



Staff Report

Knoxville Historic Zoning Commission

File Number: 12-E-24-HZ

Meeting: 12/19/2024
Applicant: Zane Espinosa, Sanders Pace Architecture
Owner: Sheezad Jiwani

Property Information

Location: 310 Thirteenth St. **Parcel ID** 94 L M 027
District: Ft. Sanders NC
Zoning: C-N (Neighborhood Commercial)
Description: Vernacular Commercial, c.1910

Two-story brick masonry commercial building, featuring decorative brickwork and non-historic windows and storefront systems.

Description of Work

Level II Construction of Addition or Outbuilding, Major Repair or Replacement

Facade reconstruction: removal of ground-level brick veneer, walk-up window, and non-historic storefront doors. Installation of new paired, full-light, aluminum storefront doors on the rightmost bay, with three bays of flat cementitious panel bulkheads with full-light storefront windows above on the left bays. A series of aluminum-clad wood transom windows will extend the length of the facade. New flat aluminum awning with integrated recessed lighting between the transom windows and the entry.

New second-story porch addition, featuring a metal structure, metal railing, and a painted wood flat pergola. Addition will be located above the existing first-story flat-roof cooler massing and provide access to the second story via a new full-light, aluminum-clad wood door.

Exterior rehabilitation scopes include: the removal of existing T-111 plywood siding, vinyl windows, and fabric awning on the one-story side addition, and the installation of new painted clapboard siding on all elevations. Removal of non-historic vinyl windows and installation of new, two-over-two, aluminum-clad wood windows in existing openings. Repair and patching to existing terracotta parapet cap. New metal gutter and downspouts. Patching, repointing, repair, and painting of masonry (already painted). New roofing membrane.

Applicable Design Guidelines

Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.

A. Height, Scale, & Massing

5. For the first 35 feet, buildings should have similar setbacks, bays, and covered entrances that complement the historic architecture on the street.

D. Wall Materials

2. Clapboard (or clapboard-like materials such as aluminum or vinyl), shingle (or shingle-like material), or brick should be used.

6. Materials that are not typical in pre-1940 construction should not be used. These include cinder block, "T-111" siding, and stone facing.

E. Windows and Entrances

1. Window proportions and symmetry should be similar to the pre-1940 styles in the neighborhood.
2. Windows should be double-hung, sash windows. Vinyl or metal-clad windows may be used in place of wood frame windows.
9. Entrances to the building should be provided from the street, using doors that have similar proportions and features to pre-1940 architecture.

H. Additions to Existing Buildings

1. Additions should be made to the rear or side of the building.

Comments

N/A

Staff Findings

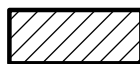
1. 310 S. 13th Street is a contributing resource to the Fort Sanders National Register Historic District and local NC overlay. The commercial building has served as a store for the majority of its existence. The design guidelines for Fort Sanders primarily focus on residential construction.
2. Overall, the proposed exterior rehabilitation scopes exceed the design guidelines by removing non-historic materials and installing materials and design elements that are more appropriate for the historic structure. The proposed new windows reflect the original windows on the commercial building, and all repair scopes are appropriate. The masonry is already painted, so additional paint will not detract from historic brick.
3. The proposed storefront reconstruction will remove non-historic elements and install a historically appropriate storefront system that increases the building's overall transparency.
4. While the one-story addition on the side elevation does not feature any windows or doors at street level, it serves to enclose a cooler and the proposed clapboard siding will be an improvement on the existing T-111 siding and vinyl windows that are blocked from the interior. The building's façade will retain a significant amount of transparency due to the new storefront system.
5. The proposed porch above the side addition will be differentiated from the historic building but minimal in profile, and could be removed without effect on historic materials.
6. New signage may require a complete submission to the HZC or its staff.

Staff Recommendation

Staff recommends approval of Certificate 12-E-24-HZ as submitted.



