



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

**PROPERTY ADDRESS:** 315 James Agee St 37917

**FILE NO.:** 5-J-17-HZ

**DISTRICT:** Ft. Sanders NC-1

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**MEETING DATE:** 5/18/2017

**APPLICANT:** Lamon and McDaniels Builders Randy Lamon (owner)

**LEVEL OF WORK:** Level II. Construction of addition

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**PROPERTY DESCRIPTION:** Neoclassical Revival (c. 1900)

Two-story frame with brick veneer first level and synthetic wallcovering on the second. Side-gabled roof with bellcast hipped dormers, paired, with paired attice casement windows with calmes. Two-story bay on front and side elevation. One-story two-thirds front porch with square wood columns. One-over-one double-hung windows. Masonry foundation. Transom and sidelights at front entry ©

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► **DESCRIPTION OF WORK:**

Addition of 4'-8" w x 5'-0" h roof dormer with 30x40 vinyl casement window. Roof slope on dormer to match existing roof slope. Exterior of dormer to be Hardie Shingle straight-edge panels with Miratec trim to match existing house. Shingles on dormer to match those on existing house. The window will be a white vinyl casement. The dormer overhang is to match that of the existing dormers.

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► **APPLICABLE DESIGN GUIDELINES:**

Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.

D. WALL MATERIALS

2. Clapboard (or clapboard-like materials such as aluminum or vinyl), shingle (or shinglelike material), or brick should be used.

5. In making additions to existing buildings, wall cladding should complement the original wall covering. Acceptable materials are clapboard, vinyl siding, cement fiber board, brick and stucco.

E. WINDOWS

1. Window proportions and symmetry should be similar to the pre-1940 styles in the neighborhood.

2. Windows should be double-hung sash windows. Vinyl or metal-clad windows may be used.

3. Accent windows are appropriate with new construction.

H. ADDITIONS TO EXISTING BUILDINGS

1. Additions should be made to the rear or side of the building.

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**COMMENTS:**

**STAFF FINDINGS:**

1) The house is a contributing house within the Fort Sanders National Register and Neighborhood Conservation Overlay districts (NC-1).

2) The hipped roof pitch of the proposed dormer is to match that of the roof of the overall house.

3) The overhang of the proposed dormer is to match that of the main roof of the house.

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- 4) The roof dormer will be visible when approaching from the north on James Agee and from the west side looking up Bridge Avenue. However, Bridge Avenue is very narrow which limits the scope of visibility from both directions. The house backs up to a parking lot.
  - 5) The materials of straight-edge fiber-cement board shingle siding and asphalt shingled roofing are compatible with the materials of the main house, and are allowable under the Fort Sanders Design Guidelines.
  - 6) The proposed dormer at 4'-8" w x 5'-0" h is of a small-scale relative to the overall roof and will not detract from or interfere with other historic features of the house.
  - 7) Vinyl windows and fiber cement siding are not prohibited with the Fort Sanders NC-1 Overlay.

► **STAFF RECOMMENDATION:**

Staff recommends approval.

Certificate (File) No: 5-J-17-HZ

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

Please print all information:

1. **NAME OF APPLICANT:** Lamon & McDaniel Builders

Address: 821 W. Broadway Ave - Maryville, TN 37801

Telephone: 865-983-0059 680-1943 E-mail address: info@landmbuilders.net

Relationship to Owner: Contractor

2. **NAME OF OWNER:** Andrew & Alicia Basler

Address: 2017 Ponderosa Lane - Maryville, TN 37803

Telephone: 865-405-4017 E-mail address: alice.basler@yahoo.com

3. **LOCATION OF PROPERTY:**

Address: 315 James Agee Street Tax ID/Lot/Parcel No: 094NG016/10

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

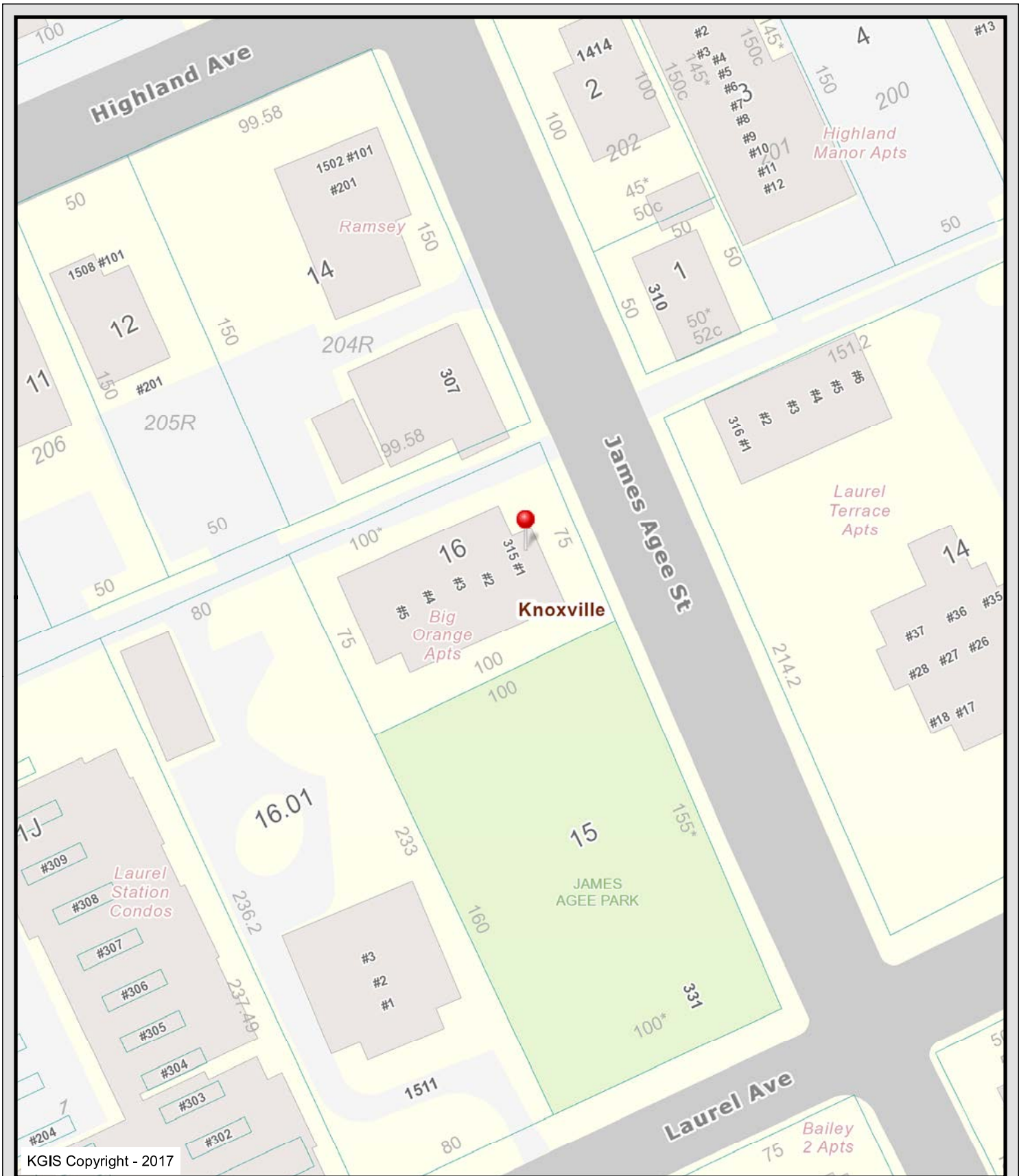
5. **DESCRIPTION OF WORK:** (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

Addition of new 4'-8" w X 5'-0" h dormer. Dormer will include a 3040 casement window. Roof slope on dormer to match existing roof slope. Exterior of dormer to be Hardie Shake materials with Miratec trim to match existing house. Shingles on dormer to match existing house.

6. **SIGNATURE OF APPLICANT:** Randy Lamon Date: 4/25/17

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.

