



**KNOX COUNTY HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY LOCATION: 1321 Harvey Rd. /
Parcel ID 162 02944

FILE NO.: 1-H-20-HZ

DISTRICT: Boyd-Harvey House Individual HZ Landmark

MEETING DATE: 1/16/2020

APPLICANT: Anne White

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

PROPERTY DESCRIPTION: East Tennessee Vernacular (c.1823, c.1837)

Two-story, brick masonry residence with a hipped roof clad in asphalt shingles, a common-bond brick exterior a brick foundation, and one interior brick chimney on each side of the façade. The façade (south) is five bays wide and features six-over-six, double-hung wood windows with flat brick lintels and a centrally located "spirit" door on the second story. A two-story porch is centrally located on the façade, reconstructed in the early 2000s to reflect the original design. The original wood door is flanked by four-light wood sidelights and a transom. A two-story, gable-roof addition extends from the rear of the house, constructed in the 1830s-1840s. A shed-roof porch on the north and west elevations was enclosed in the 1990s. Other notable features of the house are original interior wood finishes and an underground springhouse or root cellar on the north elevation. The property also includes a two-story, three-bay garage (c. 1960) and a barn.

► **DESCRIPTION OF WORK:**

Main house:

- Installation of wood frame pergola with custom steel braces on rear (north) corner of west elevation. Existing wood deck was removed and new wood deck was reconstructed, and extended to wrap around the rear (north) elevation.
- Replacement of side (west) elevation door with full-light wood door
- Addition of two adjoining nine-light wood-clad windows on left side of west elevation door
- All exterior work on main house occurred on section of porch that was enclosed in the 1990s - no alterations to façade or historic masonry

Carriage house/garage (c.1960):

- Removal and replacement of three non-historic garage doors with three new walnut garage doors. Replacement doors are steel with walnut wood cladding and design features an "x" motif, and each door imitates two doors with centrally located handles
 - Removal of asphalt shingle roof and replacement with standing seam metal roof
 - Installation of decorative cupola, centrally located on ridgeline
 - Replacement of second-story windows: two window openings enlarged slightly and replaced with two, six-over-six, double-hung, wood-clad windows; and one window replaced with three adjoining six-light, wood-clad, casement windows
 - Replacement of non-historic door with two-thirds-light wood door
 - Installation of shutters. Shutters are operable, match dimensions of the window, and use appropriate hardware
-

► **APPLICABLE DESIGN GUIDELINES:**

Secretary of the Interior's Standards for Rehabilitating Historic Buildings.



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1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

COMMENTS:

N/A

STAFF FINDINGS:

1. The wood-frame pergola is located on a non-character-defining elevation of the house and not visible from the public right-of-way on Harvey Road. It connects only to the section of the rear porch enclosed in the 1990s, does not alter any historic masonry, and could be easily removed with no effect on the historic house. The wood materials are appropriate for a pergola structure and compliment the one-story, shed-roof porch on the rear.
2. The doors replaced on the main house are not visible from the public right of way, and are located on the non-historic, enclosed shed-roof porch section. The wood, full-light doors are appropriate for the historic house.
3. The installation of two adjoining, nine-light, wood-clad windows on the west elevation creates a new fenestration in the c.1990 enclosed porch only, and the materials and design of the windows are appropriate for the historic context.
4. Built in approximately 1960, the carriage house/garage is not an original outbuilding, and was considered a non-contributing secondary structure during the 2003 HZ overlay designation. The garage is recessed behind the main house, and minimally visible from the public right-of-way. Thus, alterations to the garage are assessed for their effect on the overall context of the overlay property.
5. The replacement garage doors are suitable for the property's historic context, and an improvement on the c.1960 garage doors that were replaced.



