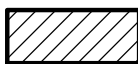




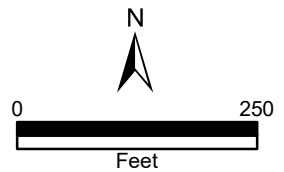
9-E-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1802 Jefferson Ave. 37917
Edgewood-Park City H-1

Original Print Date: 9/1/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Sarah Morrow





Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 9-E-20-HZ

PROPERTY LOCATION: 1802 Jefferson Ave. / Parcel ID 82 P H 010

DISTRICT: Edgewood-Park City H-1

MEETING DATE: 9/17/2020

APPLICANT: Sarah Morrow

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

PROPERTY DESCRIPTION: Queen Anne with Craftsman Bungalow influence, c.1900

One-story frame residence with a hipped roof with lower projecting gables, clad in asphalt shingles, a wood weatherboard wall covering, and a continuous brick foundation. One-story, one-bay front porch. Double-hung two-over-two replacement windows. One exterior and one interior masonry chimney.

► **DESCRIPTION OF WORK:**

Level I work: replacement of existing asphalt shingle roofing with dimensional asphalt shingles; replacement in-kind of gutters; repair, and replacement in-kind to sections of deteriorated wood lap siding (replacement siding to match existing in dimensions and exposure profile, cornerboards to be retained); replacement in-kind to wood fascia and soffit, with materials and dimensions to match existing; demo and removal of non-historic, rear elevation deck and associated shed roof structure. Level 1 work approved 8/28/2020.

Level II Work:

Windows: proposed replacement of existing one-over-one and two-over-two double-hung wood windows with one-over-one, double-hung vinyl windows. Applicant intends to retain exterior wood trim. Should the Commission not approve vinyl window replacements, applicant proposes as an alternate, replacing the façade windows with double-hung wood windows and replacing the rear and side elevation windows with double-hung vinyl windows.

Door: replacement of non-historic front door with a salvaged wood door. Proposed replacement door features two vertical panels under a semi-circular, divided half-light.

Rear elevation: removal of paired, two-over-two, double-hung windows on the rear elevation and replacement with paired, single-light fiberglass French doors.

Deck: proposed French doors will provide access to a new deck. Proposed new deck is 8' wide by 10' deep, centered on the rear elevation. Deck floor will be approximately 68" tall from the ground level. The railing will feature 2"x2" square, 36" tall wood pickets.



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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 are 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.
4. Windows shall not be replaced with fixed thermal glazing or be made inoperable.
6. It can be appropriate to design and install additional windows on the rear or another secondary elevation. The designs shall be compatible with the overall design of other windows in the building.

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.

Entrances

1. It may be appropriate to design or construct a new entrance if the historic one is missing. Any restoration shall be based on historical, pictorial, and physical documentation and be compatible with the historic character of the building.
3. A replacement entrance must not create a false historic appearance. A new entrance shall be compatible in size, scale, materials, and color.
5. Service or rear entrances shall not be altered to make them appear more formal by adding paneled doors, fanlights, or sidelights.
6. Secondary entrances shall be compatible with the originals in size, scale, and materials.

Wall Coverings

4. Repair wooden features by patching, piecing-in, or otherwise reinforcing the wood. Repair may also include limited replacement with matching or compatible substitute materials, when elements remain and can be copied.
5. Wood features which are important in defining the overall historic character of the building shall not be removed.

COMMENTS:

N/A

STAFF FINDINGS:

1. 1802 Jefferson Avenue is a contributing resource to the Park City National Register Historic District and the Edgewood-Park City local historic overlay.
2. The applicant is proposing replacement of the existing wood double-hung windows with new vinyl double-hung

Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 9-E-20-HZ

windows. The existing windows are not original to the house; the single-light picture window on the porch is not a historic feature, and two (horizontal) over two (horizontal) double-hung windows are characteristic of mid-twentieth-century styles. The applicant has documented deterioration on the interior of the windows, including the stiles and rails.

The guidelines state replacement windows should be the same "overall size as the originals, with the same pane division, and the same muntin style and exterior depth, width, and profile." Windows are noted as "usually wooden." If the windows are replaced, wood replacements would best allow for the same "muntin style and exterior depth, width, and profile" as historic windows.

The Commission has occasionally approved vinyl window replacements in Edgewood-Park City on a case-by-case basis. If the Commission chooses to approve vinyl replacements, specifications with measurements should be submitted to staff to compare the measurements of exterior muntin depth, width, and profile with those of historic wood windows.

