



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

**PROPERTY LOCATION: 517 E Scott Ave /
Parcel ID 81 L B 026**

FILE NO.: 6-A-19-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 6/20/2019

APPLICANT: Roy Abner Card (Contractor)

LEVEL OF WORK: Level I. Routine repair of siding, fascia, soffit, windows, roof, or other features using materials, design, and dimensions that match original or early features. Level II. Construction of addition or outbuilding

PROPERTY DESCRIPTION: Neoclassical (1917)

Two story frame with weatherboard wall covering. Hip roof with dormer, asphalt shingle covering. Double hung one over one windows. Two story three quarter front porch with square wood columns with recessed panels and Doric capitals. Second story one bay balcony with square wood posts and turned wood balustrade. Projecting one story bay with stained glass window on north elevation. Exterior brick chimney. Brick foundation. Irregular plan. Leaded glass transom and sidelights at front entry.

► **DESCRIPTION OF WORK:**

Level I (Approved by staff):

Repair foundation on rear of house by removing existing brick, installing new block foundation, and reinstalling existing brick.

Repair chimney cricket and flashing as needed.

Remove the top three (3) feet of the chimney and reconstruct in-kind.

Level II (HZC review):

Install four buttresses to reinforce bowing foundation on the back right corner of the house. Two buttresses will be installed on the right side elevation near the rear corner of the house and two buttresses will be installed on the rear elevation. The buttresses will be constructed of concrete block with brick facing to match the brick foundation. Each will be 24" wide by 28" deep and approximately 3'-4" tall. The brick buttresses will be painted to match the existing painted brick foundation.

► **APPLICABLE DESIGN GUIDELINES:**

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

F. Masonry Wall Coverings (p. 23-24)

4. Identify and preserve masonry features that define the historic character of the building, including walls, railings, foundations, chimneys, columns and piers, cornice and door and window pediments.

5. Replace an entire masonry feature that is too deteriorated to repair. Use the remaining physical evidence to guide the new work, and match new to old. Examples can include large sections of a wall, a cornice, balustrade, columns, stairways or chimneys.

12. Stucco surfaced masonry can be appropriate for foundation in new construction. Brick and stone can also be appropriate.



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FILE NO.: 6-A-19-HZ

DISTRICT: Old North Knoxville H-1

COMMENTS:

The applicant provided a structural engineer's report evaluating the condition of the brick foundation recommending the addition of four buttresses to prevent further movement of the foundation.

STAFF FINDINGS:

1. Installing the four buttresses will reinforce the bowing foundation protecting the structure from further damage.
2. The buttresses will be constructed of concrete block with brick facing to match the existing foundation which is consistent with the district guidelines.
3. The buttresses on the right side of the house are near the back corner and minimally visible from the street because of the topography of the site in relation to the road.

▶ STAFF RECOMMENDATION:

Staff recommends approval of the installation of buttresses to reinforce the bowing foundation, as proposed.

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

Please print all information

1. NAME OF APPLICANT: ROY ARNER CARD as CARD CO.
Address: 7414 CASSELBERRY CIRCLE
Telephone: 605 712-0598 E-mail address: as CARD CO. @ gmail.com
Relationship to Owner: CONTRACTOR COM

2. NAME OF OWNER: JENNIE CAMPBELL
Address: 517 EAST SCOTT AVENUE
Telephone: 605 660 4006 E-mail address: _____

3. LOCATION OF PROPERTY:
Address: 517 EAST SCOTT AVENUE Tax ID/Lot/Parcel No: 081LB026

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
- Level II** Major replacement of materials or architectural elements; construction of addition or outbuilding; renewal of COA
- Level III** Construction of a new primary building; subdivision of 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.)