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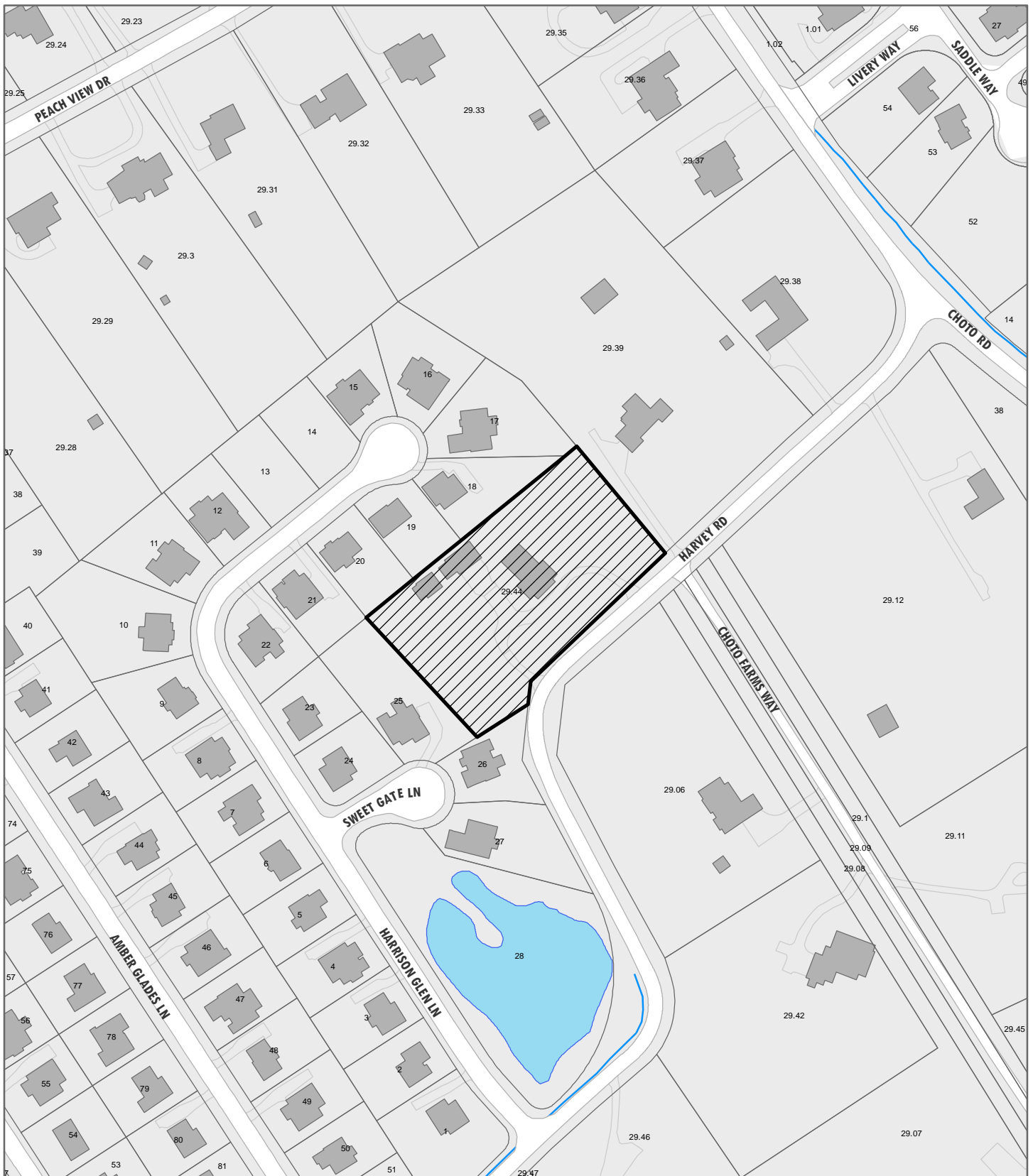
DISTRICT: Boyd-Harvey House Individual HZ Landmark

6. The new windows on the garage's second story replaced non-historic vinyl windows with consistently-sized, wood-clad windows with operable wood shutters. The windows and shutters are appropriate for the historic context. The six-light wood door is an appropriate replacement door.

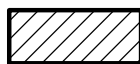
7. The installation of a new standing-seam metal roof and a decorative cupola does not create a false sense of history, as the garage is not a historic structure. The cupola does not detract from the overall historic context of the property and is not visible from the public right-of-way

▶ **STAFF RECOMMENDATION:**

Staff recommends approval of the work as proposed.



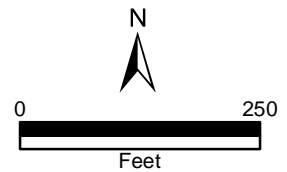
1-H-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1321 Harvey Rd. 37922
Boyd-Harvey House Individual HZ Landmark

Original Print Date: 1/6/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Anne White





DESIGN REVIEW REQUEST

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

Applicant: Anne White

Date Filed: 12-30-19 Meeting Date (if applicable): 1/10/20 File Number(s): 1-H-20-HZ

CORRESPONDENCE

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

- Owner Contractor Engineer Architect/Landscape Architect

Name: Anne White Company: _____

Address: 1321 Harvey Rd. City: Knoxville State: TN Zip: 37922

Phone: 865-414-7215 Email: annewhite.rcpts@gmail.com

CURRENT PROPERTY INFO

- same as above.

