



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

PROPERTY LOCATION: 2119 Jefferson Ave. /
Parcel ID 82 J X 017

FILE NO.: 9-B-19-HZ

DISTRICT: Edgewood-Park City H-1

MEETING DATE: 9/19/2019

APPLICANT: Scruffy City Construction Andrew Molla (Contractor)

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

PROPERTY DESCRIPTION: Queen Anne cottage, c.1900

One-and-one-half-story frame residence with an exterior of wood weatherboard siding, resting on a stuccoed foundation. The hipped roof, clad in asphalt shingles, features lower gable-roof massings projecting to the front and side, featuring full cornice returns. Hipped-roof dormer centered on façade roof slope, featuring two adjoining one-over-one, double-hung sash windows. Single-light window in façade gable.

► **DESCRIPTION OF WORK:**

- Proposed replacement of fourteen existing one-over-one, double-hung wood windows with fourteen new, one-over-one, single-hung vinyl windows.
 - Installation of trim to porch columns. Proposed trim is simple square wood capitals and bases.
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► **APPLICABLE DESIGN GUIDELINES:**

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

Windows

Windows are a very important architectural element in the historic district's buildings, helping to define each building's character. They are usually wooden and hung so that both the bottom and the top sash can open (double-hung).

1. Reuse original windows. It will be much less expensive and much better historically to retain the 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.
7. Historic windows shall not be blocked in.

Porches

1. 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.
 2. Porches, particularly porches visible from a street, shall not be enclosed.
 3. New buildings constructed in Edgewood-Park City must contain front porches large enough to provide seating. The proportion of the porches to the front facades is to be consistent with the historic porches in the neighborhood. Details such as columns, posts, piers, balustrades, and porch flooring and ceiling will be built with materials that are consistent in appearance with historic materials.
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COMMENTS:

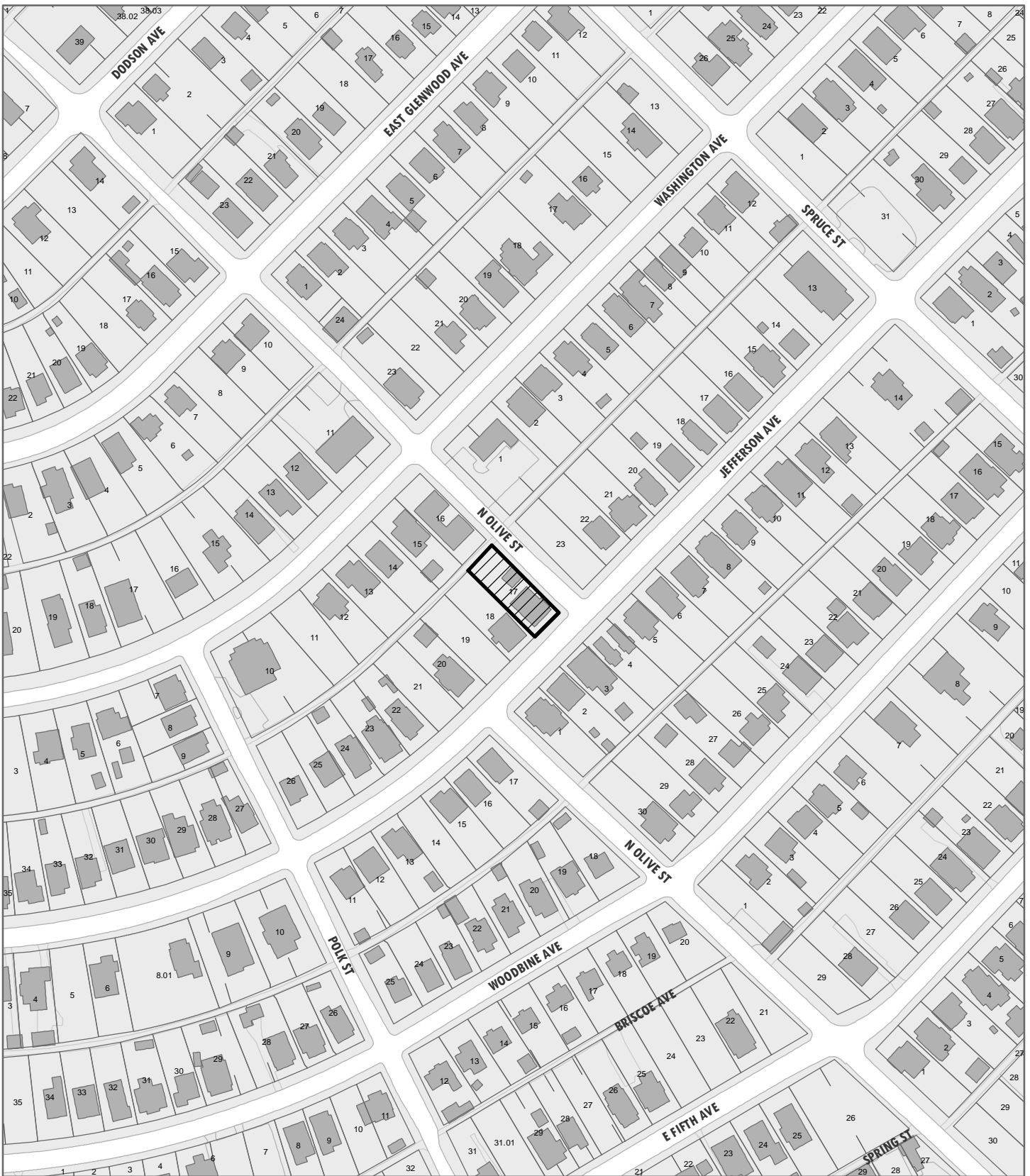
Applicant has provided a rendering from the Old North Knoxville guidelines showing a model of proposed trim detail, and photographs of the adjacent house's trim detail.