* CHIMNEY REMOVAL (3 FEET) OR REBUILT
NEW CHIMNEY CAP
FOUNDATION REAR (NEW BRICK)
RE-USE BRICK

6. SIGNATURE OF APPLICANT: as Card Date: MAY 6, 2019

Return application to: Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902. **Incomplete applications will not be accepted.**

FOR STAFF USE ONLY			
Date Received	<u>5/6/19</u>	Approved	Disapproved
Date Acted On		Approved As Modified	

6-A-19-HZ

Lynn Cardwell, P.E.
Structural Engineer
104 Hollbrook Lane
Oak Ridge, TN 37830
865-250-2737

May 17, 2019

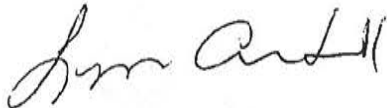
To Whom It May Concern

**RE: Structural Engineer's Report
517 East Scott, Knoxville, TN**

At the right rear corner of the house at the above address there is evidence of some slight bowing of the brick foundation walls at the end and back of the house. To prevent further movement, two buttresses will be constructed at both the end and back walls. The outside dimensions of the buttresses will be 28" perpendicular to the wall and 24" parallel to it.

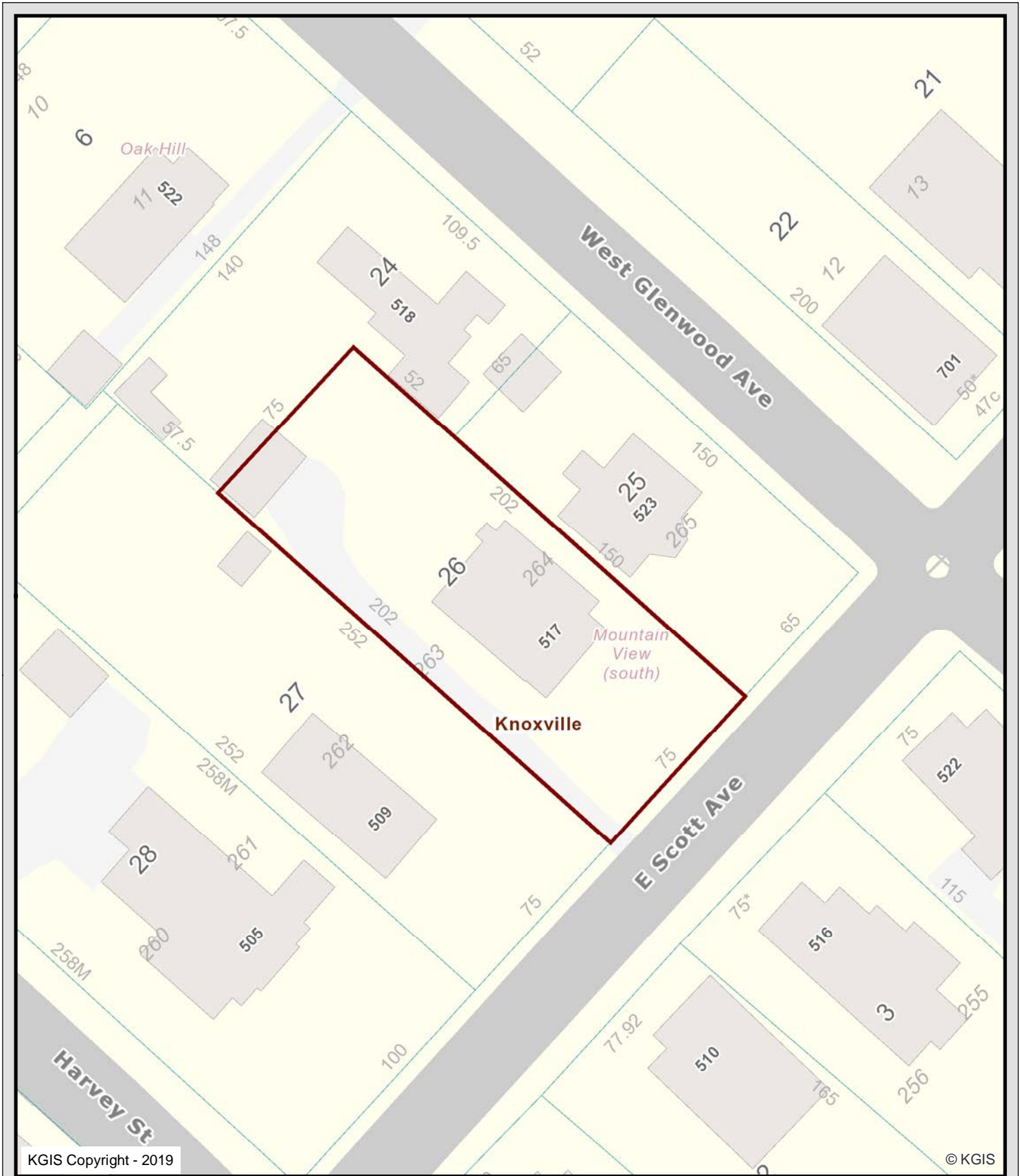
The buttresses will be constructed of masonry block with brick facing according to the attached sketch. The cells of the masonry block will be grouted and contain two No. 4 rebar full height, dowelled into the footing. New footings, 24" x 30" x 24", with 3 No. 4 rebar each way, will be constructed for each buttress, and will be dowelled into the existing wall.

