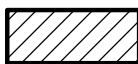




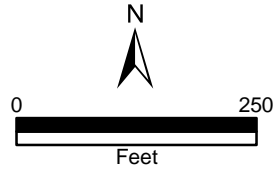
4-H-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



2322 Jefferson Ave.
Edgewood-Park City H

Original Print Date: 4/6/2021
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Liberty Holdings Management, LLC



Meeting: 4/15/2021
Applicant: Liberty Holdings Management, LLC
Owner: Liberty Holdings Management, LLC

Property Information

Location: 2322 Jefferson Ave. **Parcel ID** 82 J T 007
District: Edgewood-Park City H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne cottage

One-and-one-half-story residence with a hipped roof with projecting front gable clad in asphalt shingle, an exterior of vinyl siding, and a stuccoed foundation.

Description of Work

Level II Major Repair or Replacement

After-the fact review of door replacement: existing doors replaced with six-panel, vinyl or fiberglass doors. Applicant has submitted a half-light wood door as a proposed replacement for front door.

Modifications to front and rear porch. Rear porch received wood decking. Rear porch will also receive wood beadboard ceiling. Front porch roof will also receive wood beadboard ceiling element.

Installation of wood window trim.

After-the-fact review of installation of wood fascia and soffits. Other areas, such as rear porch, to receive new wood fascia and soffits.

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.

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.

Wood

2. Replacement siding, trim, and patterned shingles shall duplicate the original.

4. Repair wooden features by patching, piecing-in, and otherwise reinforcing the wood. Repair may also include limited replacement with matching or compatible substitute materials, when elements remain and can be copied.

7. An entire wooden feature that is too deteriorated to repair or is completely missing must be replaced in kind. If features are replaced, the materials they are made from must be compatible with the original in size and scale

Entrances

2. 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.

4. A replacement entrance must not create a false historic appearance. A new entrance shall be compatible in size, scale, materials, and color.

6. Secondary entries shall be compatible with the originals in size, scale, and materials.

Comments

Several aspects of this review are after-the-fact. The applicant was issued a COA for siding and repair to existing windows 2/19/2021, and proceeded to replace the roof (and complete other scopes of work) without a COA for that scope. A second COA for "removal of existing asphalt shingle roof and installation of new asphalt shingle roof" was issued 2/22/21. No further exterior work was reviewed or approved. As work completed on the site has consistently exceeded the scope of work detailed on the Level 1 COAs, and due to the significant amount of public comment received on the projects, staff has elected to request a review by the Historic Zoning Commission for elements that may meet the criteria of Level 1 scopes.

Staff Findings

1. 2322 Jefferson Avenue is a contributing resource to the Park City National Register Historic District and the local overlay.

2. The doors installed on the house at present do not meet the design guidelines. The submitted half-light wood door is compatible with the historic character of the building and appropriate within the guidelines. A secondary entry door that meets the design guidelines should be selected ("compatible with the originals in size, scale, and materials").

3. The proposed wood beadboard ceiling for the front and rear porch meets the design guidelines for porch elements. If further repair to the front porch columns or railing is intended, the applicant should submit additional information to staff or the HZC.

4. A COA was issued 2/19/2021 for new wood siding with a 4" to 5" exposure. The applicant proposed removing non-historic vinyl siding and installing new wood siding, stating there was not intact wood siding underneath. A City Plans Review building inspector visited the site and verified fire damage on several sections of siding. The applicant did not patch in, but covered the existing siding. This has resulted in trim elements being incorrectly installed, with cornerboards and existing window trim flush with wood siding boards. The applicant should install wood window trim that reflects trim on comparable houses (like the two adjacent properties), and submit a drawing with dimensions and design to staff. Cornerboards should be modified to reflect the design of historic wood cornerboards.

Staff Recommendation

Staff recommends approval of the work as proposed, with the following conditions: 1) select a rear (secondary) entrance door that meets the design guidelines and submit to staff for approval; 2) modify installed cornerboards to reflect the design of historic wood cornerboards; 3) submit a final drawing to staff of wood window trim, showing dimensions and design for proposed installation; 4) if any additional porch elements are to be modified, further information should be submitted to staff/the HZC.