STAFF FINDINGS:

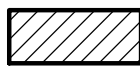
1. The house is a contributing resource to the Edgewood-Park City H-1 Overlay and the Park City National Register Historic District.
2. The windows exhibit sufficient deterioration, including rotting muntins and sashes, and broken and missing panes, to warrant replacement.
3. As stated in the Design Guidelines, windows are a very important architectural element which help to define each building's character. The house is prominently located on a corner lot, with windows fully visible from both Jefferson Avenue and Olive Street. While the guidelines focus on size, muntin style, depth, width, and profile over materials, the installation of vinyl single-hung windows would detract from the house's overall character. Also, vinyl windows may not have the same muntin depth, width, and profile as wood.
4. The proposed column trim utilizes materials that are consistent with the historic fabric. The adjacent house, 2117 Jefferson Ave, is very similar in design and utilizes the same square wood column capitals and bases. The trim is sufficiently simple in design to not create a false historic appearance.

STAFF RECOMMENDATION:

Staff recommends approval of the work as proposed, with the condition that the replacement windows be wood or wood clad, one-over-one, double-hung sash instead of vinyl.



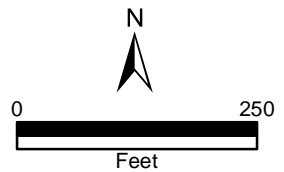
9-B-19-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



2119 Jefferson Ave. 37917
Edgewood-Park City H-1

Original Print Date: 9/10/2019
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Scuffy City Construction Andrew Molla



Certificate (File) No: 9-B-19-HZ

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

Please print all information:

1. NAME OF APPLICANT: Scruffy City Construction, Andrew Molla

Address: 2634 Scruffy City Way

Telephone: 865-498-9946 E-mail address: scruffycityconstruction@gmail.com

Relationship to Owner: Contractor

2. NAME OF OWNER: Knox Abades

Address: 132 Sherlake Lane 37922

Telephone: 865 693 0711 E-mail address: josporne@fiserv.com

3. LOCATION OF PROPERTY:

Address: 2119 Jefferson Ave Tax ID/Lot/Parcel No: _____

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.)

Level I → repair to exterior siding.

Level II → replace existing single-hung wood windows w/ vinyl single hung windows.

→ add trim to existing exterior porch columns. (see email attachments). Capital and base.

