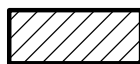




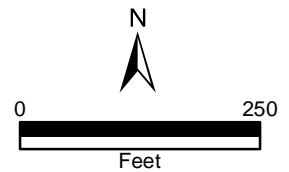
3-B-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



2328 Jefferson Ave. 37917
Edgewood-Park City H

Original Print Date: 3/9/2021
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Matthew and Amanda Beard



Meeting: 3/18/2021
Applicant: Matthew and Amanda Beard
Owner: Matthew and Amanda Beard

Property Information

Location: 2328 Jefferson Ave. **Parcel ID** 82 J T 010
District: Edgewood-Park City H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne cottage, c.1910

One-and-one-half story frame residence with a hip and gable roof clad in asphalt shingles, an exterior of vinyl siding, and a brick masonry foundation. Front gable features partial cornice returns. One-story, two-bay front porch with wrought iron columns and balustrade. Replacement vinyl windows. Interior central brick chimney.

Description of Work

Level I/II Removal of Artificial Siding, Routine Repair, Major Repair or Replacement

Level 1 COA approved 2/19/2021: Removal of non-historic vinyl siding and repair of any existing wood clapboard siding underneath. If no wood siding remains, new wood lap siding, wood trim, and wood cornerboards to be installed.

Overall, rehabilitation project to remove non-historic modifications and restore house's original features and materials. Removal of non-historic vinyl siding; if wood lap siding underneath remains, it will be repaired or new wood clapboard siding will be installed. Removal of non-historic vinyl windows on façade and installation of new double-hung wood windows. On the façade, window under porch will match specifications for a decorative double-hung window with leaded glass in the upper pane. Window example shown selected from similar style and era house in neighborhood and 1910 Sears, Roebuck catalogue. Remaining windows on the façade will be replaced with one-over-one, double-hung wood windows with wood trim, to reflect placement and sizes of similar properties.

Enclosed rear porch includes wood lap siding and wood trim to be used as guide for window trim, siding exposure, and exterior trim details.

Reconstruction of foundation on porch and left side of front elevation. Concrete porch floor on stuccoed foundation will be replaced with a tongue-and-groove wood porch floor on a stuccoed foundation. Wrought iron columns and railings to be removed and replaced with square wood columns with beveled trim at top and bottom and a railing of flat sawn wood balusters, to reflect designs provided in application from 1910 Sears Roebuck catalogue and on comparable houses in district.

Applicable Design Guidelines

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

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.
7. Historic windows shall not be blocked in. Do not cut across an existing window with a new floor or ceiling, so that the outside appearance of the window is changed.

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. Reconstruction of the documented original porch is appropriate.
4. A wooden porch floor shall not be replaced with concrete, brick, or other masonry materials. These floors can retain moisture and eventually damage the building.

Wood

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

3. Replace an entire masonry feature that is too deteriorated to repair. Use the remaining physical evidence to guide the new work, and match new to old. Examples can include large sections of a wall, cornice, balustrade, column, or stairway.

Comments

Level 1 COA for vinyl siding removal issued 2/19/2021. Investigatory removal of vinyl siding has revealed a substantial amount of intact wood siding below.

Staff Findings

1. 2328 Jefferson Ave is a contributing structure to the Park City National Register Historic District and the Edgewood-Park City local overlay.
2. The application includes several scopes of work aimed at removing non-historic materials and modifications and restoring original features and materials. The removal of non-historic vinyl siding and non-historic vinyl windows meets the design guidelines. The applicant will use similar adjacent properties, existing trim details on an enclosed rear porch, and existing trim previously covered by the vinyl siding as a reference for any new wood siding and new wood trim surrounding windows, entry, gable field, etc.
3. The replacement of one-over-one, double-hung wood windows with wood trim meets the design guidelines. The proposed replacement window on the front porch matches a similar window on an adjacent property and a Sears Roebuck catalogue from 1910. If the applicant is unable to find a window in the submitted design, a 1/1 double-hung wood window would also be appropriate.
4. The porch reconstruction will not expand the existing footprint or modify the roofline. Removing the concrete porch floor (a porch floor material discouraged by the design guidelines) and replacing with wood tongue-and-groove flooring on a stuccoed foundation is appropriate.