(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form



DESIGN REVIEW REQUEST

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

Applicant LIBERTY HOLDINGS MANAGEMENT LLC

Date Filed 03/26/2021 Meeting Date (if applicable) _____ File Number(s) 4-H-21-HZ

CORRESPONDENCE

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

- Owner Contractor Engineer Architect/Landscape Architect

Name LIBERTY HOLDINGS MANAGEMENT LLC Company

Address P.O. Box 23692 City KNOX State TN Zip 37933

Phone 423-956-3305 Email POO@LIBERTYMANAGEMENT.COM

CURRENT PROPERTY INFO

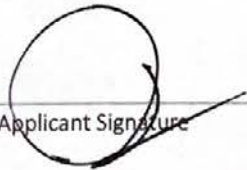
Owner Name (if different from applicant) JFS HOMES Owner Address P.O. Box 23692, KNOX, TN 37933 Owner Phone 423-956-3305

Property Address ~~P.O. Box 23692~~ 2322 JEFFERSON AVENUE - 825T007 Parcel ID _____

Neighborhood _____ Zoning _____

AUTHORIZATION

Staff Signature Lindsay Crockett Please Print Lindsay Crockett Date 3.29.21

Applicant Signature  Please Print P. PILLAY Date 03/26/2021

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: 1. DOOR - ONE-THIRD-LIGHT, 2. PAINT CONCRETE PORCH FRONT
3. PAINT EXISTING PORCH RAILINGS FRONT, 4. PORCH CEILING FRONT WOOD BEADBOARD
5. REAR PORCH FLOOR REPLACED SAME WOOD 6. REPAIR PAINT FACIAS & SOFFITS
7. REAR PORCH PAINT CEILING, 8. WOOD TRIM AROUND WINDOWS TO PROJECT OUTWARD FROM SIDING.

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

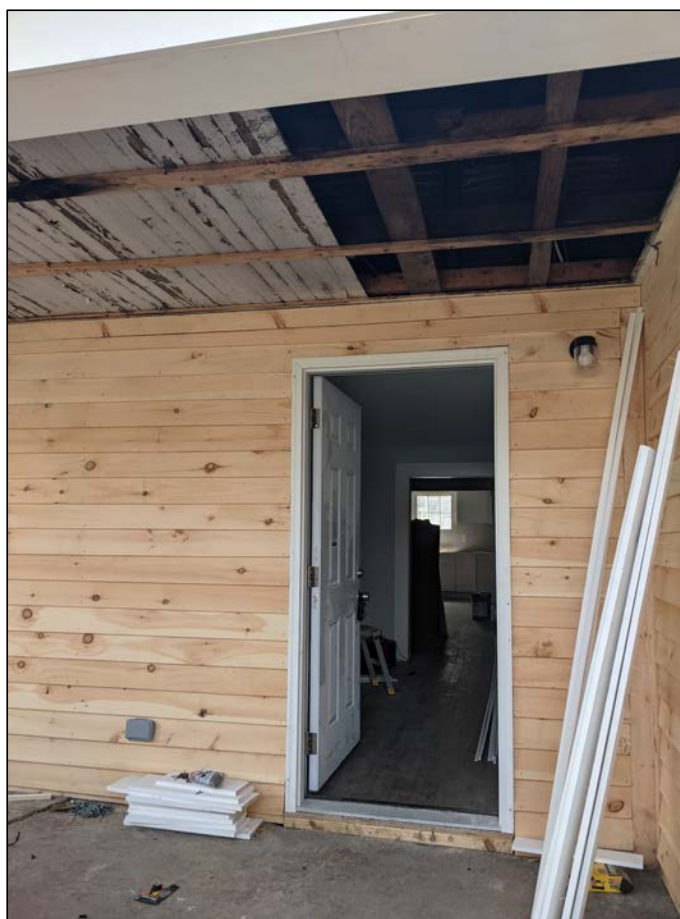
- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