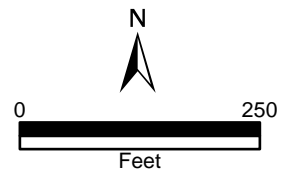
12E-24HZ
 APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



310 Thirteenth St. 37916
 Ft. Sanders NC

Original Print Date: 12/6/2024
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Zane Espinosa, Sanders Pace
 Architecture





DESIGN REVIEW REQUEST

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

Zane Espinosa

Applicant

12/02/2024

December 19th 2024

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

Zane Espinosa

Sanders Pace Architecture

Name

Company

514 W. Jackson Ave. Suite #102

Knoxville

TN

37902

Address

City

State

Zip

(865) 329-0316

zespino@anderspace.com

Phone

Email

CURRENT PROPERTY INFO

Sheazad Jiwani

310 13th St. Knoxville, TN 37916

(865) 394-9140

Owner Name (if different from applicant)

Owner Address

Owner Phone

310 13th St. Knoxville, TN 37916

094LM027

Property Address

Parcel ID

Fort Sanders Historic District

C-N (Neighborhood Commercial) with Neighborhood

Neighborhood

Zoning

AUTHORIZATION

Zane Espinosa

12/02/2024

Staff Signature

Please Print

Date

Zane Espinosa

12/02/2024

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: This project aims to reactivate the original entry storefront, restore the brick facade, reinstall double-hung windows to match the original windows, and re-clad the existing addition with a complimentary clapboard material. The currently abandoned upper level will be renovated into an apartment, and a porch will be constructed over the existing addition clad in clapboard. The objective is to preserve this historic structure in an area that has seen the removal of many historic landmarks.

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:		

HZC Application Cover#: 2106.01

02 December, 2024

Historic Zoning Commission
400 Main St. SW
Knoxville, TN 37902
(Sent via email)
lindsay.crockett@knoxplanning.org

ATTN: Lindsay Crockett

RE: Historic Zoning Commission December 19th, 2024 Meeting Agenda Application

Dear Lindsay,

Thank you for taking the time to review our application for inclusion in the Historic Zoning Commission December 19th, 2024 meeting agenda. Our project is a renovation of a historic structure within the Fort Sanders Historic District. Please see below for a detailed description of the project, photos of the existing conditions, historic photos, and drawings of the proposed work.

Description:

This project is a renovation of 310 13th St. Knoxville, TN. The existing two-story, vernacular commercial brick building built in 1910 largely retains its original brick features, such as its corbeled cornice, arched brick lintels over window openings, terracotta coping, and circular window openings. The project aims to restore all of these features, reactivate the original entry storefront, and create a housing unit in the presently abandoned upper level.

All masonry will be repainted and settlement areas will be repaired using original materials. Replacement mortar and repair methods will follow the NPS preservation standards. "Two-over-two" double hung windows will be installed to match the representative deteriorated example still present on the south elevation. The new windows will be clad wood windows and the mullions will be simulated divided lights. Parts of the original entry storefront are still present and will be used to inform the new window system at the entry level. The existing addition to the north side of the building will be clad with complimentary clapboard siding and painted trim. The former addition will also receive a new exterior deck on the upper level.

Please review and notify our team if there are any discrepancies, additions, or modifications requested to this document.

Sincerely,

SANDERS PACE ARCHITECTURE



Zane Espinosa, Assoc. AIA – Architectural Associate

zespinosa@sanderspace.com

CC: Sam Jiwani – SRJ Investments LLC
John Sanders - Sanders Pace Architecture
Aaron Pennington - Sanders Pace Architecture



View of the building from the corner of 13th St and Bridge Ave.



View of the front facade where the storefront has been filled in with siding, walkup window, and door.

Existing Photos



View from 13th St. entering the pool area behind the building.



