



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

PROPERTY ADDRESS: 1424 Fremont Ave

FILE NO.: 6-F-17-HZ

DISTRICT: District of Old North Knoxville H-1

MEETING DATE: 6/15/2017

APPLICANT: Sean Bolen (owner)

LEVEL OF WORK: Level II. Major repair or replacement of materials and construction of addition

PROPERTY DESCRIPTION: Craftsman Four-square (c. 1915)

Two-story frame with weatherboard wall covering. Hip roof with French cement tiles covering with cresting at ridges. One-story one-bay front-gabled front with square wood columns with Doric capitals, the once sawn wood balustrade now has 2x2 square pickets and exposed rafters. One-over-one double-hung windows. Two interior offset brick chimneys. Two-tiered covered decks in rear. Replacement front door. Brick foundation. (Contributing).

► **DESCRIPTION OF WORK:**

LEVEL 1

1) Repoint masonry. Replace missing siding in kind. Add guttering.

LEVEL 2

1) Remove non-original front door and replace with an 2/3 or 2/4 light wood door with plain sidelights and transom to fit the original opening. (Pages 2-5)

2) Repair or replace existing windows in-kind as needed (Pages 6-8)

3) Add matching window to front second-level. (Page 9)

4) Remove non-original side door, replace opening with siding. (Pages 10-12)

5) Remove rear 6'x7' enclosed frame addition and construct 10x14x8h enclosed frame addition with an asphalt-shingled hipped roof. Addition to have trim and siding to match existing, and be offset from the NE corner of main house by ~12-18 inches. Two windows each on north and east sides to match the largest double-hungs on the existing house. The ~18-inch high block foundation will be stuccoed. (Pages 13-17)

6) Reconstruct two-tiered rear decks with 2x2 square balustrade (36" high). Lower deck to project out 12 feet and upper deck to be 6 feet deep. Current offset from SE corner of main house to be maintained. (Pages 18-23)

7) Remove late-added small fixed window from north side of house and fill in to re-side. (Page 24)

► **APPLICABLE DESIGN GUIDELINES:**

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

WINDOWS

Original windows shall be reused if possible. It will be much less expensive and much better historically to retain the original windows, and it is inappropriate to replace them with new windows that differ in size, material or pane division.

If replacement windows are necessary, they shall be the same overall size as the originals, with the same pane division and the same muntin depth, width and profile. They shall be the same materials as the original windows.



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PORCHES

Historic porches on houses in Old North Knoxville should be repaired, or may replicate the original porch if documentation of its size and design can be discovered.

Design elements to be incorporated in any new porch design must include tongue and groove wood floors, beadboard ceilings, wood posts and/or columns and sawn and turned wood trim when appropriate. If balustrades are required, they must be designed with spindles set into the top and bottom rails.

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ENTRANCES

A replacement entrance shall not create a false historic appearance. A new entrance or porch must be compatible in size, scale, or material.

Secondary entrances must be compatible with the original in size, scale and materials, but be clearly secondary.

SIDING

Replacement siding must duplicate the original. Trim and patterned shingles that must be replaced must also duplicate the original material.

New construction must incorporate corner and trim boards and appropriate door and window trim to be compatible with adjacent historic buildings.

Wooden features shall be repaired by patching, piecing-in, or otherwise reinforcing.

MASONRY

Evaluate the overall condition of the masonry to determine whether more than protection and maintenance are required.

Identify and preserve masonry features that define the historic character of the building, including walls, railings, foundations, chimneys, etc.

Replace an entire masonry feature that is too deteriorated to repair. Use the remaining physical evidence to guide the new work, and match new.

ADDITIONS

Locate exterior additions at the rear of or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building, and using appropriate proportions.

Consider the attached exterior addition in both terms of the new use and appearance of other buildings in the historic district. Additions shall be distinguishable from the historic building, but shall be compatible in terms of mass, materials, size, texture, and scale. Additions shall be designed so they can be removed without destroying the



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form of the historic building. Do not cause a loss of historic character through a new addition.

SECRETARY OF INTERIORS STANDARDS

2. The distinguishing original qualities or character of a building, structure, or site and its environment 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.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
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:

STAFF FINDINGS:

- 1) The house is a contributing structure within the Old North Knoxville H-1 Historic District.
- 2) The front door is not original. Evidence of the original entry configuration exists in the form of earlier circular-sawn studs that are spaced approximately 6 feet apart with later studs filling in to accommodate a later door with no sidelights and transom. There is evidence in the form of transom framing as well.
- 3) There is evidence that the north side door is not original in that it is ill-fitted into the allowed space of its location. The wooden steps and makeshift landing are supported by cinder blocks and not a brick foundation.



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A wrap-around porch (which would support the existence of a side door) would have inappropriately overlapped the window on that side. Further, the 1917 Sanborn maps do not show a wrap-around porch and there is no shadow of a foundation that would have supported a porch on that side.

4) The proposed rear addition replacement will not be easily visible from the right-of-way, with only slightly more in view than is the currently existing addition. The addition will be offset from the northeast corner of the house by approximately 12-18 inches and the design is proposed to be similar to the existing.

5) The existing addition was not well-constructed/designed, so it has not acquired historic significance in its own right.

6) The 1917 Sanborn map footprint indicates the 6'x7' rear frame addition is not original. Its structure is pulling away from the main house. Joists are missing, and the vertical supports have rotted, so it is not feasible to repair.

7) Currently, two 14'x12' non-original decks exist on the rear of the house, with the top one being covered by a shed roof. The 1917 Sanborn Maps indicate there were two tiers of decks, but they were smaller. Additionally, the visible structural elements of the main house roof and the deck roof indicate that the upper porch roof was later tacked-on to the original main house roof, and not properly integrated into the structure. Also, the later-added deck roof does not have exposed rafters as seen on the main house and front porch.

8) The two-tiered rear deck reconstruction will be similar to existing, but will be less obtrusive without the non-original roof covering. It will maintain its current offset from the house corner and will not be visible from the r-o-w.

