

▶ **FILE #:** 12-F-06-RZ

AGENDA ITEM #: 67

AGENDA DATE: 12/14/2006

▶ **APPLICANT:** KNOX HERITAGE, INC. KIM TRENT, EXECUTIVE DIRECTOR

OWNER(S): KNOX HERITAGE, INC.

TAX ID NUMBER: 81 L J 013

JURISDICTION: City Council District 4

▶ **LOCATION:** South side E. Glenwood Ave., west of N. Fourth Ave.

▶ **APPX. SIZE OF TRACT:** 10000 square feet

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via E. Glenwood Avenue, a minor arterial street with 25' of pavement width within a 60' right of way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** R-1A (Low Density Residential)

▶ **ZONING REQUESTED:** R-1A (Low Density Residential) / H-1 (Historic Overlay)

▶ **EXISTING LAND USE:** Detached dwelling

▶ **PROPOSED USE:** Detached dwelling

DENSITY PROPOSED: N/A

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family and two family houses / R-1A (Low Density Residential)

South: I-40/Broadway Connector / R-2 (Medium Density Residential)

East: Single family and two family houses / R-1A (Low Density Residential)

West: Single family and two family houses and I-40/Broadway Connector / R-1A/H-1 (Low Density Residential/Historic Overlay), R-2 (Medium Density Residential)

NEIGHBORHOOD CONTEXT: The house is located on the eastern edge of the I-40 boundary, which is east of the Fourth & Gill historic neighborhood, and was disconnected from the Fourth & Gill Historic District when the expressway was originally constructed. The result of Knox Heritage's moving the house to face East Glenwood was not only to preserve the house, but also to form a visual connection across I-40 and to the Fourth & Gill Historic District.

STAFF RECOMMENDATION:

▶ **APPROVE R-1A/H-1 (Low Density Residential/Historic Overlay) zoning. APPROVE Fourth & Gill Design Guidelines, adopted by Knoxville City Council 4/20/1999 and 6/29/1999.**

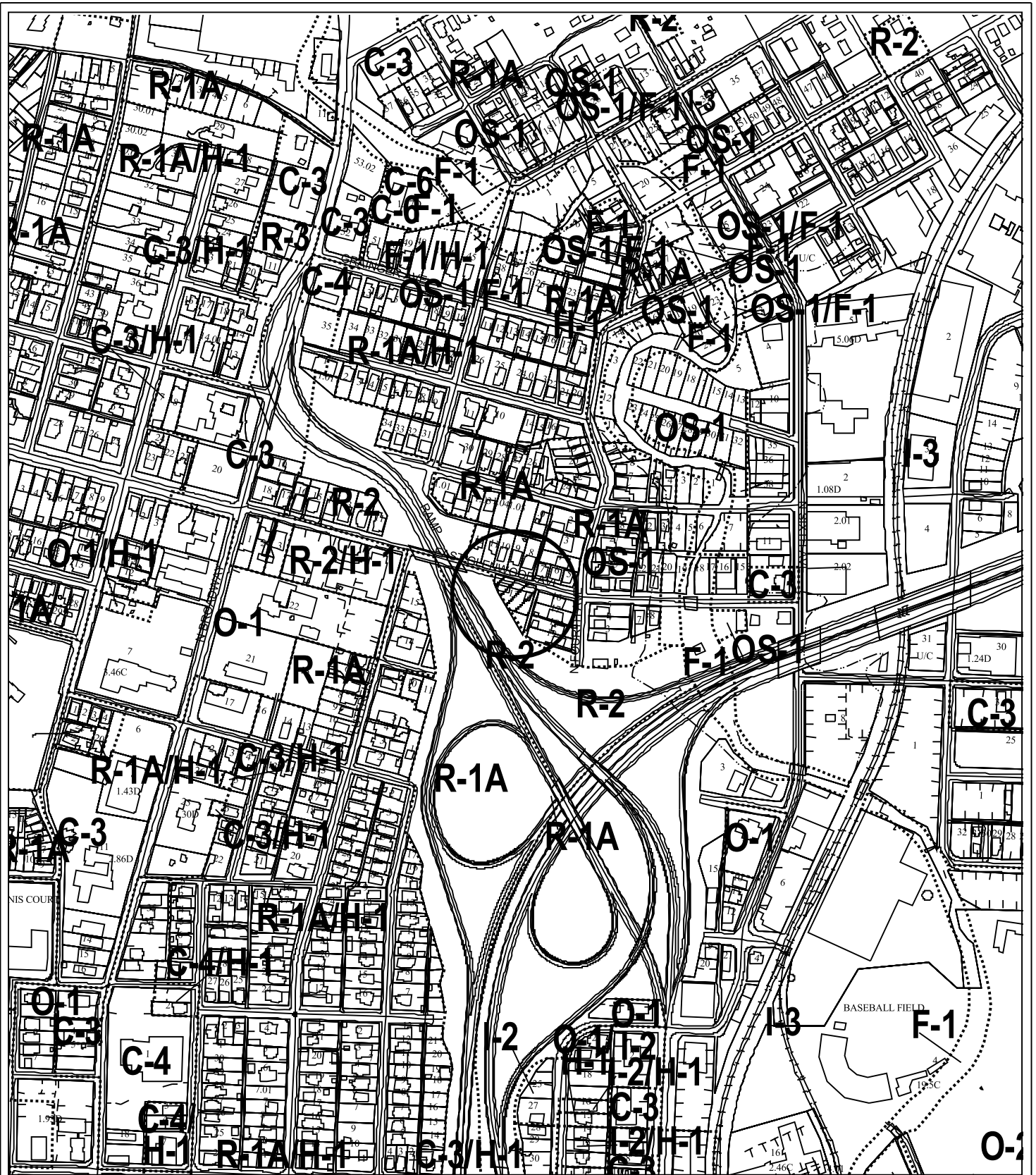
APPROVE R-1A/H-1, adding Historic Overlay Zoning to the property at 214 E. Glenwood. This will serve to protect the house, which has been rehabilitated by Knox Heritage, and to reassert the connections to the neighborhood that were severed by the construction of I-40.

