



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

**PROPERTY LOCATION:** 2330 Jefferson Ave /  
Parcel ID 82 J T 011

**FILE NO.:** 6-B-19-HZ

**DISTRICT:** Edgewood-Park City H-1

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**MEETING DATE:** 6/20/2019

**APPLICANT:** Adam Robinson / ServeOps Construction (Contractor)

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

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**PROPERTY DESCRIPTION:** Bungalow (c. 1915)

One-story frame with brick veneer wall covering. Side gable roof with asphalt shingle covering. One-story two bay front porch with brick columns. Three over one double hung windows. Interior offset brick chimney. Brick foundation. Rectangular plan. Contributing structure.

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► **DESCRIPTION OF WORK:**

Remove the interior chimney on the left side of the house and repair the roof in-kind. Rebuild (extend) the chimney on the right side of the house using the bricks from the chimney that is removed.

Replace the existing 3 over 1 wood windows with new 3 over 1 wood windows, in-kind.

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► **APPLICABLE DESIGN GUIDELINES:**

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

**EDGEWOOD-PARK CITY DESIGN GUIDELINES**

**Roofs**

2. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding and other unique roof features). Use some of these details in designing new buildings.

4. Materials used in roofing existing buildings or new construction shall duplicate the original roofing materials as much as possible. The color of roofing materials should be a dark green, charcoal gray, or black or dark reddish brown, to simulate the original roof colors.

**Windows**

1. Reuse original windows.

3. If replacement windows are necessary, they must be the same overall size as the originals, with the same pane division, and the same muntin style and exterior depth, width, and profile. Thermal sash windows that use false muntins are not acceptable.

**Masonry**

3. 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.

5. Mortar shall match the original mortar in color, composition, profile, and depth. If necessary, analyze the original mortar to determine the proportions of lime, sand, and cement. A "scrub" technique shall not be used to repaint. The width or joint profile shall not be change unless change will return it to its original appearance.

6. Historic masonry shall not be coated with paint, new stucco, vapor permeable water repellent coatings, or non-historic coatings.



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SECRETARY OF THE INTERIORS STANDARDS FOR REHABILITATION

2. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

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**COMMENTS:**

The applicant has provided numerous photos illustrating the deteriorated condition of the interior and exterior of the structure.

**STAFF FINDINGS:**

1. The condition of the existing windows justify the use of replacement windows. The replacement windows must be the same overall size as the originals, with the same pane division, and the same muntin style and exterior depth, width, and profile. Thermal sash windows that use false muntins are not acceptable.
2. The Edgewood/Park City Guidelines recommend repairing or replacing roof details (chimneys, roof cresting, finials, attic vent windows, molding and other unique roof features). The removal of the chimney on the front of the house would remove a prominent, historical feature of the house visible from the street. However, the side chimney was cut off at the roof at some point in the past. The bricks are no longer on site and removing the internal chimney would allow the applicant to rebuild the chimney on the exterior of the house utilizing the historic bricks. The inoperable internal chimney would be removed and the exterior chimney would be restored to its original state.

▶ **STAFF RECOMMENDATION:**

Staff recommends approval of the work as proposed.

HZC meeting 6/20/2019 at 8:30 am  
Small Assembly Room

Certificate (File) No: 6-B-19-HZ

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

Please print all information

1. NAME OF APPLICANT: Adam Robinson / ServeOps Construction  
Address: 2721 Forestdale Ave  
Telephone: 865-208-6948 E-mail address: ARobinson1080@gmail.com  
Relationship to Owner: Contractor

2. NAME OF OWNER: THANH NGUYEN  
Address: 234 morrell Rd #190 Knoxville TN 37919  
Telephone: (404) 823-7519 E-mail address: Vieth21@Gmail.Com

3. LOCATION OF PROPERTY:  
Address: 2330 Jefferson Ave. Tax ID/Lot/Parcel No: 082JT011

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.)

Roof/Chimney - the chimney through center of home is beyond repair and nearly collapsed. We want to remove completely and use bricks to rebuild chimney at side of home which is below soffit right now.