6. SIGNATURE OF APPLICANT: _____ Date: _____

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.**

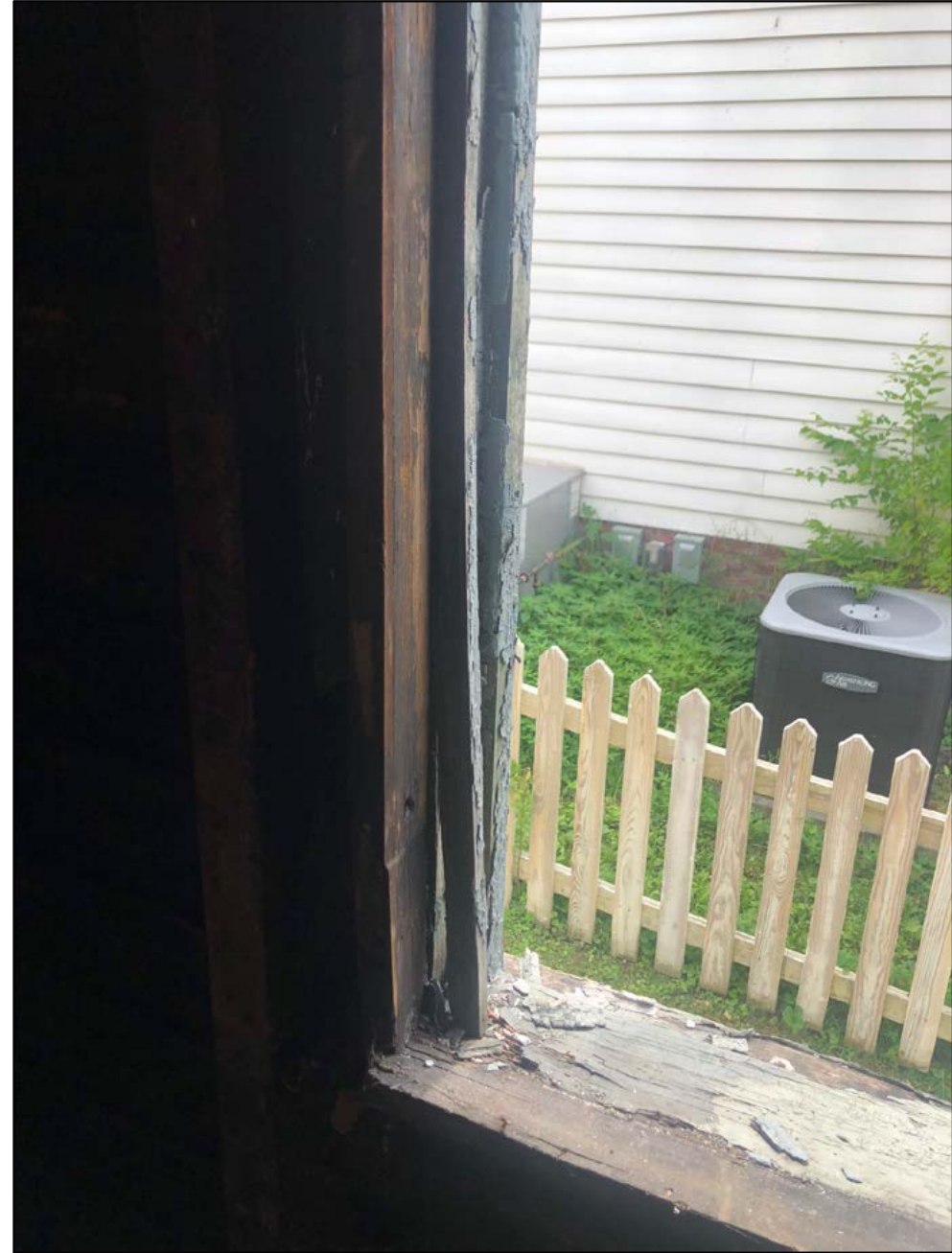
FOR STAFF USE ONLY			
Date Received _____	Approved _____	Disapproved _____	Approved As Modified _____
Date Acted On _____			