9) The small fixed window on the side of house is not properly framed or installed and does not appear original, so its removal will not cause a loss of historic character.

► STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

- 1) A double-hung wood replacement window may be installed on the front second level as shown in the submitted drawing/photo if internal demolition indicates that a window originally existed in that location;
- 2) Replace windows in-kind on a case-by-case basis if their condition is found to be such that repair is not feasible -- as approved by staff ;
- 3) Replace the front door with a wood door with a 2/3 or 3/4 unembellished beveled glass panel and sidelights with dimensions as indicated by original framing -- as approved by staff and;
- 4) Install two wood double-hung windows on each side of the addition that match the typical size of the larger historic windows on the house.

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

Please print all information:

1. **NAME OF APPLICANT:** Sean Bolan and Anne Lawrence

Address: 115 E Scott Ave, Knoxville, TN 37917

Telephone: S: (865) 603-5651 A: (865) 742-2518 E-mail address: seanbolan@plaza.com / anne-lawrence@ymail.com

Relationship to Owner: We have the house under contract

2. **NAME OF OWNER:** Dorlene Elaine Williams

Address: _____

Telephone: (865) 963-1297 E-mail address: _____

3. LOCATION OF PROPERTY:

Address: 1424 Fremont Place
Old North Knoxville Tax ID/Lot/Parcel No: 0816 F031

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.)

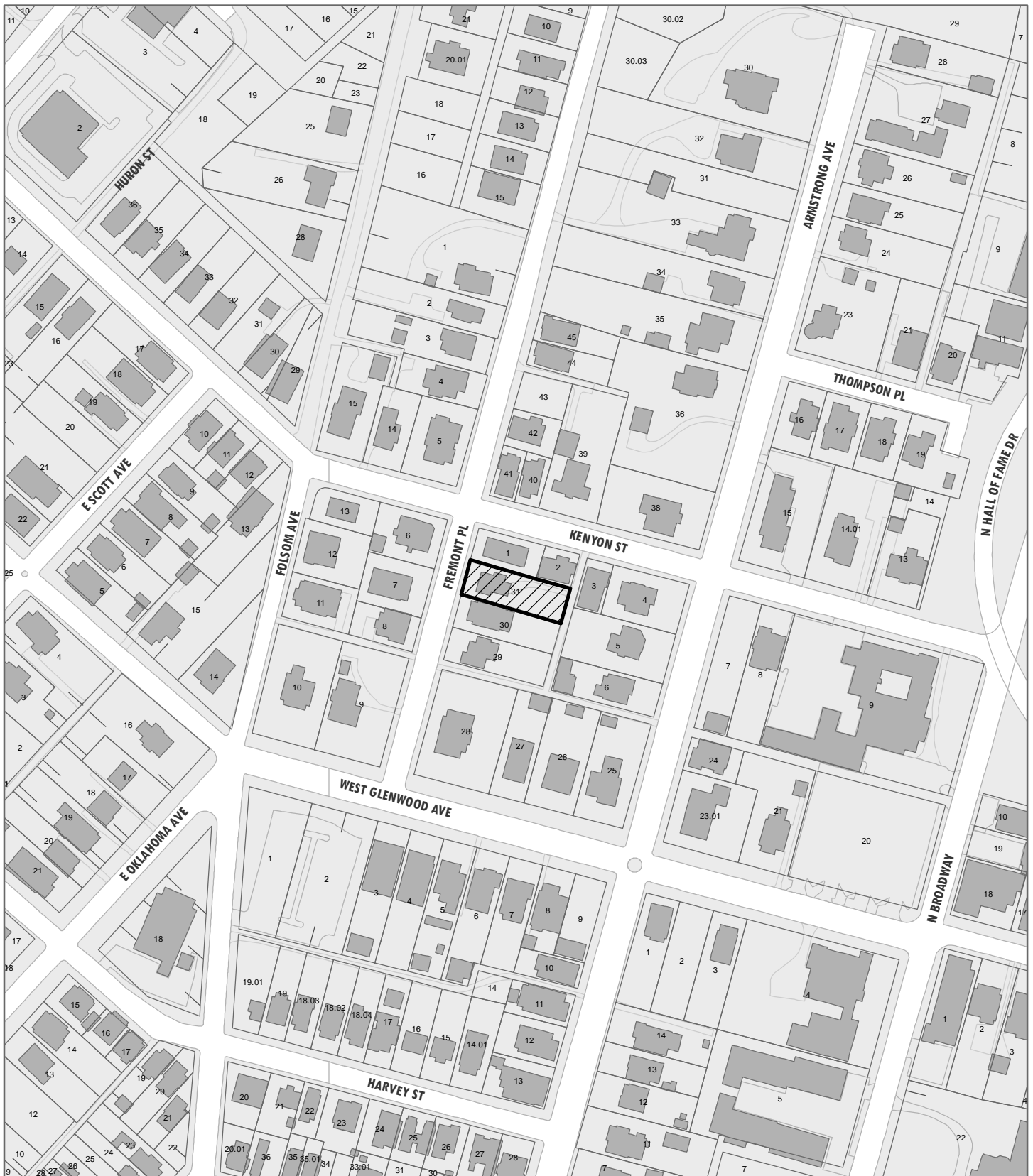
1) Removal of non-original front door and replace with a historically appropriate front entry. 2) window replacement 3) window additions
 4) Non-original side door removal 5) Rear addition replacement
 a) Rear porch Restoration 7) late addition prelat window removal

Level 1 → 1) Repair masonry 2) Replace missing siding on front

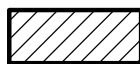
6. **SIGNATURE OF APPLICANT:** [Signature] Date: 5-30-17

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	Approved	Disapproved	Approved As Modified
Date Acted On			



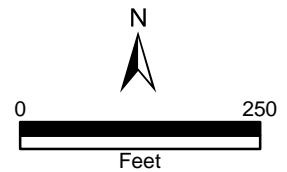
6-F-17-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1424 Fremont Ave 37917
 Old North Knoxville H-1

Original Print Date: 6/6/2017
 Metropolitan Planning Commission - City / County Building - Knoxville, TN 37902

Petitioner: Sean Bolen



Historic Zoning Application

1424 Fremont Place, the Ron Williams House

Old North Knoxville

June, 2017 Meeting



1424 Fremont is currently condemned, and though the previous owner tried diligently to restore it he suffered from challenges which stalled progress. That said, he was instrumental in saving the inherent structure of the house of which we are grateful. Below I am itemizing the list of proposed items we would like to discuss with you.