Windows - Windows cannot be repaired due to missing parts, sashes, and frames. Some windows are completely missing or rotted beyond repair. We want to replace with wood windows like for like on all windows.

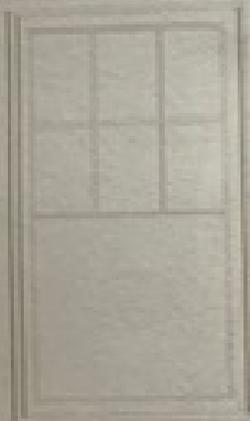
6. SIGNATURE OF APPLICANT: Adam Robs Date: 5-8-19

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.**

<b>FOR STAFF USE ONLY</b>			
Date Received	<u>5/8/19</u>	Approved	Disapproved
Date Acted On			Approved As Modified



Colonial



Hall Colonial  
(shown on Casement)



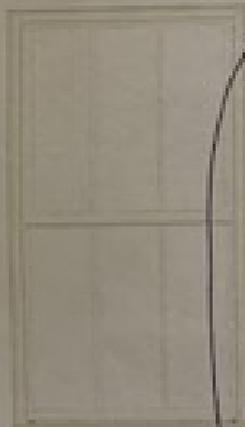
Plaza



Prairie



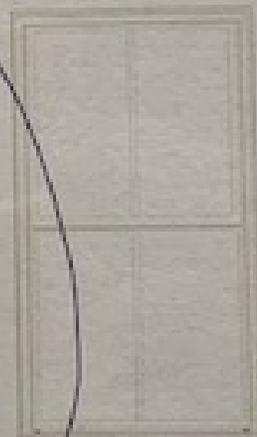
Perimeter Prairie



Three over Three



Three over One

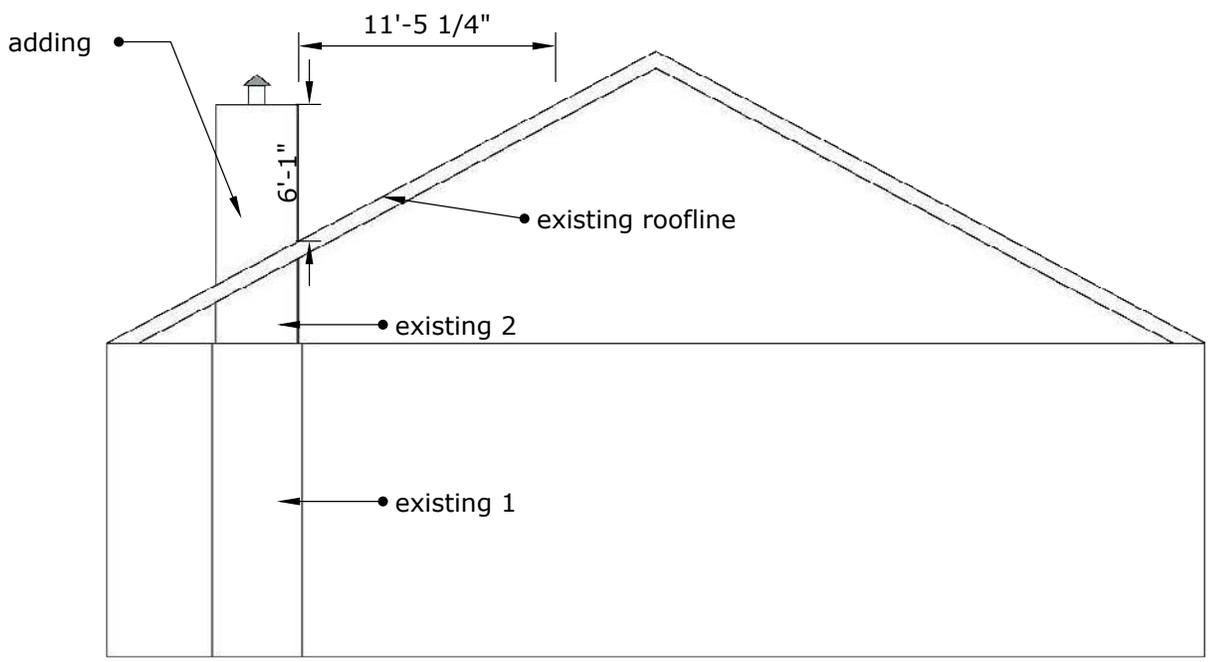


Two over Two

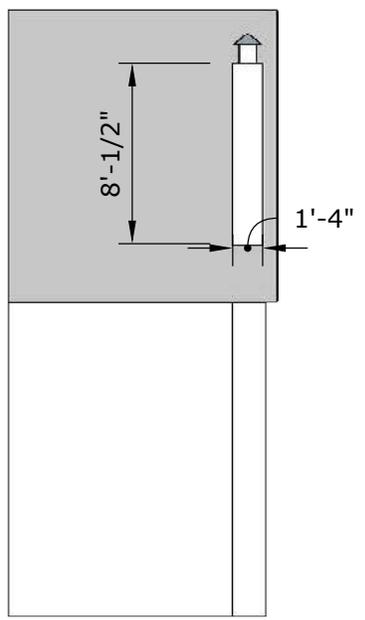


Two over One