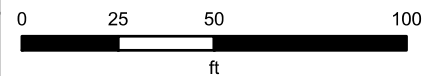
FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			



315 James Agee Street

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Knoxville - Knox County - KUB Geographic Information System



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315 James Agee Street front façade from intersection with Bridge Avenue



315 James Agee Street front and northwest façades from intersection with Bridge Ave.

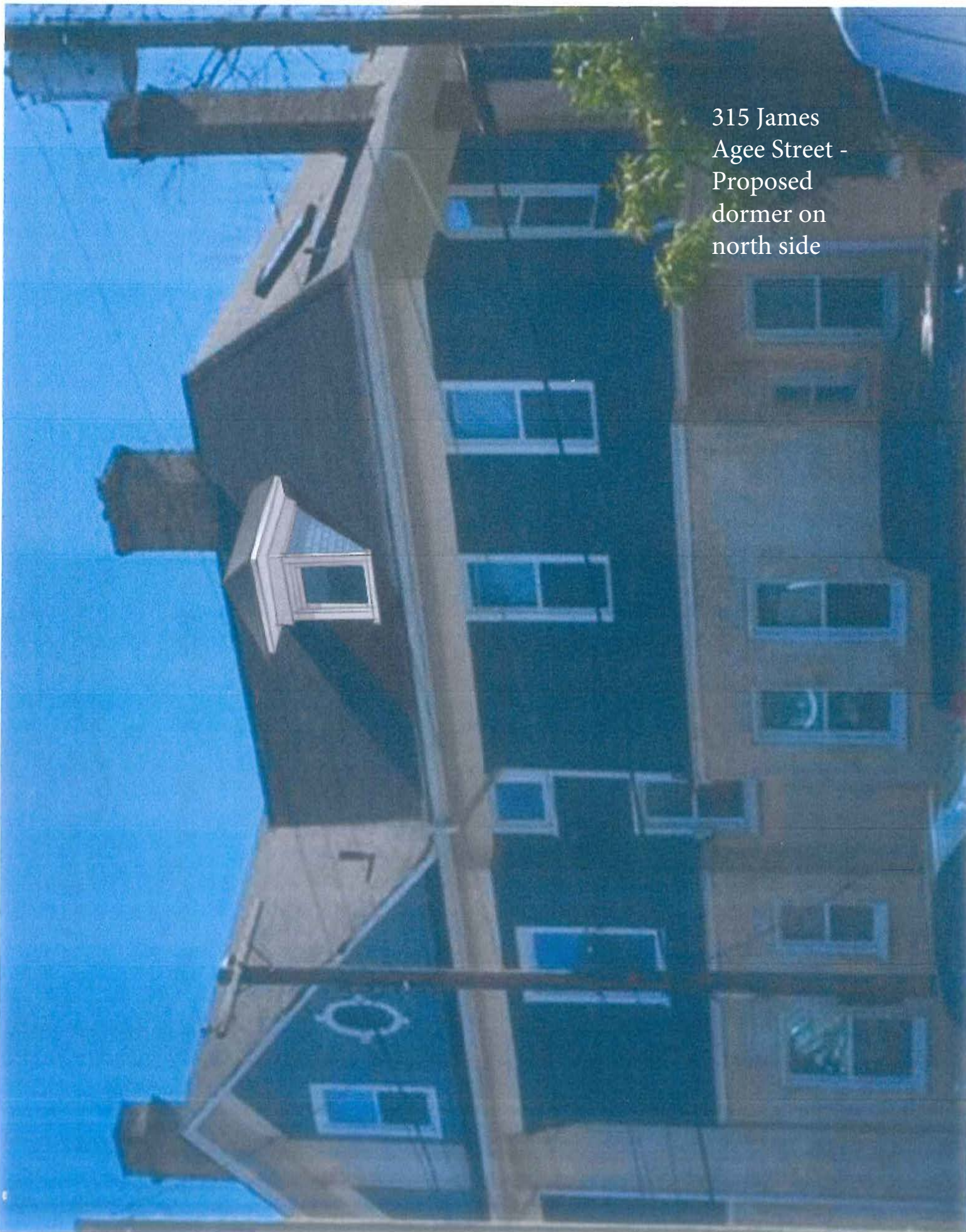


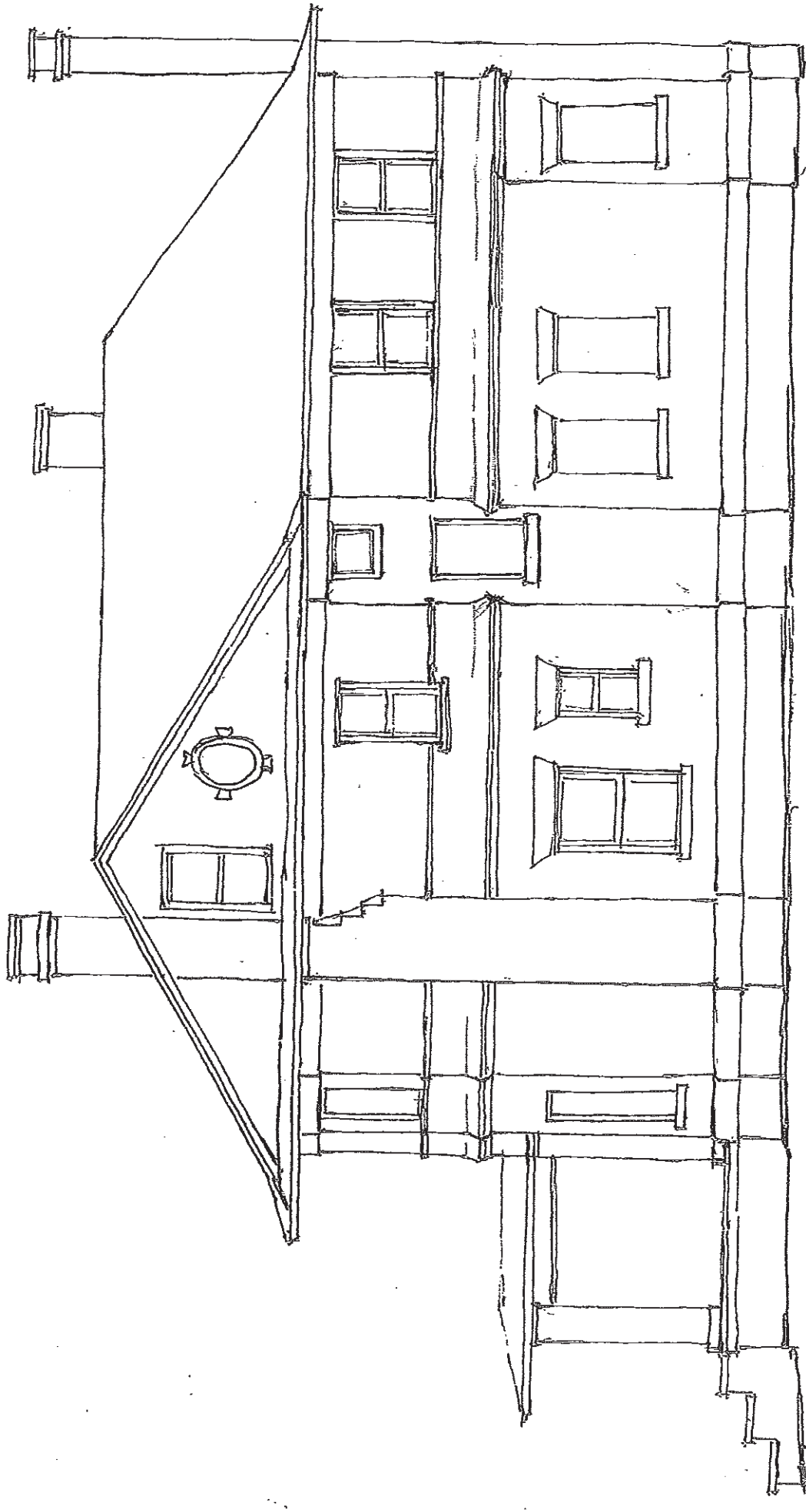
315 James Agee Street rear and NW façade