1) Removal of non-original front door and replace with a historically appropriate front entry (door with sidelights and transom) to fit the original opening. (Pages 2-5)

2) Window replacement. (Pages 6-8)

3) Window addition. (Page 9)

4) Non-original side door removal, opening to be replaced with siding. (Pages 10-12)

5) Rear addition replacement with a slightly larger footprint. (Pages 13-17)

6) Rear porch restoration/interpretation. (Pages 18-23)

7) Remove later addition portal window from side of house. (Pages 24)

8) Repoint masonry. Replace missing siding in kind. Add guttering. (Level 1, no additional details)

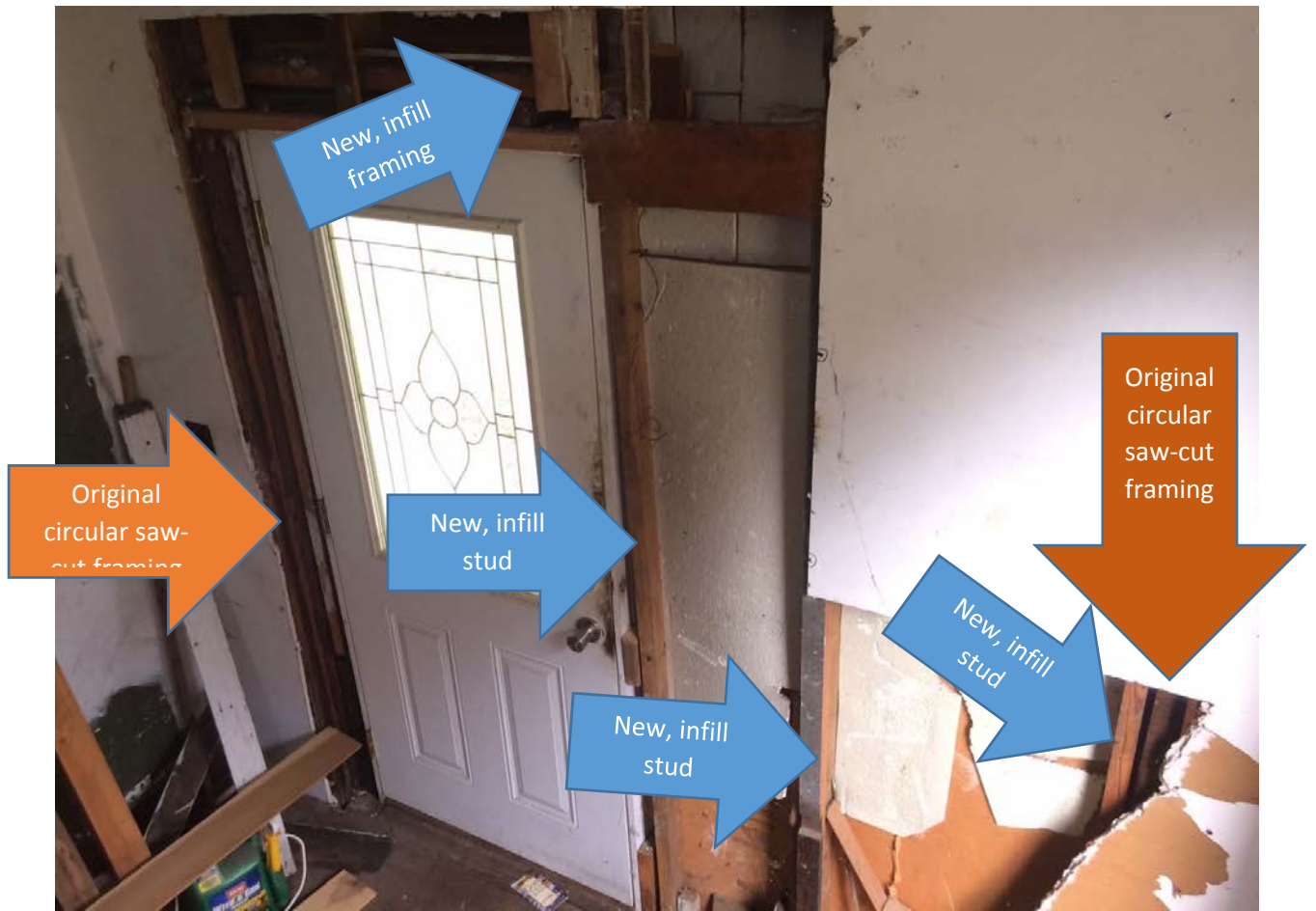
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1) Removal of non-original front door and replace with a historically appropriate front entry (door with sidelights and transom) to fit the original opening.

The front door is not original (neither is the siding under the porch) and from the inside we can see evidence that the house originally had a transom and sidelights. This can be seen from the building in of the opening with newer lumber and the rough cut boards outlining the original opening. We would like to return a transom and sidelight configuration.



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Infill framing above, and on the sides of the non-original front door, prove that the front entry has been drastically reduced in size; supporting the replacement with an entry with sidelights and a transom.

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1420 Fremont Ave. – adjacent 4-square

1420 Fremont door --2/3-light with transom & sidelights
(Proposed sidelights and door to have plain glass
(No leaded glass design)



Four-square with off-center front-gabled stoop similar to subject house with transom & sidelights

2) Window replacement.

In my decade on the HZC I was consistent in my stance against wholesale window replacement for aesthetic purposes. Current studies show that the energy efficiencies gained by replacing the windows are negligible and the unnecessary removal of windows destroys the tangible history of the property. Additionally, repair is generally less expensive than replacement which provides an economic incentive to saving the existing windows.

