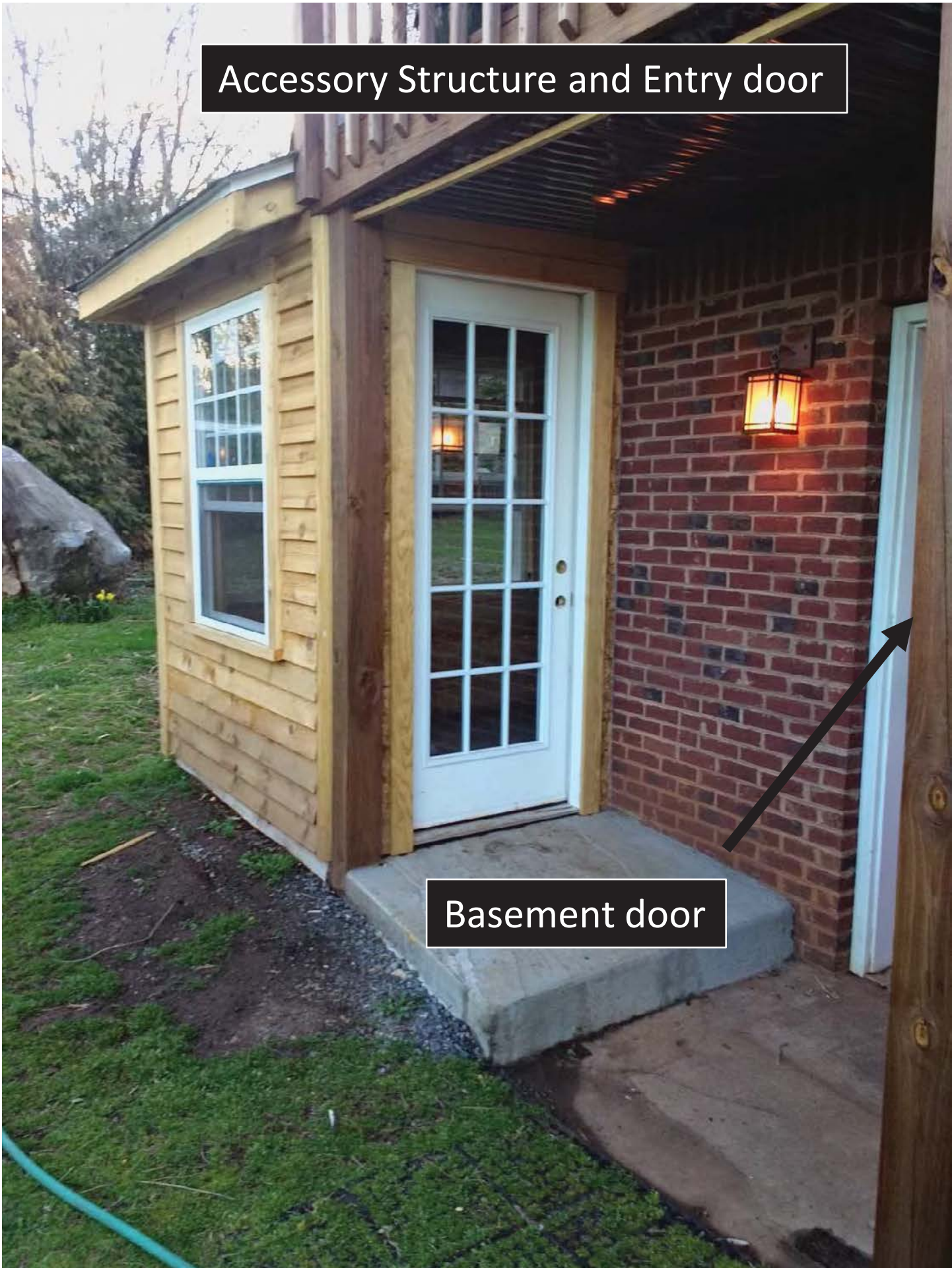




Electrical Main

Accessory Structure and Entry door

Basement door



The image shows the underside of a wooden deck. A corrugated metal sheet is installed over wooden joists. A wooden board is being positioned to act as a mini-gutter. A brick wall and a window are visible in the background.

