



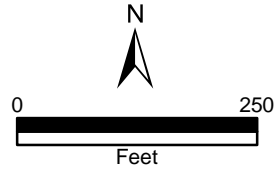
1-A-24-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1728 Jefferson Ave. 37917
Edgewood-Park City H

Original Print Date: 1/3/2024
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Tyler Smith





Staff Report

Knoxville Historic Zoning Commission

File Number: 1-A-24-HZ

Meeting: 1/18/2024
Applicant: Tyler Smith
Owner: Tyler Smith

Property Information

Location: 1728 Jefferson Ave. **Parcel ID** 72 P H 007
District: Edgewood-Park City H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne cottage, c.1900

One-and-one-half-story residence with a cross-gable roof, an exterior of wood lap siding, and a continuous brick foundation. Partial-width porch.

Description of Work

Level II Demolition/Relocation of Noncontributing Structure

After-the-fact review of demolition of non-contributing secondary structure. Structure was a one-story building constructed of concrete masonry units with a side-gable roof, located to the rear of the property line, adjacent to the alley.

Applicable Design Guidelines

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

The existing Edgewood-Park City Design Guidelines, dating to 1997, lack specific guidelines on demolition (similar to other guideline documents from that time). The revised Edgewood-Park City Design Guidelines (approved by the HZC, to be re-reviewed by HZC and adopted by City Council in early 2024), have demolition guidelines copied below, to use as a reference.

Demolition creates a permanent change in and loss to the district, reducing its historic and architectural significance. Demolition will be considered only when all other alternatives have been explored.

1. Work with the Historic Zoning Commission (HZC) to identify alternatives to demolition.
 - a. Redesign the project to avoid any impact to the structure or setting.
 - b. Incorporate the structure into the overall design of the project.
 - c. Convert the structure into another use (adaptive reuse).
 - d. Relocate the structure on the current property.
 - e. Relocate the structure to another property within the same H zoning overlay.
 - f. Relocate the structure to another property within the city of county.
2. Before demolition is considered, document the condition of the building, including any public health and safety issues, such as asbestos or lead paint.
3. Document significant structures through photographs and drawings prior to demolition.
4. Describe any impact of demolition of the subject property on the surrounding properties.

5. Work with the HZC staff and interested groups to facilitate salvage of usable architectural materials if demolition is approved.
 6. Approval for demolition may be considered if the HZC determines that the building or structure does not contribute to the historical or architectural character of the district. A building's contribution may include its linkage, historically or architecturally, to other buildings in the district, such that their continuity as a collection possesses greater significance than the subject building as an individual resource.
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Comments

N/A

Staff Findings

1. 1728 Jefferson Avenue is a contributing structure to the Park City National Register Historic District and the Edgewood-Park City local overlay. The secondary structure is not listed as a contributing structure on the National Register nomination. The garage did not demonstrate significant architectural integrity or design elements which corresponded to the primary house.
 2. Demolition of non-contributing structures requires review in advance of work by the Historic Zoning Commission. The garage has already been demolished.
 3. Limited photos have been provided by the applicant but the application references structural issues with the CMU walls.
 4. Additional work was completed on the site (a new concrete pad, framing for a new outbuilding) but has been removed. The application initially included plans for a new secondary structure which have been withdrawn by the applicant.
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Staff Recommendation

Based on the building's non-contributing nature, staff recommends retroactive approval of the demolition as proposed.



DESIGN REVIEW REQUEST

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

Tyler Smith

Applicant

12/05/2023

January 18, 2024

1-A-24-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

Tyler Smith

N/A

Name

Company

1728 Jefferson Ave

Knoxville

TN

37917

Address

City

State

Zip

6155093628

tylersmith@bellsouth.net

Phone

Email

CURRENT PROPERTY INFO

Tyler Smith

1728 Jefferson Ave

6155093628

Owner Name (if different from applicant)

Owner Address

Owner Phone

1728 Jefferson Ave

082PH007

Property Address

Parcel ID

Parkridge

H1

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

12/6/2023

Staff Signature

Please Print

Date

Tyler S. Smith

Tyler S. Smith

12/5/2023

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 Demolition of non-contributing structure

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: ~~Shed collapsed in backyard. Looking to build smaller shed on existing concrete pad. Will be using horizontal siding, and tin roof. New shed will be 12'x18'. See drawings.~~

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: 100.00	TOTAL: 100.00
FEE 2:	
FEE 3:	



Photos submitted by applicant



KGIS Pictometry photos (2022)