That said, our proposal will be for approval to repair or replace all of the windows. Our intent is to repair all windows that can be repaired, but currently we cannot get a proper assessment of the windows as we simply cannot access them due to being covered with plywood or the previous owners possessions are in the way. Currently we have a contract on the property, but do not own it, so we cannot get greater access at the moment.

From the photos below you can see the windows in their current, neglected state. If the HZC does not feel comfortable with approving “repair and replace as-needed” an alternative would be to allow staff to approve the windows on a case-by-case basis once we take ownership of the property and proceed to access them.



[Type here]

North side windows missing, covered with plywood and inaccessible from the inside



Staircase window Plexiglas blown out. Missing sections to the window (north side).



[Type here]

South side windows completely covered with plywood on the inside



Many windows simply cannot be accessed from the inside.



[Type here]

3) Window addition.

The imbalance of windows on the front of the house gives the impression that a window was covered at some point in time. We would like to reinstall it with a replacement window if, through discovery with internal demolition, we can prove that a window was indeed there originally. Since we cannot demolish the inside at the moment we would like the HZC to approve the concept if we can *prove* the existence to staff at a later date.



4) Non-original side door removal, opening to be replaced with siding.

Facing the street, on the left side of the house, is an awkward non-original door. Typically a side door like this would be seen on a wraparound porch, but in that case the porch roof would traverse over the slightly lower staircase window (original). Further, the 1917 Sanborn maps do not show a wraparound porch on the property (the house numbers on the street have changed and the map lists the property as 1322 Fremont Place). Finally, there is no shadow of a foundation that would support a wraparound porch. We would like to remove this non-original door and replace with siding.



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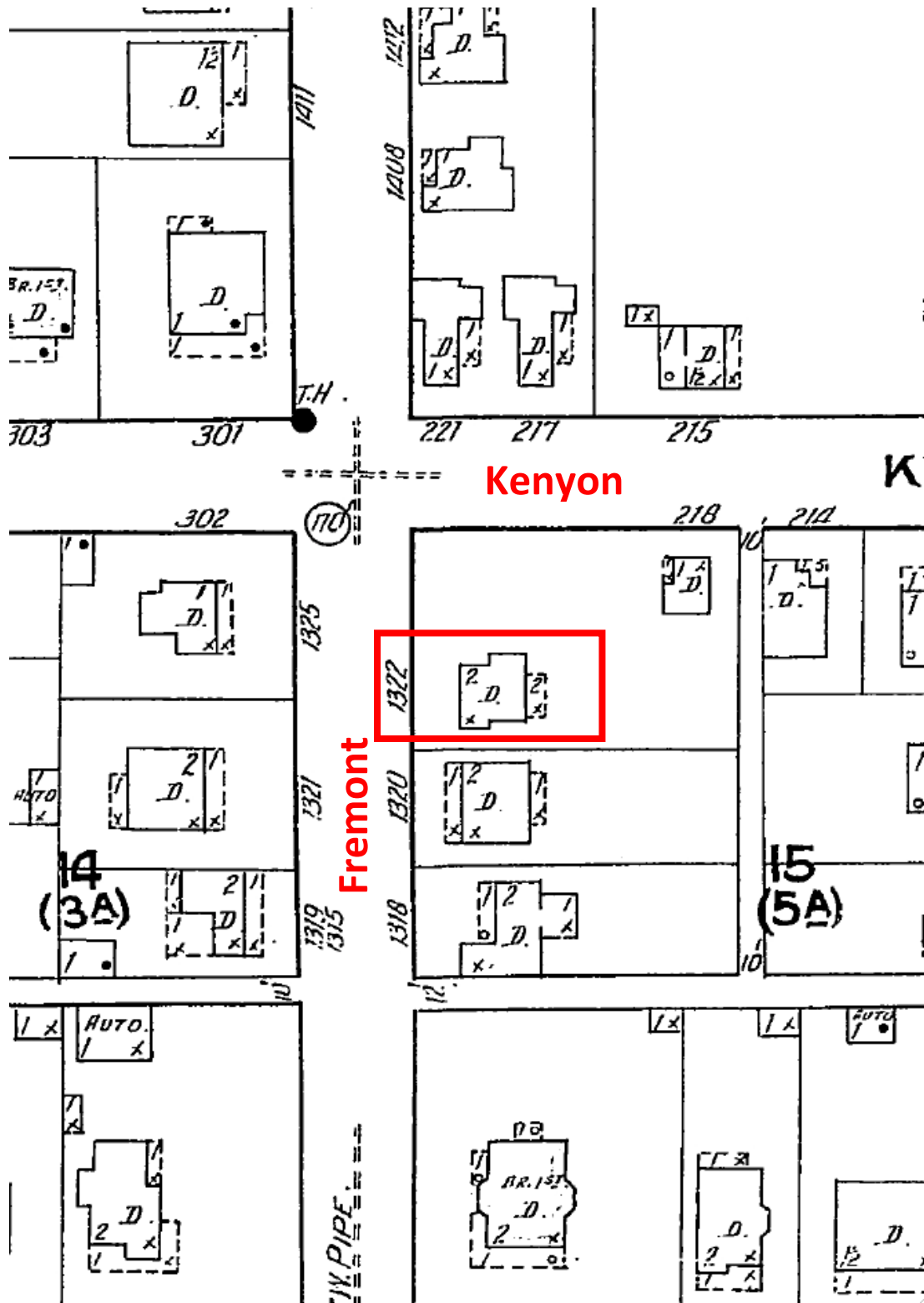


A wrap around porch (which would support a side door) would have traversed the lower staircase window.



Cinderblock foundations to the makeshift landing also supports that there was never a wraparound porch.

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Further, the 1917 Sanborn Map does not show a wraparound porch.

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5) Rear addition replacement with a slightly larger footprint.

The current rear addition, which houses the only bathroom on the first floor, is pulling away from the house in addition to being fundamentally unstable. We would like to remove this 6'x7' addition and replace it with a slightly larger addition of 10'x14'. As we can see in the Sanborn map above (page 12) this addition is not original. Due to the small footprint of the house there is not any additional space on the first floor where we could locate a bathroom.

