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Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: NANCY S. VOITH and KENNETH A. Stark

Owner Contractor Architect Engineer Other _____

Date Filed: 11-5-2013 Application accepted by: Mike Reynolds

Fee Amount: 50.00 Review Date: 11/20/13 File Number: 11-C-13-DT

PRE-APPLICATION CONFERENCE		Date Completed: _____
<p style="text-align: center;">PROPERTY INFORMATION</p> Building or Project Name: <u>Lil' Ninnie's/ residential condo building</u> Street Address: <u>119 S. Central Ave</u> Parcel Identification Number(s): <u>09466018</u>		<p style="text-align: center;">PROJECT ARCHITECT/ENGINEER</p> PLEASE PRINT Name: _____ Company: _____ Address: <u>TBD</u> City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
<p style="text-align: center;">PROPERTY OWNER</p> PLEASE PRINT Name: <u>NANCY S. VOITH</u> Company: _____ Address: <u>3900 Forest Ln.</u> City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37918</u> Telephone: <u>214-207-9075</u> Fax: _____ E-mail: <u>nvoith@crainc.com</u>		<p style="text-align: center;">PROJECT CONTRACTOR</p> PLEASE PRINT Name: _____ Company: _____ Address: <u>TBD</u> City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
<p style="text-align: center;">ACCOMPANYING MATERIALS</p> Please see the reverse side of this form for a list of information required as part of this application.		
FOR OFFICE USE ONLY		<p style="text-align: center;">PROJECT CONTACT</p> All application-related correspondence should be directed to: PLEASE PRINT Name: _____ Company: _____ Address: <u>same as property owner</u> City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
<p style="text-align: center;">PROJECT INFORMATION</p> LEVEL 1: \$50 <input checked="" type="checkbox"/> Minor Alteration of an Existing Building/Structure <input type="checkbox"/> Sign LEVEL 2: \$100 <input type="checkbox"/> Major Alteration of an Existing Building/Structure <input type="checkbox"/> Addition to an Existing Building/Structure LEVEL 3: \$250 <input type="checkbox"/> Construction of New Building/Structure		

NOTE: Payment is due at time of application. Please make check payable to Knoxville Knox County Metropolitan Planning Commission.

6 pages faxed to Mike Reynolds
at 865-215-2068

Faxed and hard copy (with check) mailed to Mike Reynolds on 11/6/2013

TO: Mike Reynolds

FROM: Nancy S. Voith

Email is nvoith@crainc.com and cells are 214-207-9075 and 215-407-1089

3900 Forest Lane, Knoxville, TN 37918

DATE: November 5, 2013

RE: Application for MPC Downtown Knoxville Design Overlay District – Certificate of Appropriateness

Mike –

We are making a Level 1 request; the following description of the façade outlines the work we would like to do on the building we just purchased at 119 S. Central in the Old City. It's important to note that our definite intent is to not change the building façade, but to stabilize and improve the current structure, maintaining the historic integrity of the building as much as possible.

Before purchasing the building, we had an in-depth inspection done on the building. The details of that inspection, including photos and the inspector's comments regarding the façade's needs, are attached. I've also asked a fellow downtown preservationist to look at the building with me. His recommendations for how to stabilize the façade are included in my request below, as well.

In short:

- 1) We need to clean (not power wash) the façade's original brick and stabilize areas that are missing mortar and have degraded over time. We know that areas of the brickwork near the top 1/3 of the façade are becoming loose, as the wind and weather have taken a toll on that brick and mortar over the years. Best we can tell, the brick has never been repointed or cleaned professionally. We want to do that in an historically correct and thorough way.
- 2) The combination façade brick design work is unique to the Old City; and our intent is to clean, preserve and stabilize any loose bricks and mortar on both the front façade and the side façade, which is also visible from the street. There are places on the front and side where the brick is actually pulling away from the structure and has to be reattached in the right way. Likewise, we need to ensure that the original marble pieces are attached, cleaned and preserved.
- 3) The right corner semi-circle trim is loose and tilting. This needs to be stabilized and returned to its original position and condition, so it doesn't fall or become un-savable.
- 4) Some of the glass is original to 1900 and needs to be stabilized so that we don't lose any more glass. This is true for the square panels across the front of the building, where approximately a dozen pieces of the original glass squares have been replaced already. This may also be true for some of the residential second floor windows; that needs to be verified.

- 5) The residential glass and window frames are not secure or energy-efficient. The glass on the second floor is single pane and, in some places, is not even attached to the window frame, allowing wind and weather in from the outside. We need a historically sensitive, yet energy-efficient, solution for these residential windows.
- 6) The residential door at the front bottom right of the building is highly dilapidated and needs to be refurbished or remade in the original model. From the inside, daylight can be seen streaming through at various places where the wood has worn very thin. This appears to be the original 1900 door and is in great need of fixing. The bottom two panels are mostly missing and have been "fixed" with a piece of plywood screwed on the bottom part of the door from the inside.
- 7) The painted woodwork on the façade of the Lil' Vinnie's restaurant front is deteriorating. Some of the wood has been replaced and some appears to have never been replaced and is currently rotted. Green paint covers all the wood and hides some of the poor façade condition, but close examination shows that the wood, including at least one of the Lil' Vinnie's exterior doors, is barely holding together. Again, we need a contractor who is historically sensitive to come in and replace the wood that is rotten, while maintaining the historic charm and intent.
- 8) The tile entryway at Lil' Vinnie's is in remarkably good condition. A few corner border pieces are missing and need to be replaced. Otherwise, this tile entry needs to be cleaned and protected so that it remains in great condition.