Owner Name (if different from applicant): _____ Owner Address: _____ Owner Phone: _____

Property Address: _____ Parcel ID: 16202944

Neighborhood: _____ Zoning: _____

AUTHORIZATION

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

Applicant Signature: Anne White Please Print: Anne White Date: 12/30/19

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: please see 2 emails to Lindsay Crockett.

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

FEE 1:

FEE 2:

FEE 3:

TOTAL:

Boyd Harvey House Level 2 Description of Completed Work in 2019 by Anne White, Owner

Please see attached photos of work and/or product information sheets for following items used:

1) Timber Frame Pergola w/Custom Steel braces was added. Existing exterior porch (that owners in 2016 added) was extended and wrapped around to back area where there use to be an open wrap around porch.---Pergola was added above the porch area to create shade and hopefully a canopy can be added in future to protect residents & guests from weather while entering house from side entrance.

2) Carriage House /Garage Space--3 New Pella Colesburg, Cross Buck, Walnut, Garage Doors—3 layer (steel, Insulation, Steel) were used to replace old and non-working garage doors.

-Addition of Cupola and standing seam metal roof overhang was added to carriage house. Original structure had a metal roof overhang so I added that back along with adding custom wood shutters and hardware—to make carriage more similar to it's original photos.

-“X” motif was also brought back because original photos of home show that that motif was originally used. I incorporated it into custom window box and iron railings.

3) Re-painted all existing, exterior, painted surfaces for all 3 existing structures including gutters and shutters. Painted surfaces on main house and carriage house were done in white exterior paint. Gutters and shutters in black. Stable/shed in barn red. Tennessee Tri Star was painted on metal overhang of stable.

4) 3 entry doors were upgraded and replaced: 2 new mahogany doors installed (one going into side door of main house and one into carriage house). One standard exterior door was replaced and painted black going into master bedroom of carriage house.

5) 1 rear window in existing enclosed porch area was replaced with a new mahogany door.

6) 3 windows replaced and 1 new window from Home Choice Windows & Doors--- Pinnacle Clad White Double Hung, SDL, Colonial Pattern Windows (3 on front elevation of Carriage House & 1 on Main House Side Porch).

Note: The original Boyd Harvey House from 1835 had an open wrap around porch around the entire ell area—the kitchen, dining, and front 2 lower parlors all originally opened up to an open porch via windows and doors. The Southwest side of the wrap around porch was enclosed many years ago before I purchased the property in Sept 2018. The enclosure resulted in 2 new spaces (an office/sunroom

space & a full bathroom & laundry space). Owners prior to me put several windows in the office/sunroom space that face Southwest, but none were put into the enclosed bathroom/laundry area which causes the whole “feeling” of a wrap around porch to be lost---you could not “see out” and it created a dark uninviting corridor in the bathroom/laundry area. Thus, that is why I went to the expense of adding a window that matches the existing sunroom windows and I reinstated the wrap around porch and better access to it. I did not touch any of the original brick only the structure that was added in the early 1990's.



Boyd-Harvey House; main house photos for reference





Carriage house, c.1960
Non-contributing to HZ overlay



Carriage house, c. 1960, showing work completed in ~1990s



Carriage house as completed; depicting replacement garage doors, replacement door, replacement windows, and addition of cupola



Additional door added on side elevation of carriage house



West elevation prior to work



West elevation after work; pergola added to enclosed porch section, replacement door, one window added