The rotting floor and supports have caused the addition to pull away from the house.



Current addition

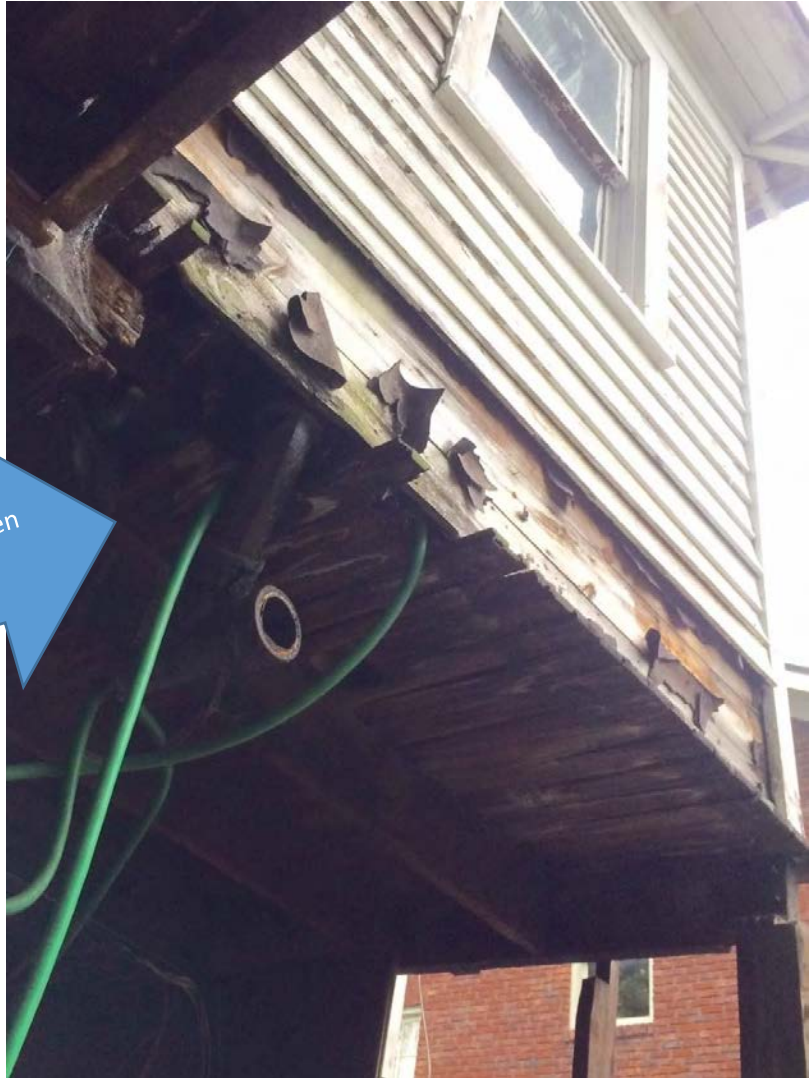


The current addition cannot be seen from the road.

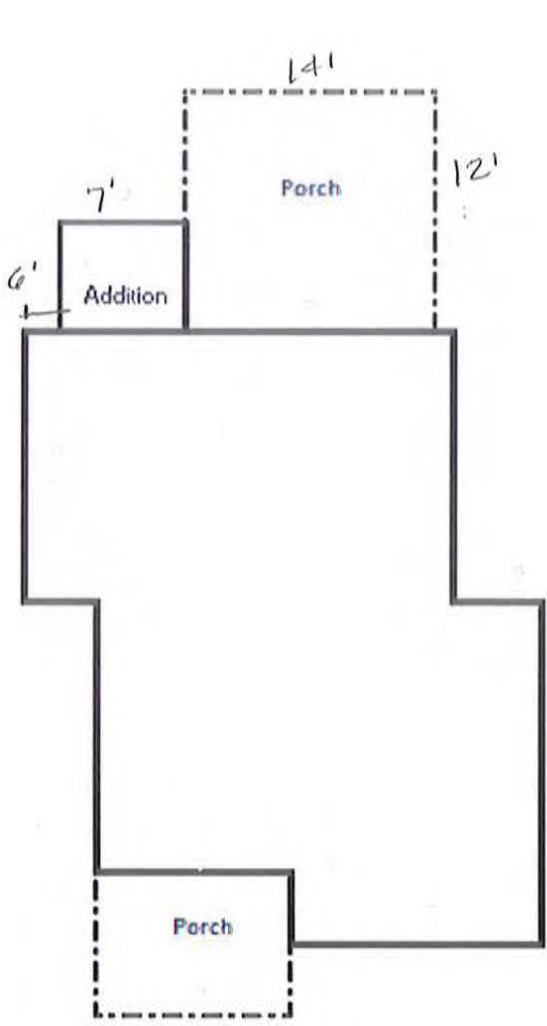


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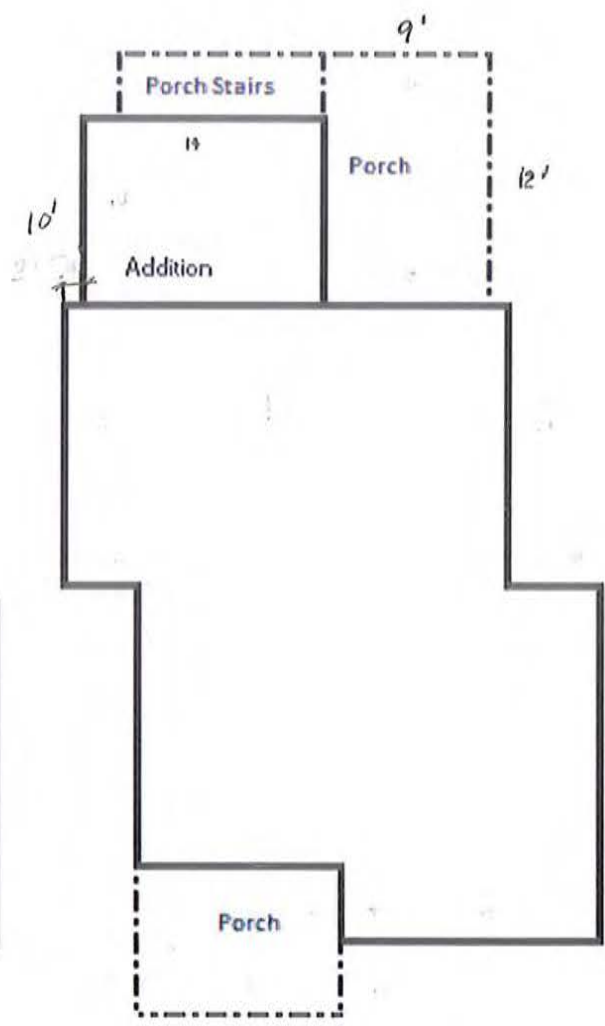
Joist missing and rotten supports