Underside of deck, adjacent to the structure's entry

2 degree slope established to shed water properly on corrugated material

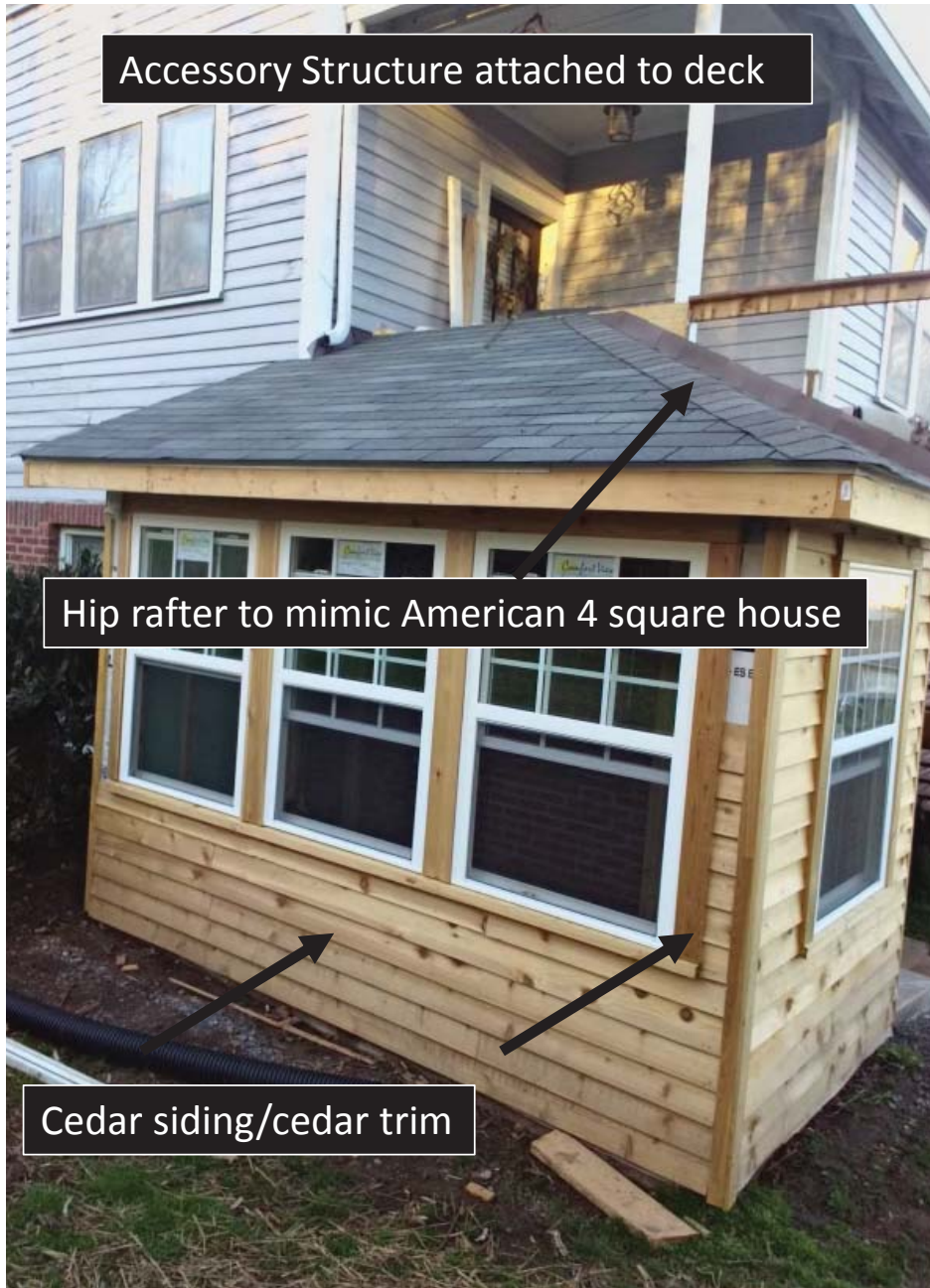
Mini gutter to be installed to direct water to flower bed.

