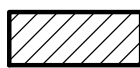




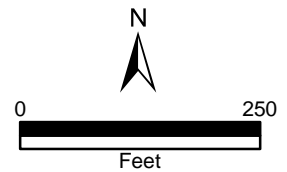
10-E-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1619 Washington Ave. 37917
Edgewood-Park City H

Original Print Date: 9/30/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Lacy Mellon





Staff Report

Knoxville Historic Zoning Commission

File Number: 10-E-20-HZ

Meeting: 10/15/2020

Applicant: Lacy Mellon

Owner: Lacy Mellon

Property Information

Location: 1619 Washington Ave.

Parcel ID 82 | N 027

District: Edgewood-Park City H

Zoning: RN-4 (General Residential Neighborhood)

Description: Dutch Colonial Revival with Craftsman and Neoclassical influences, c. 1915

Two-story frame residence with wood weatherboard w/ al covering. Steeply-pitched side-gable roof with shed dormers, clad in asphalt shingles. Gabled projecting portico with aluminum columns and balustrade. One-over-one, and six-over-six, double-hung windows. Interior end brick chimney.

Description of Work

Level I/II Routine Repair, Major Repair or Replacement

Replacement of existing asphalt shingle roof with new architectural asphalt shingle material (charcoal gray); removal of asphalt shingles on side gable fields and dormer.

Chimney: applicant is proposing demolition and removal of the right side brick chimney. Applicant states the chimney is "non-functioning and in danger of falling" and "does not offer any architectural features to this particular house."

Siding: applicant proposes replacement of the asphalt shingle cladding on dormer and side gable field with T111 flush plywood siding.

Applicable Design Guidelines

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

Roofs

1. Replacement roofs must copy the shape and pitch of original roofs, and the soffit, fascia, and trim detail between roof and wall should mimic the original.
3. Repair or replace roof details (chimneys, roof cresting, and other unique roof features). Use some of these details in designing new buildings.

Wall Coverings

2. Replacement siding, trim, and patterned shingles shall duplicate the original.
7. An entire wooden feature that is too deteriorated to repair or completely missing must be replaced in-kind. If features are replaced, the materials they are made from shall be compatible with the original in size and scale. Replacement parts must be based on historical, pictorial, and physical documentation. If documentation does not exist, a new sympathetically designed feature would be better than a hypothetical "old" one.

Masonry

2. Identify and preserve masonry features that define the historic character of the building, including walls, railing, columns and piers, etc.
 3. Replace an entire masonry feature that is too deteriorated to repair. Use the remaining physical evidence to guide the new work, and to match new to old.
-

Comments

N/A

Staff Findings

1. 1619 Washington Avenue is a contributing resource to the Park City National Register Historic District and the Edgewood-Park City local historic overlay.
 2. The exterior brick chimney is noted as a character-defining feature of the house in the National Register nomination's architectural inventory. Exterior side chimneys are characteristic details of the Dutch Colonial Revival and Colonial Revival styles.
 3. The applicant has not provided sufficient documentation of the chimney's deterioration to warrant removal. Moreover, guidelines recommend that unique roof features such as chimneys be repaired or replaced.
 4. Removal of the asphalt shingle siding on the side gable fields, and replacement with wood siding, is appropriate within the guidelines. T111 plywood material is not a material compatible with historic buildings, and does not "duplicate the original" as recommended in the guidelines. Replacement siding should use material, dimensions, and exposure compatible with the existing.
-

Staff Recommendation

Staff recommends approval of the work as proposed, with the following conditions: 1) the chimney be repaired or reconstructed to match the existing design and dimensions; 2) replacement siding on the side gable fields and dormer be wood lap siding with a 4" - 5" exposure to match original siding patterns and the existing house.



DESIGN REVIEW REQUEST

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

LACY MELLON
Applicant

10-E-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

LACY MELLON
Name

LJW PROPERTIES
Company

11619 WASHINGTON AVE
Address

KNOX
City

TN
State

37917
Zip

865.742.3936
Phone

LACYMELLON@GMAIL.COM
Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

082in021
Parcel ID

PARK CITY
Neighborhood

RN-4
Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

9.18.20

Please Print

Date

Lacy Mellon
Applicant Signature

LACY MELLON
Please Print

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: ^{LEVEL 2:} NON-FUNCTIONING CHIMNEY TO BE REMOVED. IT IS DANGEROUSLY LEAKING & COULD FALL. REQUESTING COMPLETE REMOVAL & THEN NEW ROOF INSTALLED. IN MY OPINION, IT DOES NOT ADD ANY SUBSTANTIAL ARCHITECTURAL DESIGN TO THIS STYLE HOME.

LEVEL 1: ROOF REPLACEMENT, ADDING WOOD SIDING OVER CURRENT SHINGLE SIDING ON THE SIDE EAVES & FRONT DORMER. NEW EXTERIOR PAINT.

- 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:		TOTAL:
FEE 2:		
FEE 3:		

Detailed work at 1619 Washington Ave:

All work to be completed by Aaron Jones with TriStar Roofing.

I am requesting demolition of the existing chimney as it is non-functioning and in danger of falling. It is unnecessarily tall and in my opinion, does not offer any architectural design features to this particular home, which is a quad-plex. The chimney would be removed and the new roof placed over top of it.

The new roof will be an architectural asphalt shingle, color will be charcoal.

The current eaves at the side of the home are covered in shingles. I want to go overtop of those shingles with wood siding. We will also add wood siding to the front dormer, which is also covered in shingles currently.

Exterior paint colors were all chosen from the historic catalog section with Sherwin Williams. We will be using Peppercorn, Creamy, Dorian Grey and Rustic Red.

The changes we are proposing will greatly increase the aesthetic appeal of this home, which we feel is important. It is currently set up as a quad-plex and is fully rented. We just purchased this home a few months ago and plan to keep it for a long time. We are residents of Fourth and Gill ourselves so understand protecting the integrity of the neighborhood by upholding these guidelines.



Dorian Grey

Creamy

Creamy

Peppercorn

Creamy

Creamy

Dorian Grey



WOOD
SIDING



REMOVE



WOOD SIDING

REMOVAL

ADDING WOOD SIDING

5:43



AA

homedepot.com



Pinch Image to Zoom In

