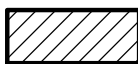


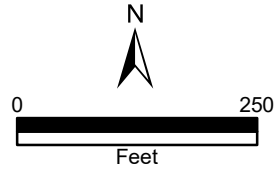
6-F-23-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1622 Jefferson Ave. 37917
Edgewood-Park City H

Original Print Date: 6/7/2023
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Lynne Sullivan





Staff Report

Knoxville Historic Zoning Commission

File Number: 6-F-23-HZ

Meeting: 6/15/2023
Applicant: Lynne Sullivan
Owner: Lynne Sullivan

Property Information

Location: 1622 Jefferson Ave. **Parcel ID** 82 P E 010
District: Edgewood-Park City H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne cottage, c.1890

One-story residence with a hipped roof with lower gables projecting to the front and side. Roof is clad in metal, exterior is clad in asbestos shingle siding, and house rests on a brick foundation. Façade features a partial-width, hipped-roof porch with turned wood posts and decorative trim. Two-over-two, double-hung wood windows, half-light wood door, and two interior brick chimneys.

Description of Work

Level II Construction of Addition or Outbuilding

Demolition of rear deck. New rear deck. New rear addition.

Existing, deteriorated, rear wood deck to be removed and replaced with a partial width wood deck measuring 12' by 9'-5". The deck will be set on wood posts and feature a wood balustrade.

New addition, projecting from the right (east) side of the rear elevation. The addition will measure 14'-4.25" wide by approximately 18'-10" deep. The sunroom addition will feature a gable roof clad in metal; an exterior of adjoining two-light wood casement windows above decorative wood trim, and a foundation of brick piers with wood screening in between the piers. The rear (south) elevation of the addition will feature decorative wood detailing to reflect the primary house.

Applicable Design Guidelines

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

Infill Buildings

12. New additions must be located at the rear or on an inconspicuous side of a historic building, limiting the size and scale in relation to the historic building.

13. New additions must be designed so that it is clear what is new and what is old, but must be compatible in terms of mass, materials, size, texture, scale, relationship of solids to voids, and color.

Comments

N/A

Staff Findings

1. 1622 Jefferson Avenue is a contributing resource to the Park City National Register Historic District and the local overlay.
2. Removal of the existing deck and construction of a new wood deck meets the design guidelines. Balusters should be set into the top and bottom rails.
3. The addition is located on the rear of the building, smaller in height and massing than the primary house, and will not be visible from the street. No character-defining features will be removed or altered for construction of the addition.
4. The proposed addition is differentiated from the primary house via roof location, roof pitch, and a small recession in the right side connection.
5. The proposed window and roofing materials are compatible with the primary house and meet the design guidelines. Wood detailing underneath the windows and in the gable field relate to the primary house and contribute visual interest.

Staff Recommendation

Staff recommends approval of Certificate 6-F-23-HZ as submitted.



DESIGN REVIEW REQUEST

DOWNTOWN DESIGN (DK)

HISTORIC ZONING (H)

INFILL HOUSING (IH)

Lynne P. Sullivan

Applicant

5/29/2023

June 15, 2023

6-F-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

Lynne P Sullivan

Retired

Name

Company

1622 Jefferson Avenue

Knoxville

TN

37917

Address

City

State

Zip

865 292-1498

hiwarch@gmail.com

Phone

Email

CURRENT PROPERTY INFO

same

same

same

Owner Name (if different from applicant)

Owner Address

Owner Phone

same

082PE010

Property Address

Parcel ID

Edgewood-Park City NRHD (Parkridge)

Historic RN2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

5.30.23

Staff Signature

Please Print

Date

Lynne P. Sullivan

Lynne P. Sullivan

5/29/2023

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: Remove deteriorated modern (<15 yrs old) rear wooden deck from house. Replace with smaller enclosed porch. Porch to extend across ca. half of house rear, from east rear corner and encompassing existing rear door that exits kitchen.
Wood construction porch set on brick piers. Casement windows 3 sides, w/ door to backyard. Construction will not structurally alter existing house.

