



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

PROPERTY ADDRESS: 1704 Washington Ave 37197
DISTRICT: Edgewood-Park City H-1

FILE NO.: 3-H-18-HZ

MEETING DATE: 3/15/2018

APPLICANT: Nicholas Poker (owner)

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

PROPERTY DESCRIPTION: Queen Anne with Eastlake influence (c. 1895)

Two and one-half-story frame with weatherboard wall covering. Hip roof with lower cross gables, asphalt shingle covering, and fishscale patterned wood shingles in gable, knee braces. One-story wrap-around front and side porch with square wood columns with Doric capitals. One-story projecting bay on east elevation. Double-hung one-over-one and Queen Anne-over-one windows. Two interior offset brick chimneys. Brick foundation with porch supported by brick piers with lattice inserts. Irregular plan.

► **DESCRIPTION OF WORK:**

Install front porch wooden balustrade at 36 inches high, with turned spindles and decorative top and bottom bands.

► **APPLICABLE DESIGN GUIDELINES:**

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

I. Porches on historic houses shall be repaired or replicated using wood materials for ceilings and floors, balustrades, posts and columns that duplicate the original size and design. Reconstruction of the documented original porch is appropriate.

SECRETARY OF INTERIORS STANDARDS

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.

COMMENTS:

A balustrade installed on this porch is required by the building code to meet the 36-inch height since a portion of the porch floor is 30 inches or more above ground level.

STAFF FINDINGS:

1) The c. 1895 Queen Anne house is a contributing structure in the Edgewood-Park City H-1 Overlay and the National Register Historic District.

2) The structure is documented to be a George Barber-designed house; therefore, it can be deduced that it would have originally have had elaborate architectural embellishment. Staff finds that adding a more decorative balustrade in this particular case is appropriate due to the documented fact that George Barber houses were elaborately embellished with architectural features including decorative balustrades.



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3) Four examples of George Barber-designed houses are submitted with this application that feature balustrades with horizontally-divided sections. Other examples exist on George Barber houses within the city's downtown historic districts. The submitted design with perforated bands on the top and bottom rails helps to give the optical illusion that the balustrade is shorter than 36 inches high, which is more historically appropriate. The design also repeats the small circle design featured on the decorative brackets on the front bay window of the subject house.

4) The guidelines and the Secretary of Interiors Standards state that "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." In this case, staff finds that the 36-inch building code-required height of the balustrade is indicative of its newness, and the degree of embellishment renders it compatible with the level of embellishment on the rest of the house.

5) Since the majority of the porch wraps around the west side rather than across the entire front of the house, it will not be prominently visible in the streetscape or obscure important elements of the house.

► **STAFF RECOMMENDATION:**

Staff recommends approval.

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

Please print all information:

1. APPLICANT NAME: NICHOLAS POKER

Address: 1704 WASHINGTON AVE. KNOXVILLE, TN, 37917

Telephone: 865-582-1546 E-mail address: NICKPOKER@COMCAST.NET

Relationship to Owner: OWNER

2. OWNER NAME: SAME

Address: _____

Telephone: _____ E-mail address: _____

3. LOCATION OF PROPERTY:

Address: 1704 WASHINGTON AVE 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

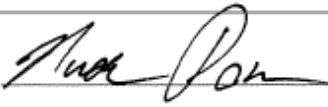
Level II Major replacement of materials or architectural elements; construction of an addition or outbuilding

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.)

CONSTRUCTION OF RAILING AROUND PORCH. DESIGN PER ATTACHED DRAWING. BANDING TO BE ADDED ON TOP AND BOTTOM OF RAILING TO INCREASE HEIGHT TO 36" WHILE MAINTAINING SHORTER BALUSTERS TRADITIONALLY SEEN ON PERIOD HOUSES

6. SIGNATURE OF APPLICANT:  Date: 3/5/18

Incomplete applications cannot be accepted.

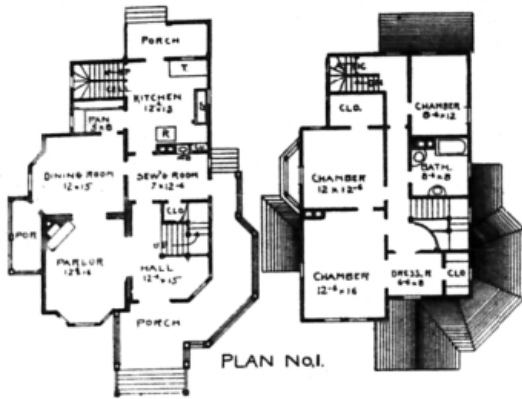
Mail application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902; or Fax: (865) 215-2068; or E-mail to Kaye.Gravbeal@knoxmpc.org
Phone: (865) 215-3795

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

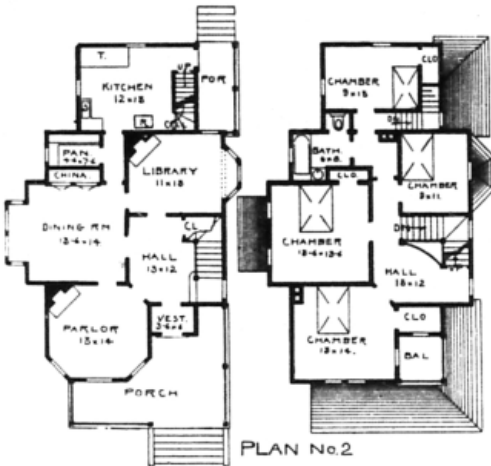
1704 Washington Ave.