315 James Agee Street rear and NW façade looking east toward James Agee St. from Bridge Ave.

315 James  
Agee Street -  
Proposed  
dormer on  
north side

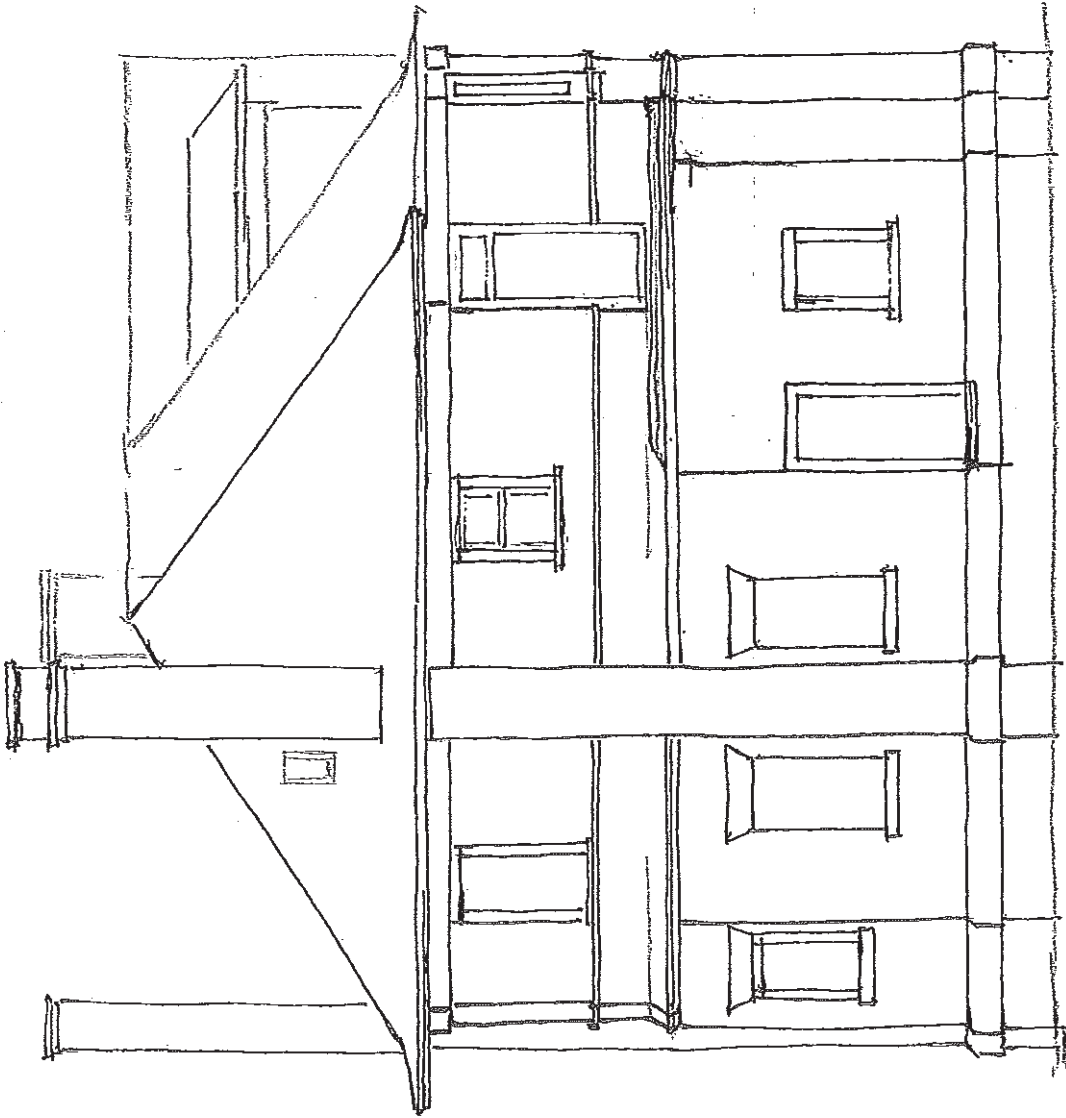




315 JAMES AGEE • RIGHT ELEVATION (EXISTING)

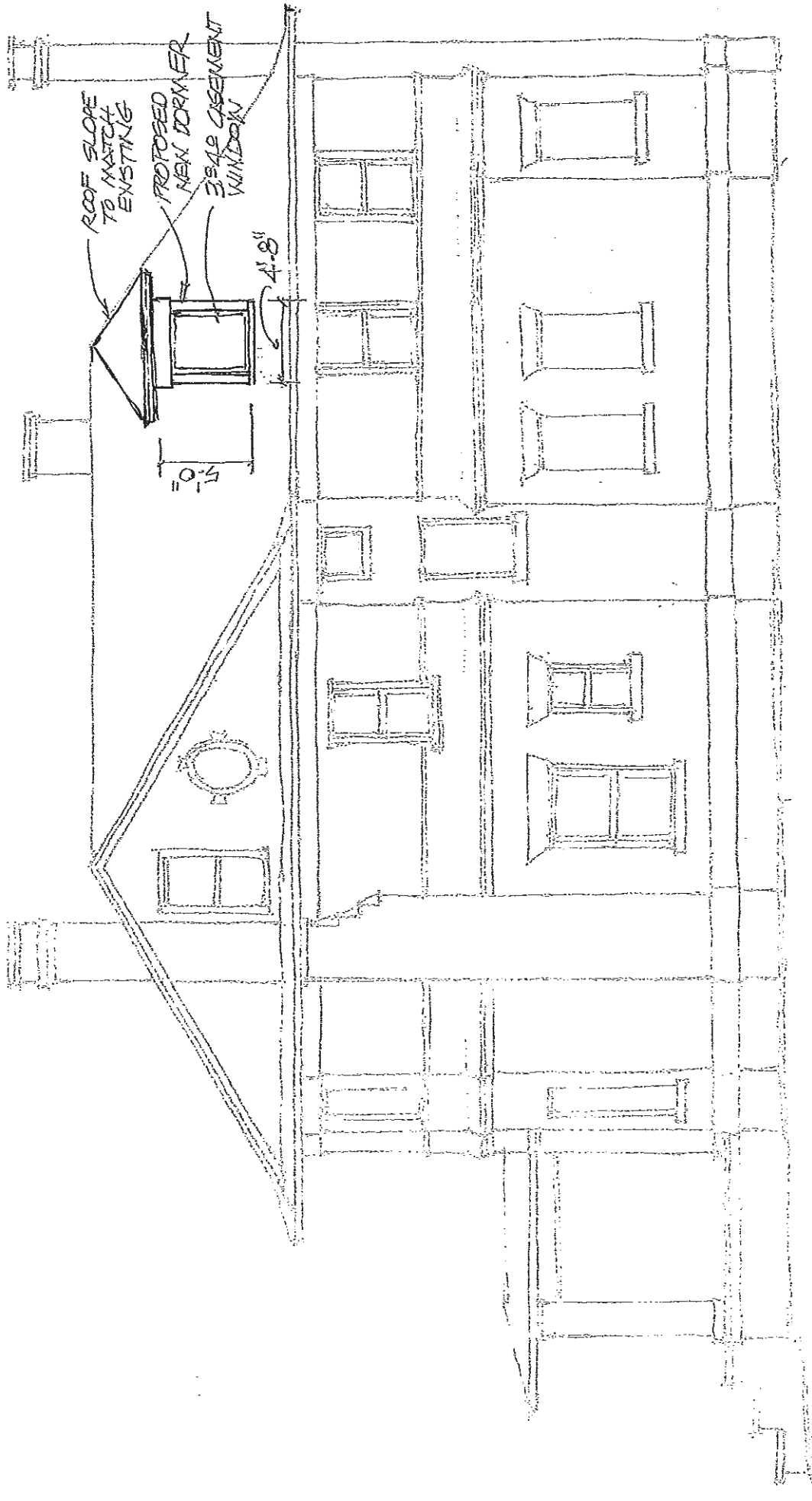
LAMON and Mc DANIEL BUILDERS •  
221 W. BROADWAY, MARYVILLE, TN.