View of north elevation, pergola, and replacement door



Additional views of pergola and deck



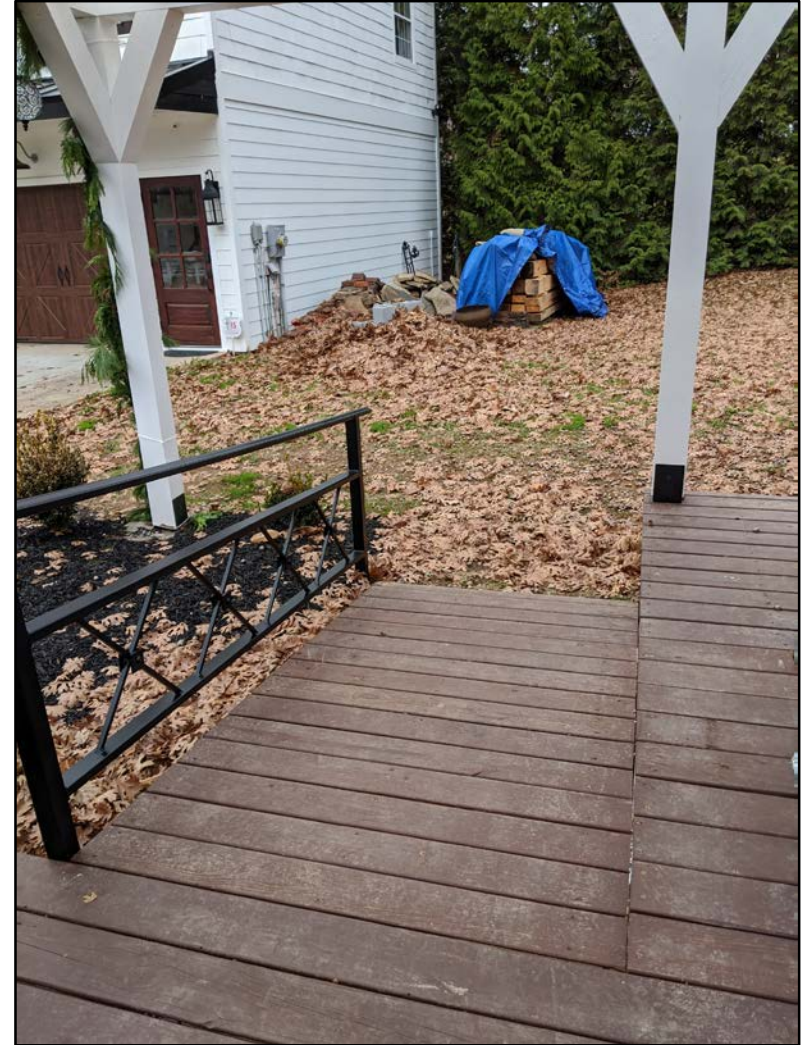
View of new window, deck, and replacement door



Window added to enclosed porch section



Views of deck before modifications



View of new deck, including ADA accessible ramp



HOME CHOICE WINDOWS & DOORS LLC

HomeChoice Windows & Doors
 8719 Kingston Pike
 Knoxville, TN . 37923
 865-357-7007

Customer Quote

Short Form

QUOTE EXPIRES

N/A

QUOTE DATE

Quote Not Ordered

BID BY

PRICE BOOK

Price Book 2019

CREATED

3/29/2019

doug@
thehomechoice.net

PK # 246

Customer Information:

Delivery Information:

Phone:

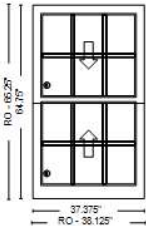
Fax:

Phone:

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QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
1569534	None		4/1/2019 17:08 PM
CUSTOMER JOB NAME	TERMS	QUOTE NAME	PROJECT NAME
		1321 HARVEY RD 4/1/19	ANNE WHITE

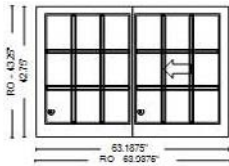
Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
100	BEDROOM & BATH	38 1/8" X 65 1/4"	37.375" X 64.75"	\$844.44	2	\$1,688.88



Pinnacle Clad White Double Hung 3228-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: BEDROOM & BATH)(2604 Powder)(Setup (Standard))(Concealed Jambliner)(Glass Stop Profile: Ogee)(Callout:3-0 x 5-2)(Painted White Int. Finish)(Grey Spacer)(Faux Bronze Hardware)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(1-1/4" Standard WDL w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 3W2H/3W2H)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(LC-PG35-H) Performance Data:(U-Value: 0.3)(SHGC: 0.16)(VT: 0.36)(CR: 59)

* Units viewed from exterior.

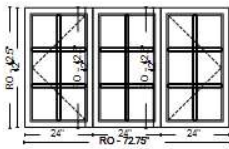
Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
200	KITCHEN	63 15/16" X 43 1/4"	63.1875" X 42.75"	\$906.91	1	\$906.91



Pinnacle Clad White Glide By 2836 Complete Unit OX LoE 366 IG 4-9/16 Jamb Ext (Room ID: KITCHEN)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Interior Prime Int. Finish)(Grey Spacer)(Faux Bronze Hardware)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(1-1/4" Standard WDL w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 3W3H/3W3H)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in S Zone)(R-PG25-HS) Performance Data:(U-Value: 0.31)(SHGC: 0.16)(VT: 0.36)(CR: 60)

* Units viewed from exterior.

