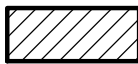




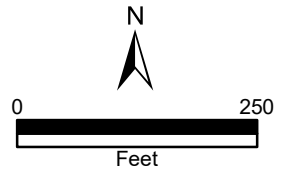
**9-H-20-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



1419 Harvey St. 37917  
 Old North Knoxville H-1

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

Petitioner: Juan Mino





# Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 9-H-20-HZ

**PROPERTY LOCATION:** 1419 Harvey St. / Parcel ID 81 L R 015

**DISTRICT:** Old North Knoxville H-1

---

**MEETING DATE:** 9/17/2020

**APPLICANT:** Juan Mino

**LEVEL OF WORK:** Level IV. Demolition or relocation of contributing structure

---

**PROPERTY DESCRIPTION:** Folk Victorian/Shotgun

The Old North Knoxville overlay report, dating to 1981, describes the house as a "one-story, shotgun, clapboard siding, wood trim, gable roof, front porch with shed roof." The National Register nomination describes the house as a Folk Victorian from 1905: "one-story frame with aluminum siding. Front gable roof with wood louvered attic vent, asphalt shingle covering. Double-hung three-over-one windows. One-story, two-thirds front porch with shed roof, lattice panels between piers, square wood posts, sawn wood brackets and spindled balustrade. Interior central brick chimney. Brick foundation. Modified by side ell from shotgun plan."

---

► **DESCRIPTION OF WORK:**

Proposed demolition of a primary residence and associated outbuilding at 1419 Harvey Street. House dates to approximately 1910, and is noted as a "contributing" resource to the Old North Knoxville National Register Historic District. It is not listed among the "non-contributing" resources in the report prepared to accompany the Old North Knoxville Historic overlay in 1981.

---

► **APPLICABLE DESIGN GUIDELINES:**

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

The Old North Knoxville design guidelines lack specific guidelines relating to demolition. Guidance for demolition from other overlays is displayed below. These design guidelines are not the adopted guidelines for Old North Knoxville, but can assist in guiding a discussion of the proposed demolition.

Fourth & Gill H Overlay:

Demolition creates a permanent change in the historic district, removing part of the neighborhood's historic and architectural significance. Demolition should only be considered when all other opportunities have been discounted.

1. Demolition of any original feature or part of a historic building should be avoided.
2. Demolition of any building which contributes to the historic or architectural significance of the Fourth & Gill neighborhood should not occur unless public health and safety require the removal of the building or structure.
3. Demolition may be considered if the building does not contribute to the historical or architectural character of the district.



# Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 9-H-20-HZ

Fort Sanders NC Overlay:

1. Physical Condition: The Historic Zoning Commission may allow demolition of a building that has been condemned by the City of Knoxville for structural reasons. Demolition may also be allowed if the Historic Zoning Commission finds that structural problems and the costs to address those problems warrant demolition; the decision shall be based on an assessment by a licensed structural engineer or architect.
2. Architectural Integrity: The Historic Zoning Commission may allow demolition if the original design is so compromised that historic architectural integrity is lost and cannot, in the Commission's view, be reasonably reestablished.

---

## COMMENTS:

N/A

## STAFF FINDINGS:

1. The house is listed as a contributing resource in the Old North Knoxville National Register Historic District. The front-gable roof, shotgun form of a house is a less prevalent style in ONK (though visible on Alexander Street, Anderson Avenue, and Harvey Street) but common in neighborhoods which originated for mill workers and other laborers, like Oakwood. Staff has reached out for an informal opinion on the Contributing/Non-contributing status of the house from the Tennessee Historical Commission (SHPO) National Register staff and will provide the statement when it's received.
2. Some of the demolition (including the removal of the shed-roof front porch and the foundation) was completed without the necessary demolition permits or COAs in March 2020. This un-permitted and un-reviewed demolition has left the foundation open to the elements to the present day.
3. The house has suffered from deterioration by neglect. No Certificates of Appropriateness have been issued for any exterior work on the house since the creation of the overlay, other than minor roof repairs in 1993.
4. The applicant proposed demolition of the house in May 2020 due to the house's extensive deterioration. Discussion at the May 2020 HZC meeting focused on the feasibility of rehabilitating the house, the cost of repairs compared to the value of the house, and the amount of information provided in the application to support demolition. The application was denied without prejudice to allow the applicant the opportunity to provide a stronger case for demolition in a new application.
5. The shed-roof section on the southeast elevation and the rear section are later additions, not shown on the 1917 Sanborn map. The side addition features Craftsman-style windows and is most likely a historic addition. The shed-roof addition has been shown to be more deteriorated than the original shotgun house, due to the slope of the site and the addition resting directly on the ground.
6. The applicant provided a letter from a structural engineer for the May 2020 HZC meeting. At the meeting, the

# Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 9-H-20-HZ

applicant and Peter Ahrens, Director of the City's Plans Review and Inspections department, discussed the non-traditional construction method of the house. After viewing photographs of the house, Mr. Ahrens noted that the house was not built with traditional studs with exterior sheathing and interior plaster, but instead a more haphazard arrangement of stacked and dimensional lumber which would make repair more difficult. Wall framing would need to be fully reconstructed.

7. Representatives of the neighborhood, including neighborhood liaison James Pierce and City Council representative Lauren Rider, visited the property on multiple occasions since the May meeting. Councilmember Rider noted the additions are in an unsalvageable condition. After a second visit, Councilmember Rider also noted extensive fire damage on the floor joists of the original shotgun section; the floor joists appear charred in a random pattern, which would necessitate the replacement of at least half of the joists throughout the house. The May 18, 2020 letter from structural engineer Maurice Mallia, PE reinforces this, and states that the entire floor framing would need to be replaced, along with the foundation walls and interior walls. Mr. Mallia stated that about 60-70% of the house would need to be reconstructed.

8. The updated application includes documentation of the house's deterioration by a licensed architect. On the foundation level, the application shows root and termite damage on the foundation, substandard foundation supports, including deteriorated brick piers replaced by wooden posts, and weather damage due to the addition sitting directly on the ground. Exterior elements include exterior walls supported directly by the ground, defective roof and wall connections at the addition, termite damage hidden under the foundation, and replacement windows and front door. Vinyl siding was applied directly over fire-damaged wood sheathing. Interior photos document fire damage in the attic, fire damage under interior paneling and flooring, termite damage under the floor, and a collapsed fireplace.

9. The above description of items needing replacement means repair to the house would likely involve supporting the roof framing while reconstructing foundation, flooring, and the wall framing. Previous HZC and Plans Review & Inspections reviews of this extent of work (most recently, 1610 Forest Avenue in Fort Sanders, 11-E-19-HZ and 12-E-19-HZ) have evaluated the removal of foundation, flooring, and wall framing as an effective demolition and reconstruction of a new house. Very little original fabric of the house would remain beyond the footprint.

10. Other design guidelines with specific recommendations on demolition focus on the creation of a vacant lot, which would be a detriment to the historic district. The applicant submitted rough plans for a new house on the property along with the initial application for the May 2020 meeting. The plans were not included in the review of demolition, as proposed new construction carries thorough application requirements and a pre-application workshop would be encouraged. The applicant does intend to build a new house on the property.

## ► STAFF RECOMMENDATION:

Due to the extensive deterioration of the house (and the fact that repair would involve replacement and/or reconstruction of almost all historic features) and due to the substantial loss of the house's architectural integrity, staff recommends approval of the demolition. To move forward and create a new resource that contributes to the character of the neighborhood, the applicant should submit documents for new construction on the site for preliminary (workshop) and formal review as soon as possible.



# Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 9-H-20-HZ



# DESIGN REVIEW REQUEST

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

Juan Mino

Applicant

August 31 2020

9-H-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

Juan Mino

Name

Company

425 E Scott Ave

Knoxville

Tn

37917

Address

City

State

Zip

865 386 9792

juanmino333@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

1419 Harvey St

081LR015

Property Address

Parcel ID

Old North Knoxville

R2

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

8/31/20

Please Print

Date

*Juan Mino*  
Applicant Signature

JUAN MINO

8/31/2020

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: Total demo site cleaning \_\_\_\_\_

## 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**

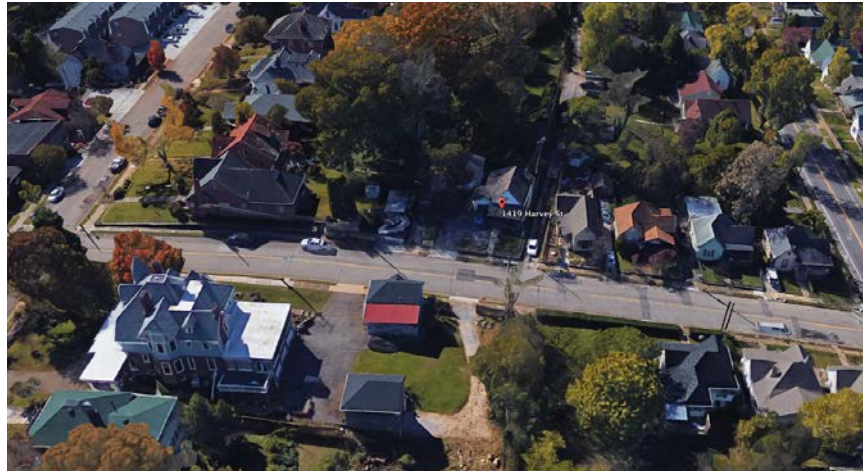
- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