Historic Photos



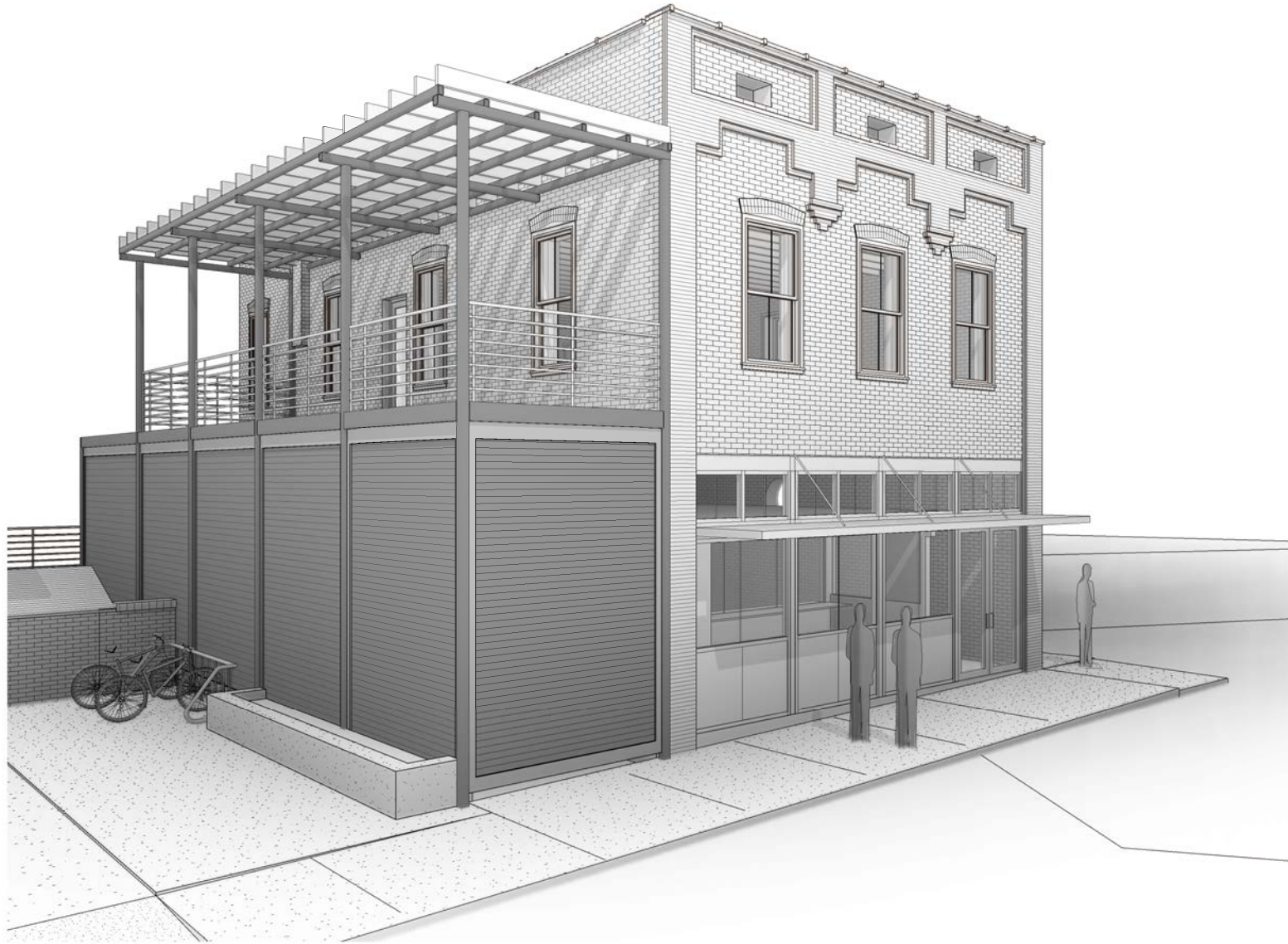
This is the earliest photo that we located. This was taken in the 80s. The original storefront is legible in this photo.



Photo from 2007. The front facade has been altered by the time this photo was taken.



Photo from 2011.



REPOINT MORTAR JOINTS. FOLLOW "REPOINTED MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS" AS A DEFINED BY NPS PRESERVATION BRIEF #2

PATCH, REPAIR, AND PAINT EXISTING MASONRY

NEW ROOFING MEMBRANE TO TERMINATE UNDER COPING OR AT TERMINATION BAR ON INSIDE OF PARAPET. PRESERVE EXISTING COPING.

STABILIZE EXISTING TERRACOTTA PARAPET CAP. REPLACE MISSING ELEMENTS

T.O. MASONRY 29'-0"

BLOCK EXISTING METAL VENTS FROM INSIDE. PRESERVE EXISTING VENT, PREP & PAINT.

NEW "TWO OVER TWO" ALUMINUM CLAD WOOD DOUBLE HUNG SIMULATED DIVIDED LITE WINDOWS IN EXISTING MASONRY OPENINGS

EXISTING WD BEAM CLEANED AND PAINTED.