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
300	GARAGE KITCHEN	72 3/4" X 42 1/2"	72" X 42"	\$1,624.79	1	\$1,624.79



* Units viewed from exterior.

(A1) DCS 2038 - (A2) DCS 2038 - (A3) DCS 2038 - Standard Mulls

(A1)-Pinnacle Clad White Casement 2038 Complete Unit LH LoE 366 IG 4-9/16 Jamb Ext (Room ID: CASEMENT OPTION)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(Interior Prime Int. Finish)(Grey Spacer)(Faux Bronze Hardware)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(1-1/4" Standard WDL w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 2W3H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC, SC, S Zones)(R-PG50-C) Performance Data:(U-Value: 0.28)(SHGC: 0.17)(VT: 0.37)(CR: 60)

(A2)-Pinnacle Clad White Casement 2038 Complete Unit S LoE 366 IG 4-9/16 Jamb Ext (Room ID: CASEMENT OPTION)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(Interior Prime Int. Finish)(Grey Spacer)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(1-1/4" Standard WDL w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 2W3H)(Performance Upgrade)(Energy Star: Meets all US Zones)(R-PG65-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.18)(VT: 0.42)(CR: 59)

(A3)-Pinnacle Clad White Casement 2038 Complete Unit RH LoE 366 IG 4-9/16 Jamb Ext (Room ID: CASEMENT OPTION)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(Interior Prime Int. Finish)(Grey Spacer)(Faux Bronze Hardware)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(1-1/4" Standard WDL w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 2W3H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC, SC, S Zones)(R-PG50-C) Performance Data:(U-Value: 0.28)(SHGC: 0.17)(VT: 0.37)(CR: 60)

Quote Comments:

Disclaimer:

SUB-TOTAL:	\$4,220.58
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$390.41
TOTAL:	\$4,610.99

Messages:

* Units meeting Egress size conform to 2015 IRC Section R310.2 Egress requirements; Local codes may differ. Customer is responsible to confirm units meet all applicable requirements..

Submitted By: _____ Date: _____

Accepted By: _____ Date: _____

We appreciate the opportunity to provide you with this quote!



BUILT FOR POST FRAME

**THE INDUSTRY'S LEADING MANUFACTURER
OF LIGHT GAUGE STEEL CUPOLAS**

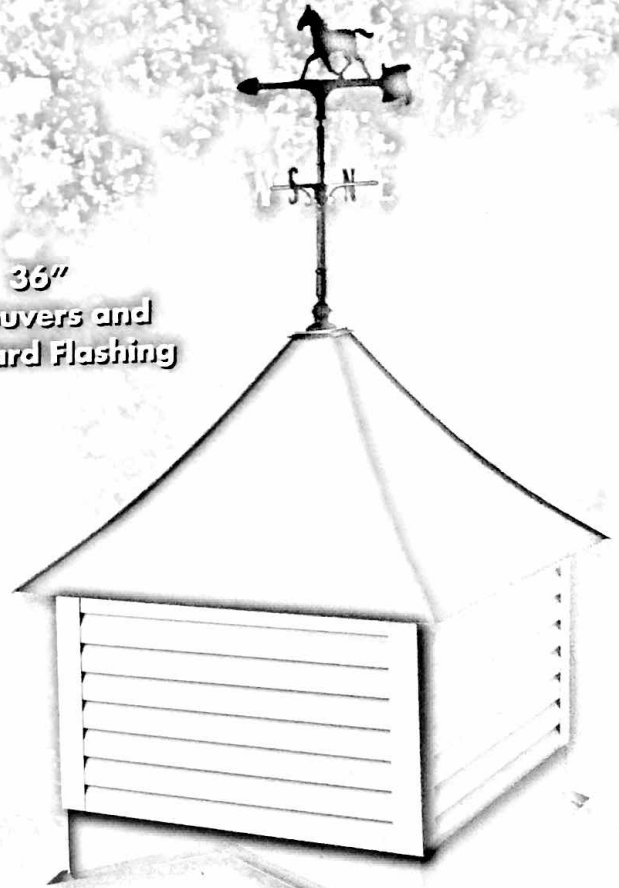
www.mwicomponents.com
Spencer, Iowa

We offer a large color palette to match most roll formers metal sheeting.



