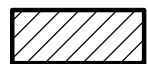




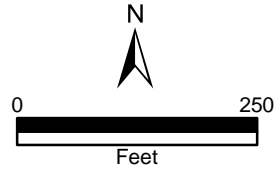
4-E-23-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1009 Gratz St. 37917
Fourth and Gill H

Original Print Date: 4/3/2023
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Spencer Hough Circle Summit Design LLC





Staff Report

Knoxville Historic Zoning Commission

File Number: 4-E-23-HZ

Meeting: 4/20/2023
Applicant: Spencer Hough Circle Summit Design LLC
Owner: Cassandra Hough

Property Information

Location: 1009 Gratz St. **Parcel ID** 81 M G 007
District: Fourth and Gill H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Colonial Revival cottage, c.1910

One-and-one-half-story residence with a hipped roof clad in asphalt shingles and an exterior of fiber cement board siding. Hipped porch supported by squared columns is centered on the façade. Hipped-roof dormer with two casement windows centered on façade roof slope.

Description of Work

Level II Major Repair or Replacement

Proposed removal of two interior brick masonry chimneys on side roof slopes. Chimneys are evenly spaced along side roof slopes, with one chimney missing a top course of bricks and one supported by aluminum framing with a round aluminum flue. Scope of work also includes replacement of existing asphalt shingle roof cladding with new dimensional shingle cladding, along with installation of new ridge vents and drip edge along roof eaves.

Applicable Design Guidelines

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.

Masonry

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.
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, a cornice, balustrade, column, or stairway.

Roofs

3. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding, and other unique roof features). Use some of these details in designing new buildings.
-

Comments

N/A

Staff Findings

1. 1009 Gratz Street is a contributing resource to the Fourth and Gill National Register Historic District and local overlay.
 2. The two interior side chimneys are original to the house, though deteriorated due to neglect and minor alterations (including patches of Portland cement mortar and aluminum framing). Fourth and Gill design guidelines note "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."
 3. Characteristic of the house's style, the rectangular chimneys are modest in design, with no additional detailing, and height, not extending past the primary roof hip.
 4. The associated roof repair and replacement work meets the design guidelines and would otherwise be approved administratively as a Level 1 COA.
-

Staff Recommendation

Staff recommends approval of the roof replacement and associated repair work, and repair to (or reconstruction) of the original chimneys, with design and size to match the original.



DESIGN REVIEW REQUEST

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

Applicant

4-E-23-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

Name

Company

Address

City

State

Zip

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

Please Print

4.3.23

Date

[Handwritten Signature]

Applicant Signature

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: _____

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		
FEE 2:		
		100.00
FEE 3:		



1009 Gratz St. COA Application

1009 Gratz St.
Knoxville, TN. 37917

Dwelling:
Built Year – 1905 (approx.)
RN-2, H
1,312 sqft.
Southern Bungalow Style
Fourth + Gill Historic Neighborhood Association

SCOPE OF ROOF REHABILITATION

Level 2 - Major Repair, Removal, or Replacement of Architectural Elements or Materials

Rehabilitate existing roof by replacing existing shingles, flashing, underlayment, and sheathing with in-kind materials per The Secretary of the Interior's Standards for Rehabilitation. Removal of existing roof shingles, replacing damaged deck board as needed with 7/16" OSB, installation of synthetic underlayment over entire roof structure, installation of ice and water shields around all penetrations and valleys, installation of new drip edge along all roof eaves, installation of new GAF Timberline HDZ dimensional grade shingles, installation of new GAF Cobra 3 ridge vents, installation of new pipe boots – painted to match roof color, and re-pitching of gutter system to allow for proper drainage.

Remove existing chimneys at roof projection, frame over new openings, installation of 7/16" OSB decking, installation of synthetic underlayment, installation of GAF Timberline HDZ dimensional grade shingles.

Existing chimneys need to be removed to maintain habitability of residence. Existing chimneys have fallen into such a state of disrepair by previous owner they can be considered already demolished by neglect (photos 01-05). Rehabilitation or renovation of existing chimneys in current condition is unreasonable and will cause an undue burden on the current homeowner.

Removal of existing chimneys will not impact the Architectural significance of this residence or the neighborhood at large.

PHOTOGRAPHS OF EXISTING BUILDING



(01)



(02)



(03)



(04)



(05)



(06)



(07)



(08)

PHOTOGRAPHS OF EXISTING BUILDING CONT.



(09)



(10)



(11)



(12)



(13)



(14)



(15)



(16)

DRAWINGS OF PROPOSED WORK



1 EXISTING ELEVATION
SCALE: NTS



2 NEW ELEVATION
SCALE: NTS

MISCELLANEOUS INFORMATION REGARDING PROJECT

The Secretary of the Interior's Standards for the Treatment of Historic Properties lays out four treatment standards for the preservation of history properties: Preservation, Rehabilitation, Restoration, and Reconstruction.

SOI's Standards for Rehabilitation standard number 5 states that "Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved." Under that standard, demolition of the existing chimneys will not go against the SOI's standards as the existing chimneys are not a "distinctive materials, features, finishes... or construction techniques that characterize..." the property. In photos 6-8 you will see the neighboring property, which shares many of the same distinct southern bungalow style architectural characteristics, no longer has their chimneys. Despite the neighbor's lack of visible chimneys, the important historical character of the property has remained.

The important architectural characteristics of southern bungalow houses are not the chimneys, it is the small size, well balanced proportions, thick and square front porch columns, large front porch, and an abundance of windows.

SOI's Standards for Reconstruction standard number 4 states that "Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture." Reconstructing the chimneys under this standard is not possible. In their current state, there is no reasonable way to reconstruct the chimneys based upon physical evidence due to the severity of the neglect from the previous owners, and the lack of physical or photographic evidence showing the chimneys in their proper condition.

The current chimneys have entered a state of demolition by neglect (photos 01-05). This due on no part to the current owner as she has owned the property for five months. Previous owners are solely responsible for the neglect and deterioration of the chimneys and roof. Furthermore, this demolition by neglect is now affecting the health safety and welfare of the current owner, the property, and the tenant. The water damage caused by the complete deterioration of the chimneys and roof is causing damage in other parts of the structure (photos 14-16) which will lead to future repairs if left in its current state. It is also creating health and safety concerns for the tenant and the owner as the water is leaking into the residence, potentially creating mold or other hazardous living conditions (photos 9-13).

Despite the obvious demolition by neglect and danger to the occupants, and structure, forcing the owner to reconstruct the chimneys will cause an undue economic hardship on the owner of the property. The cost of replacing the roof with in-kind materials and colors will be around \$10,000. The cost of replacing the chimney with similar, not in-kind, materials will be \$9,217.26, almost doubling the cost of a needed roof repair. For a new, first time, homeowner with many other projects to complete to bring the house back to decent standards, due to previous owners severe neglect of the property, repairing the chimneys is entirely cost prohibitive.

SUMMARY

- Rehabilitation of existing roof with new roof with in-kind materials.
- Demolition of chimney, replace with in-kind roof.
- Chimneys are not an historic feature of the southern bungalow style house.
- Chimneys are demolished by neglect.
- Rebuilding chimneys goes against the SOI's standards.
- Current state of chimneys causes health, safety, and wellness concerns for the occupants.
- Forcing owner to replace chimneys causes undue hardship on owner.