NEW ALUMINUM CLAD WOOD SIMULATED DIVIDED LITE WINDOWS

LEVEL 02 13'-2"

NEW ALUMINUM AWNING W/ INTEGRATED RECESSED PERIMETER LIGHTING TO MEET EMERGENCY EGRESS REQUIREMENTS

NEW CUSTOM WOOD/GLASS STOREFRONT (COLORS TO BE SELECTED BY ARCHITECT)

NEW FULL GLASS ANODIZED ALUMINUM DOORS

NEW ANODIZED ALUMINUM TRANSACTION WINDOW

LEVEL 01 0'-0"

FLAT PAINTED CEMENTITIOUS PANEL WITH 1X PAINTED POLYASH TRIM.

NEW PAINTED WD PERGOLA

NEW SIGNAGE BY OWNER

PTD METAL RAILING

NEW ELEVATED DECK

1X PAINTED POLYASH TRIM.

NEW PAINTED CLAPBOARD SIDING

NEW PAINTED METAL STRUCTURE TO SUPPORT DECK AND PERGOLA.

NEW CONCRETE PLANTER AND SEATING

WEST ELEVATION

1/4" = 1' - 0"



REPOINT MORTAR JOINTS. FOLLOW 'REPOINTED MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS' AS A DEFINED BY NPS PRESERVATION BRIEF #2

PATCH, REPAIR, AND PAINT EXISTING MASONRY

NEW ALUMINUM CLAD WOOD DOOR W/ FULL GLASS.

NEW ROOFING MEMBRANE TO TERMINATE UNDER COPING OR AT TERMINATION BAR ON INSIDE OF PARAPET. PRESERVE EXISTING COPING.

T.O. MASONRY 29' - 0"

STABILIZE EXISTING TERRACOTTA PARAPET CAP. REPLACE MISSING ELEMENTS

NEW PAINTED WD PERGOLA

NEW PAINTED METAL STRUCTURE SUPPORTING PERGOLA

PTD METAL RAILING

NEW ELEVATED DECK

LEVEL 02 13' - 2"

NEW ALUMINUM AWNING W/ INTEGRATED RECESSED PERIMETER LIGHTING TO MEET EMERGENCY EGRESS REQUIREMENTS

NEW PAINTED CLAPBOARD SIDING

NEW PAINTED METAL STRUCTURE TO SUPPORT DECK AND PERGOLA.

1X PAINTED POLYASH TRIM.

LEVEL 01 0' - 0"

NEW CONCRETE PLANTER AND SEATING

NEW METAL GUTTER AND DOWNSPOUTS

NEW "TWO OVER TWO" ALUMINUM CLAD WOOD DOUBLE HUNG SIMULATED DIVIDED LITE WINDOWS IN EXISTING MASONRY OPENINGS

EXISTING COOLER BEHIND METAL STRUCTURE WITH PAINTED CLAPBOARD SIDING TO REMAIN

NEW BIKE RACK

NORTH ELEVATION

1/4" = 1' - 0"



REPOINT MORTAR JOINTS. FOLLOW "REPOINTED MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS" AS A DEFINED BY NPS PRESERVATION BRIEF #2

PATCH, REPAIR, AND PAINT EXISTING MASONRY

STABILIZE EXISTING TERRACOTTA PARAPET CAP. REPLACE MISSING ELEMENTS

NEW ROOFING MEMBRANE TO TERMINATE UNDER COPING OR AT TERMINATION BAR ON INSIDE OF PARAPET. PRESERVE EXISTING COPING.

NEW MEMBRANE ROOF OVER INSULATION BOARD.

NEW METAL GUTTER AND DOWNSPOUTS

T.O. MASONRY
29' - 0"

NEW PAINTED WOOD PERGOLA

NEW PAINTED METAL STRUCTURE SUPPORTING PERGOLA

NEW ELEVATED DECK

LEVEL 02
13' - 2"

