



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

PROPERTY ADDRESS: 404 11th St
DISTRICT: Ft. Sanders NC-1

FILE NO.: 11-I-17-HZ

MEETING DATE: 11/16/2017

APPLICANT: Pat and Robert Mascioli (owner)

LEVEL OF WORK: Level II. Major repair or replacement of materials or architectural elements

PROPERTY DESCRIPTION: Queen Ann (1880s)

Two-story frame with cut-away-porch on rear first level. Front-and-cross-gable form

► **DESCRIPTION OF WORK:**

Enclose rear cut-away porch which had been enclosed at some point and re-opened at some later point. The porch is 11'6" long X 3'6" wide X 9'0" high. Install long horizontal narrow window with leaded-glass sunburst design on new back porch wall.

► **APPLICABLE DESIGN GUIDELINES:**

Secretary of the Interior's Standards for Rehabilitating Historic Buildings.

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.

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.

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) These seven houses, including 404 11th are part of the Fort Sanders National Register Historic District. The H-1



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Overlay was added to the seven houses in this area in 2003, and the staff report to City Council states specifically that "their Victorian-era styling is better protected by H-1 Historic Overlay designation than by NC-1 Neighborhood Conservation Overlay since NC-1 guidelines do not protect the individual design details of the buildings." Since the Mayor in 2003 sponsored the H-1 designation to better preserve the character of the houses, the enclosure is not a change that would uphold the intent of the historic overlay.

2) The notations on 404 11th Street on the 1903 Sanborn Fire Insurance Maps indicate there was a two-story (2x) cut-away porch open on both levels. The notations on 402 indicate that the porch was open on the first floor and enclosed on the second.

3)The rear porch is visible from the public street right-of-way.

4) The porch has been somewhat altered with a new wall (with new small window) projecting into it. However, most of the narrow cut-away porch remains.

5) Since the Sec'y of Interiors Standards state that "Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved" and "Deteriorated historic features shall be repaired rather than replaced" and "The historic character of a property will be retained and preserved" and " New additions, exterior alterations, or related new construction will not destroy... features and spatial relationships that characterize the propert", enclosure of the character-defining rear cut-away porch that is shown on the 1903 Sanborn map as original does not meet the pertinent guidelines.

► **STAFF RECOMMENDATION:**

Staff recommends denial based on the Findings stated herein.

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

Please print all information:

1. **APPLICANT NAME:** Charles Mescioli
Address: 1492 TOWN COVES DR LEWIS CITY TN 37772
Telephone: 865 567 3215 E-mail address: CAIPARTNERS@yahoo.com
Relationship to Owner: OWNER

2. **OWNER NAME:** _____
Address: _____
Telephone: _____ E-mail address: _____

3. **LOCATION OF PROPERTY:**
Address: 404 11th St. Knoxville Tax ID/Lot/Parcel No: _____

4. **LEVEL OF WORK** (circle Level)

- Level I** Routine repair; replacement of deteriorated materials in-kind; removal of artificial siding; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure or a late addition; renewal of COA
- Level II** Major replacement of materials or architectural elements; construction of an 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.)

Reconstruction of deteriorated rear porch which was built for World's Fair. Closing in of outside wall and reconstruction of existing stairs to make safe. Replacement of clapboard siding (use original of Fair). The house will look almost identical to 402 11th St. (with 11'6" W 3'6" H 9'0

6. **SIGNATURE OF APPLICANT:** Charles Mescioli Date: 10/31/2017

Incomplete applications cannot be accepted.

Mail 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; or E-mail to Kaye.Gravbeal@knoxmpc.org
Phone: (865) 215-3795