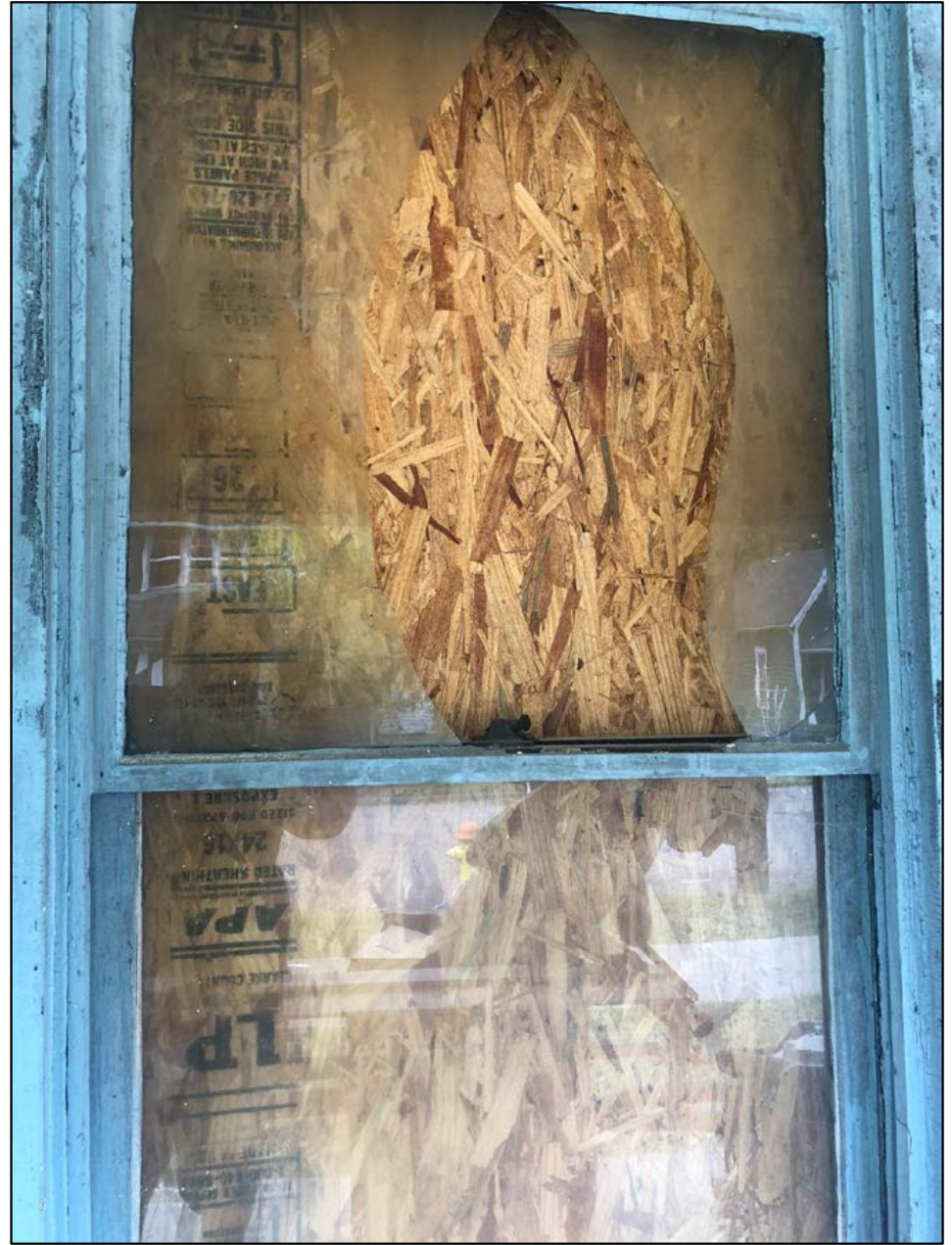




Evidence of deterioration of existing windows



Evidence of deterioration of existing windows



Evidence of deterioration of existing windows



Existing porch columns



Example of proposed porch column trim on
2117 Jefferson Ave