5. The porch work also includes the removal of non-historic wrought iron columns and railing and installation of wood materials. The dimensions and design of the proposed square wood columns with simple trim at the top and bottom will reflect those on an adjacent, comparable house.

6. A unique element included in the application is a flat sawn balustrade, shown in a c.1910 Sears Roebuck catalogue provided by the applicant. There are not historic photographs showing the balustrade on the original house. The catalogue does date to the house's approximate period of construction, and other examples of this railing do exist in historic districts in Knoxville, especially on slightly larger/more high-style houses in Fourth and Gill and Edgewood-Park City.

7. Building code requires a railing to be 36" tall minimum when the foundation height is 30" tall or over. The specs included in the Sears Roebuck catalogue describe the individual balusters at 20" or 24" tall. The applicant could modify the design of the balusters, install a double rail at the top to make up the difference, or select a more simple square picket design; the Commission should discuss these options.

Staff Recommendation

Staff recommends approval of the work as proposed, with the following conditions: 1) final window specifications and placement to be submitted to staff for approval; 2) proposed balusters to meet building code, with final selection submitted to staff for approval.



DESIGN REVIEW REQUEST

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

Matthew and Amanda Beard
Applicant

02/13/2021
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

Matthew and Amanda Beard
Name

Company

2328 Jefferson Ave
Address

Knoxville
City

TN
State

37917
Zip

865-287-5065
Phone

amanda.r.beard@gmail.com
Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

2328 Jefferson Ave, Knoxville, TN 37917
Property Address

0825T010
Parcel ID

Parkridge, Park City Historic District
Neighborhood

H-1 HZ RN-2
Zoning

AUTHORIZATION

Staff Signature

Amanda Beard

Please Print

Amanda Beard

Date

02/15/2021

Matthew Beard

Applicant Signature

MATTHEW BEARD

Please Print

02/15/2021

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: *Restore original window sizing, repair exterior siding to original, repair original porch detailing, goal is to return facade to original detail and trim. Vinyl siding, windows, metal railings and concrete porch removed and replaced per original design.*

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:

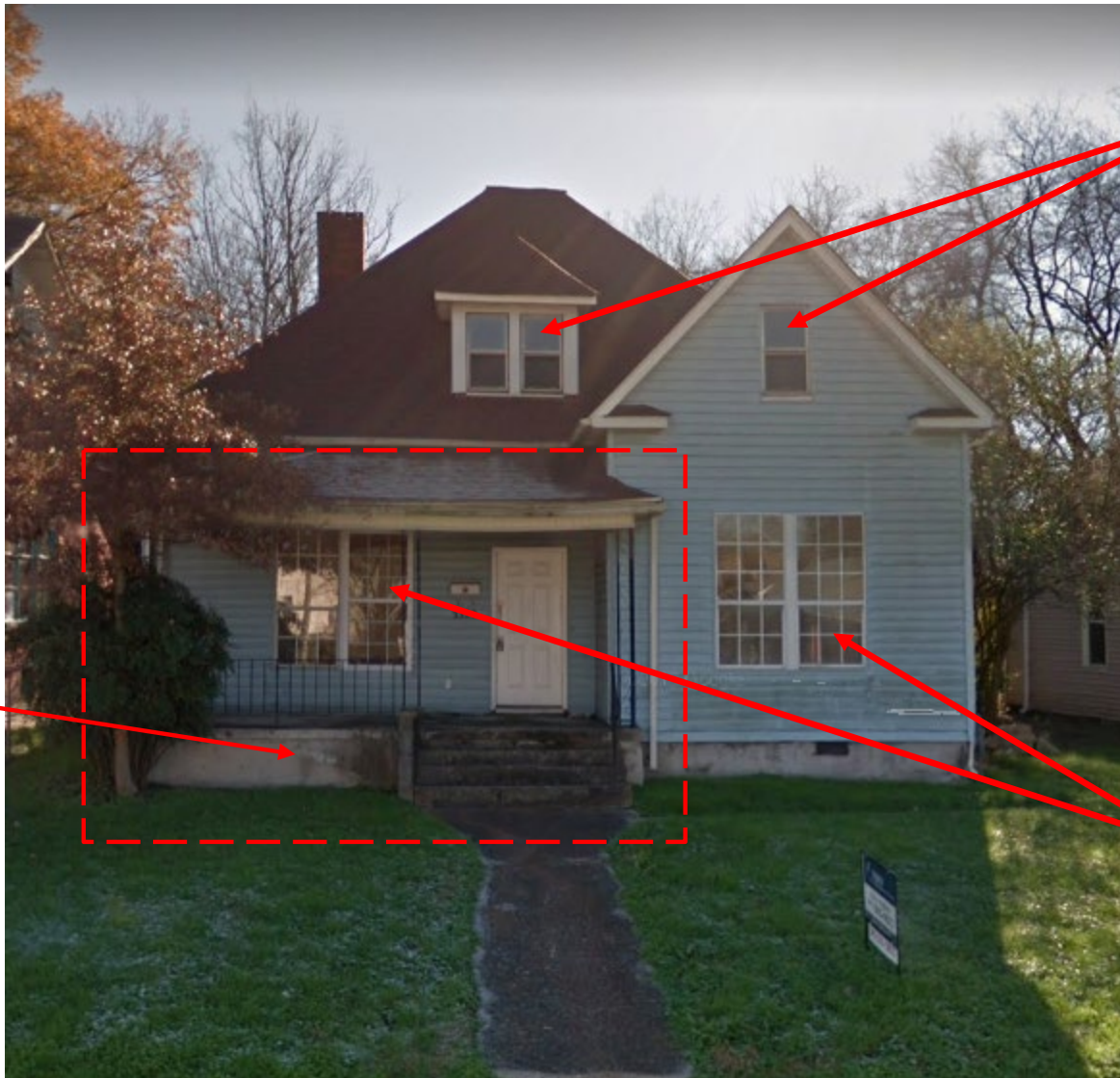
FEE 3:

**2328 Jefferson
Ave.**

Build Date: 1909

**Folk/Vernacular
victorian. Wood
frame on brick
foundation.**

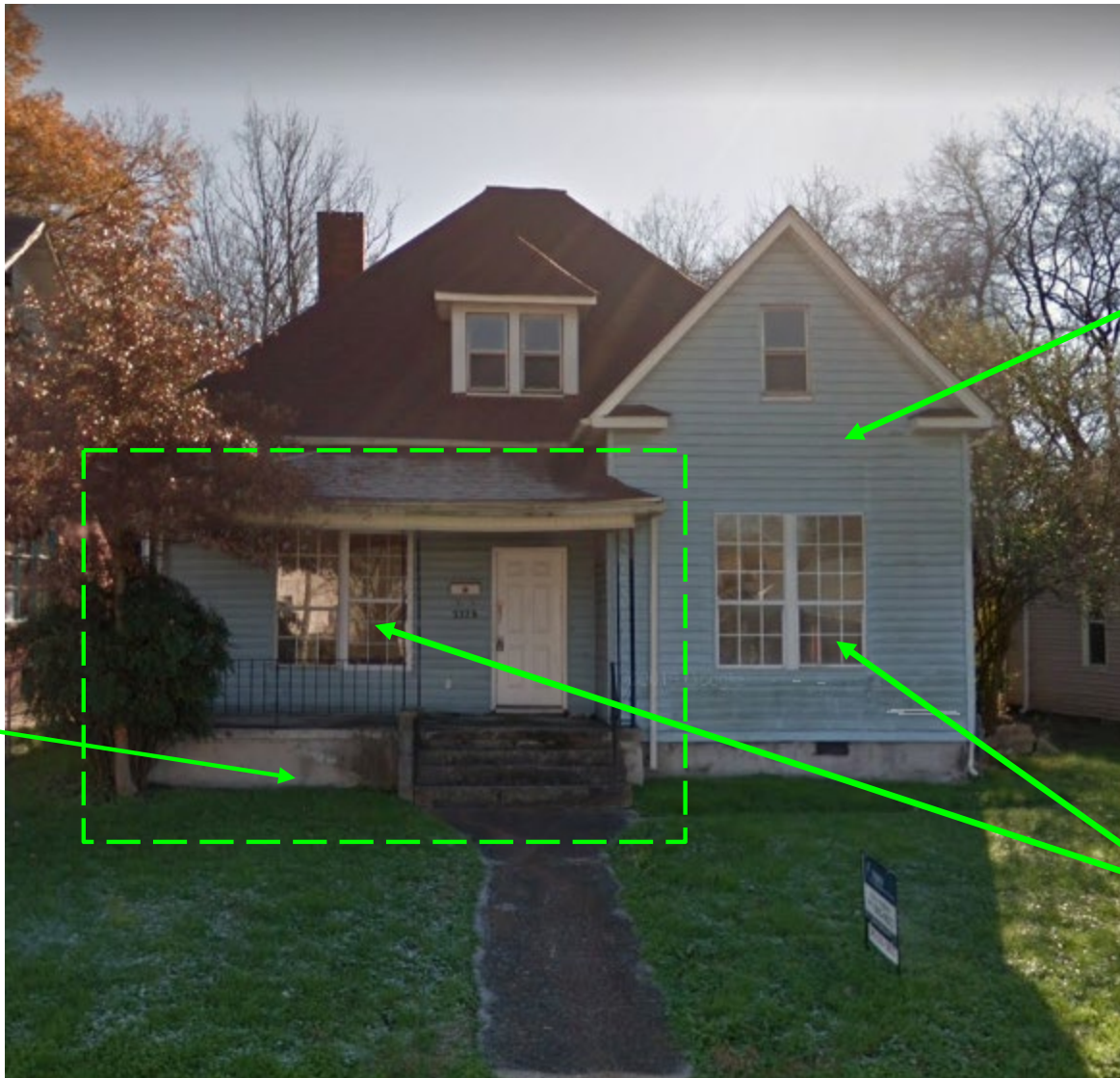




Original Windows

Concrete Porch w/steel columns correct size but not original. Creating structural issues with house front wall.

