


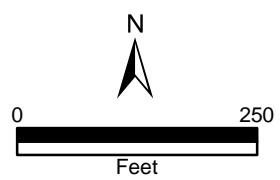


**8-A-20-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**


1708 Jefferson Ave. 37917  
Edgewood-Park City H-1

Original Print Date: 8/7/2020  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Jerry Hicks





# Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 8-A-20-HZ

**PROPERTY LOCATION:** 1708 Jefferson Ave. / Parcel ID 82 P H 003

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

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**MEETING DATE:** 8/20/2020

**APPLICANT:** Jerry Hicks

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

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**PROPERTY DESCRIPTION:** Eastlake, c.1880

Two-story frame residence with a cross-gable roof clad in asphalt shingles. Exterior features decorative fascia boards, fishscale wood shingles, beltcourses, and wood lap siding. Exterior wood stairs to second-story entry on right elevation. House most likely originated as George Barber design but has received many modifications, including full PermaStone cladding in the 1970s and 1980s, and a City-funded rehabilitation in 1997.

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► **DESCRIPTION OF WORK:**

Level I work: Replacement of existing asphalt shingle roof with new asphalt shingle roof cladding. Repair to rotten fascia board on rear, including installation of 1x8 new wood fascia board.

Level II work: After-the-fact review of removal of two masonry chimneys above roofline.

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► **APPLICABLE DESIGN GUIDELINES:**

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

Roofs: The architectural features associated with a roof should be saved.

3. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding, and other unique features).

4. Materials used in roofing existing buildings or new construction shall duplicate the original roofing materials as much as possible.

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**COMMENTS:**

This review is after-the-fact.

**STAFF FINDINGS:**

1. 1708 Jefferson Avenue is a contributing structure to the Park City National Register Historic District and the Edgewood-Park City local overlay.

2. The house has received numerous significant alterations since its origins as a George Barber design. Barber



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details that have been lost include the complex façade, second-story gable-roof balconies, a shed-roof, two-story porch, and detailed woodwork on the siding. By the 1980s and 1990s, the house's exterior was enclosed in PermaStone, a stone veneer siding. In 1998, the City Community Development department funded a full exterior rehabilitation on the house, which was received by the City HZC. The PermaStone siding was removed, beltcourse and siding details were restored, non-historic exterior stairs were removed, and wood shingle details were restored.

3. Few original features remain from the Barber design, including the left side exterior chimney detail and the wood fascia boards. The left side chimney has retained its distinctive masonry detailing along the exterior walls. The interior chimney has been removed to the roofline.

4. The applicant removed the historic chimneys to the roofline. While the chimney profiles above the roofline have been reconstructed (prior to the 1998 rehabilitation), they remain some of the few extant original features on the house. The two chimneys are character-defining features, characteristic of elaborate George Barber designs, and should be reconstructed. The bricks and mortar used in reconstruction should be appropriate for the historic masonry materials on the remaining chimneys and meet the specifications of Preservation Brief 2. Detailing on comparable Barber-designed houses in the neighborhood could be used as a reference.

## ► STAFF RECOMMENDATION:

Staff recommends approval of the reconstruction of the two masonry chimneys, with bricks, mortar, construction methods, and detailing appropriate for the original design of the house.



# DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Jerry Hicks

Applicant

July 15-2020

Date Filed

Meeting Date (if applicable)

8-A-20-HZ

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Jerry Hicks

Name

H&M Roofing & Sutter Co.

Company

669 Old Lake City Hwy

Address

Rocky Top

City

TN

State

37769

Zip

(865) 306-9484

Phone

Charlotte Hicks@yahoo.com

Email

## CURRENT PROPERTY INFO

Declan Marmion

Owner Name (if different from applicant)

1433 Superior Ave #217

Owner Address

NEWPORT BEACH, CA 92663

949-309-9377

Owner Phone

1708 JEFFERSON AVE

Property Address

Parcel ID

Neighborhood

Zoning

## AUTHORIZATION

Staff Signature

Jerry Hicks

Please Print

7-15-2020

Date

Lindsay Crockett

Applicant Signature

Lindsay Crockett

Please Print

7.15.20

Date

# REQUEST

DOWNTOWN DESIGN

**Level 1:**

- Signs     Alteration of an existing building/structure

**Level 2:**

- Addition to an existing building/structure

**Level 3:**

- Construction of new building/structure     Site design, parking, plazas, landscape

*See required Downtown Design attachment for more details.*

Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

HISTORIC ZONING

**Level 1:**

- Signs     Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

**Level 2:**

- Major repair, removal, or replacement of architectural elements or materials     Additions and accessory structures

**Level 3:**

- Construction of a new primary building

**Level 4:**

- Relocation of a contributing structure     Demolition of a contributing structure