3. The existing door on the house is not a historic feature and merits replacement. The proposed replacement door is a salvaged, historic wood door, with an arched half-light window. While the window design is somewhat unique, the size, scale, and materials of the design are appropriate for the historic context.

4. The deck will replace a non-historic deck with a non-contributing shed roof. The proposed deck will be proportionate to the historic house and use materials appropriate for the historic context. The deck will not be visible from the public right-of-way. Placement and design of the rear deck is appropriate. The balusters should be set into the top and bottom rails to better reflect historic porch design.

5. The applicant is proposing replacement of two adjoining 2/2 double-hung windows on the rear elevation with a pair of full-light, fiberglass French doors. This modification will not be visible from the public right-of-way and will not harm any character-defining features on the historic house. Fiberglass doors are appropriate for a new secondary entry on a rear elevation. The full-light doors are compatible with the features of the Queen Anne cottage but are not overly detailed and do not create a false historic appearance.

► STAFF RECOMMENDATION:

Staff recommends approval of the work as proposed, with the following conditions:

- 1) The deck use a balustrade with pickets set into the top and bottom rails
- 2) Replacement windows be wood instead of vinyl, with final window specifications to be submitted to staff. If the Commission chooses to approve vinyl replacements, specifications with measurements should be submitted to confirm replacements reflect historic windows in exterior muntin depth, width, and profile.



DESIGN REVIEW REQUEST

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

SARAH AND TYLER MORROW

Applicant
08/27/2020

9-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
- SARAH MORROW

Name
1802 JEFFERSON AVE.

Company
KNOXVILLE TN 37917

Address
865 742 5683

City
UPLIFTEDTRAINING@GMAIL.COM

State Zip

Phone

Email

CURRENT PROPERTY INFO

SAME FOR ALL

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address
PARKRIDGE

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett
Please Print

8.27.2020
Date

Sarah Van Sickle Morrow
Applicant Signature

SARAH VAN SICKLE MORROW
Please Print

08/27/2020
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: **DESIRE TO GET A NEW ROOF; SIDING REPAIR; NEW GUTTERS; NEW WINDOWS; CONVERSION OF CURRENT DOUBLE WINDOWS ON REAR OF HOUSE INTO DOUBLE FRENCH DOORS; DEMO CURRENT DECK AND BUILD NEW DECK WITH SAME DIMENSIONS IN CENTER OF HOUSE**

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:



Historic Zoning Checklist For 1802 Jefferson Ave: Please see google drive for photos!

LEVEL 1

We are planning to modify the following:

- **NEW ROOF/GUTTERS**

- The current roof is 3 tab asphalt shingles in desperate need of replacing; we plan to replace the roof with dimensional asphalt shingles
- The gutters are also in terrible, non-working condition; we plan to replace the gutters with new in kind white gutters

- **WOOD SIDING, SOFFIT, FASCIA BOARD REPAIR/REPLACEMENT**

- The current wood siding/soffit/fascia board is largely in decent condition, however, there are areas that are either missing, rotted, or damaged that need replaced; we plan to replace/repair damaged siding, fascia board and soffit with in kind wooden replacements

- **FRONT DOOR REPLACEMENT**

- The current front door is not only not original to the house, but it is also a hollow stock door that has been painted over (even sloppily painted over the glass opening); we plan to replace the front door with an antique door we have procured from the early 1900's that is made of solid oak.

LEVEL 2

We are planning to modify the following:

- **WINDOW REPLACEMENT**

- The current wooden windows are in deplorable condition. The previous owner had abandoned the property since 2013, leaving nearly all of the windows with broken glass, some windows remained open because they were unable to be closed due to broken mechanisms, roof damage and siding damage led to leaks in the framing of many of the windows causing extreme rotting and degradation of the wood, and this damage has even led to plants growing inside the framing of the wood in the windows; we plan to replace all windows with vinyl, energy efficient windows with the exact same double hung design with no gridding to preserve the beautiful double hung historic look. We also plan on preserving the existing wood framing that is original to the house surrounding the windows.
- My contractor and I walked our block and the 2 blocks surrounding our block on Jefferson Avenue, and we found the following houses with vinyl windows (some of which were brand new, one being currently installed, and two of which are our immediate neighbors to the right of our house):

