

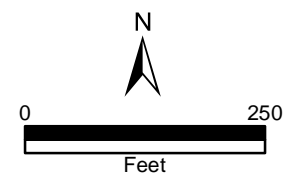
7-E-22-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



140 E. Glenwood Ave. 37917
Brownlow Individual H Landmark

Original Print Date: 7/6/2022
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Anthony Twilla Brownlow School
 HOA



Meeting: 7/21/2022
Applicant: Anthony Twilla Brownlow School HOA
Owner: Anthony Twilla Brownlow School HOA

Property Information

Location: 140 E. Glenwood Ave. **Parcel ID** 81 L L 004
District: Brownlow Individual H Landmark
Zoning: RN-5 (General Residential Neighborhood)
Description: Neoclassical; c.1913 and 1926

Two-story, brick masonry school building with a flat roof and parapet walls. The building features limestone quoins, a brick water table, dentiled molding, limestone sills, and decorative keystones; along with double-hung wood windows and three exterior brick chimneys.

Description of Work

Level II Major Repair or Replacement

Partial removal of chimney stack. Due to cracks in the mortar and bricks and overall masonry deterioration, the applicant proposes partial removal of the chimney stack. Upper section of round brick chimney proposed to be removed to concrete band at upper-midpoint of chimney. Remainder of round brick chimney to be repointed and repaired.

Applicable Design Guidelines

Secretary of the Interior's Standards for Rehabilitating Historic Buildings.

Secretary of the Interiors Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Masonry (Fourth and Gill Design Guidelines)

1. Never sandblast brick or stone surfaces using dry or wet grit or other abrasives including walnut casings,

seashells, or glass pellets. These methods of cleaning permanently destroy the surface of the material, may harm the mortar, and speed up deterioration.

2. Identify and preserve masonry features that define the historic character of the building, including walls, railings, columns and piers, cornices and door and window pediments.
3. Replace an entire masonry feature that is too deteriorated to repair. Use the remaining physical evidence to guide the new work, and match the new to old. Examples can include large sections of a wall, a cornice, a balustrade, column, or stairway.
5. Match new mortar with the original mortar in color, composition, profile, and depth. If necessary, analyze the original mortar to determine the proportions of lime, sand, and cement. Do not use a 'scrub' technique to repoint. Change the width or joint only if the change will return the joint to its original appearance. Do not remove sound mortar.
6. Never repoint with high Portland cement content unless that is the content of the original mortar.
7. Historic masonry should not be coated with paint, stucco, vapor permeable water-repellant coatings or other non-historic coatings.
9. Chimneys should not be removed or altered if they are original and should match the original design if they must be replaced or have been removed.

Comments

N/A

Staff Findings

1. The Brownlow Elementary School is protected by an individual H landmark overlay, and also frequently assessed as an extension of the Fourth and Gill Historic District.
2. The chimney proposed to be reduced in height is a character-defining feature of the building, with a distinctive height, rounded design, and original materials. The chimney is prominently visible from E. Glenwood Avenue and Luttrell Street.
3. SOI Standards note that "distinctive features ... and construction techniques or examples of craftsmanship that characterize a property will be preserved." Also, "deteriorated historic features [should] be repaired rather than replaced," and when replacement is necessary, the "new feature will match the old in design, color, texture, and where possible, materials."
4. The applicant has submitted photos of extensive cracking and missing mortar on the chimney; extensive repair and reconstruction of the chimney stack is appropriate within the guidelines. The reconstructed chimney should reflect the existing chimney's design (including height), detailing, and material elements; original bricks should be re-used when possible and compatible new bricks and mortar should be used where repair isn't possible. All masonry repairs should be completed according to NPS Preservation Brief #2.

Staff Recommendation

Staff recommends approval of the proposed masonry repairs to the chimney, with the condition that the repaired/reconstructed chimney retain the original size, design, and detailing, and all masonry repairs meet the standards of NPS Preservation Brief #2.

(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)

Brownlow School Condominiums

Applicant

7/1/2022

July 21, 2022

7-E-22-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

Anthony Twilla

Brownlow School COA

Name

Company

140 E Glenwood Ave Unit 303

Knoxville

TN

37917

Address

City

State

Zip

865-406-9669

brownlowhoa@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

140 E Glenwood Ave

081LL004

Property Address

Parcel ID

4th and Gill

RN5/H

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Lindsay Crockett

Please Print

7.1.22

Date

A. Twilla

Applicant Signature

Anthony Twilla

Please Print

7/1/2022

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: Partial removal of severely damaged brick chimney. Detailed description and pics

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: 100.00
100.00	
FEE 2:	
FEE 3:	

Below is a more detailed description of the repairs recommended by a structural engineer. Several pics taken by the structural engineer are also included.