Non-historic Replacement Windows



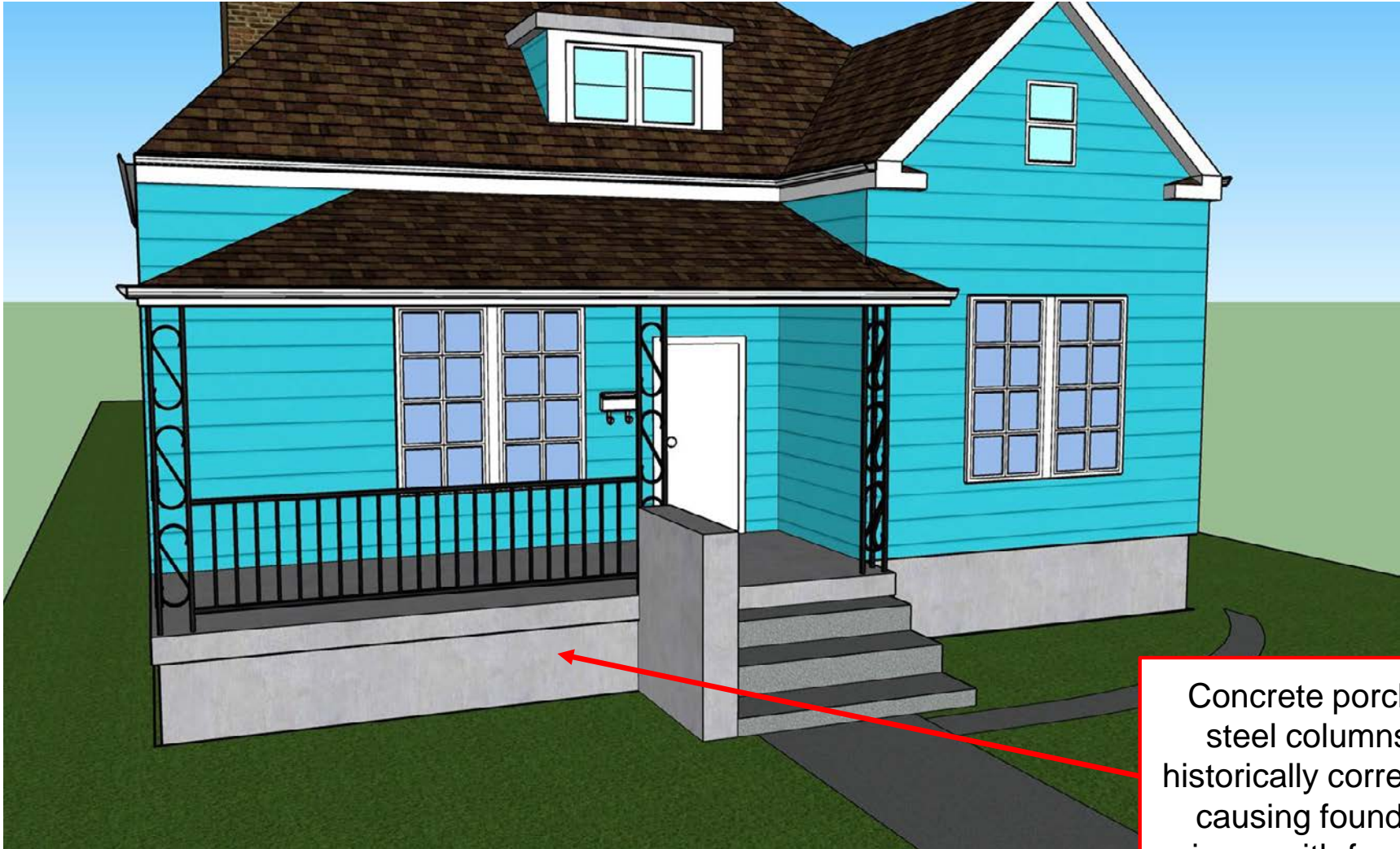
Front wall of house to be lifted and foundation repaired. Concrete porch floor to be replaced with wood as original, w/wood columns + railings

Vinyl siding to be removed, original wood siding / details to be restored/repainted.