| | | |
|---------------|--|---------------|
| FEE 1: | | TOTAL: |
| FEE 2: | | |
| FEE 3: | | |



Rear porch modifications; replaced door



Front porch modifications; replaced door

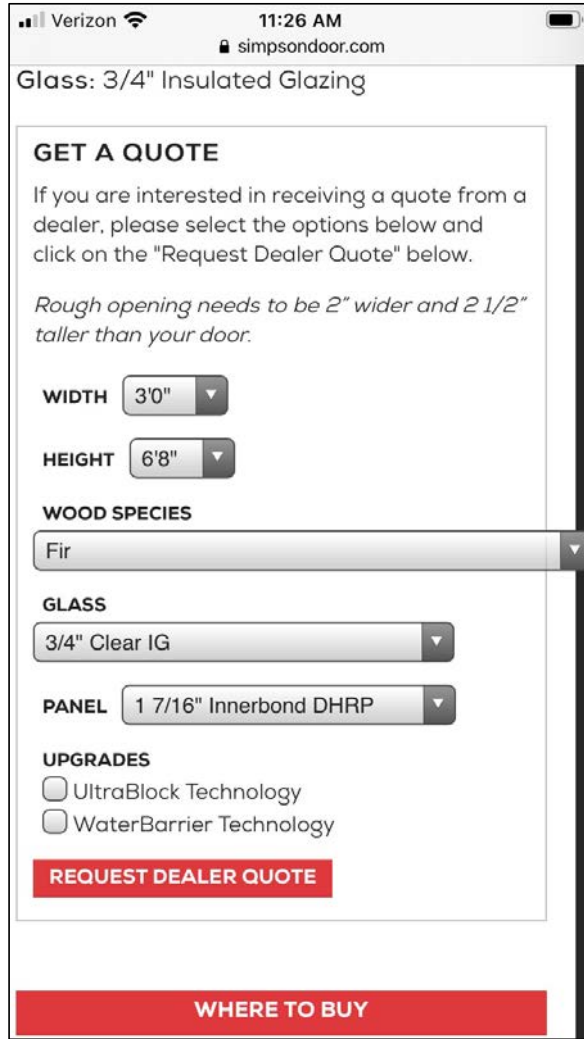


Inappropriate window trim with new siding

Photos taken by staff



Front door specifications submitted by applicant



Rear porch decking already installed



Certificate of Appropriateness

Knoxville Historic Zoning Commission

File Number: 3-E-21-HZ

A Certificate of Appropriateness is hereby granted for the following property by the Knoxville Historic Zoning Commission:

Property Address: 2322 Jefferson Ave.

Parcel ID: 82 J T 007

District: Edgewood-Park City H

Owner: JFS Homes

Applicant: Poovin Pillay

Level of Work:

Routine Repair

Work Items:

Roofing

Description of Work:

Removal of existing asphalt shingle roof and installation of new asphalt shingle roof. Scope of work does not involve modification to chimneys or other roof details.

Action: Approved

Certified By: Lindsay Crockett

Date Certified: 2/22/2021

COA Expiration Date (3 years): 2/22/2024

This Certificate Is Not A Building Permit

To obtain a building permit, 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.

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



Certificate of Appropriateness

Knoxville Historic Zoning Commission

File Number: 3-C-21-HZ

A Certificate of Appropriateness is hereby granted for the following property by the Knoxville Historic Zoning Commission:

Property Address: 2322 Jefferson Ave.
Parcel ID: 82 J T 007
District: Edgewood-Park City H
Owner: Michael Saporito
Applicant: Poovin Pillay Liberty Holdings Management

Level of Work:

Installation of Gutters, Storm Windows/Doors, Etc, Removal of Artificial Siding, Routine Repair

Work Items:

Siding, Windows

Description of Work:

Removal of non-historic vinyl siding and installation of wood clapboard siding with a 4" or 5" exposure, including wood cornerboards and trim where necessary. Repair to existing windows.

Action: Approved

Certified By: Lindsay Crockett

Date Certified: 2/19/2021

COA Expiration Date (3 years): 2/19/2024

This Certificate Is Not A Building Permit

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