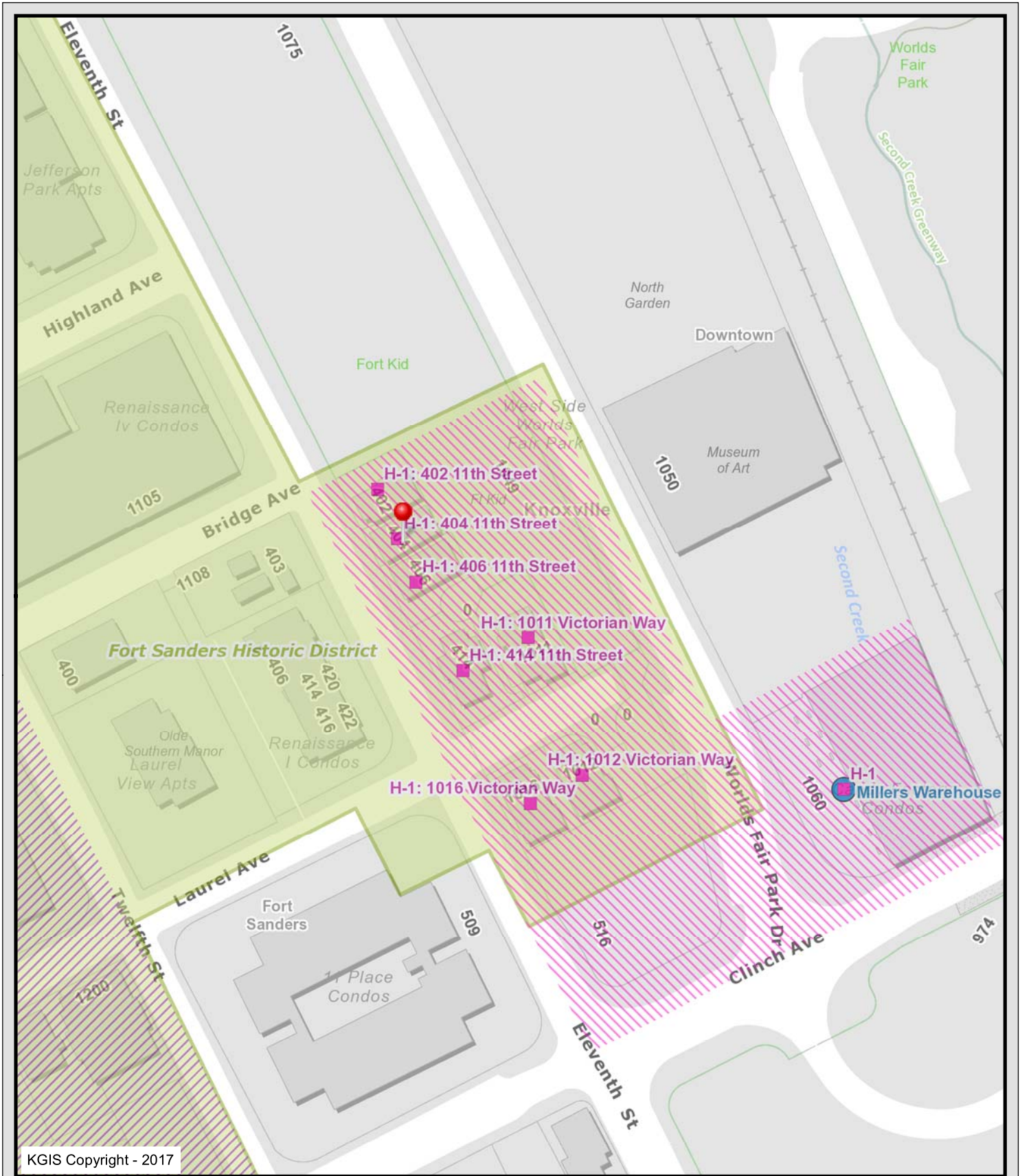
FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			

404 11th work description

This house has changed hands numerous times since the World's Fair. The stairs that connected the upstairs and downstairs were fairly old but were made of "modern " lumber. I presume they were from the 60's? or older. There was old plumbing downstairs including toilet facilities which proves that it was living quarters at one time. During the World's Fair the basement was an Ice Cream Shop and also served as public bathrooms. The bathrooms were modernized at that time. I surmise that is when the stairway was closed and the upstairs porch was opened. The small main floor bath was already in place I believe. The deck which connects 404 and the "Pink House" I believe was created at that time for commercial reasons. The public could enter the house from the front or back. The brick downstairs was repaired for the World's Fair but not around the old stairwell which was separated from the Ice Cream Shop. That is why I believe that is when the upstairs "porch" was recreated. The present porch is in no way is historic as it connects to the house next to us which was not the original configuration....I will send you a picture of the window I bought. It has an etching of a sunrise which goes perfectly with the view of the sun sphere. We are doing our best to preserve this house and create a structure which respects the past but will survive into the future.