Vinyl/aluminum windows to be replaced with wood framed windows

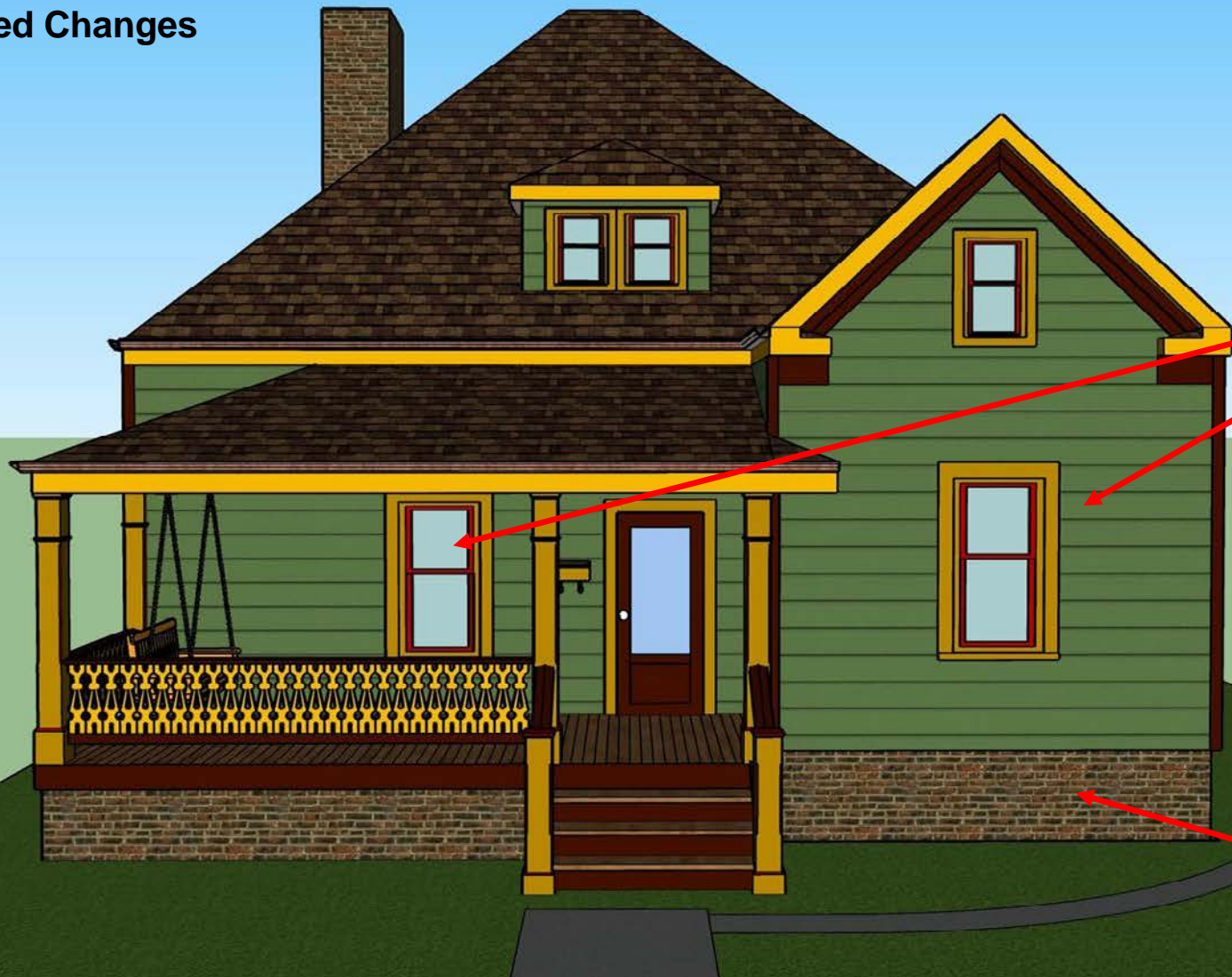


Non-historic Replacement Windows. Double units out of character with other houses in neighborhood.



Concrete porch with steel columns not historically correct, also causing foundation issue with front wall

Proposed Changes



Replace existing windows with restored historic units, 1/1 singles of appropriate size

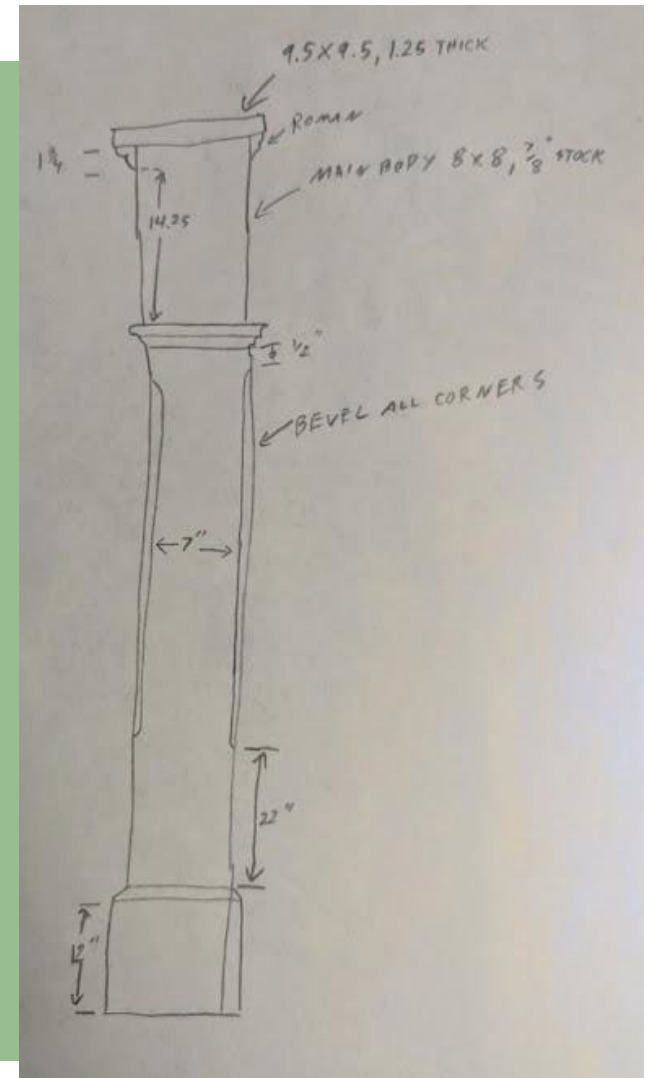
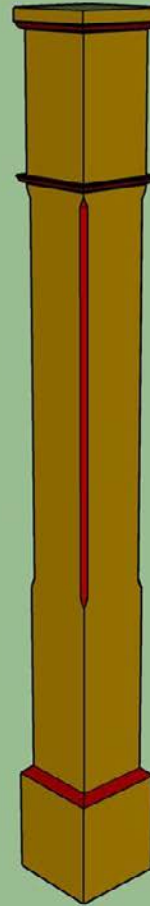
Original brick foundation plastered over, uncover/repoint