NEW PAINTED METAL AWNING

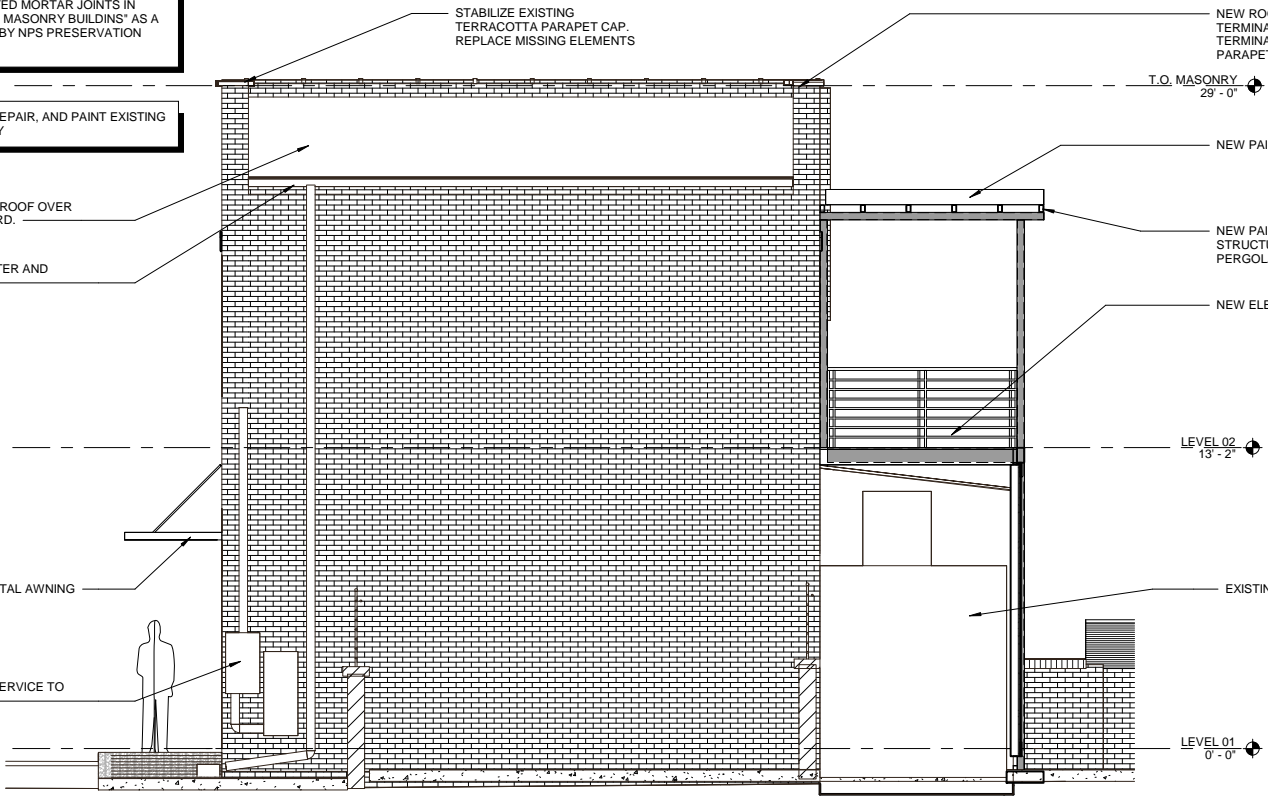
EXISTING COOLER TO REMAIN

EXISTING ELEC. SERVICE TO REMAIN

LEVEL 01
0' - 0"

EAST ELEVATION

1/4" = 1' - 0"



REPOINT MORTAR JOINTS. FOLLOW
"REPOINTED MORTAR JOINTS IN
HISTORIC MASONRY BUILDINGS" AS A
DEFINED BY NPS PRESERVATION
BRIEF #2

PATCH, REPAIR, AND PAINT EXISTING
MASONRY

NEW ALUMINUM AWNING W/
INTEGRATED RECESSED
PERIMETER LIGHTING TO MEET
EMERGENCY EGRESS
REQUIREMENTS

T.O. MASONRY
29' - 0"

STABILIZE EXISTING
TERRACOTTA PARAPET CAP.
REPLACE MISSING ELEMENTS

NEW "TWO OVER TWO"
ALUMINUM CLAD WOOD
DOUBLE HUNG SIMULATED
DIVIDED LITE WINDOWS IN
EXISTING MASONRY OPENINGS

EXISTING WINDOWS TO
REMAIN. REPAIR, PREP, AND
PAINT TYP. FOR (2)

LEVEL 02
13' - 2"