The inside of the walls will have the existing plaster removed and be stuccoed with 1/8" minimum Quikwall Surface Bonding Cement containing fiberglass to give added strength.



Lynn Cardwell, P.E.
Structural Engineer





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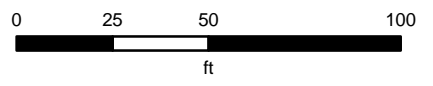
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517 E Scott Avenue

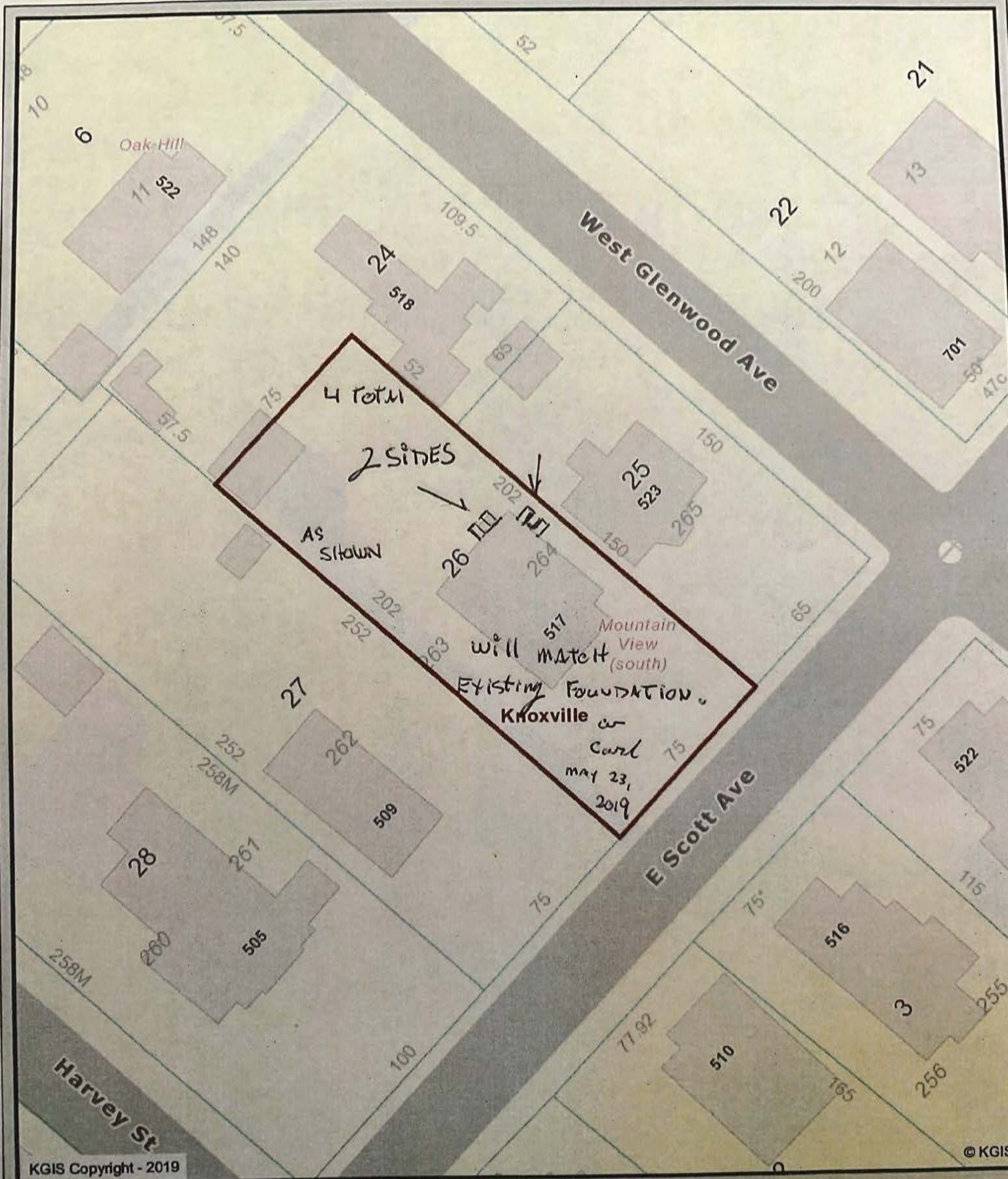
Knoxville - Knox County - KUB Geographic Information System