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

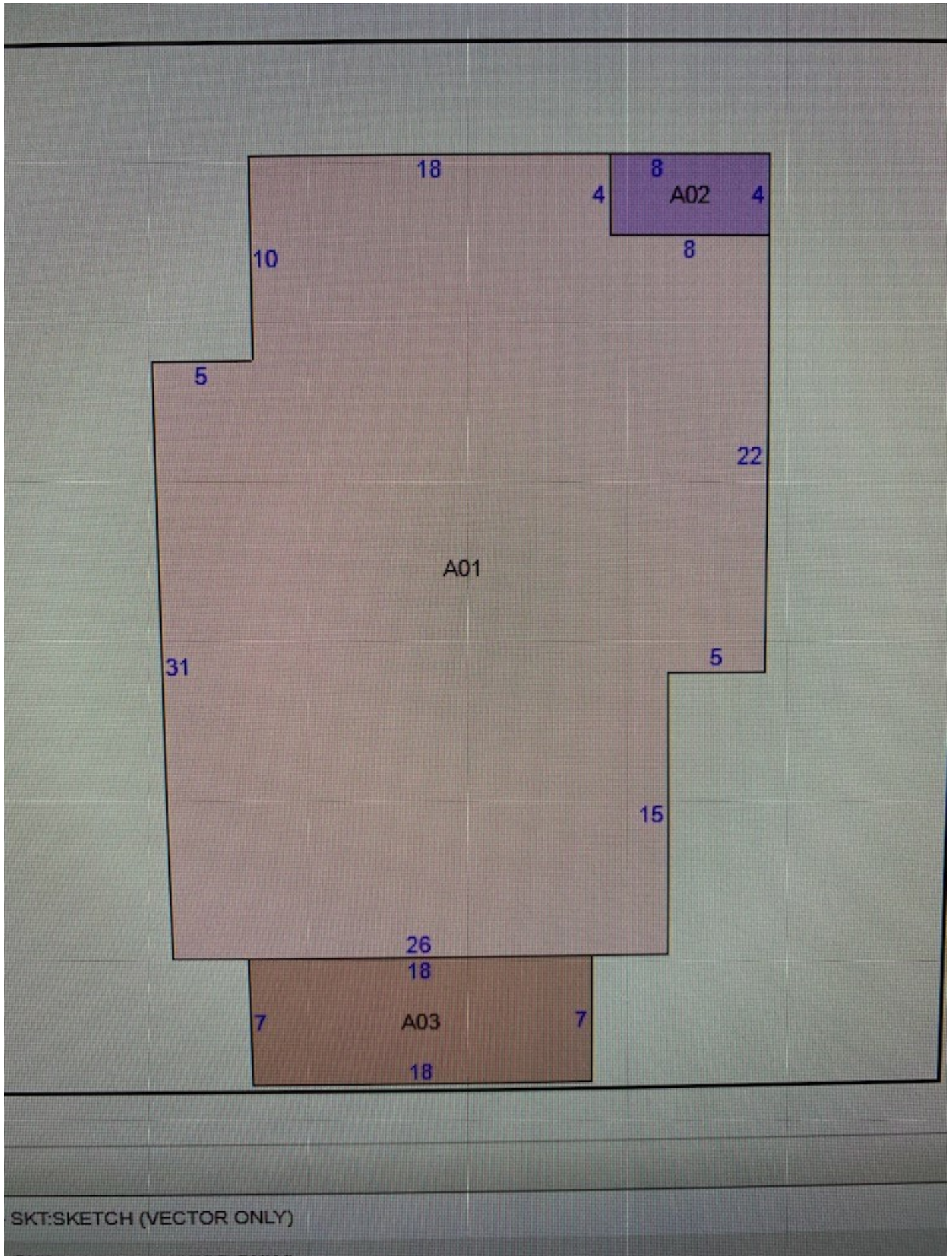
Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:		TOTAL:
	100.00	
FEE 2:		
		100.00
FEE 3:		