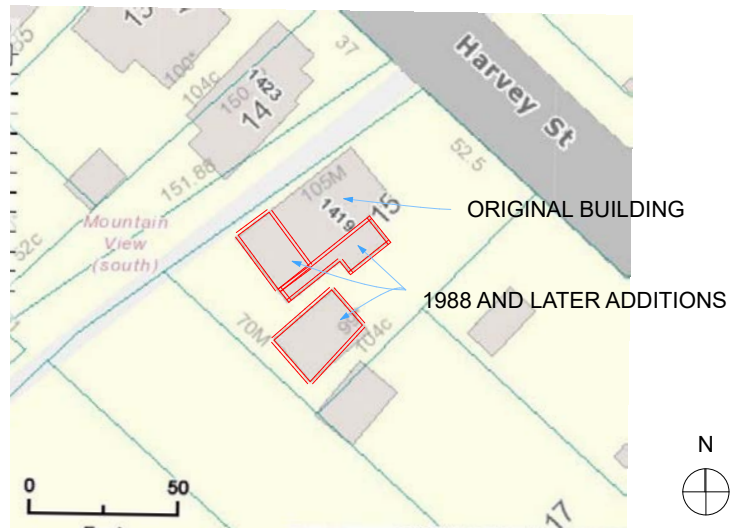
- Property Owners / Option Holders

**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>		



01 Aerial View from East



1. Site Plan  
SCALE: 1" = 20'

**Benjamin  
Conway  
Garlington**  
*Architect*  
1907 Stock Creek Road  
Knoxville, TN 37920  
865-789-6995  
**Juan A. Mino**  
*Design*  
425 E. Scott Avenue  
Knoxville, TN 37917



**Proposed  
Demolition**  
@  
1419 Harvey Street  
Knoxville, TN 37917  
Parcel ID - 81L4015

**REVISIONS**

Mark	Date	Description

PROJECT No: 1892-17  
Model File: sexton620217.pln  
Drawn by: BCG  
Checked by: BCG  
Copyright: 2017

**As built Conditions**  
**Site Plan**  
not to scale  
Scale: 1" = 20'





**MOST OF DETERIORATED FOOTINGS REPLACED BY WOODEN POSTS**



**ROOT AND TERMITE DAMAGE**



**WEATHER DAMAGED DUE TO STRUCTURE SITTING DIRECTLY ON THE EARTH**



**ROOT AND TERMITE DAMAGE**



**FLOOR SYSTEM DAMAGED BY ROOTS & MOLD**



**FOOTING CRUMBLER BY WATER DISCHARGE**



**ROOT AND TERMITE DAMAGE**



**SUBSTANDARD SUPPORT**

**Benjamin Conway Garlington Architect**  
1907 Stock Creek Road  
Knoxville, TN 37920  
865-789-6995  
**Juan A. Mino Design**  
425 E. Scott Avenue  
Knoxville, TN 37917



**Proposed Demolition**  
@

1419 Harvey Street  
Knoxville, TN 37917  
Parcel ID - 81L4015

**REVISIONS**

Mark	Date	Description

PROJECT No: 1892-17  
Model File: sexton620217.pln  
Drawn by: BCG  
Checked by: BCG  
Copyright: 2017