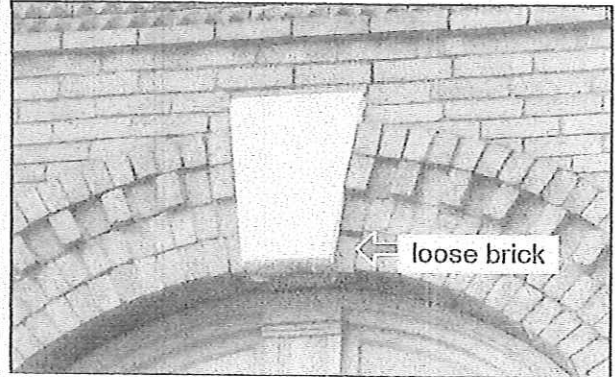
Our intent is to work with qualified contractors who are historically sensitive to restore the 119 S. Central building back to a stable, long-term condition without changing the look of the building. Our intent is to leave all original architecture in place and to clean, restore and prevent further damage and deterioration.

Thank you for the opportunity to make this application, Mike. Please let us know if you need anything else from us. My contact information is at the top of this memo.

window. One brick is loose next to exterior white key stone at window top and could fall. A licensed Structural Engineer should evaluate.

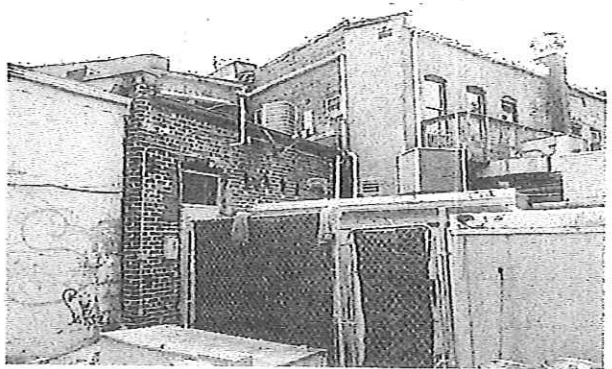
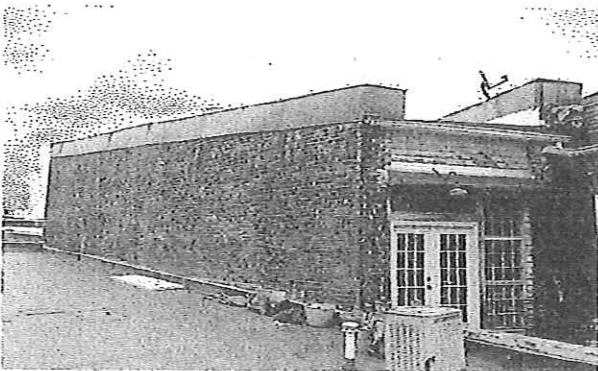
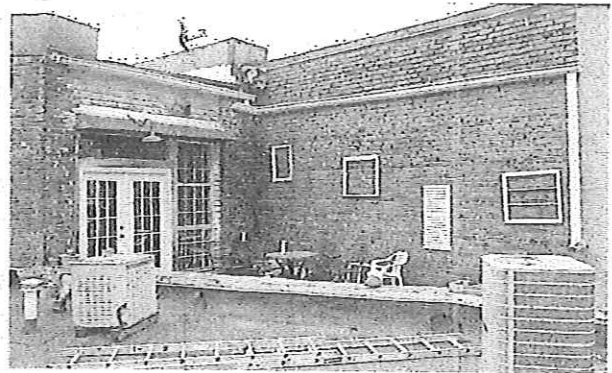