The property had been partially renovated and was falling into disrepair. The property is in the process of being repaired and we have made it mechanically and structurally sound. There is a porch in the rear of the building which was created for the World's Fair. At one time there had been a porch in the rear of the building but the original porch had long ago been enclosed and altered by adding a bathroom in the original footprint. The porch contained the stairway to the lower floor and was enclosed. We seek to enclose this area which has been previously altered. The stars to the lower level will be rebuilt. This is the only logical place to place the stairs. We will side the home with architecturally comparable materials. The final result will be more appealing than the present configuration which is not a functional porch. The home will look exactly like 402 11th St. which basically is the same house.

- ~ Enclose porch which had been created for the World's Fair is not original 11'6 X 3'6 X 9'0
- ~ Nothing on the present porch is original or a recreation of the original porch
- ~ This porch as it is presently configured is not historic
- ~ The new porch will be sided as the present house and blend in perfectly
- ~ No other real option to place stairs to lower level
- ~ The home will look exactly like its' neighbor 402 11th St.
- ~ The porch will prevent structural deterioration from reoccurring

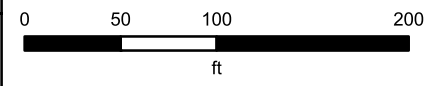


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404 11th St
Seven Houses H-1 District

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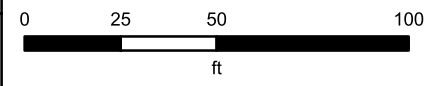


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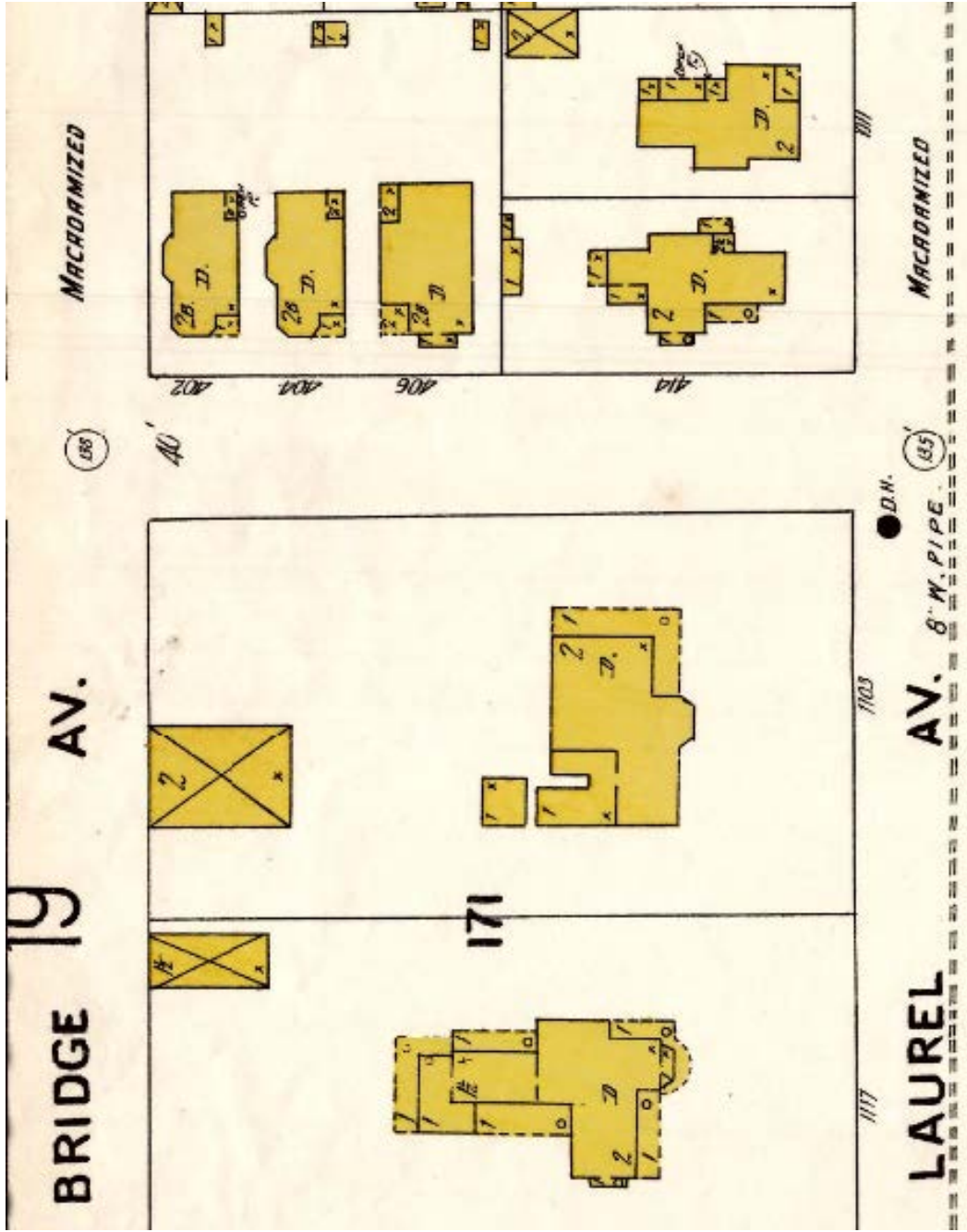
404 11th Street
 Seven Houses H-1 District