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Current First Floor

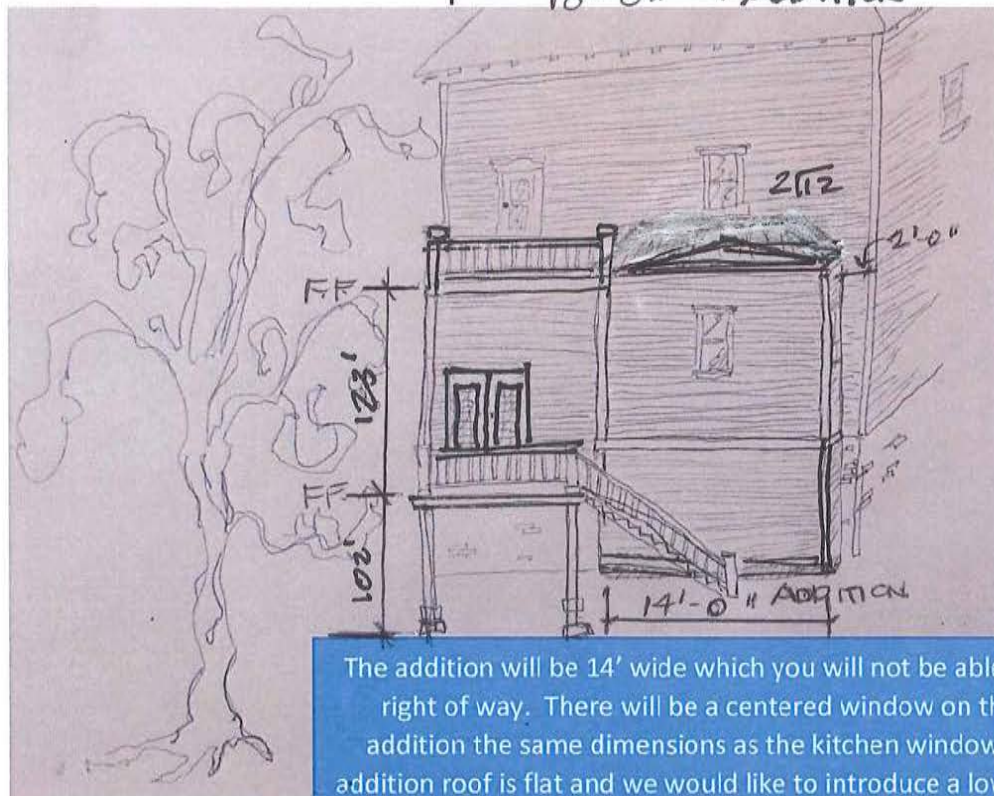
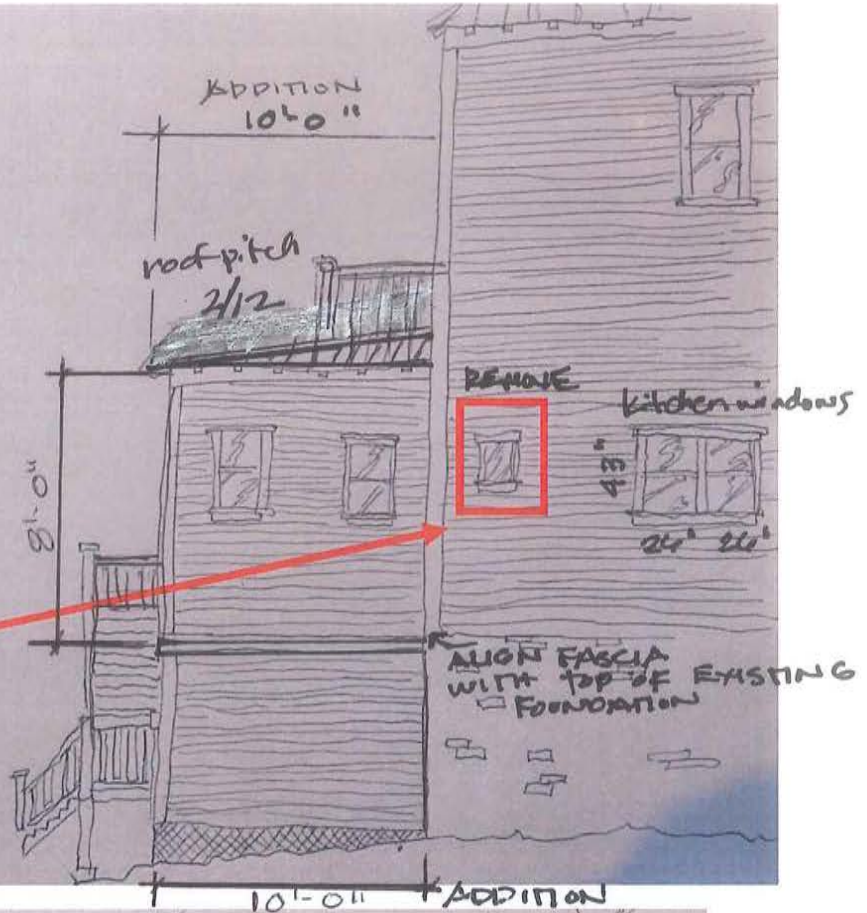


Proposed First Floor

The addition will extend 10' and will have two windows the same size as the double kitchen windows (26"W x 43"H). These will be centered on the wood siding.