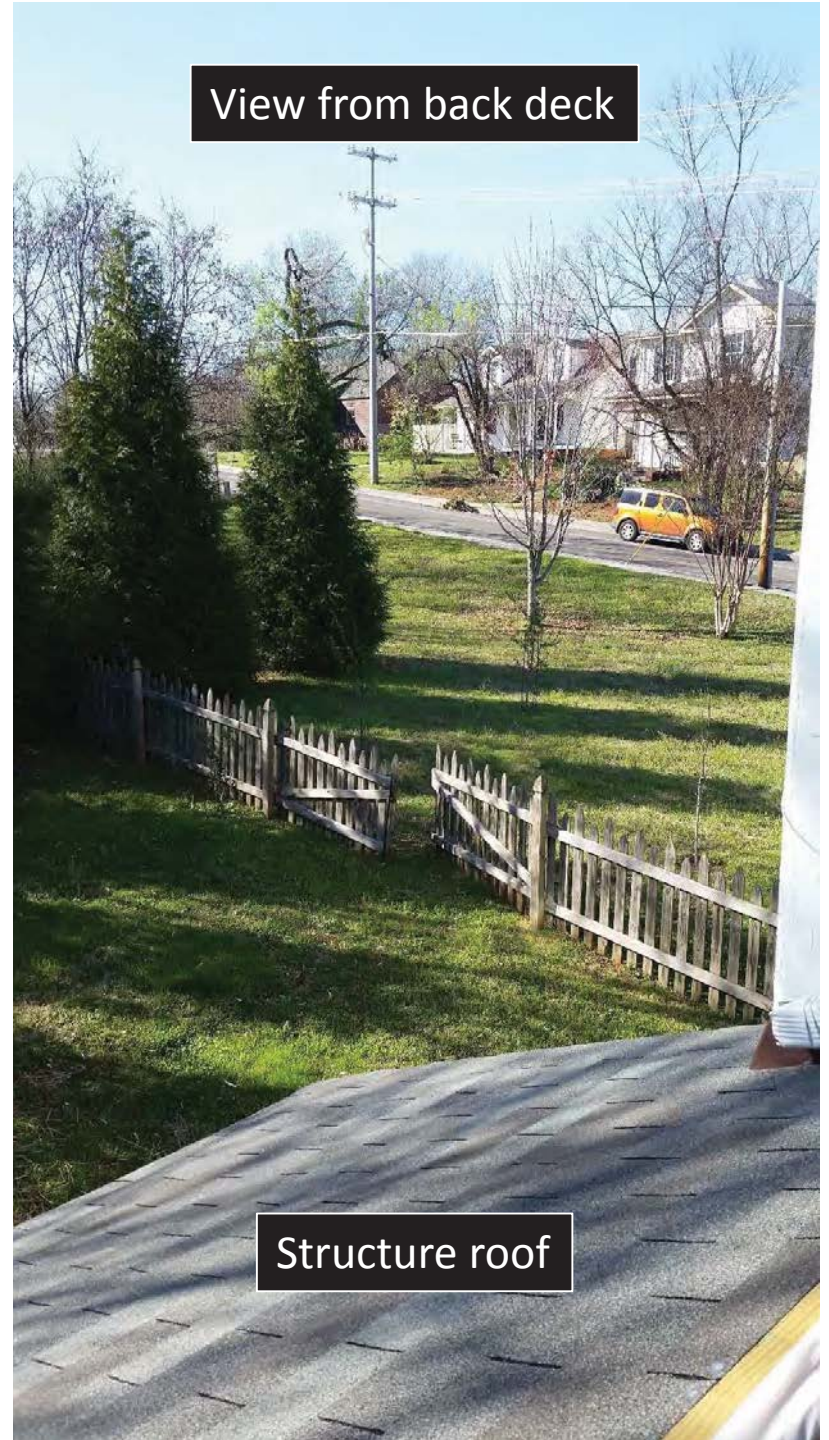