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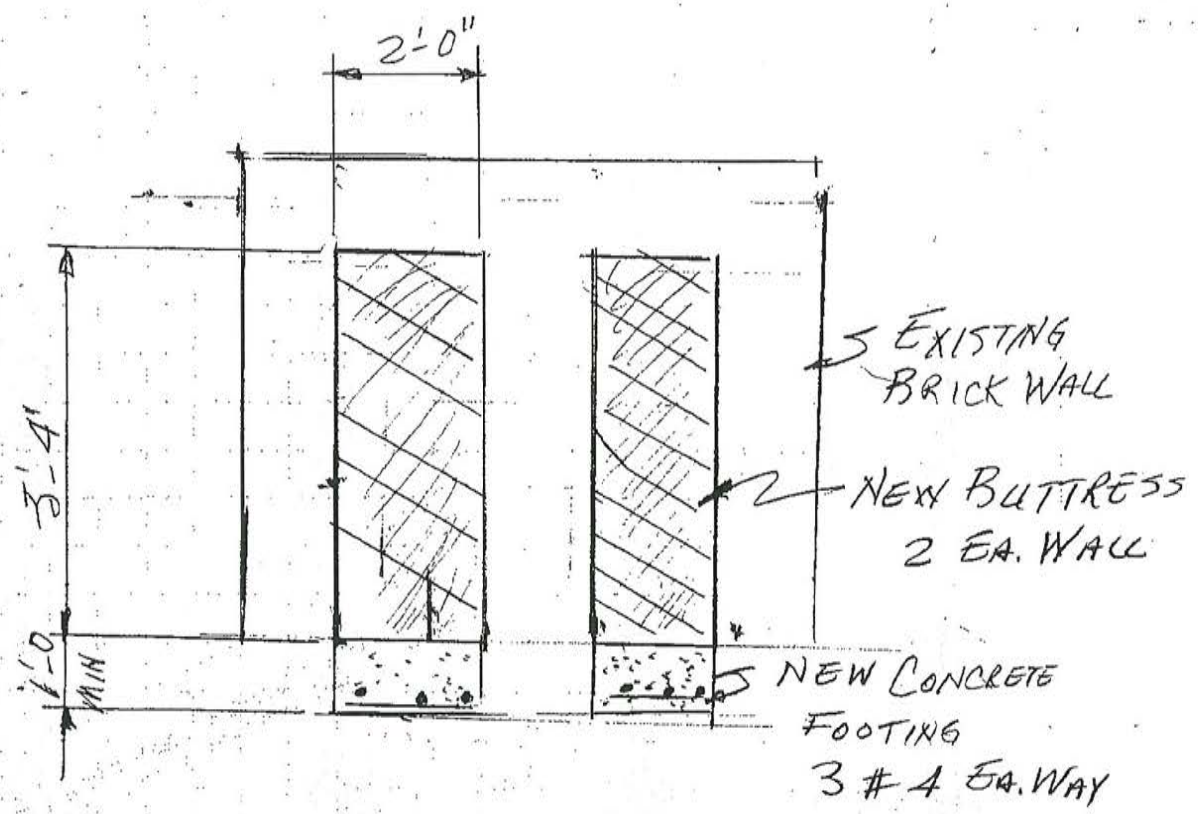