NEW METAL AWNING

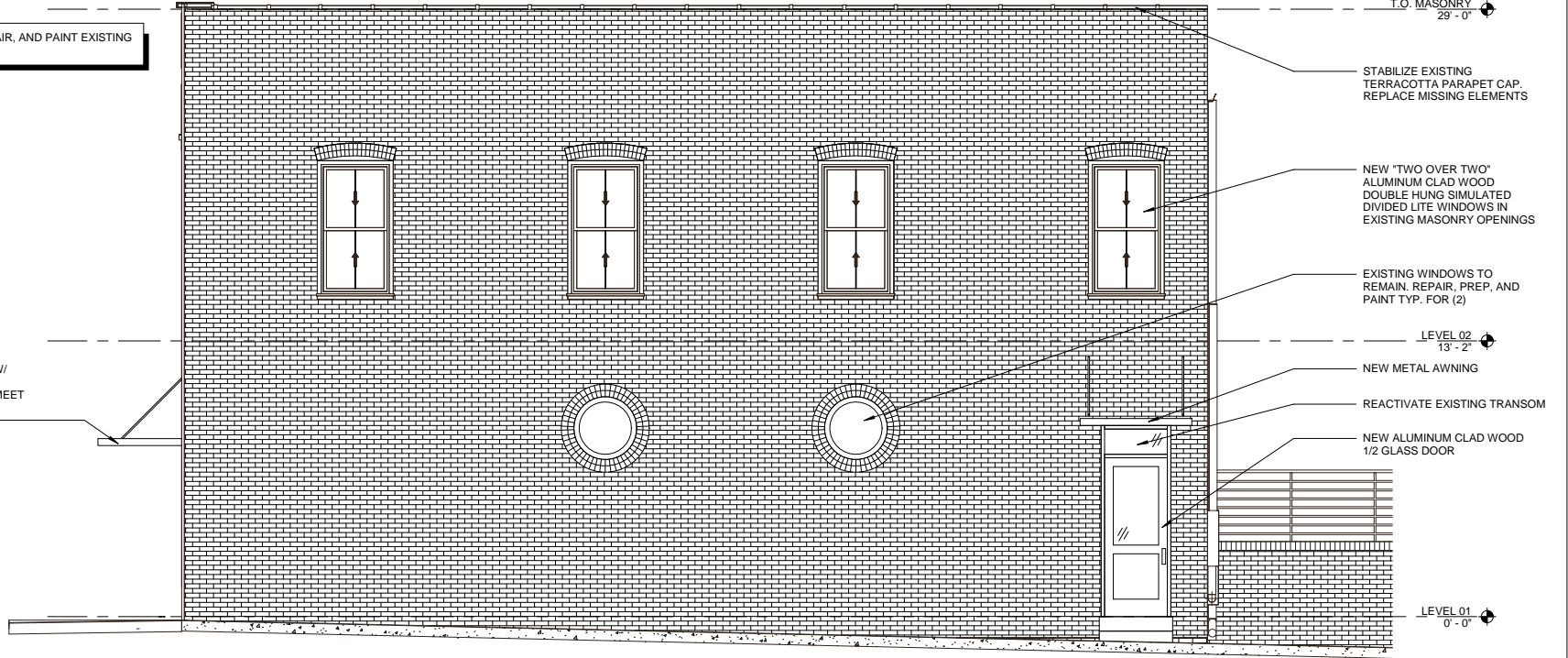
REACTIVATE EXISTING TRANSOM

NEW ALUMINUM CLAD WOOD
1/2 GLASS DOOR

LEVEL 01
0' - 0"

SOUTH
ELEVATION

1/4" = 1' - 0"



