



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

PROPERTY LOCATION: 115 James Agee St. /
Parcel ID 94 K J 013

FILE NO.: 1-F-20-HZ

DISTRICT: Ft. Sanders NC-1

MEETING DATE: 1/16/2020

APPLICANT: Thomas Brandon

LEVEL OF WORK: Level II. Demolition or relocation of noncontributing structure

PROPERTY DESCRIPTION: Vernacular Victorian (c.1900)

Two-story frame residence with a side-gable roof clad in asphalt shingles, an exterior of brick veneer, and a brick foundation. A hipped-roof porch extends the length of the east elevation, with the right half enclosed with non-historic siding and windows. Interior central brick chimney.

► **DESCRIPTION OF WORK:**

Demolition and removal of two-story, single-family residence at 115 James Agee Street.

► **APPLICABLE DESIGN GUIDELINES:**

Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.

J. Demolition

Property owners may demolish structures in the NC-1 District that the Knoxville Historic Zoning Commission (HZC) finds to be non-contributing to the district. A report, dated July/August 2000, establishes the location of non-contributing structures at the time that the NC-1 district was under consideration.

COMMENTS:

A staff-level Certificate of Appropriateness was issued for demolition of the house in April 2002. The COA expired in April 2004. The City HZC Administrative Rules and Procedures, revised and adopted in January 2008, and the current HZC Fee Schedule, note that Commission review is required for demolition of a non-contributing structure. This updated requirement, along with the 16-year expiration of the previous COA, is why the demolition is returning to the Commission.

STAFF FINDINGS:

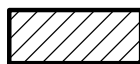
1. The house at 115 James Agee Street is noted as non-contributing in the July 2000 Fort Sanders NC Overlay Designation Report. It was included as a contributing structure to the National Register Historic District (written in 1977). The house has received several campaigns of inappropriate alterations over the years, including replacement non-historic windows, an enclosed porch, and non-historic brick veneer siding. Demolition of structures designated non-contributing in the initial overlay designation report is appropriate under the guidelines.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the work as proposed.



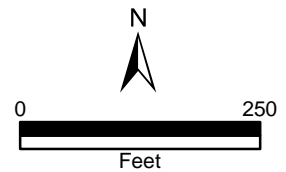
1-F-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



115 James Agee St. 37916
Ft. Sanders NC-1

Original Print Date: 1/7/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Thomas Brandon





DESIGN REVIEW REQUEST

JOHN F. LYLE
COUNCIL MEMBER COMMUNITY
WALKER + WALKER
865-389-1837

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

Thomas Gary Brandon
Applicant

12-30-2019 01-16-2020 1-F-20-HZ
Date Filed Meeting Date (if applicable) 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

Thomas G. Brandon DBA Brandon Enterprises
Name Company

PO Box 10324 Knoxville TN 37939
Address City State Zip

865-748-0541 TTT6B@GMAIL.COM
Phone Email

CURRENT PROPERTY INFO

SAME AS ABOVE
Owner Name (if different from applicant) Owner Address Owner Phone

115 James Agee Street 094KJ013

Property Address Parcel ID

Fort Sanders R3/NC1

Neighborhood Zoning

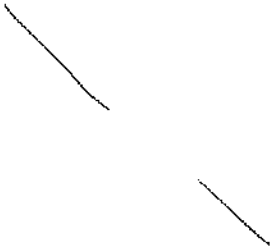
AUTHORIZATION

Lindsay Crockett Lindsay Crockett 12/30/19
Staff Signature Please Print Date

[Signature] JOHN F. LYLE 12/30/19
Applicant Signature Please Print Date

FORT SANDERS NEIGHBORHOOD CONSERVATION DISTRICT

DESIGNATION REPORT - NC-1 OVERLAY



Knoxville Historic Zoning Commission
July 20, 2000

1728 Highland Avenue. 94NL009 (1925). Craftsman. One story frame with artificial siding. Front gable roof with knee braces. Four light gable vents with two louvered vents between. One over one double hung windows. One story full front porch with brick columns, brick buttresses at front steps. Brick balustrade. Brick foundation. Interior side brick chimney. Rectangular plan. (NC)

1729 Highland Avenue. 94NM028 (1901). Queen Anne. Two story frame with artificial wall covering. Hip roof with lower cross gables, asphalt shingle covering. Two over two double hung windows. Cutaway bay on front wing. One story full front and side wrap around porch with square wood columns with Doric capitals. Brick foundation. Irregular plan. (C)

1731 Highland Avenue. 94NM029 (1898). Queen Anne. Two story frame with artificial wall covering. Hip roof with lower cross gables and asphalt shingle covering. Nine over nine replacement windows. One story one-half front and side wrap around porch with paired wood posts on brick piers. Brick foundation. Irregular plan. (C)

2018 demo
1802 Highland Avenue. 94NL006 (1897). Queen Anne. Two story frame with artificial wall covering. Cross gable roof. One over one double hung windows. One story octagonal way on front elevation with cornice brackets. Fanlight above front entry with modified front porch of arched roof portico, paired square wood columns. One story sun porch on side elevation. Interior offset rear brick chimney. Brick foundation. Irregular plan. (C)

