



Staff Report

Knoxville Historic Zoning Commission

File Number: 10-A-24-HZ

Meeting: 10/17/2024
Applicant: Dawn Irion, Beit Ventures LLC
Owner: Dawn Irion, Beit Ventures LLC

Property Information

Location: 1112 Gratz St. **Parcel ID** 81 M F 02101
District: Fourth and Gill H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Craftsman, c.1920

One-story, front-gable roof residence with an exterior of vinyl siding and a rusticated CMU foundation. Full-length front-gable roof porch.

Description of Work

Level I/II Installation of Gutters, Storm Windows/Doors, Etc, Removal of Artificial Siding, Routine Repair, Major Repair or Replacement

After-the-fact review of chimney removal. CMU chimney on left-side roof slope and stucco-clad chimney on central roof slope both removed without permits or COA.

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Level 1 scopes approved 9/19/2024:

- Removal of existing asphalt shingle roof and installation of new architectural asphalt shingle roof. Repair to existing wood soffit and fascia. Removal and replacement of gutters.
- Removal of existing vinyl siding to expose original wood lap siding. Repair and patching (replacement in-kind) to existing wood lap siding with new wood to match exposure, design, and size of existing.
- Removal of non-historic storm windows and repair to existing wood windows.
- In-kind repair and replacement of existing wooden stairs at rear entrance. The original back door will be retained and restored. Removal of existing wooden basement door and installation of new half-light wood door in existing opening.
- On the front porch, removal of existing vinyl siding in front porch gable field to expose original wood lap siding and restoration and in-kind repair of wood siding. The front porch columns will be repaired with no modifications to size, design, and materials. Routine repair and maintenance of wood beadboard ceiling and repair to wood tongue-and-groove flooring. Repair to existing balusters. The front door will be retained and restored.
- Repair and stabilization of the existing cement foundation. Scope will occur on the inside, accessed from the basement, and will not result in modifications to the exterior.

Level 1 Scopes approved only; all other elements will be reviewed at October 16, 2024 HZC meeting.

Applicable Design Guidelines

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

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.

Masonry

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 new to old. Examples can include large sections of a wall, a cornice, balustrade, column or stairway.
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. 1112 Gratz Street is a contributing resource to the Fourth and Gill National Register Historic District and local overlay.
2. The majority of the proposed work clearly meets the design guidelines and has been approved administratively, including removal of non-historic siding and restoration of wood lap siding beneath and repair to the existing historic windows.
3. The chimneys were removed without permits or a COA. Review is after-the-fact.
4. Design guidelines clearly note that “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.” The front chimney, located on the right roof slope, may not be original to the structure; it is constructed of CMU and taller and thinner than typical historic chimneys. However, a fireplace and mantel were located on the interior wall, indicating the chimney’s location as original. Both chimneys were visible from the street.

Staff Recommendation

Staff recommends denial of the proposed chimney removal, and reconstruction of the two chimneys, with a size and masonry design to reflect the originals or similar houses in the neighborhood, with a detail drawing for both to be submitted to be staff for review.



DESIGN REVIEW REQUEST

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

Beit Ventures LLC

Applicant

8/8/24

October 16, 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

Dawn Irion

Beit Ventures LLC

Name

Company

903 Luttrell St, Unit A

Knoxville

TN

37917

Address

City

State

Zip

865-809-1504

dawn@beit.llc

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

1112 Gratz St

081MF02101

Property Address

Parcel ID

4th and Gill

SFR - Historic (HZ)

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

9/11/24

Please Print

Date

Dawn Irion
Digitally signed by Dawn Irion
Date: 2024.08.08 16:17:27 -04'00'

Dawn Irion

8/8/24

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: Repair existing windows, new roof - existing roof has several locations with significant rot. Unknown at this time if the exterior wall repairs will require removal of the vinyl siding, if so will patch with wood lap siding to match what is existing. The living room chimney had significant water damage and was removed down to the mantel level - the chimney was only visible from the roof and above as was constructed of concrete block

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:		

Exterior photos of 1112 Gratz St

March 2024



Roofing is beyond its life and is letting water into the house. Requesting approval to have the roofing replaced with architectural asphalt shingles.



Steps at rear of house are in poor condition and need to be repaired. Requesting approval to repair steps in its current size and design.

Concrete block chimneys were in poor condition and were allowing water to enter the home. Request retro-active permission for the removal of the chimneys.





Certificate of Appropriateness

Knoxville Historic Zoning Commission

File Number: 10-A-24-HZ

A Certificate of Appropriateness is hereby granted for the following property by the Knoxville Historic Zoning Commission:

Property Address: 1112 Gratz St.
Parcel ID: 81 M F 02101
District: Fourth and Gill H
Owner: Dawn Irion, Beit Ventures LLC
Applicant: Dawn Irion, Beit Ventures LLC

Level of Work: Level I/II

Installation of Gutters, Storm Windows/Doors, Etc, Removal of Artificial Siding, Routine Repair, Major Repair or Replacement

Work Items:

Deck, Doors, Guttering, Parking Lot or Driveway Paving, Porch Elements, Roofing, Siding, Windows, Other: Chimney

Description of Work:

- Removal of existing asphalt shingle roof and installation of new architectural asphalt shingle roof. Repair to existing wood soffit and fascia. Removal and replacement of gutters.
- Removal of existing vinyl siding to expose original wood lap siding. Repair and patching (replacement in-kind) to existing wood lap siding with new wood to match exposure, design, and size of existing.
- Removal of non-historic storm windows and repair to existing wood windows.
- In-kind repair and replacement of existing wooden stairs at rear entrance. The original back door will be retained and restored. Removal of existing wooden basement door and installation of new half-light wood door in existing opening.
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- Repair and stabilization of the existing cement foundation. Scope will occur on the inside, accessed from the basement, and will not result in modifications to the exterior.

Level 1 Scopes approved only; all other elements will be reviewed at October 16, 2024 HZC meeting.

Action: Approved

Certified By: Lindsay Crockett

Date Certified: 9/19/2024

COA Expiration Date (3 years): 9/19/2027

This Certificate Is Not A Building Permit

To obtain a building permit, drawings stamped as approved by the Historic Zoning Commission (HZC) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department or the Knox County Codes Administration Department, as appropriate. Any deviation from the drawings and written conditions approved by the HZC will require subsequent review and approval by the HZC or its staff.

Contact the appropriate building inspections office for permit requirements:

City of Knoxville Development Services: 865-215-2992 or 865-215-2991

Knox County Building Codes Administration: 865-215-2325