1622 Jefferson Ave. 37917

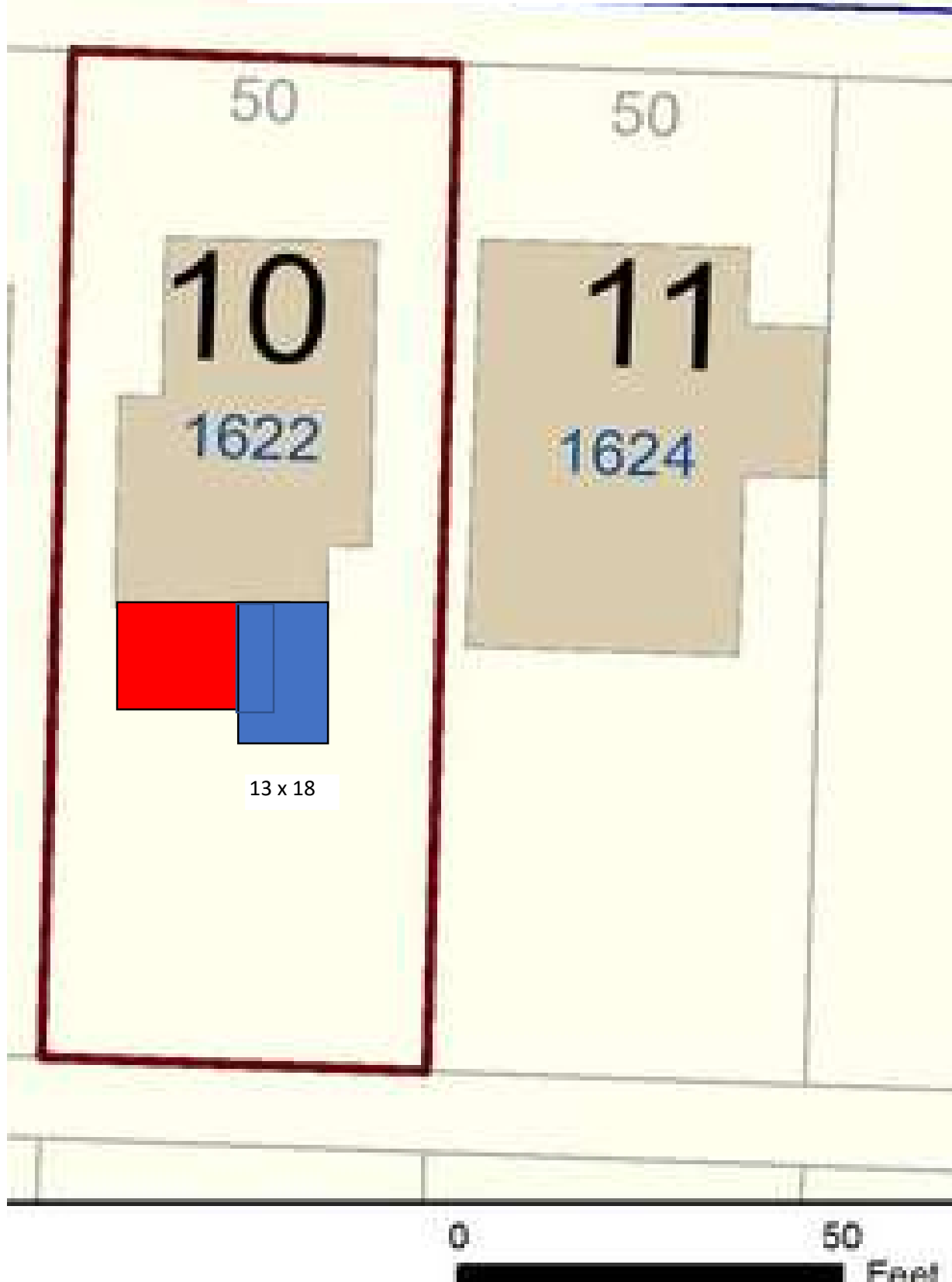
1622 Jefferson Ave.
Existing House Dimensions 1114 sq. ft.