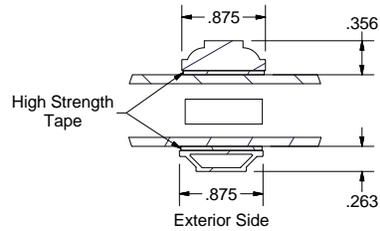
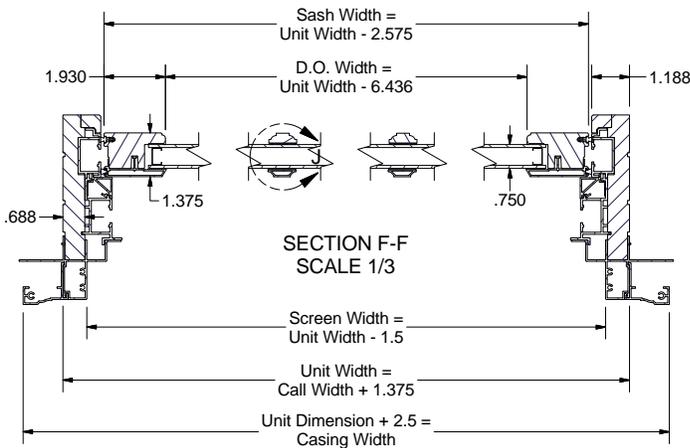
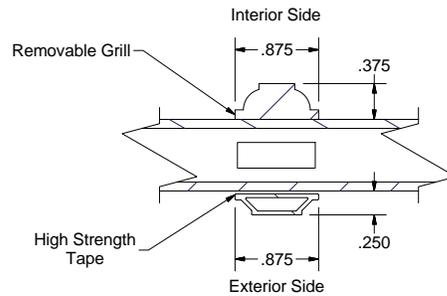
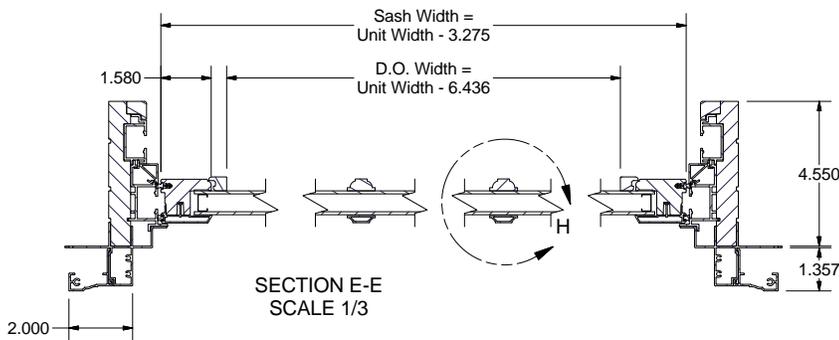
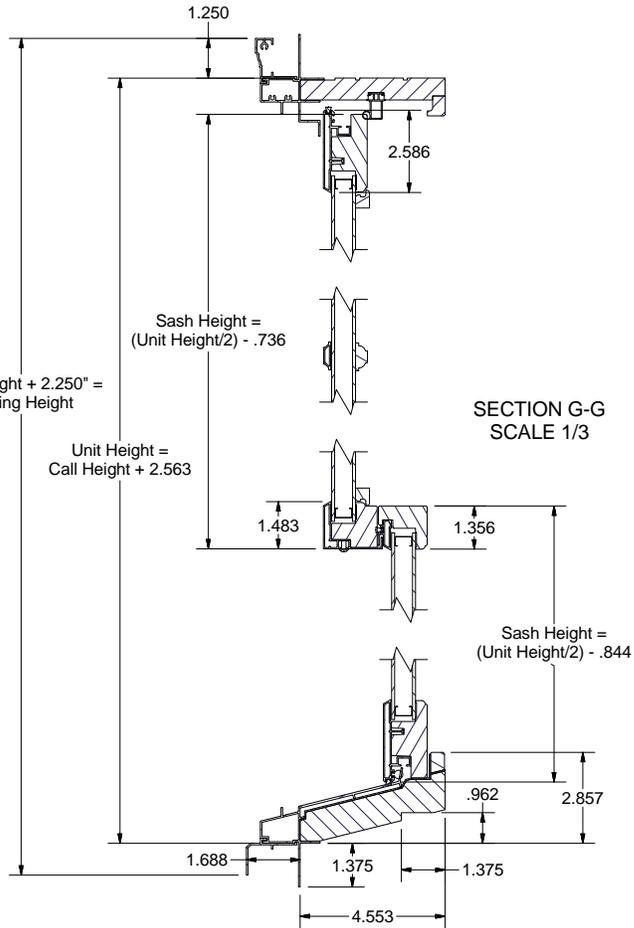
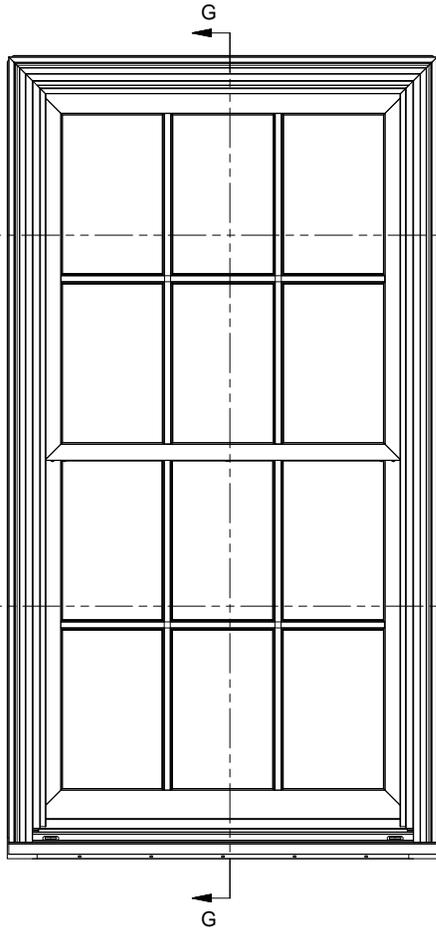
Call customer service for optional grille patterns (800.999.8400)



SIDE VIEW



FRONT VIEW



See Technical Data Sheet for standard sizes, rough openings, and other dimensions.