**As built Conditions**

not to scale

asbuilt copy.pln



**SUBSTANDARD GARAGE ADDITION**



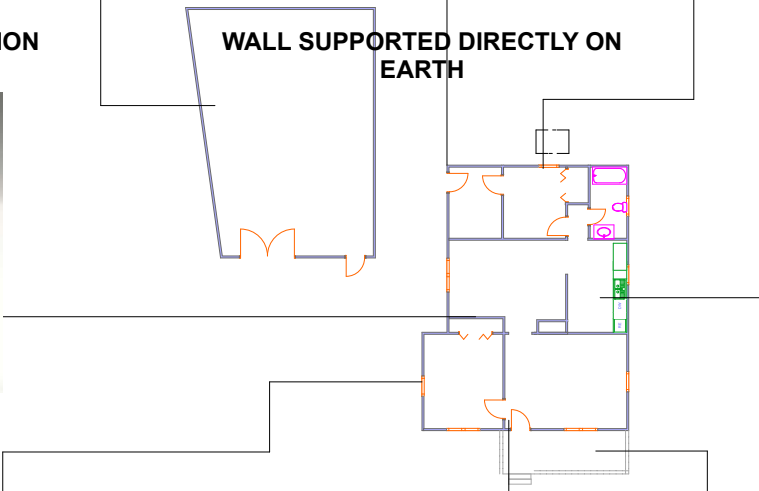
**WALL SUPPORTED DIRECTLY ON EARTH**



**INPROVISED REAR WALL**



**DEFECTIVE CONNECTION AT ADDITION**



**REPLACED WINDOW**



**TERMITE DAMAGE UNDER VINYL SIDING**



**REPLACED ORIGINAL FRONT DOOR**



**DETERIORATED FOOTINGS AT FRONT PORCH**

**Benjamin Conway Garlington Architect**  
1907 Stock Creek Road  
Knoxville, TN 37920  
865-789-6995  
**Juan A. Mino Design**  
425 E. Scott Avenue  
Knoxville, TN 37917

**Proposed Demolition**  
@

1419 Harvey Street  
Knoxville, TN 37917  
Parcel ID - 81L4015

REVISIONS		
Mark	Date	Description

PROJECT No: 1892-17  
Model File: sexton620217.pln  
Drawn by: BCG  
Checked by: BCG  
Copyright: 2017



*Ben Garlington*

asbuilt copy.rvt



**Benjamin  
Conway  
Garlington**  
Architect  
1907 Stock Creek Road  
Knoxville, TN 37920  
865-789-6995  
**Juan A. Mino**  
Design  
425 E. Scott Avenue  
Knoxville, TN 37917

**Proposed  
Demolition**  
@  
1419 Harvey Street  
Knoxville, TN 37917  
Parcel ID - 81L4015

**REVISIONS**

Mark	Date	Description

PROJECT No: 1892-17  
Model File: sexton620217.pln  
Drawn by: BCG  
Checked by: BCG  
Copyright: 2017



*Ben Garlington*

**4**

**08/03/2020**



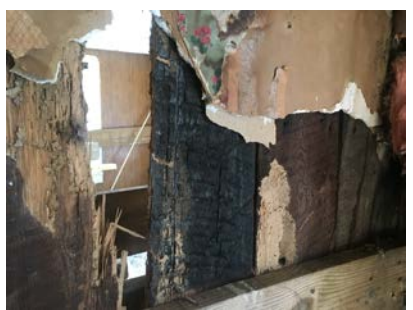
**FIRE DAMAGE**



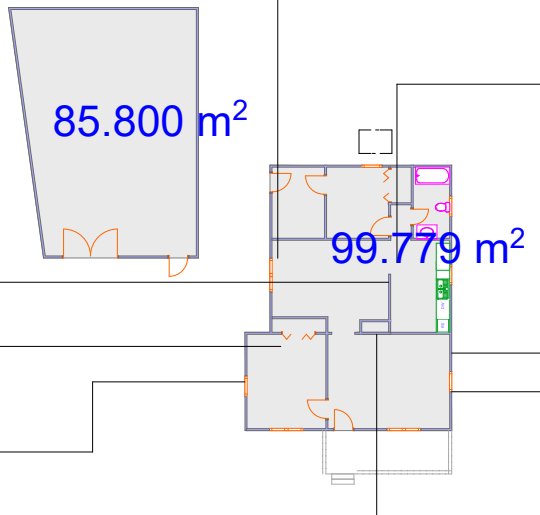
**ROOTED AND TERMITE DAMAGE**



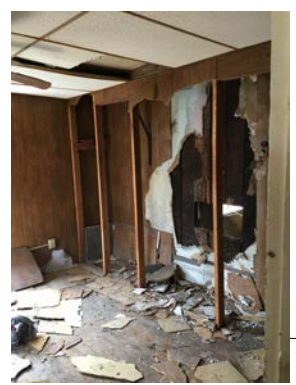
**FIRE DAMAGE UNDER PANELING**



**FIRE DAMAGE UNDER PANELING**



**FIRE DAMAGE IN ATTIC**



**SUBSTANDARD WALL AT ADDITION**



**SIDING OVER BURN WOOD PLANKS**



**COLLAPSED FIRE BOX**

asbuilt copy.pdf



May 18, 2020

Re: 1419 Harvey Street  
Knoxville, Tennessee 37917

To whom it may concern:

I have estimated the structural repairs to the above referenced house.  
The subject is a one story, 1,100 square foot house.  
Exterior walls are vertical 2x12 installed side by side; there are no vertical studs.  
It appears that the house was subject to a fire.