SKT:SKETCH (VECTOR ONLY)

1622 Jefferson Ave
Proposed 13 ft x 18 ft Covered Porch Addition
Lot Size 50 ft x 140 ft

 proposed porch  deck removed



1622 Jefferson Ave Site Coverage Calculation

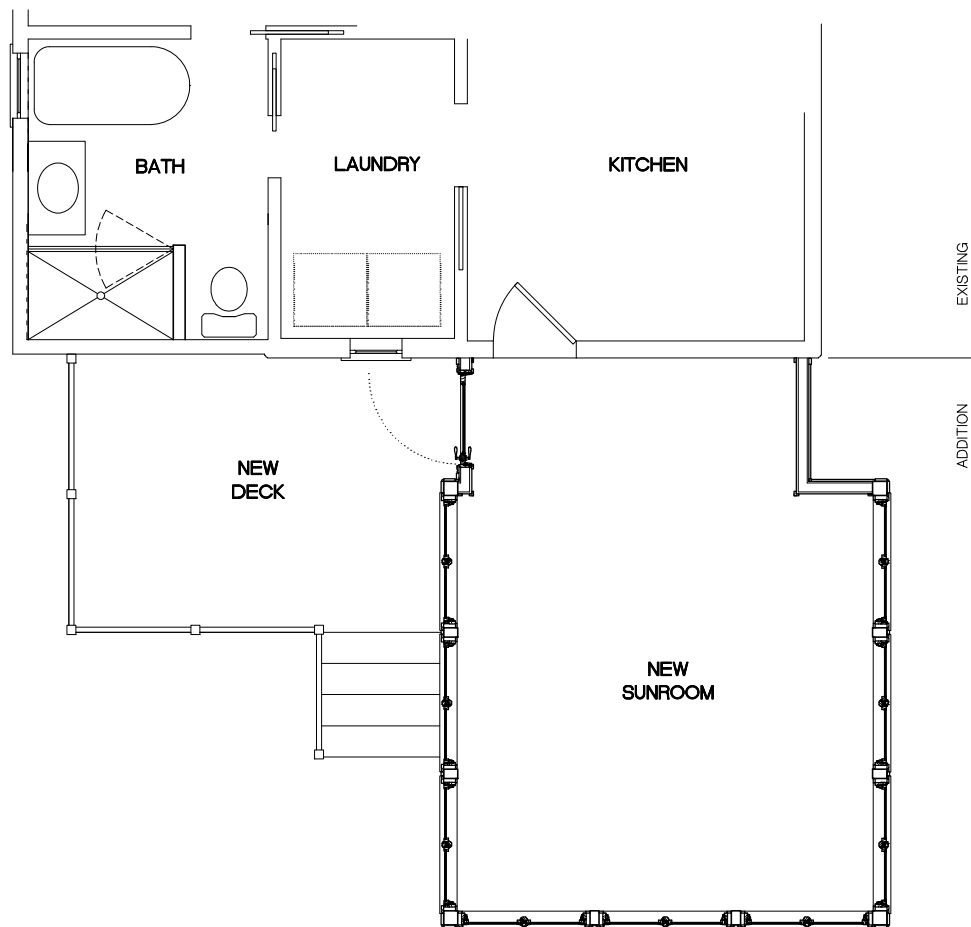
Existing House	1114 ft ²
Proposed Porch	<u>234 ft²</u>
Total Coverage	1348 ft ²
Lot Size	7000 ft ² (50 ft x 140 ft)
Percent of Lot To Be Covered	19.25% (1348/7000)