**PLY GEM WINDOWS**

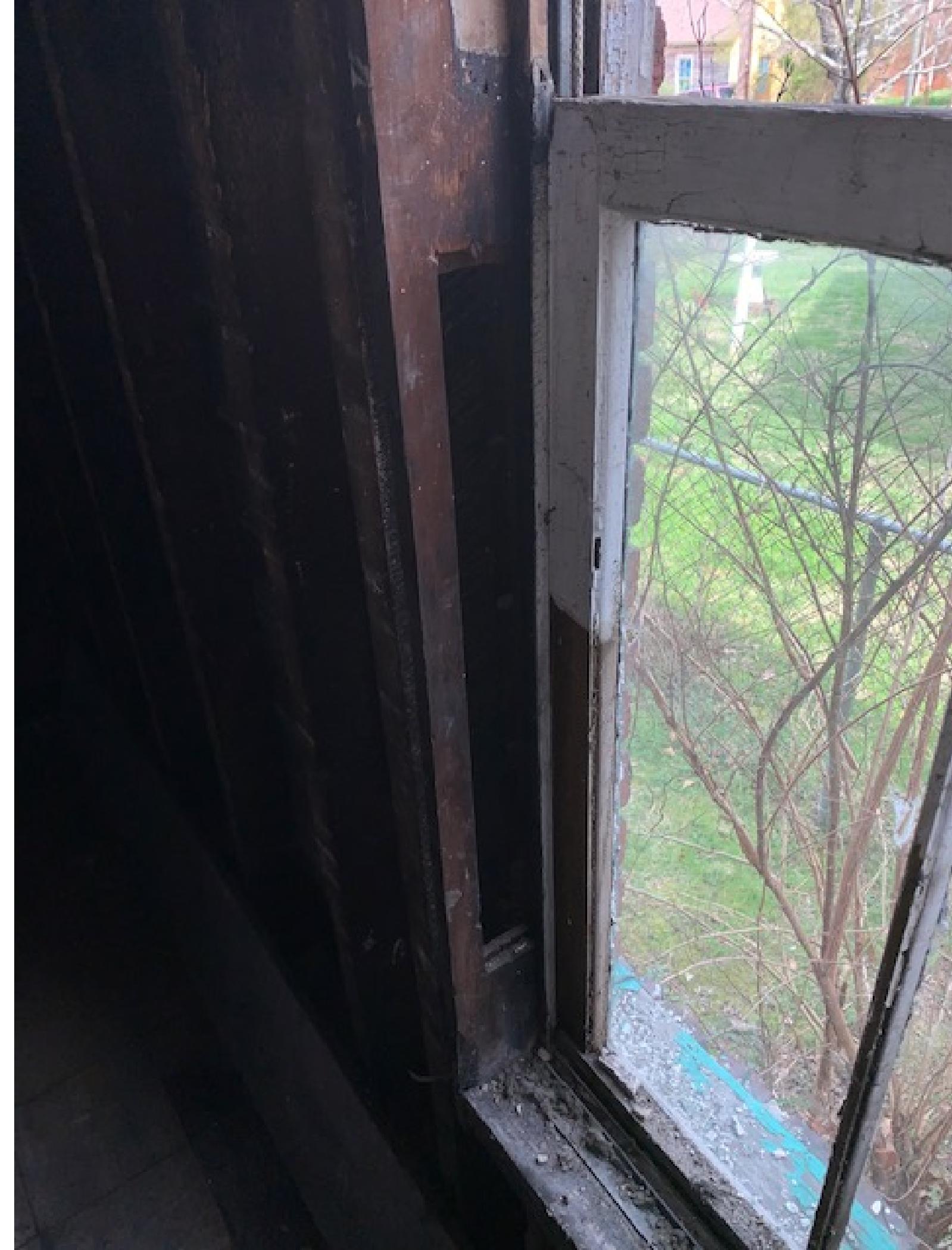
Tolerances Unless Otherwise Specified: All Dimensions originate at sharp corners unless indicated.