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1903 Sanborn Fire Insurance Map

Plan indicates open corner porches on 402, 404, and 406 11th Street shown at top of page



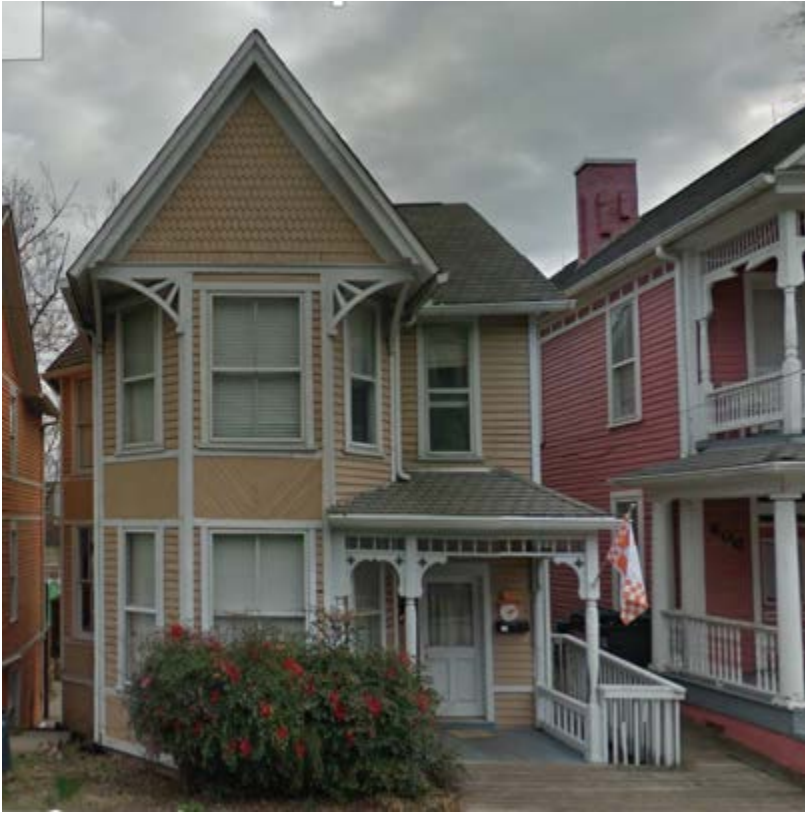
404 11th Street - Proposed window for rear porch