Repair task:

- Most of the floor framing has been damaged by termites and/or fire, the entire floor framing must be replaced.
- The bottom of the vertical 2x12 "wall" are rotten and must be replaced; we suggest the installation of studs and sheathing for lateral stability.
- The foundation walls do not conform to today's code and must be replaced.
- The interior walls that have been damaged by fire must be replaced.

We estimate that about 60% to 70% of the structure must be replaced.

We estimate that the structural repair work to the subject will cost about \$100,000 based on a construction cost of \$150 per square foot.

We believe that repairs to the subject is financially not feasible.

Sincerely,

A handwritten signature in black ink that reads "Maurice Mallia". The signature is fluid and cursive.

Maurice Mallia, PE



May 7, 2020

Dear Historic Zoning Commission:

My name is Juan Mino, and I am a long-time resident of Old North Knoxville. Recently, my wife and I purchased 1419 Harvey street with the purpose of renovating it. The sons of the late lady owner had a long history of crime and drug activity on the property, and we considered this acquisition as an opportunity to improve our surroundings, help rehabilitate our neighborhood, clean the place up, and get rid of the nuisance.

We made a costly attempt to start remodeling the house by raising the house in order to rebuild the foundation, and at that time we, sadly, found out that the condition of the structure of the house was significantly worse than expected:

- There was no foundation, only a few crumbling brick piers
- The addition facing south was built into the ground, essentially without any footings; and the floor joists and half of the exterior wall are rotten beyond salvageable
- The rear addition was built on 4x4s piers, that were damaged by the elements and the whole area had dropped down one foot
- The original house is a plank construction, no vertical framing lumber, only planks connecting the floor system to the roof
- To top it all, a major fire was discovered, hidden previously by paneling inside and vinyl siding outside. It damaged many floor joists and some of the bearing walls, compromising the structural integrity of the whole house.

*I am requesting a demolition permit for the dilapidated structure at 1419 Harvey Street.* At the advice of several professionals, including Daniel Schuh, Matt Sterling, and architect Ben Garlington, we have come to the determination that the place is beyond salvaging. I am proposing to build a new structure that will be a contributor to the character of our historic neighborhood, following the ONK Design guidelines.

The property is located on the boundary of the Old North Knoxville, but we believe that due to a number of factors it seized to be of a historic significance to the neighborhood.

- The original footprint of the 1917 Map had a basic rectangular building; and the structure had been changed considerably since then.
- The 2 additions and a storage building are not original; they were built about 25 years ago.
- The concrete block storage building is an eyesore
- The original doors and windows have been replaced
- Vinyl siding replaced the original siding.
- The front setback is not consistent with the original adjacent properties.
- Years of neglect and abuse destroyed the house and its soul.

I contacted the city for some advice; and they told me that they work in concert with the neighborhood association to grant a demolition permit. I contacted the ONK board member Susie Laise Smith, and she was very supportive of my plan to build a house that would enhance our historic neighborhood. I have talked with several neighbors and members of ONK neighborhood board; and they are very supportive and glad to hear of this plan. I encourage you to drive by and witness the condition of the structure and the urgency of the need to resolve this issue, complicated by the Covid-19 pandemic.

I have contributed more than 30 years to bringing our cherished Old North Knoxville to where it is now. I have been involved in the remodeling of several old houses in the historic neighborhoods. I also built a new infill house from the ground up in the Historic Fourth and Gill (803 Gratz st), for which I received a Knoxville 2009 MPC Excellence Award.

Thank you for your help!

Juan Mino  
425 E Scott ave. Knoxville TN 37917  
juanmino333@gmail.com  
865-386-9792

CC: Lindsay Crockett



Lindsay Crockett &lt;lindsay.crockett@knoxplanning.org&gt;

---

**Fwd: Mino project - Harvey**

---

**Lauren Rider** <lrider@knoxvilletn.gov>

Wed, Sep 9, 2020 at 3:05 PM

To: "lindsay.crockett@knoxplanning.org" &lt;lindsay.crockett@knoxplanning.org&gt;, Juan Mino &lt;juanmino333@gmail.com&gt;, Susie Smith &lt;thesmith3@aol.com&gt;, "piercej111@comcast.net" &lt;piercej111@comcast.net&gt;

Ms. Crockett and Historic Zoning Commissioners,

I have visited Juan Mino's Harvey project on two occasions. ONK neighborhood representative James Pierce and I visited once, and on a second occasion I visited with Juan.