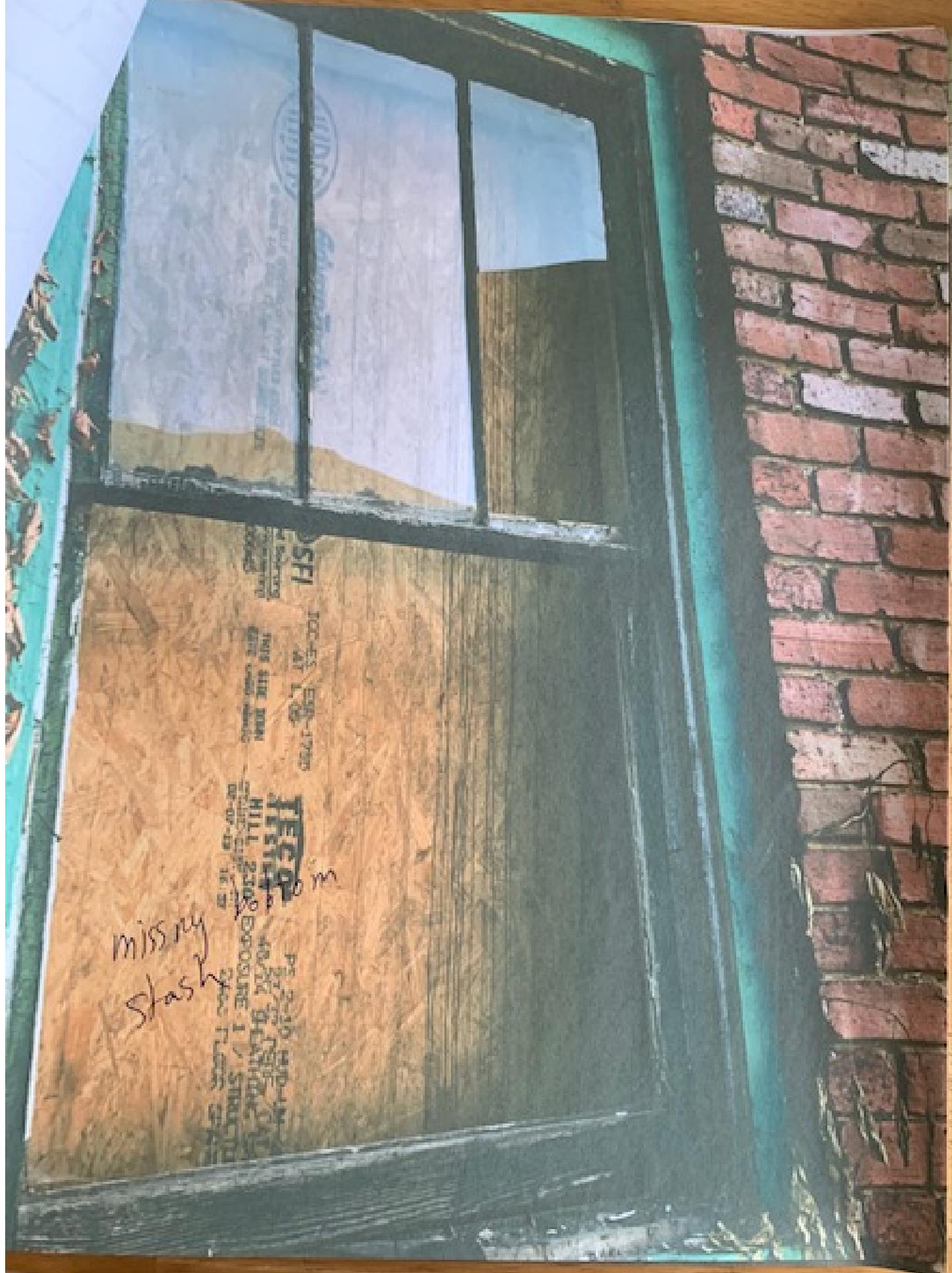
X.XXX ± 0.005, X.XX ± 0.015  
 FRACTIONAL: ± 1/64"  
 ANGLES: ± 1.0°  
 FLATNESS: ± 0.020 per ft.  
 NOTE: HIGHLIGHTED DIMS ARE CRITICAL.