WINDOWS WITH VINYL	
1800 Jefferson	2109 Jefferson
1730 Jefferson	2402 Jefferson
1731 Jefferson	2404 Jefferson
1712 Jefferson	2406 Jefferson
1709 Jefferson	2407 Jefferson
1700 Jefferson	2410 Jefferson
1633 Jefferson	2413 Jefferson
1620 Jefferson	2424 Jefferson
1609 Jefferson	2430 Jefferson
1603 Jefferson	2450 Jefferson
1707 Jefferson	2441 Jefferson
1911 Jefferson	
2000 Jefferson	
2003 Jefferson	

- IF our request for vinyl windows throughout is not deemed appropriate by the committee, then our “plan B” would be to exchange all windows EXCEPT for the two front windows with vinyl and replace the two windows visible from the street with wood. For the sake of uniformity and energy efficiency, our desire would be to replace all with vinyl, but if that is not possible, then this would be our second option.
- **REMOVE ROTTED BACK DECK AND REPLACE IN CENTER OF HOUSE IN REAR**
 - The back deck is in deplorable condition and a priority safety hazard. Not only is the wood completely rotten with handrails that have all but fallen off of the staircase, but the deck is pulling away from the house and starting to detach from the siding. We plan to tear down the current deck and rebuild an 8x10 deck with stairs to the ground that is centered on the back of the house with pressure treated wood. We do not plan on putting a covering over the deck, rather, we desire to leave it open.
- **CONVERT DOUBLE WINDOWS IN THE BACK OF THE HOUSE INTO DOUBLE FRENCH DOORS**
 - Because we desire to move the deck to the center of the house, we plan to convert the current windows in the dining room facing the alley into 72 inch double French doors that would open onto the new deck so that there are two points of entry into the house (the old back door has been framed closed, so there is no point of entry on the rear). We plan to use standard French doors with glass panes throughout its length.

HZC CHECKLIST

Please see the following pictures:

LEVEL 1:

- Roof/Gutters





- Wood siding, soffit, fascia board:







- Current Front door vs desired replacement





LEVEL 2:

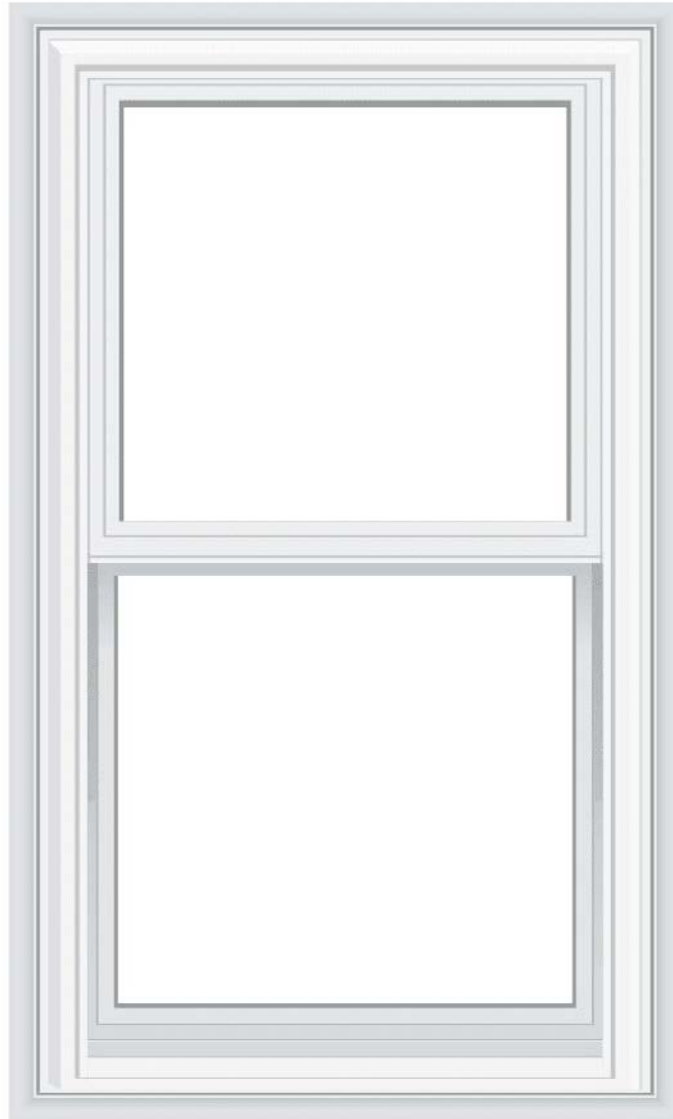
- Current Windows (window components split apart and bowing out)