4.2 Item 7(Picture)



4.2 Item 8(Picture)

Address: 119 S. Central Avenue, Knoxville, TN 37902

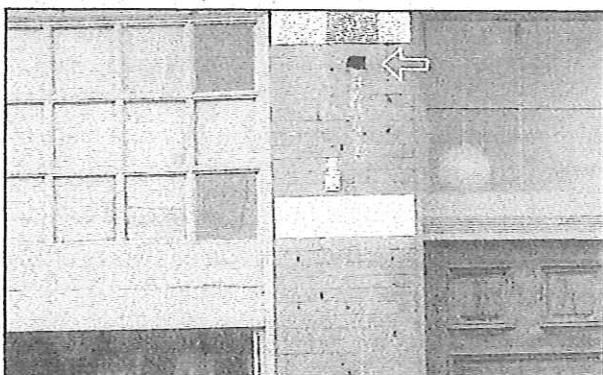




2.0 Item 8(Picture)



2.0 Item 9(Picture)

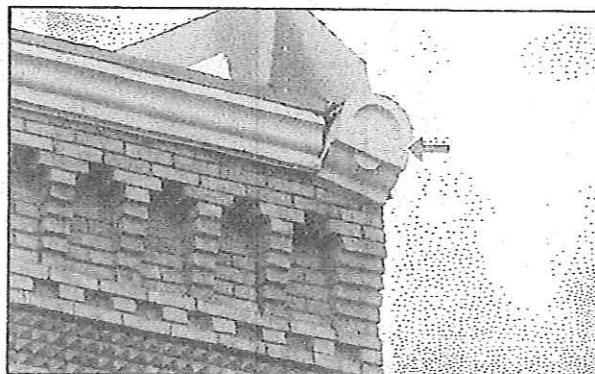


2.0 Item 10(Picture) Front side brick missing

2.1 EAVES, SOFFITS, FASCIAS, AND TRIM

Comments: High Priority

🔧 Semi-circle trim at front right corner is loose and could fall. Repair needed soon.



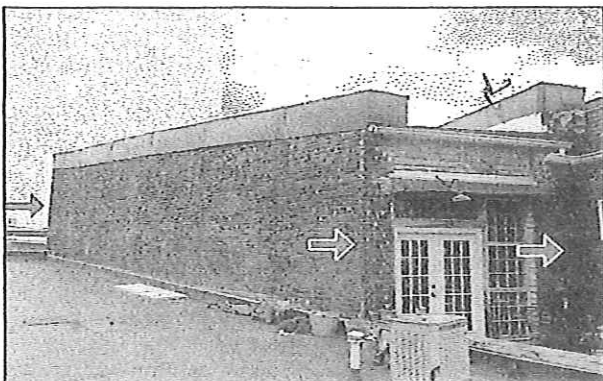
2.1 Item 1(Picture)

2.2 WINDOWS (Home inspectors are not required to inspect screens, unless by client request)

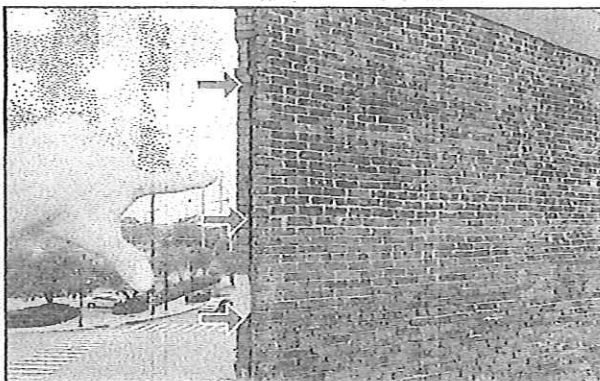
Comments: Acceptable

2.3 DOORS (EXTERIOR)

Comments: High Priority



2.0 Item 5(Picture) Gaps at comers

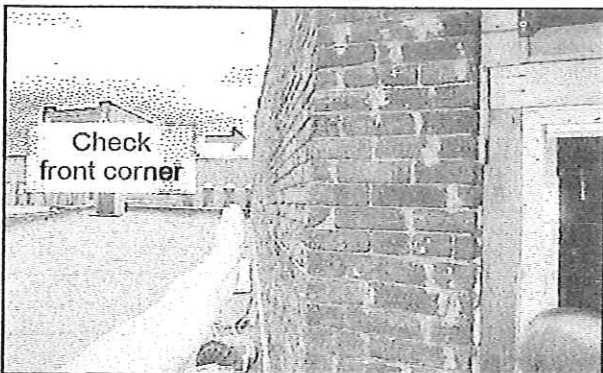


2.0 Item 6(Picture) Gaps at comer. Also gapped at interior walls here.

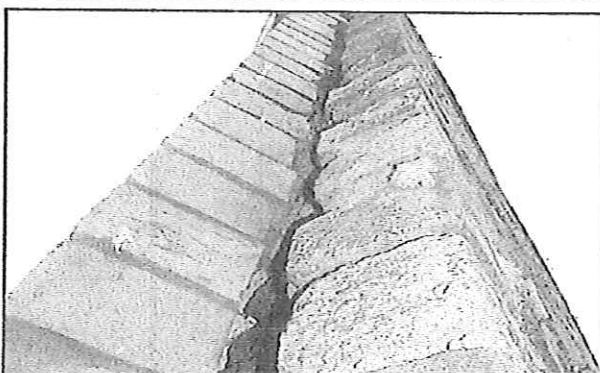


2.0 Item 7(Picture) Close up of previous picture

⚠ (2) Mortar missing at many areas on brick walls. Occasional loose bricks. Number of wall cracks low, considering age. Larger cracks & gaps noted at front near windows. Repairs needed to prevent further damage and to waterproof.



4.2 Item 3(Picture) Outward bulge in wall visible from deck



4.2 Item 4(Picture) Wall separation at front right exterior corner (above stairway).