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DESCRIPTION: Cross-Section, Mira, Double Hung with SDL				
A	N/A	Initial Release	10/4/16	GLT
REV.	ECO	REVISION	DATE	BY







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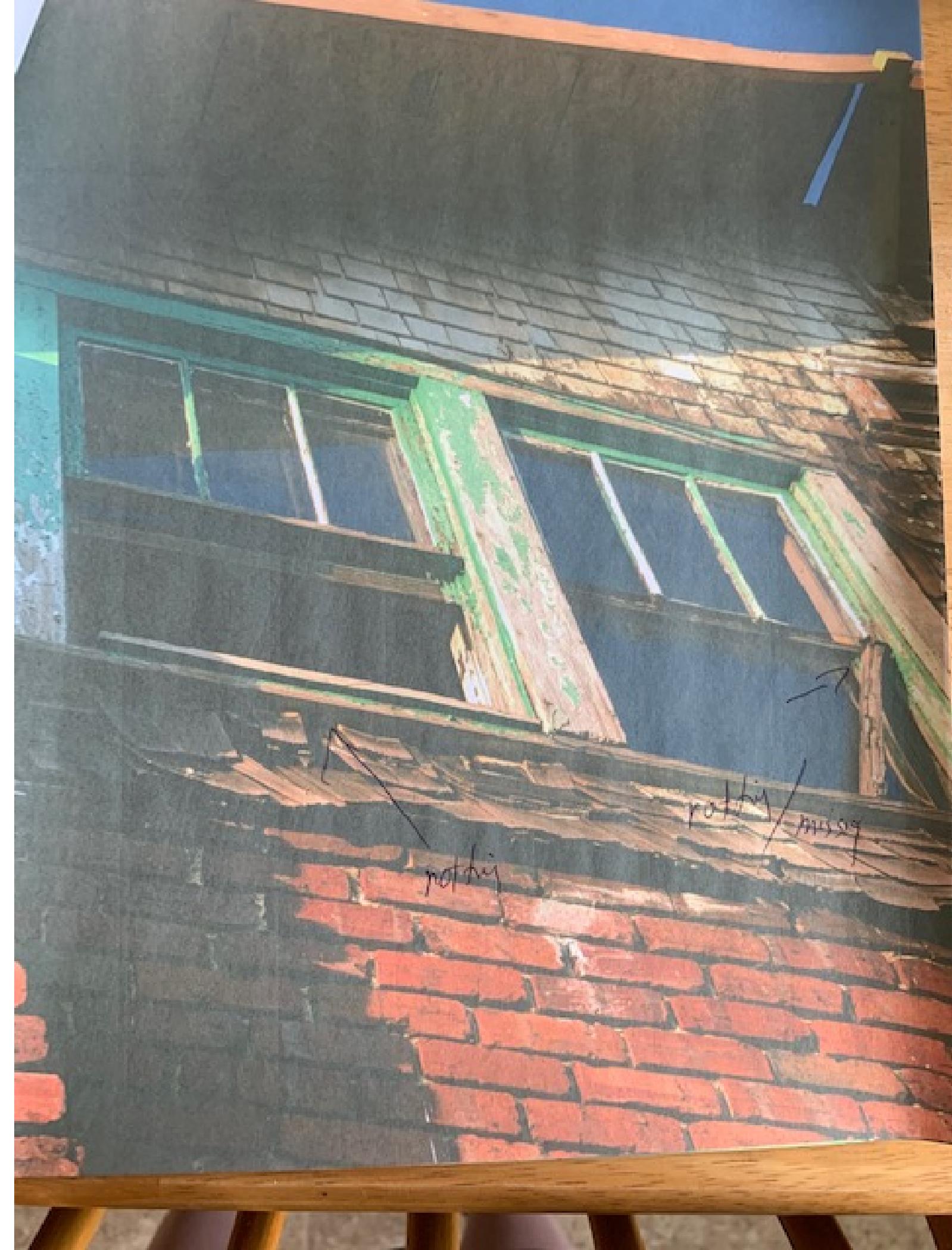
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missing top  
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rotting

rotting / missing

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