*See required Historic Zoning attachment for more details.*

Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

INFILL HOUSING

**Level 1:**

- Driveways, parking pads, access point, garages or similar facilities     Subdivisions

**Level 2:**

- Additions visible from the primary street     Changes to porches visible from the primary street

**Level 3:**

- New primary structure  
      Site built     Modular     Multi-Sectional

*See required Infill Housing attachment for more details.*

Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

STAFF USE ONLY

**ATTACHMENTS**

- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

**Level 1:** \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

<b>FEE 1:</b>		<b>TOTAL:</b>
<b>FEE 2:</b>		
<b>FEE 3:</b>		

## LEVEL 1

*roof repair / fascia*

### ROUTINE REPAIR OF FEATURES; REPLACEMENT OF FEATURES IN-KIND; INSTALLATION OF GUTTERS, STORM WINDOWS/DOORS, SCREEN DOORS, SATELLITE DISHES; REMOVAL OF ADDITIONS LESS THAN 50 YEARS OLD

- Detailed description of proposed work *Remove the old Shingle Roof and Felt and the Rotten Fascia Board and replace it with 1"x8" Fascia Board on the Back house*
- Photographs of existing conditions to be modified
- Sketches, illustrations, manufacturer's specifications of proposed materials and architectural features *roof materials Dupont Synthetic <sup>um</sup> Payment*
- Other information needed to explain your request *Tamko Heritage 25 YRS 1/2" Roofing Nail Rustic Black*

## SIGNS

- Scaled drawings for proposed signs
  - Wall signs: scaled drawings on the elevation on which the signs will be placed
  - Free-standing signs: site plan, with location of signs and relationship to existing buildings and other site features on the property
- Labeled color photographs of the elevation
- List of proposed materials and colors, including manufacturer's specifications
- Information illustrating the design and type of lighting, if any

*Chimney*

## LEVEL 2

### MAJOR REPAIR, REMOVAL, OR REPLACEMENT OF ARCHITECTURAL ELEMENTS OR MATERIALS

- Detailed description of proposed work
- Photographs of existing conditions to be modified
- Sketches, illustrations, manufacturer's specifications of proposed materials and architectural features
- Other information needed to explain your request



Photos  
taken by  
staff,  
August 2020





Google Streetview of chimneys, 2015

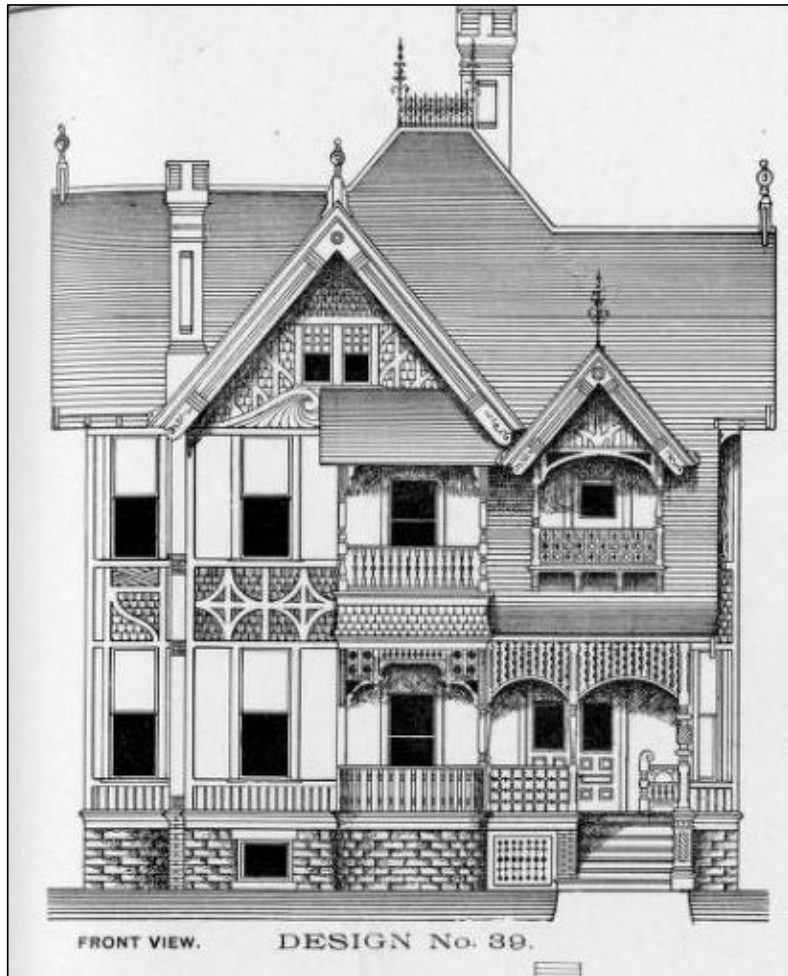




Pictometry photos, 2020



1995 documentation of rehabilitation



George Barber designs for original house