Concrete porch floor to be replaced with wood of same size

Proposed Porch Facade Details

New columns to be fabricated using measurements taken from a surviving column from neighbor's house of same design and era, located 50 feet away.



Proposed Porch Facade Details

Porch railing baluster design taken directly from Sears Roebuck Home Builder's Catalog, 1910 edition.



SCROLL SAWED BALUSTERS.

We carry Scroll Sawed Balusters (in the white) in stock. Strictly No. 1 quality. Size, $\frac{7}{8}$ inch thick, $5\frac{3}{4}$ inches wide by 20 or 24 inches long.

Catalog No.	Length, inches	Price
63B8222	20	6c
63B8223	24	7c
63B8230	20	6c
63B8231	24	7c

No. 63B8222



No. 63B8230



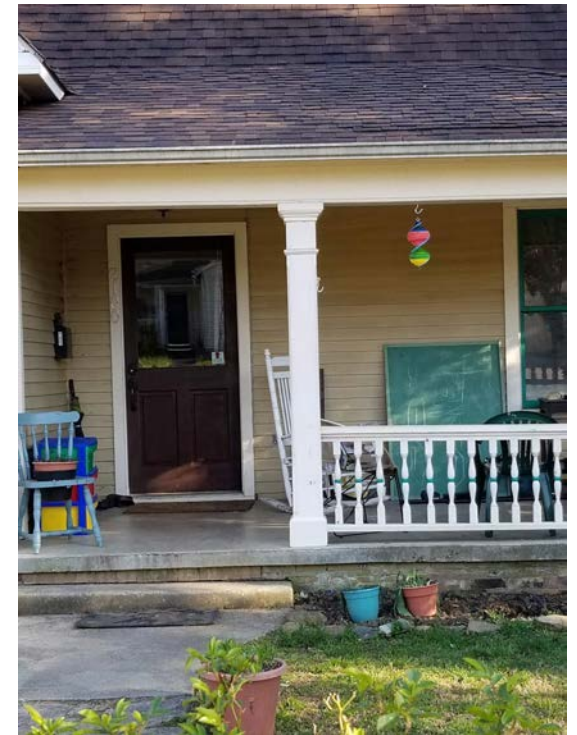
Summary of facade changes - 2328 Jefferson Ave

- Remove vinyl siding, restore original wood siding still present.
- Remove existing non-historic windows, replace with restored single wood units.
- Demo concrete porch floor and steel columns/railing. Existing porch roof to be preserved.
- Repair / uncover foundation and rebuild wooden porch of same size.
- Fabricate replacement wooden columns based on surviving examples from same neighborhood.
- Install appropriate railings and balusters based on historic designs and materials.
- Replace any other trim/molding details based on surviving examples from same neighborhood.