1622
JEFFERSON
AVENUE

ADDITIONS

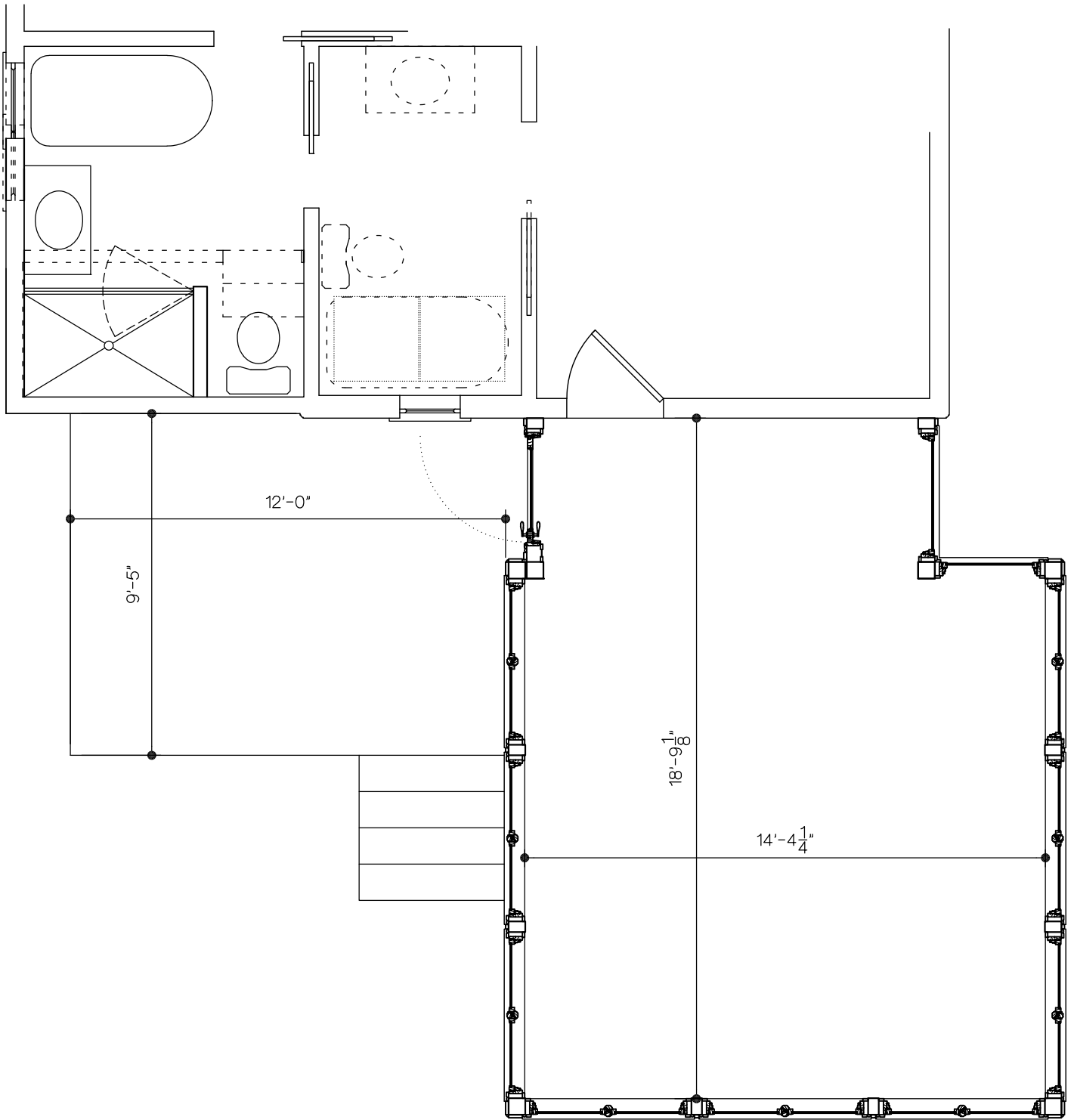


PARTIAL PLANS

1 FLOOR PLAN
A1 1/4" = 1'-0"

JUNE 4, 2023
PROJ. NO. 2203

A1



1622
JEFFERSON
AVENUE

ADDITIONS



1 PARTIAL ELEVATION
A2 1/4" = 1'-0" SIDE



2 PARTIAL ELEVATION
A2 1/4" = 1'-0" SIDE

ELEVATIONS

1622
JEFFERSON
AVENUE
ADDITIONS



1 REAR ELEVATION
A3 1/4" = 1'-0"

ELEVATIONS