The foundation for the addition will be stucco with wood siding up to the first level where a belt course will be installed.

We are proposing the removal of the small portal casement window in the drawing.

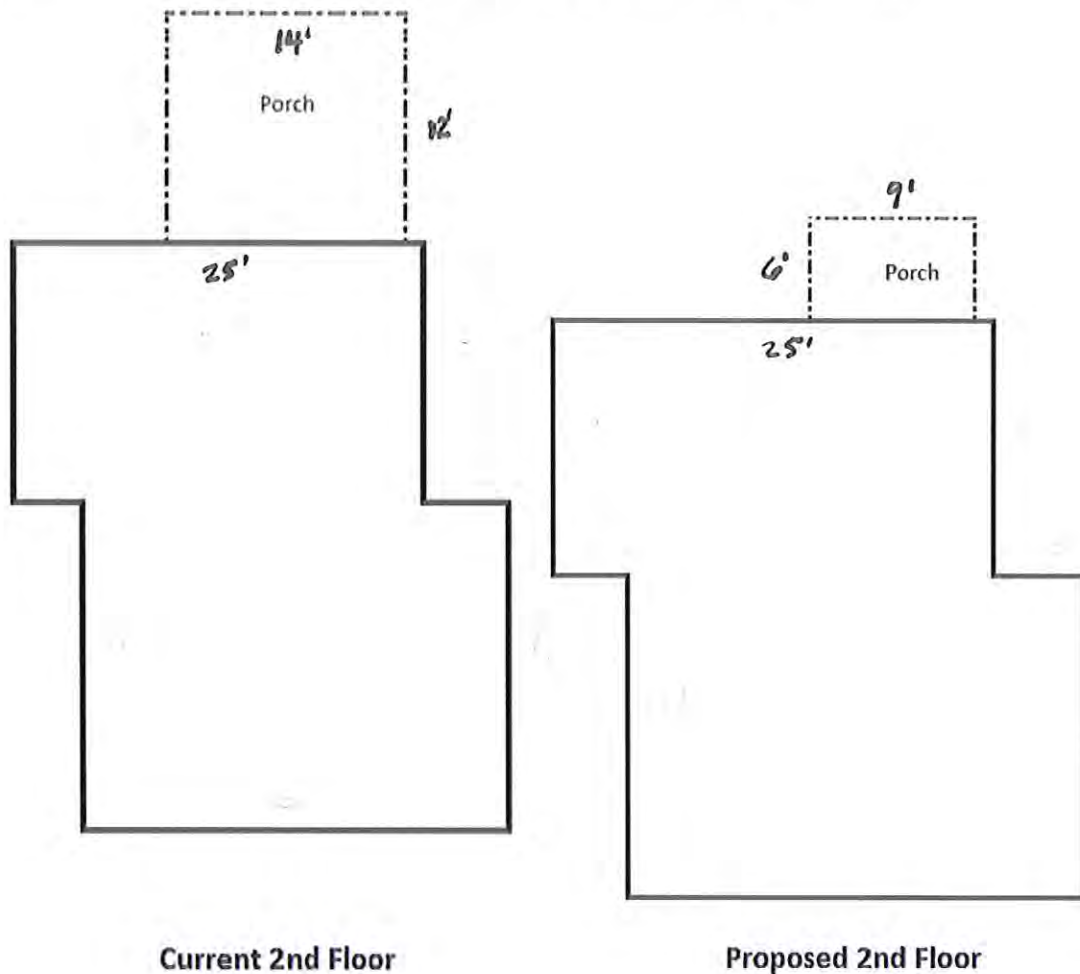


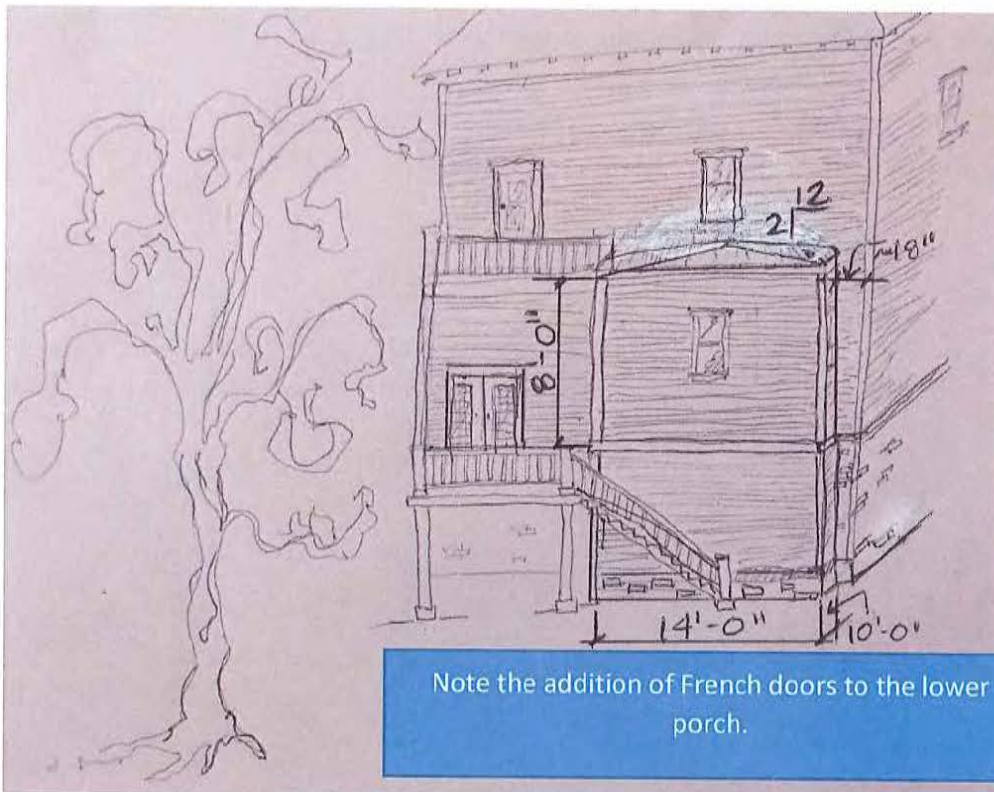
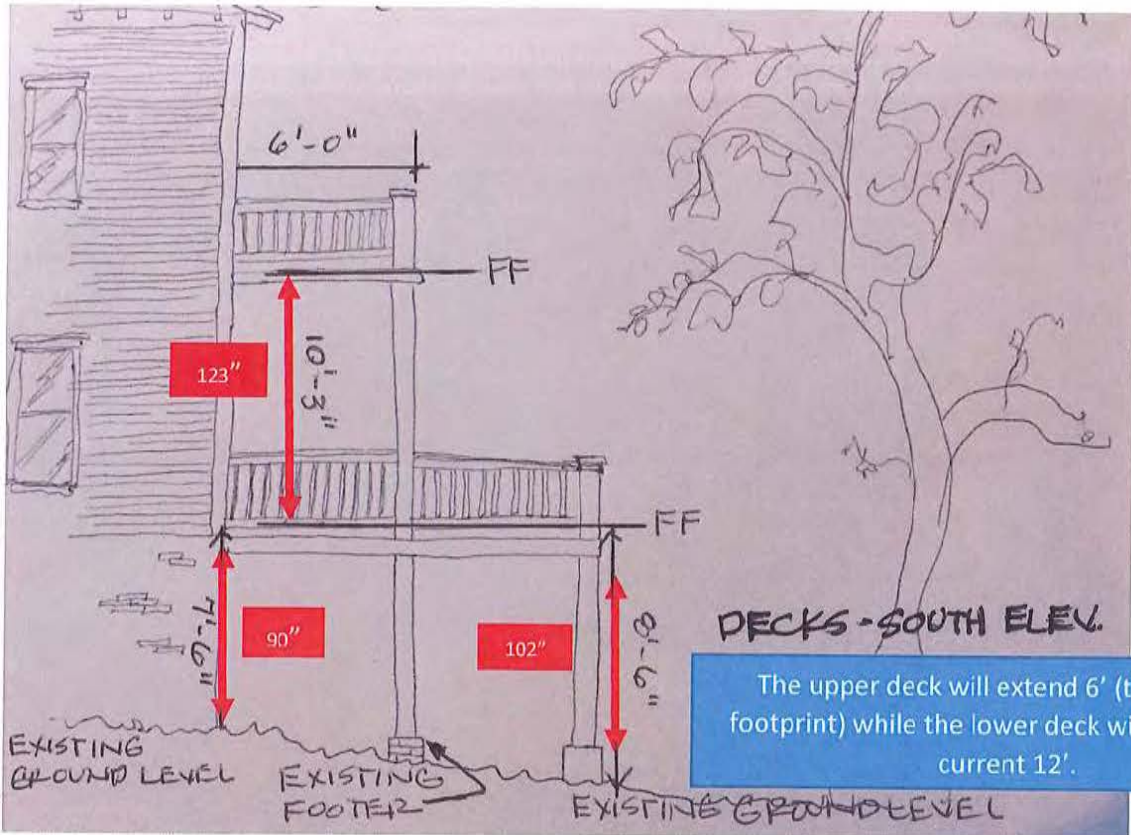
The addition will be 14' wide which you will not be able to see from the right of way. There will be a centered window on the back of the addition the same dimensions as the kitchen windows. The current addition roof is flat and we would like to introduce a low pitch slope roof similar to the body of the house.

6) Rear porch restoration/interpretation.

Currently there are two 14'x12' non-original covered porches on the rear of the house. Though these do allude to the sleeping porches of the time period the 1917 Sanborn Maps show us that these were much smaller and were not conducive to sleeping porches. Additionally, photos show that the porches were open air (the upper porch roof never tied to an additional porch roof). To respect both the current and historic footprint of the porches we are proposing the upper porch be reduced in size to the original configuration while the lower porch retain its current depth. This is a marriage of both versions of the porches the house has had and the overall visibility would be reduced dramatically. The porch will be composed of wood with square balustrades, similar to the front porch railing, tied to the top and bottom railings (*not* nailed to the exterior).

It is important to note that on the first floor porch we propose the addition of wood French doors to from the house to the porch. This addition would swallow a window that will be used within the proposed addition above. These doors cannot be seen from any right of way.