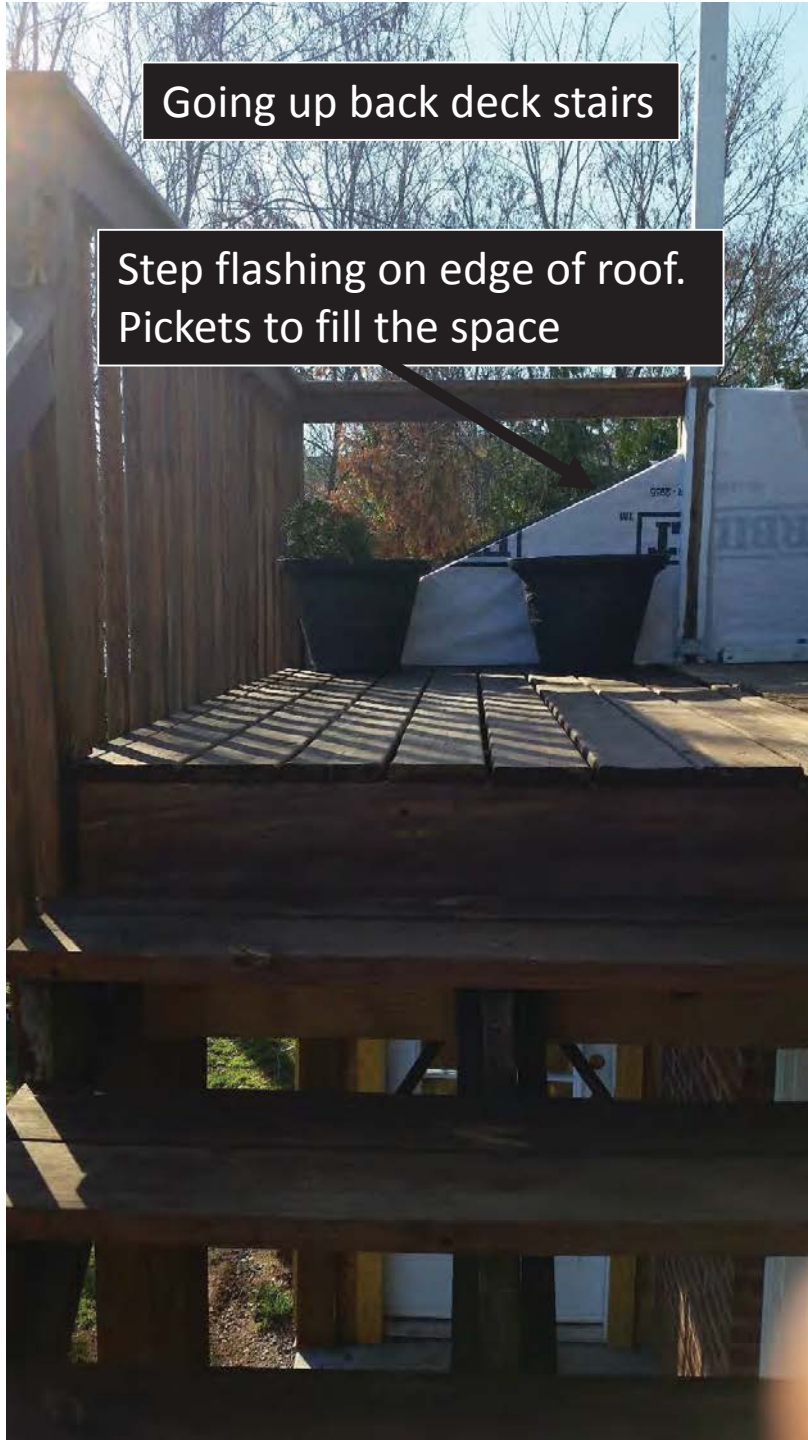