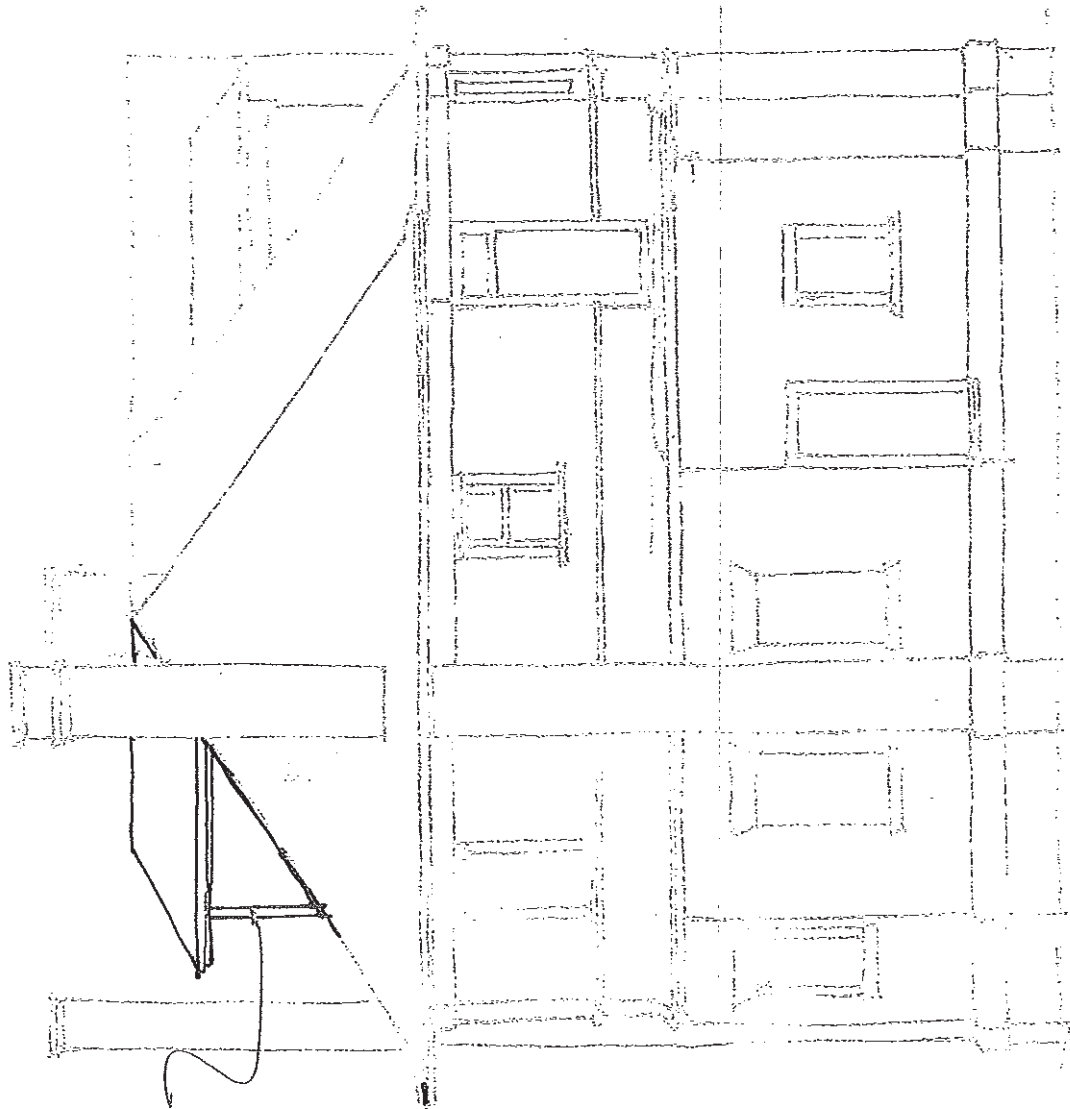
315 JAMES AGEE e REAR ELEVATION (EXISTING)

LAMON and Mc DANIEL BUILDERS  
801 W. BROADWAY AVE., MARYVILLE, TN



315 JAMES ABBE . RIGHT ELEVATION

LAMON and Mc DANIEL BUILDERS  
 821 N. BROADWAY AVE . MARYVILLE, TN



PROPOSED  
NEW DORMER

315 JAMES AGEE • REAR ELEVATION

LAMON and Mc DANIEL BUILDERS  
821 W. BROADWAY AVE • MARYVILLE, TN

# 315 James Agee St bird's-eye view from NW

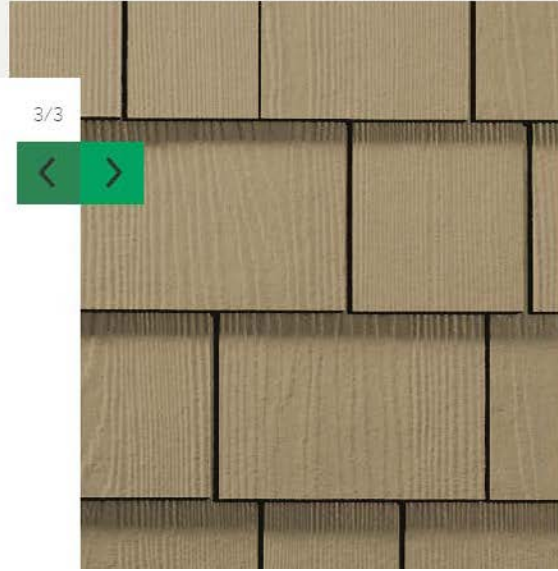


HardieShingle® Siding

## STRAIGHT EDGE PANEL

THICKNESS:	0.25"	
LENGTH:	48" shingles	
WIDTHS:	14"	15.25"
EXPOSURES:	5"	6.976"

3/3



315 James Agee shingle style specifications for roof dormer

5/18/2017