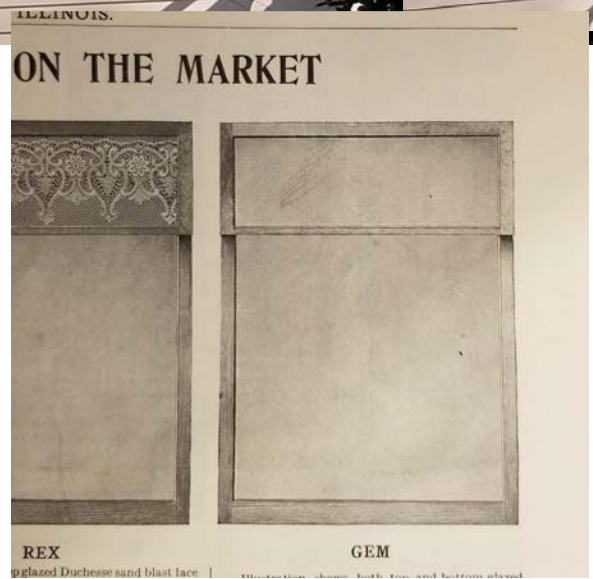
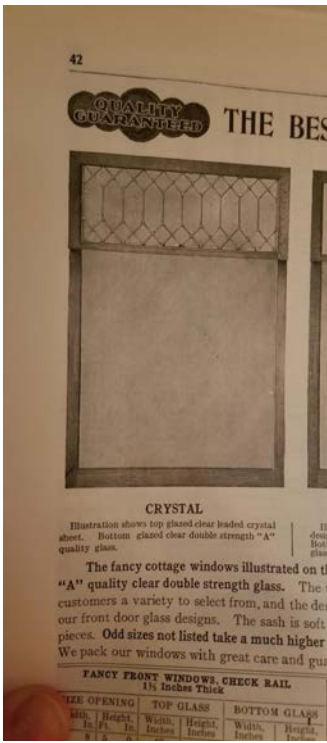
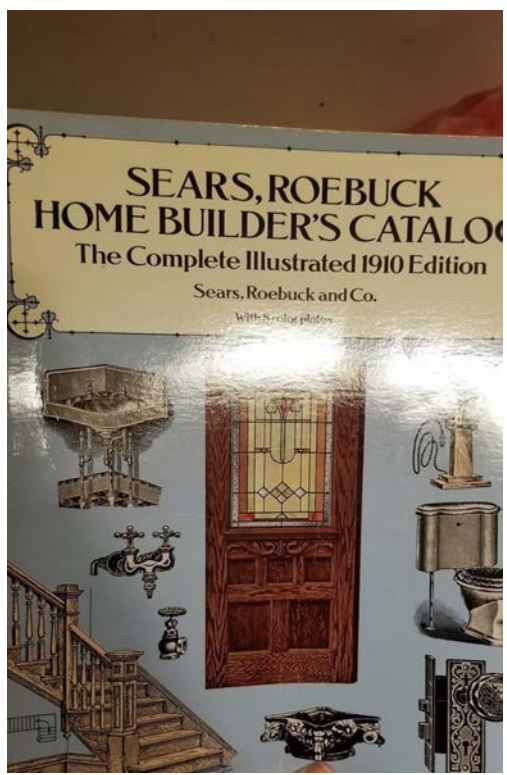




Supporting Information



Example of front window shape and trim on neighborhood house. Porch post/column design as on two neighborhood houses on Jefferson Avenue.



Front window replacement for under porch, similar to design on neighboring house and as advertised in a contemporary primary source. Source architectural salvage yard for replacement.



In situ window frame size and trim to be replicated on all exterior windows except for the front facade



In situ exterior trim work on enclosed rear porch. This can be referenced as possible for the front porch. Details of the front porch are either removed or currently covered by vinyl siding and trim.





Similar sized and shaped structures in the same neighborhood.

Porch floor and columns/railings to be fabricated using surviving details on peer houses as guides.