2018 demo
2018 demo
Two story brick commercial building (neighborhood grocery on rear of lot, with arched windows, storefront with recessed entry and tile bulkheads and trim. (C)

2018 demo
1804 Highland Avenue. 94NL006 (C)

2018 demo
1810 Highland Avenue. 94NL005 (1895). Queen Anne. Two story frame with weatherboard wall covering. Hip roof with lower cross gables, gablet on front elevation, two story cutaway bay on front gable with brackets at top and mansard roof on first story supported by brackets, wood shingles surrounding wood louvered attic vent at front gable. Beltcourses. Two over two double hung wood windows. Two story one-half front porch with sawn wood arched railing at second porch, square wood columns. Transom at half-light front entry. Brick foundation. Two interior offset brick chimneys, one rear side and one front side. Irregular plan. (C)

JAMES AGEE STREET (FIFTEENTH STREET)

115 James Agee Street. 94KJ013 (c.1900). Vernacular Victorian. One story frame with artificial wall covering. Side gable roof with asphalt shingle roof covering. Two over two and three over one double hung windows. One story full front porch,

partially enclosed, with square wood columns. Interior central brick chimney. Brick foundation. (NC)

307 James Agee Street. 94NG014 (c. 1910). Prairie Style. Two story frame with brick veneer wall covering. Bellcast pyramidal hip roof with asphalt shingle covering, cornice brackets. One story one half front porch with square brick columns, brick balustrade. Exterior central front brick chimney. Brick foundation. Rectangular plan. (C)

310 James Agee Street. 94MA001 (c.1895). Queen Anne. Two story frame with weatherboard wall covering. Cross gable roof with imbricated shingles in front gable. Two over two double hung windows. One story full front porch with square columns and recessed second story balcony with sawn wood balustrade. House is extremely deteriorated. Brick foundation. Irregular plan. (NC)

315 James Agee Street. 94NG 016 (c.1900). Neoclassical Revival. Two story frame with brick veneer first story and artificial wall covering on second. Side gable roof with bellcast hipped dormers, paired, with paired attic casement windows with calmes. Two story bay on front an\side elevation. One story two-thirds front porch with square wood columns. One over one double hung windows. Masonry foundation. Transom and sidelights at front entry. (C)

601 James Agee Street. 94MJ021 (c.1990). One story stuccoed commercial building. (NC)

LAUREL AVENUE

1011 Laurel Avenue. 94LL04.02 (1898). Queen Anne with Craftsman influence. Two story frame with weatherboard wall covering. Hip roof with lower cross gables, lunette louvered attic vent. One over one double hung windows. One story projecting Craftsman style porch with rafters, rectangular louvered attic vent, knee braces, tapered wood posts on brick piers. Brick foundation. Irregular plan. (C)

1012 Laurel Avenue 94LL04.02 (1888). Queen Anne. Two story frame with weatherboard wall covering. Cross hipped roof with asphalt shingle roof covering, gablet on rear hip with applied fan or floral designs flanking louvered wood attic vent. Gabled dormer on front hip with multi-paned vent window inset under full cornice returns with wood louvered triangular vent in peak of gable. Two over two double hung windows. One story full front and side wrap around porch with turned wood posts, sawn wood brackets, beaded spandrel. Front entry with transom, transom above front window. Brick foundation. Irregular plan. Twin of 1016 Laurel. (C)

1016 Laurel Avenue. 94LL04.02 (1888). Queen Anne. Two story frame with weatherboard wall covering. Cross hipped roof with asphalt shingle roof covering,

**G. 115 JAMES AGEE STREET
PROPERTY IDENTIFICATION NO: 094KJ013**

OWNERS AND OTHER INTERESTED PARTIES:

THOMAS GRAY BRANDON
P.O. BOX 10324
KNOXVILLE, TN 37939

VIOLATIONS:

EXTERIOR, FOUNDATION, STRUCTURAL,
ELECTRICAL, PLUMBING

OWNER SINCE:

NOV. 30, 1987

FEES:

NONE

INSPECTOR: B. GOODMAN DATE INSPECTED: JAN. 14, 2008 DATE CONDEMNED: JAN. 14, 2008 LAST INSPECTED: NOV. 8, 2019 CITY TAXES: UNPAID 2015 - \$3,541.16 CTY TAXES: UNPAID 2015 - \$2,913.55 PERMITS: NONE ZONING: R-3/NC-1*
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*PER LINDSAY CROCKETT HZC MEMO – PROPERTY IS LOCATED IN FORT SANDERS NATIONAL REGISTER HISTORIC DISTRICT AND LISTED AS NON-CONTRIBUTING IN NC-1 OVERLAY.

**PER 10/30/08 BETTER BUILDING BOARD – 120 DAY REPAIR/DEMOLITION ORDER.



115 James Agee Street, photographer facing southwest



115 James Agee Street, photographer facing south



Rear elevation, photographer facing north



Rear elevation, photographer facing north