514 E. SCOTT

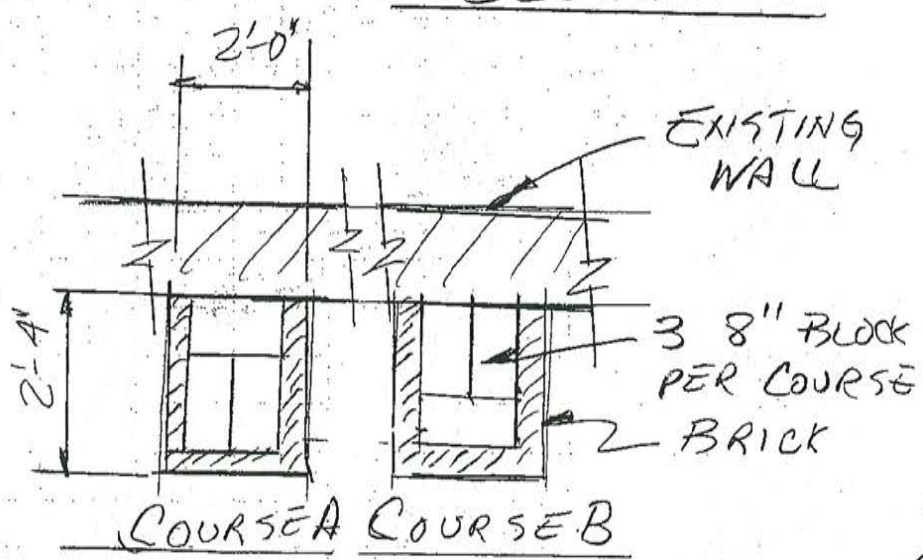
6-A-19-HZ

(Cardwell PE
SK-1
5/12/19

WALL REINFORCEMENT



ELEVATION



ALTERNATE COURSES A+B





KNOXVILLE HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS



File Number: 6-A-19-HZ

Property Address: 517 E Scott Ave 37917
Level of Work: Level I
District: Old North Knoxville H-1
Owner: Jeanne Campbell , Knoxville, TN 37917
Applicant: Roy Abner Card , Corryton, TN 37721

Work Items: Architectural Feature, Masonry Repair or Painting, Roofing

Description of Work:

Repair foundation on rear of house by removing existing brick, installing new block foundation, and reinstalling existing brick.
Repair chimney cricket and flashing as needed.
Remove the top three (3) feet of the chimney because of danger of falling and retain bricks on-site. The existing bricks are to be reinstalled if the Level II request is not approved by the HZC at the 6/20/2019 meeting.

This certificate expires on 5/5/2022 (three years from the date of issue).

Approved By: Mike Reynolds

Date Certified: 5/6/2019

Please note:

To obtain a building permit for Level II projects, drawings stamped as approved by the Historic Zoning Commission (HZC) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department or the Knox County Codes Administration Department, as appropriate. Any deviation from the drawings and written conditions approved by the HZC will require subsequent review and approval by the HZC or its staff.

THIS CERTIFICATE IS NOT A BUILDING PERMIT

Contact the appropriate building inspections office for permit requirements:

City of Knoxville Plans Review and Inspections Division: 865-215-2992 or 865-215-2991

Knox County Building Codes Administration: 865-215-2325

Planning
KNOXVILLE TENNESSEE COUNTY
H-1/NC-1 PLAN REVIEW CERTIFICATION
Plan Approved: [Signature]
DATE: 5/6/2019
Planning Staff

⊛ Removal of top 3 feet of chimney is approved for safety purposes. Must be reinstalled if the HZC does not approve the permanent reduction in height of the chimney