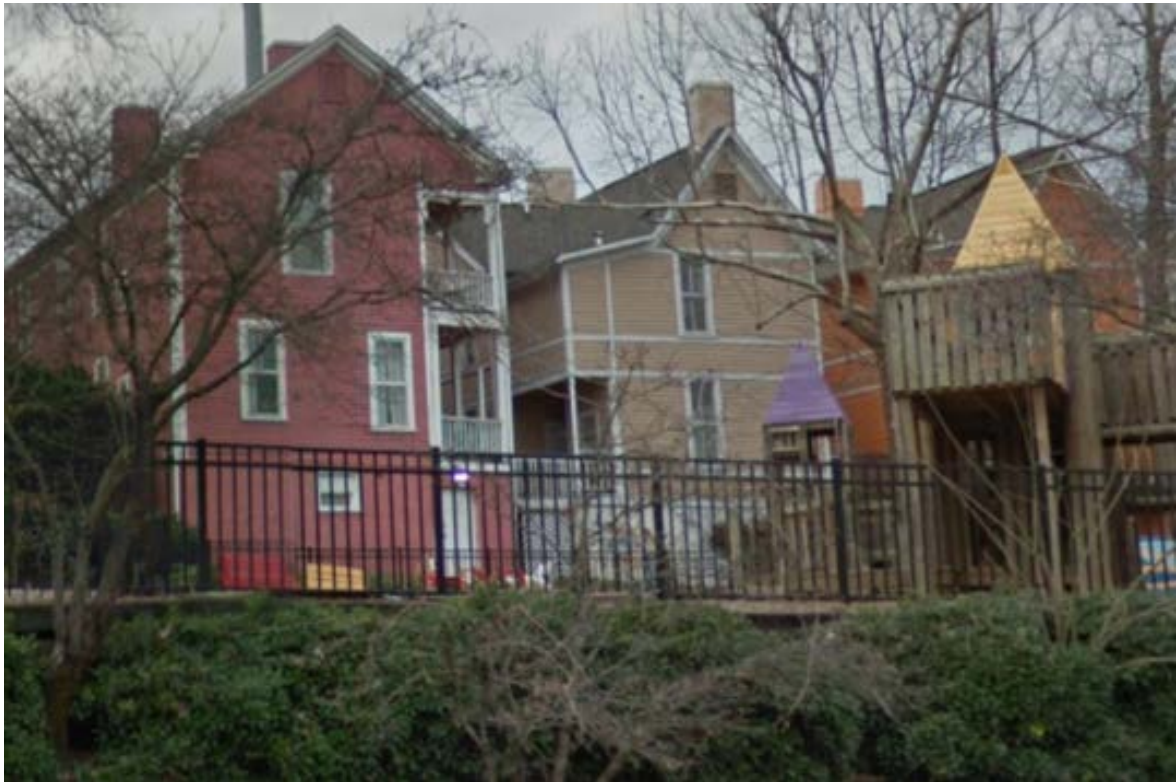
404 11th Street – Dimensions of existing porch



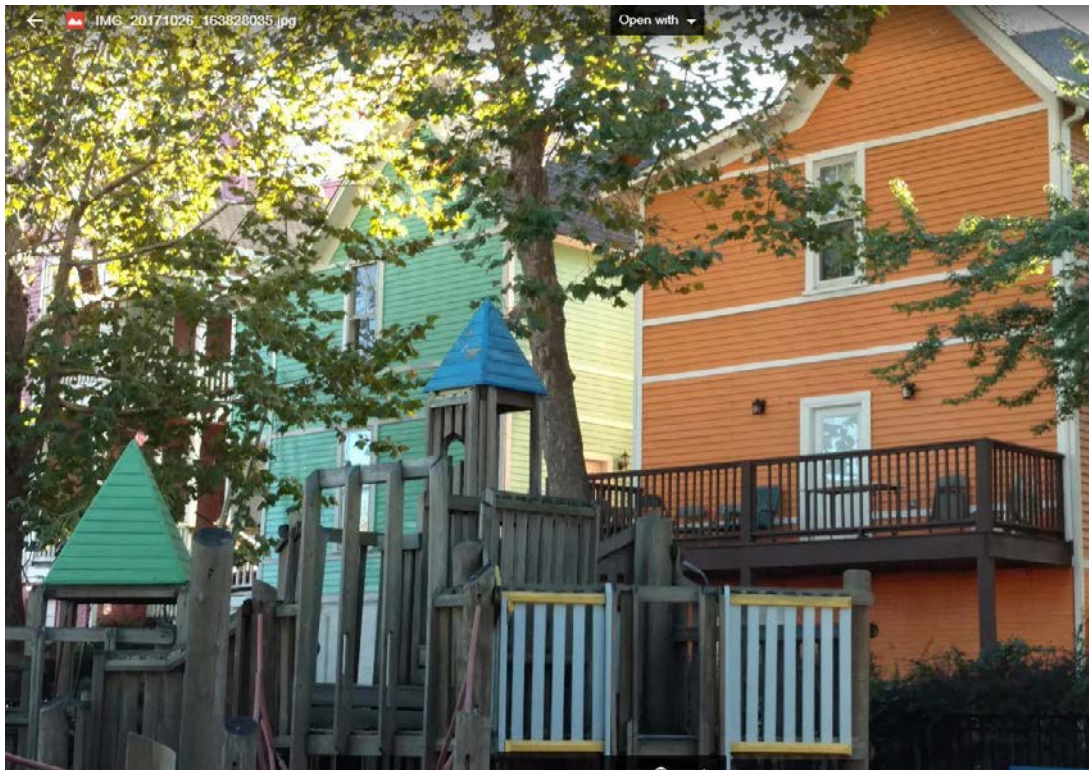
402, 404, 406 11th Street Queen Anne houses within the Seven Houses Historic District (H-1)