24"
w/windows and
Premium Flashing

36"
w/louvers and
Standard Flashing



**SQUARE CUPOLAS AVAILABLE IN
24", 36", 48" & 66"
OR
48" OCTAGON**

Prepainted 29ga construction. Available in over 100 standard colors plus Kynar. All metal edges are hemmed. No need to worry about red-rust. Bird screen included for mounting in curb. Roof and sides interlock for weather-tite connection. 24", 36" & 48" ship knocked-down; 66" & octagon ship assembled.

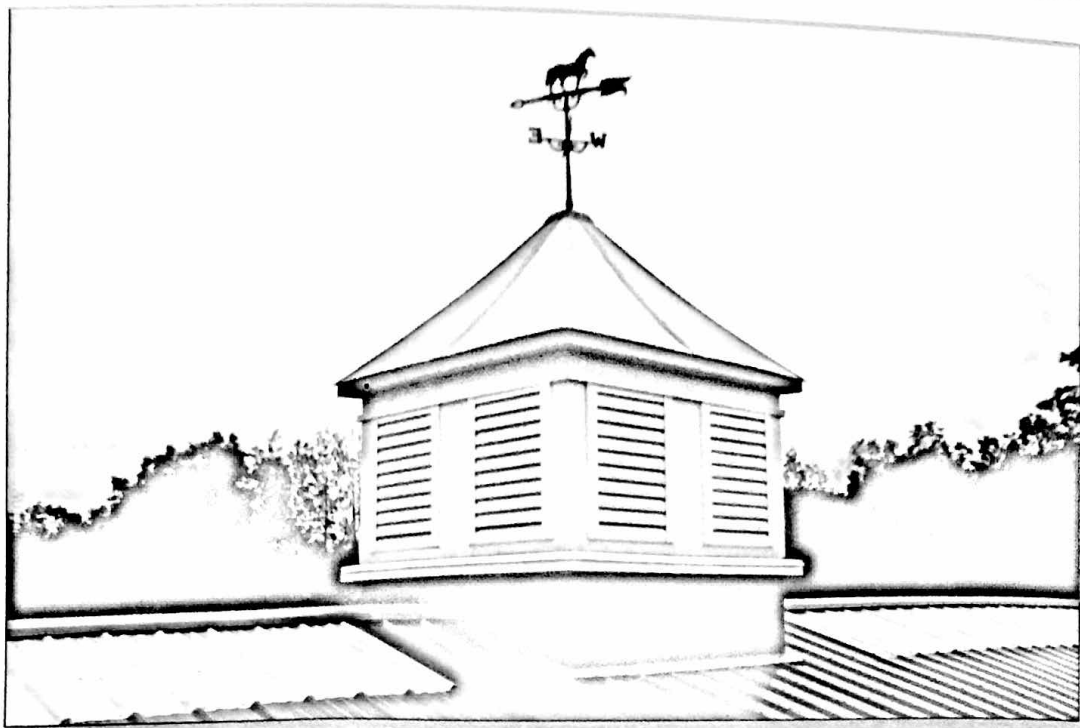
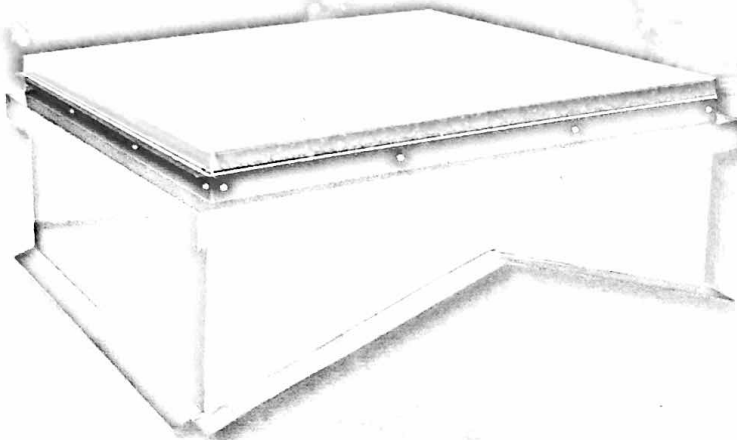


image above shows 66" cupola with louvered sides



Universal base adjustable on job
from 1/12 up to 7/12 roof pitch
Available with flashing kit or
powder coat option*

*powder coat option available in 28 colors



48" octagon cupola
w/ windows



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