Description of work: The building's original chimney stack has vertical cracks in several areas around its perimeter, and the area around the roofline has multiple rotted, broken, or missing bricks. To prevent further deterioration and the potential of it falling and causing significant property damage to the living spaces directly beneath it and/or injuring residents in these spaces, our structural engineer recommends full or partial removal of the stack. After further consultation with highly reputable masons, we believe we can safely and adequately resolve the issues with partial, not full, removal of the stack. The masons would remove the upper portion of the stack as indicated in the attached pic(s), and make necessary repairs to the remaining section of the stack.

Below are reasons why partial removal is preferred/recommended rather than trying to repair the entire stack.

1. Total repair would be substantially more expensive, and the COA currently has limited funds after completing almost \$200k of other repairs/maintenance in the last year. The increased cost of total repair would likely force us to delay having the work done despite the potential hazards of not remedying the situation as quickly as possible.
2. The location of the stack and nearby power lines are such that it's impossible to position the appropriately sized lift equipment for masons to efficiently perform the work. Completing repairs to save the entire stack would take substantially longer and increase risk levels for the masons and the residences below.

Kind Regards,

Anthony Twilla
Brownlow School COA, President

The proposal is to remove the top
section of the stack
above this concrete band and repair
the area below it



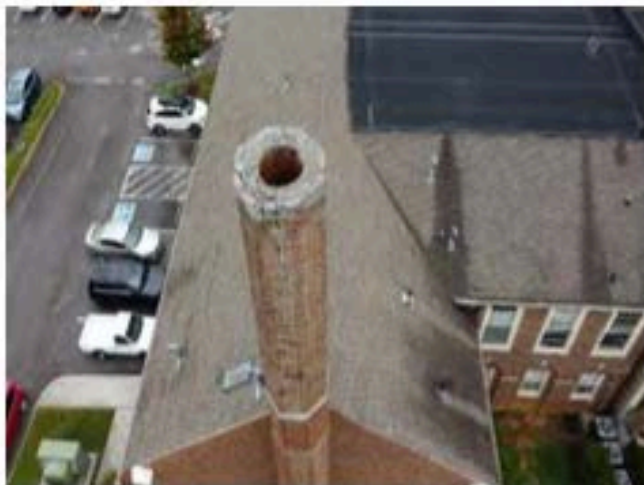


Photo # 319



Photo # 320

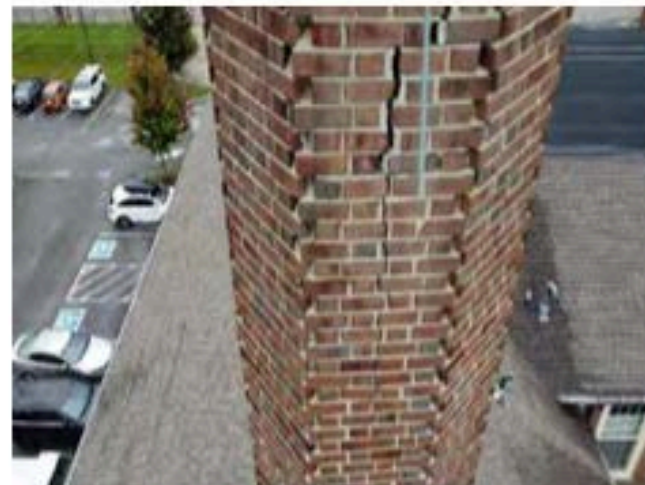


Photo # 321

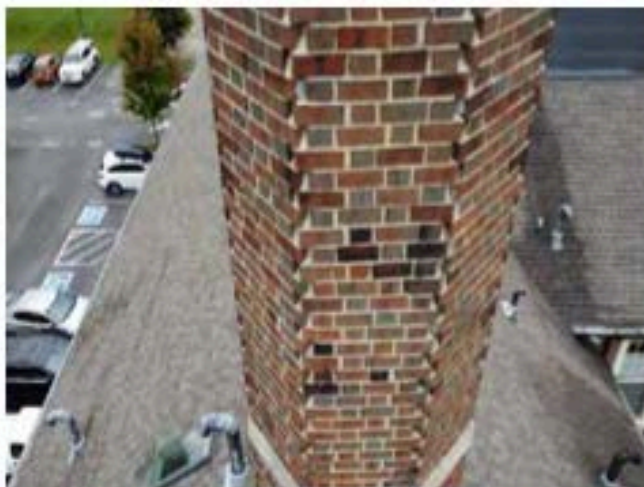


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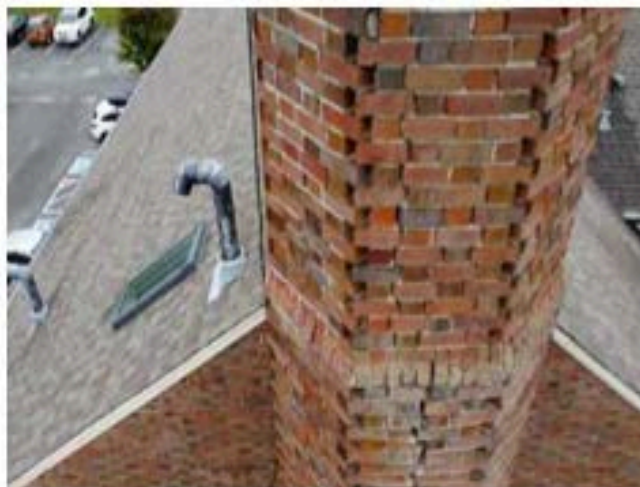


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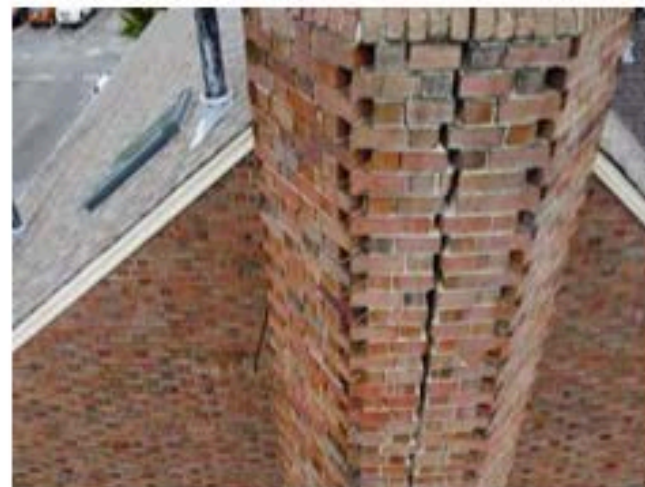


Photo # 324

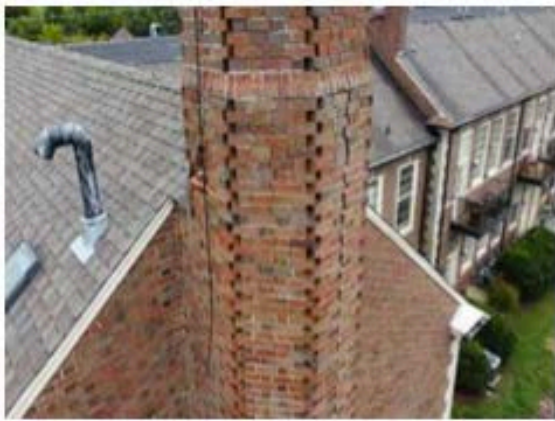


Photo # 325



Photo # 326



Photo # 327



Photo # 328



Photo # 329



Photo # 330

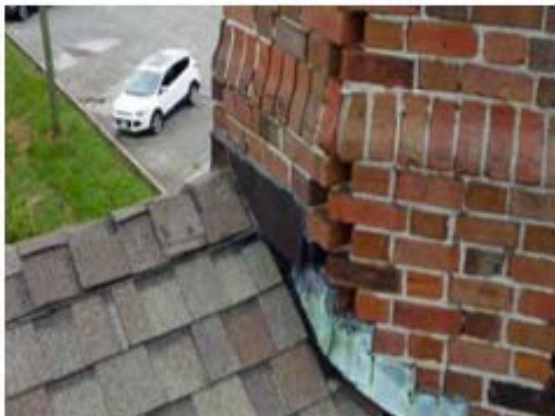


Photo # 331



Photo # 332



Photo # 333