1424 FREMONT AVENUE



The deck's joists are not all tied to supports and it is inherently unstable and beyond repair. Simply put the current deck is unsalvageable.

[Type here]



Original brick supports show us the dimensions of the original rear porches.

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The rear porch railing will be similar in design to the railing on the front porch. The only modification will be the 36" railing height to comply with building codes for drops over 30" in height.

The original door leading to the upper open air rear porch.

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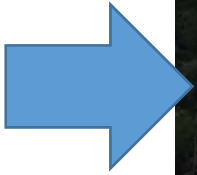


In this view of the existing upper porch roof we can see how they joined new and old construction. It's worth noting that this photograph also shows the 100 year old roof, with exposed rafter tails, has not been modified; thus proving that the original porches were indeed open air.

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7) Remove later addition portal window from side of house.

This late addition, casement portal window, is unlike any other window in design, shape or size and we are requesting its removal.



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1424 Fremont – Non-original door on north side, facing toward the front. Indication of door inserted into previously existing sided wall projection



1424 Freemont – Old and new studs at front door



1424 Fremont – North façade showing small fixed window to be removed.



1424 Fremont – Rear addition and decks beyond-- viewed from the north



1424 Fremont – North façade toward the rear



Rear addition on north end



1424 Fremont – Overall south façade looking toward the front



View of rear decks from south side



1424 Fremont - View of south side from rear showing tie-in of existing decks