On the first visit, it was clear the house consists of a small, original structure and a minimum of two additions on the side and rear. The additions are poorly constructed and were sited directly on the ground. It is evident these additions are not salvageable.

On the first visit, I felt the original structure could be re-used after examining the joists at the rear and front of the original structure.

On the second visit, in better footwear, I examined the original structure from underneath, joist by joist. What I saw was a random pattern of fire damage on many of the joists which was not visible without going under the house. I did not feel comfortable walking inside the house as it is supported by a temporary beam and jack system. But it was evident at least a 1/3 of the joists and the front face and interior walls are fire damaged and have been covered up by paneling on the interior. The sill plate also needs to be replaced and was originally constructed of non-standard dimensional lumber (scrap pieces).

The salvageable components are truly minimal and require piece-meal deconstruction and reconstruction. With great reluctance, I would concur with the reports Mr. Mino has provided from Mr. Garlington and Mr. Mallia. Having rehabbed several extremely damaged structures myself in ONK, I know anything can be rebuilt, but very little of this structure is salvageable. What I must emphasize is the rare exception for approval of demolition. I remain opposed to a simple demolition. I have reviewed and support Juan's plan to reconstruct the house, not merely a demolition. The expense to support the roof while reconstructing everything underneath necessitates a reconstruction plan. With consideration of the plan Juan is compiling for a reconstruction, I can reluctantly and sadly support his request in anticipation of the forthcoming elevations and complete application for a reconstruction.

Sincerely,  
Lauren Rider

**Lauren Rider**  
**Knoxville City Council**  
**4th District**  
**Cell 865-964-3905**

May 11, 2020

421 East Scott Avenue  
Knoxville, Tennessee 37917

Knoxville / Knox County Historic Zoning Commission  
Suite 403, City / County Building  
400 Main Street  
Knoxville, Tennessee 37902

re: Application 5-I-20-HZ

Commissioners,

I am an architect and resident of the Old North Knoxville Historic District and I am writing to support the application for the proposed level 4 alteration at 1419 Harvey Street.. The subject property abuts the NE corner of my primary residence and the applicant is my direct neighbor to the east on Scott Avenue.

I believe strongly that demolition within historic districts should be a last resort and avoided when feasible. In this case, I believe demolition is warranted. The architecture of the subject property does not significantly contribute to the district – it is not an exemplar of any of the late nineteenth or early twentieth century styles that characterize Old North and does not exhibit the historic integrity found in the prevailing contributing structures within the district. It has been rendered further non-contributing by virtue of non-historic alternations and neglect by previous owners. I have lived in Old North for seven years and this property has been an unfortunate source of blight in an otherwise lovely corner of the neighborhood. To his credit, Mr. Mino recently purchased the property with the intent to repair the structure and improve it so that it would once again contribute positively to the neighborhood. He has demonstrated a good faith effort to try and do so, but has found that the structure is legitimately beyond reasonable repair. He initially found that there were not adequate foundations present and he had the entire structure temporarily raised so that he could construct new foundations. After raising the structure, he discovered both significant rot and fire damage to the wood structure. At this point, it was apparent that constructing new foundations and attempting to repair the extensive damage was approaching the limits of technical and economic feasibility. I have visited the property and confirmed these conditions.

Given its lack of historic integrity and poor condition, I believe the best thing for the neighborhood and the viability of the property is to demolish the structure. If the structure is required to remain, I see no feasible path forward for Mr. Mino or other



potential owners to improve the structure – it is likely that the property will continue to be a blighted area in the neighborhood. Allowing demolition to proceed will allow Mr. Mino or others to develop a new structure in compliance with the Old North Design Guidelines and return this property to a condition in keeping with adjacent properties and the rest of Old North.

Regards,

A handwritten signature in black ink, appearing to read "Brad R.", with a stylized flourish at the end.

Bradford A Raines



1419 Harvey Street, photos taken by staff May 7, 2020





Photo taken by City staff March 17, 2020



Photo provided by applicant, prior to work





Detail shots  
submitted by  
applicant







Detail shots  
submitted by  
applicant