Barber Catalog Page for 170w Washington Ave.



SIZE—39 x 53 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



SIZE—32½ x 53 feet. Height of first story, 10 feet; second story, 9 feet 2 inches.



TWO STORY HOUSE.

DESIGN No. (37 B)

Estimated Cost to build: Plan No. 1, \$2,300 to \$2,500; Plan No. 2, \$2,700 to \$3,000

MODERN taste and requirements call for the most artistic in plan and exterior design of even homes of moderate cost, which demands we have tried to meet in this, as well as in all our plans. Plan No. 1 has all the requirements in arrangement demanded by a lady of refinement and taste, who furnished the sketches from which these plans were made. The sewing-room, being near the kitchen and dining-room, was a special feature in the plan. Plan No. 2 has a nice library, which can be used as a bed-room, if desired.

Price of complete plans and specifications, - - - - \$35.00

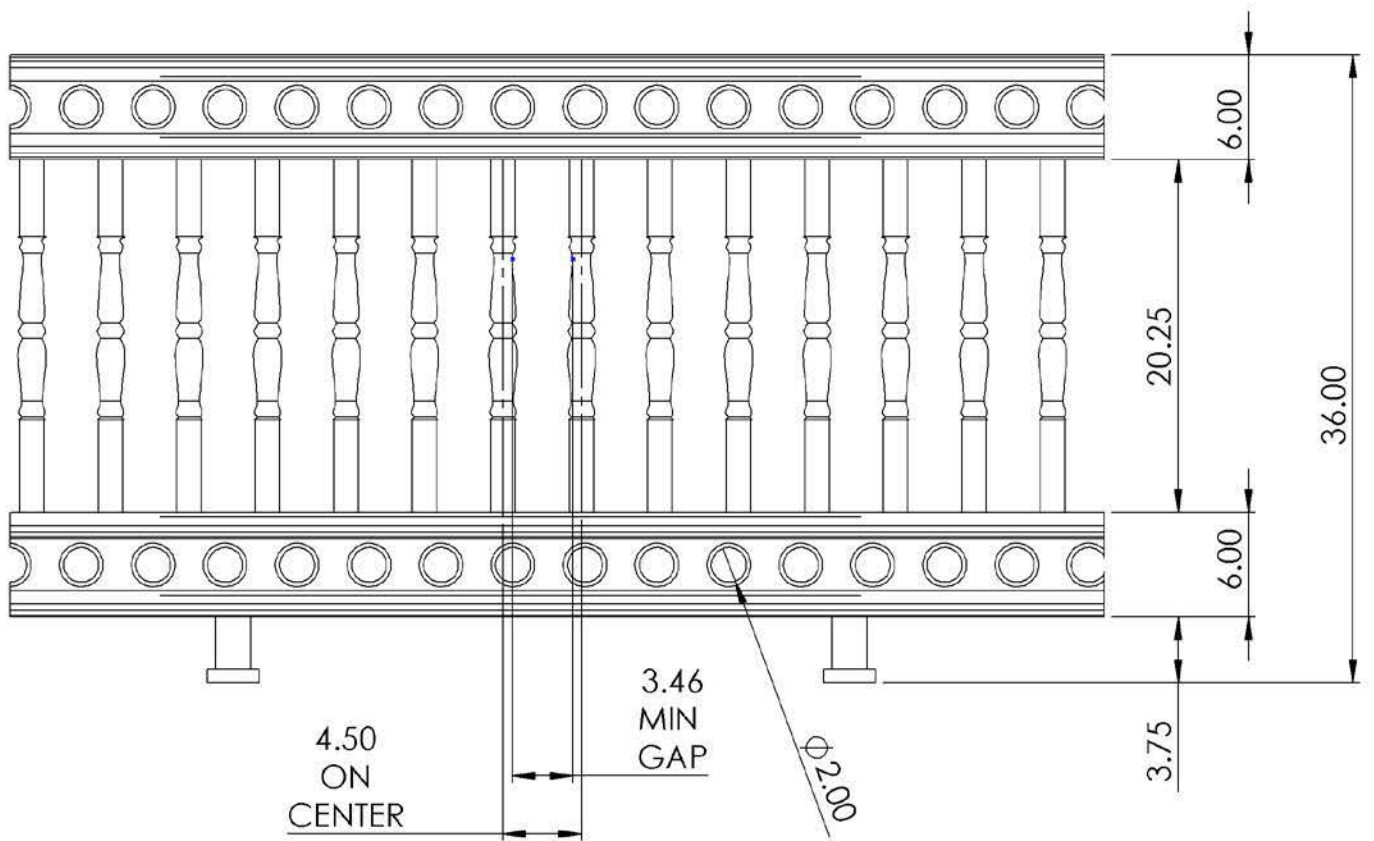
(Regarding Working Drawings, See Page 5.)