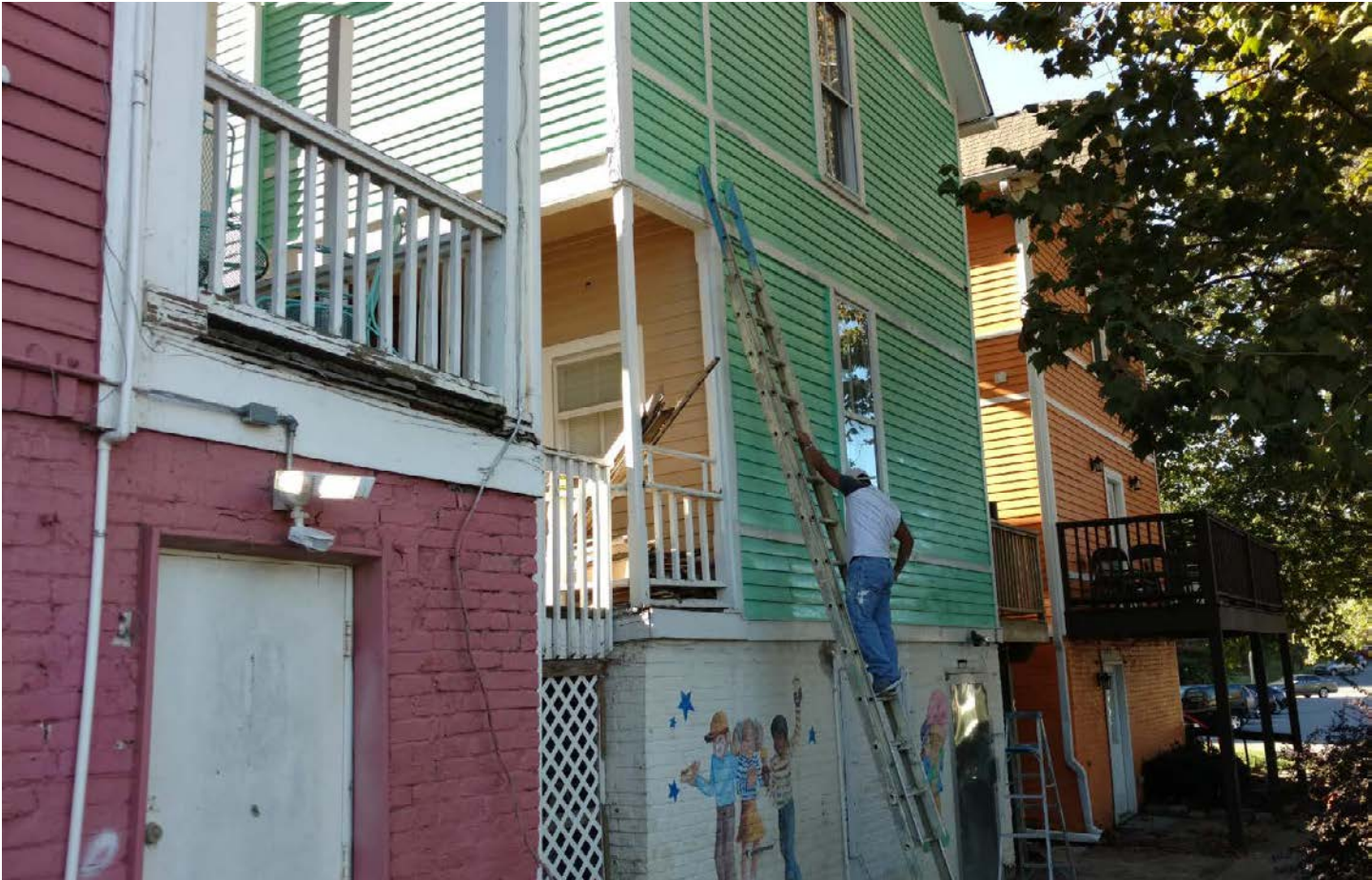


404 11th Street -front



404 11th is the house in the middle as viewed from World's Fair Park Drive. Back porch is visible from the public right-of-way.





Rear of 404 11th showing cut-away porch



Rear of 404 11th showing cut-away porch



Rear of 402 11th showing enclosure of cut-away porch



Rear of 404 11th showing cut-away porch with new bathroom wall and window