**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

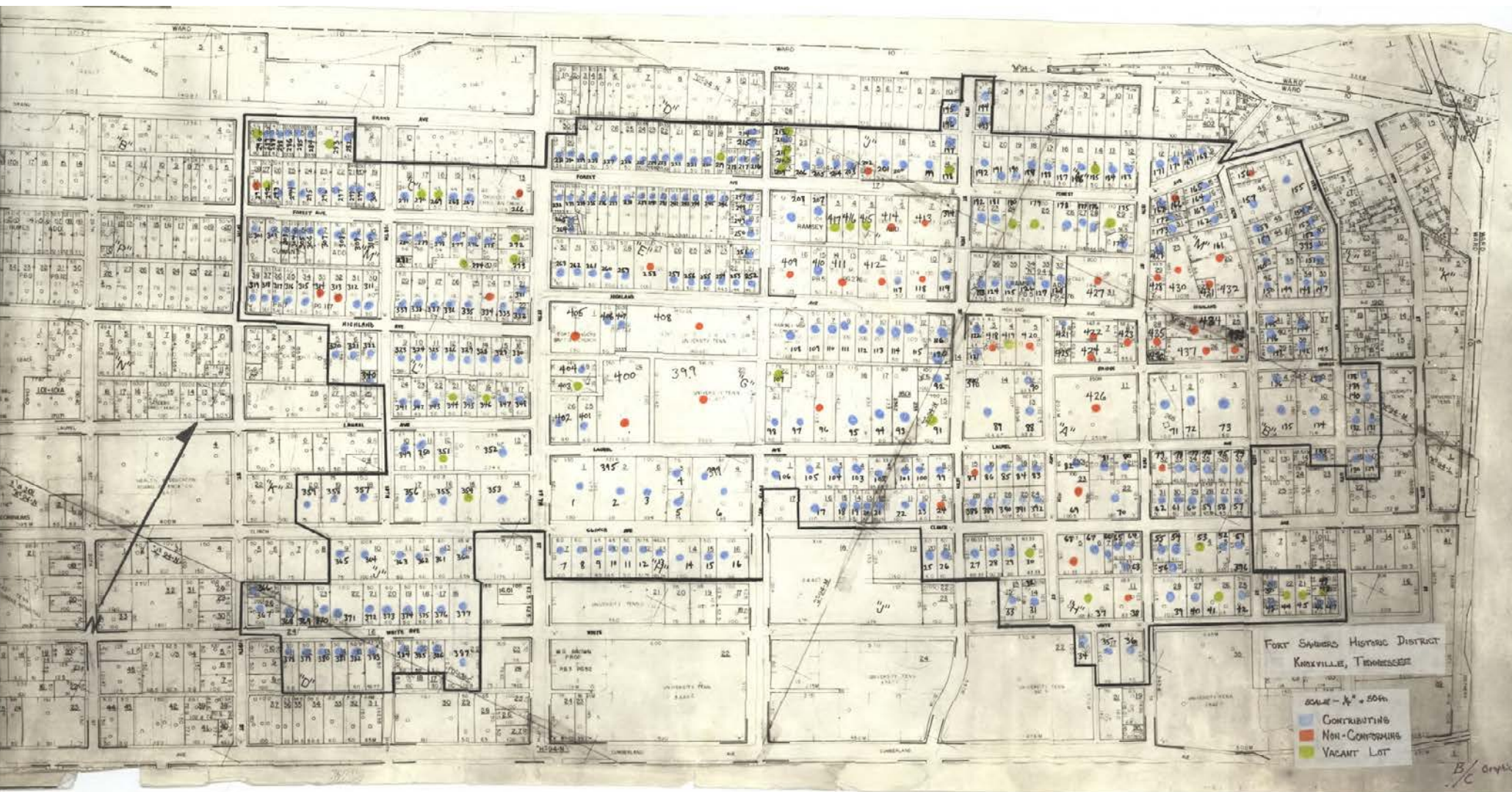


Continuation sheet

Item number 7

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397. 1604 Laurel (1920) Two story brick, second story shingle, carved wood trim, stone decoration, sidelights and transom over main door, dormers.
398. 316 15th Street (1930) Two story brick apartment building.
401. 1645 Laurel (1930) One and a half story brick with wood trim, Classical Revival one story porch, medium gable roof.
402. 1651 Laurel (1925) One and a half story bungalow, brick with wood trim, porch, shed dormer.
404. 316 17th Street (1928) One and a half story bungalow, aluminum siding, wood trim, stoop porch, oversized dormer.
406. 1640 Highland (1925) Two and a half story, asbestos shingle, porch, shed dormer, sidelights and transom on main door.
407. 1638 Highland (1925) Two story shingle, cross gable roof, porch with plain columns, bay window.
410. 1533 Highland (1910) Two and a half story, clapboard, hip roof with cross gables, porch, balcony.
- R 421. 1318 Highland (1893) Two and a half story, Queen Anne, gable roof, clapboard with wood trim, porch with pedimented entrance, bracketed square posts and simple balustrade, octagonal bay, attic story balcony.
425. 310 14th Street (1910) Two story, clapboard with wood trim, hip roof with cross gables, bay window, corner window with carved bracket shelter, first and second story porches.
429. 212 13th Street (1910) Two story, brick with wood trim, Georgian Revival, Classical Revival porch, center front gable, transom and sidelights on main door, ventilation openings, gable roof.
436. 310 13th Street (1910) Two story brick, decorative brickwork, Victorian commercial.



B/C 07/10