Barber Detail

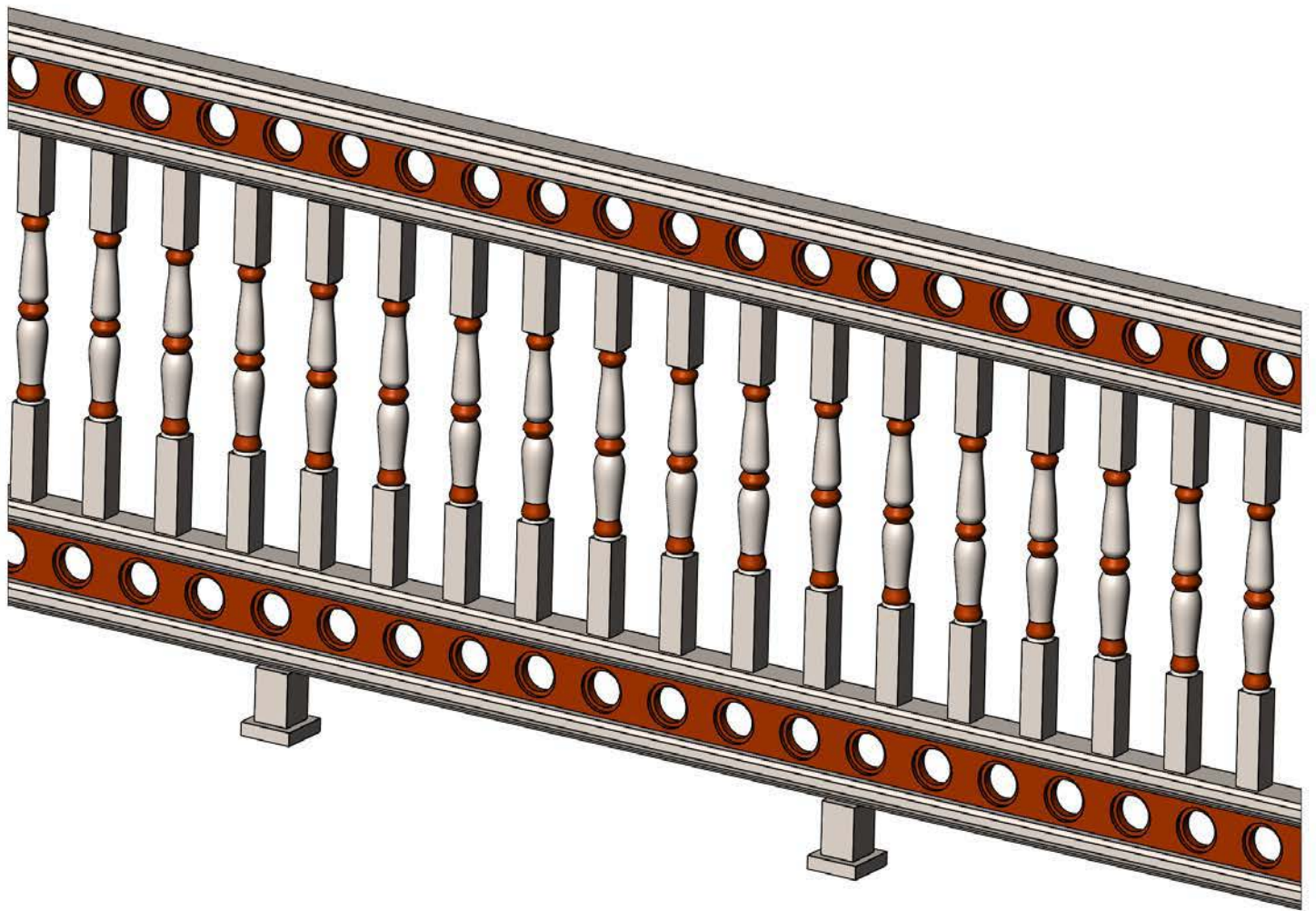


TWO STORY HOUSE.

1704 WASHINGTON AVE PROPOSED BALUSTRADE DETAIL



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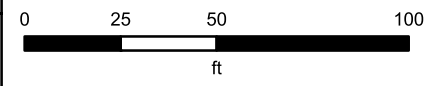


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1704 WASHINGTON AVENUE
Edgewood-Park City H-1 Overlay

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Knoxville - Knox County - KUB Geographic Information System



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1704 Washington Avenue and 1702 Washington Avenue as viewed from the west



1704 Washington Avenue and 1702 Washington Avenue as viewed from the east



1635 Washington Avenue



1701 Jefferson Avenue

Examples of George Barber houses with banded balustrades in Edgewood-Park City H-1



1730 Washington Avenue



1702 Washington Avenue

Examples of George Barber houses with banded balustrades in Edgewood-Park City H-1