Rib paneling to shed water



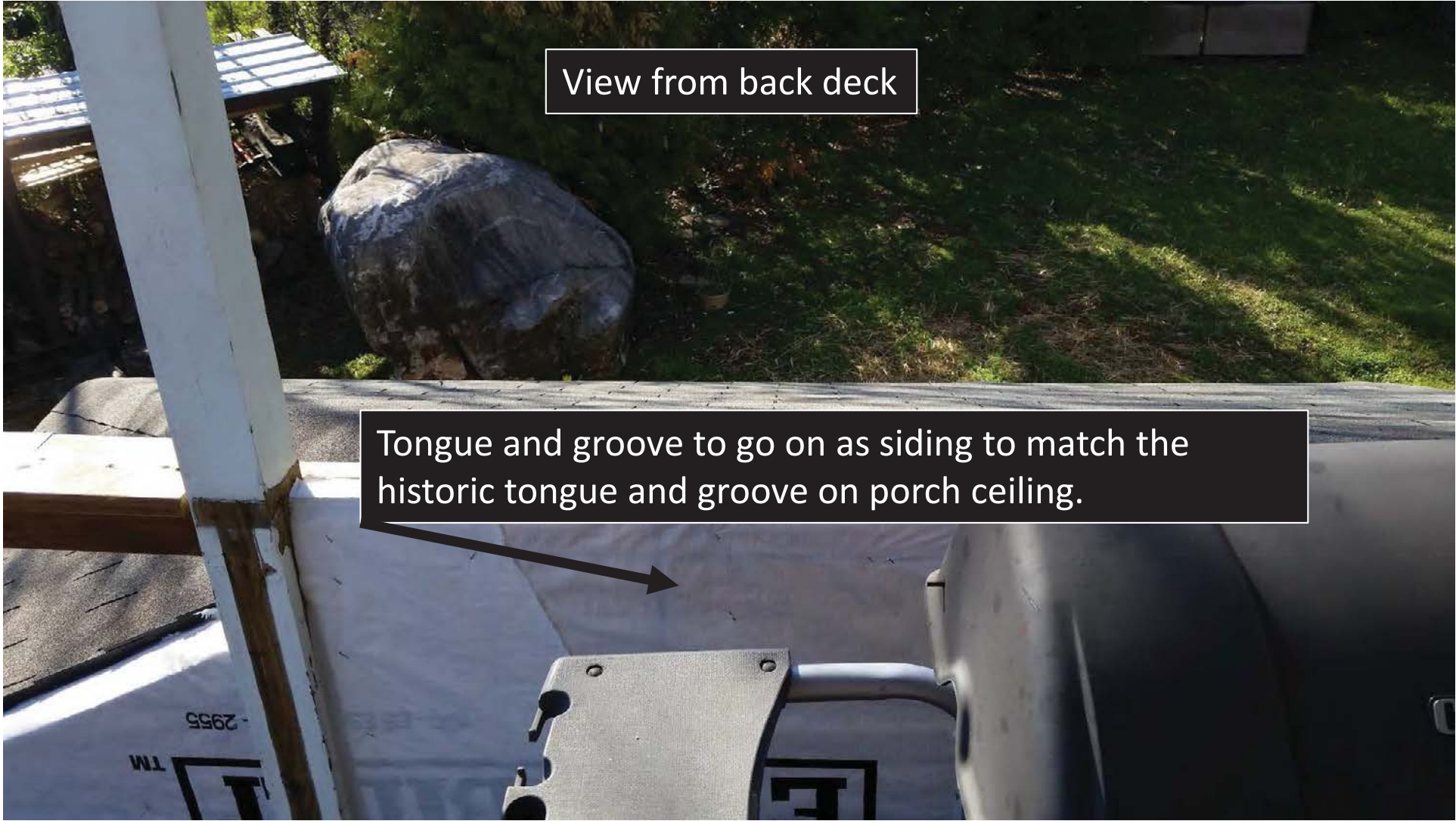
Flashing and Edge of rib panel





View from back deck

Tongue and groove to go on as siding to match the historic tongue and groove on porch ceiling.



Structure roof





Beadboard-style tongue-and-groove on front porch ceiling to be matched as siding above the roof of the side room addition.

Model # 19415 Internet #100037292 Store SKU #683386
Store SO SKU #444729



Masonite

32 in. x 80 in. White 15 Lite Primed Steel Prehung Front Door with Brickmold

★★★★★ (4)

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By combining the strength of steel and the elegance of high-definition decorative panels, you will enjoy the ultimate in security and beauty with the Masonite Premium 15 Lite Primed Steel Entry Door with Brickmould. High-definition panels closely replicate the appearance of a high-end wood door with excellent shadow lines for added architectural interest. Expertly engineered, the wood-edge design

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