- Desired replacement double hung, grid-less vinyl windows (keeping original exterior trim surrounding windows)

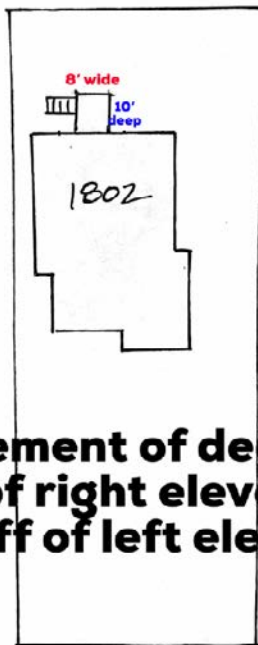


- Scaled drawing of new deck with new French doors on rear of back

- Current state of back deck vs to-scale drawing for new deck

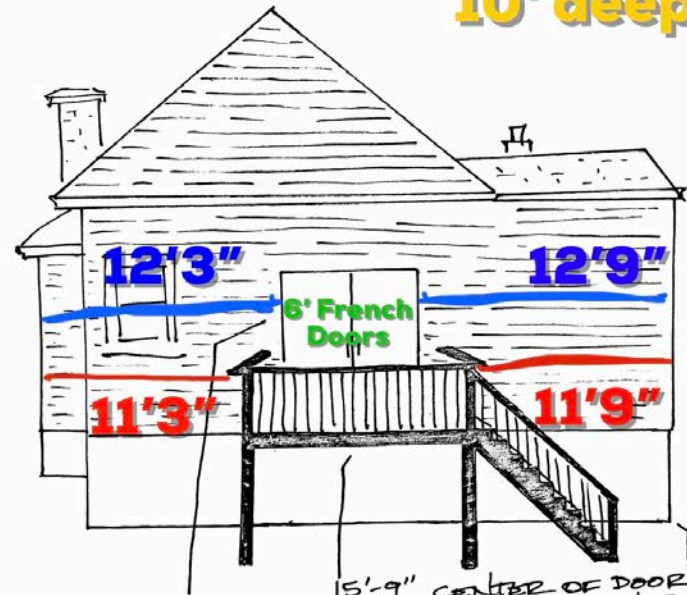


Deck dimensions: 8' wide x 10' deep



**New placement of deck will be:
11'3" off of right elevation and
11'9" off of left elevation**

Deck Dimensions: 8' wide 10' deep



6'-0" FRENCH DOOR
15'-9" CENTER OF DOOR FROM CORNER

PRESSURE TREATED LUMBER

2x2 PICKETS

DECK FLOOR 68" IN ELEVATION

8'-0" WIDE

10'-0" DEEP (EXTENDING FROM HOUSE)

36" PORCH RAIL HEIGHT

1802 JEFFERSON AVE



- Current double windows and picture of doors we plan to install in their place







Certificate of Appropriateness

Knoxville Historic Zoning Commission

File Number: 9-E-20-HZ

Property Address: 1802 Jefferson Ave. / Parcel ID 82 P H 010
Level of Work: Level II
District: Edgewood-Park City H-1
Owner: Sarah Morrow , Knoxville, TN 37917
Applicant: Sarah Morrow , Knoxville, TN 37917

Work Items: Deck, Guttering, Roofing, Siding

Description of Work:

Level I work: replacement of existing asphalt shingle roofing with dimensional asphalt shingles; replacement in-kind of gutters; repair, and replacement in-kind to sections of deteriorated wood lap siding (replacement siding to match existing in dimensions and exposure profile, cornerboards to be retained); replacement in-kind to wood fascia and soffit, with materials and dimensions to match existing; demo and removal of non-historic, rear elevation deck and associated shed roof structure.

LEVEL 1 APPROVAL only: All other exterior work to be reviewed at September 17, 2020 HZC meeting.

This certificate expires on 8/28/2023 (three years from the date of issue).

Approved By: Lindsay Crockett

Date Certified: 8/28/2020

Please note:

To obtain a building permit for Level II projects, drawings stamped as approved by the Historic Zoning Commission (HZC) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department or the Knox County Codes Administration Department, as appropriate. Any deviation from the drawings and written conditions approved by the HZC will require subsequent review and approval by the HZC or its staff.

THIS CERTIFICATE IS NOT A BUILDING PERMIT

Contact the appropriate building inspections office for permit requirements:

City of Knoxville Development Services: 865-215-2992 or 865-215-2991

Knox County Building Codes Administration: 865-215-2325