APPROVE Fourth & Gill Design Guidelines, which are appropriate for the history and architecture of this building.

COMMENTS:

The architecture of this building is consistent with the scale and styles of properties in the Fourth & Gill neighborhood, as is its developmental history. The Knoxville Historic Zoning Commission reviewed and approved this designation and the Fourth & Gill Design Guidelines at its November 16, 2006 meeting.

If approved, this item will be forwarded to Knoxville City Council for action on 1/16/2007 and 1/30/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the City.



12-F-06-RZ
REZONING

Petitioner: Knox Heritage, Inc.

Map No: 81

Jurisdiction: City



From: R-1A (Low Density Residential)

To: R-1A (Low Density Residential) / H-1 (Historic Overlay)

Original Print Date: 11/20/06

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

0 500'



DESIGNATION REPORT – SHUMAKER-VANCE HOUSE
214 E. GLENWOOD AVENUE (formerly 1326 Eleanor Street)
CLT 081LJ013

Knoxville Historic Zoning Commission
Meeting of November 16, 2006

Introduction

The Shumaker-Vance House was threatened with demolition as a result of the 2006 SmartFix project designed to widen and improve I-40, carried out by the Tennessee Department of Transportation. The owner, Iva Vance, contacted Knox Heritage, Inc., and asked for assistance in saving her family home. After consulting with governmental agencies, a contractor, and a house mover, Knox Heritage determined that moving the Shumaker-Vance House was financially feasible, and was a good candidate for the J. Allen Smith Endangered Properties Fund, an endowment fund Knox Heritage administers. The J. Allen Smith Fund grew out of private donations made by people concerned about the demolition of the J. Allen Smith House on Lyons View Pike, and determined that a source of funding would be established to be used for the benefit of other endangered properties in Knoxville and Knox County.

The Shumaker-Vance House was moved into its 214 E. Glenwood Avenue location on May 1, 2006, although the move was a short one involving pivoting the house to face Glenwood and moving it about 50 feet. Following that move, Knox Heritage effected the renovation of the Vance House, which they hope to sell to a new owner, and has now applied for H-1 Historic Overlay as part of the Fourth & Gill H-1 Historic Overlay District.

Statement of Significance

The Shumaker-Vance house was built in 1924, as a home for Edgar Wallace and Rena H. Shumaker. Shumaker was an employee with Andrew S. Marble Company in 1925 and by 1935 was listed as a printer. Shumaker's wife Rena preceded him in death, and he next married Blanche Coleman Shumaker. Edgar Wallace Shumaker died in 1979 at 81.

The Shumaker-Vance House was purchased by Samuel Kennedy Vance and his wife Flora Vance in 1936. Mr. Vance was a conductor for the Southern Railway until he retired in 1946. Mr. and Mrs. Vance have seven children, four daughters and three sons. Mr. Vance was a native of Jefferson County who graduated from Maury Academy in Dandridge, Tennessee. Flora Vance died in 1956. Samuel Vance died in 1970.

One of the Vance's daughters, Iva Louise Vance, lived in the house from 1936 until 2004. Iva Vance was the administrative secretary for James E. Getty, the Chairman of the Board and President of the Standard Knitting Mill. Vance started her service for Standard in October 1950 as a secretary and had been Getty's administrative secretary since November 1961.

The Shumaker-Vance House is significant for its intact, Bungalow and Craftsman-era design, and for its role in the establishment of the J. Allen Smith Endangered Properties Fund. Designation for this house will expand the Fourth & Gill H-1 Historic Overlay District; design guidelines for the property will be those that have been adopted for the Fourth & Gill Overlay District.

Architectural Description

The Shumaker-Vance House is a two story frame Bungalow on a raised brick foundation. The house is clad with wood siding, and imbricated wood shingles on the front porch gable. A hipped roof with fiberglass shingles tops the house; the roof also has a centered, hipped roof front dormer with three single pane casement windows. Three over one double hung windows found in single, paired and tripled configurations are on the first and second stories; basement windows are one over one double hung wood. A one story full front porch with beadboard ceiling and tongue and groove floor is supported by three splayed, paneled square columns on brick piers. The front porch has a sawn wood balustrade and wood front steps with sawn wood balustrades on either side of the steps. The rear porch has a paneled wood balustrade, with a sawn wood baluster on the rear steps. An exterior side brick chimney and a three light front entry door complete the architectural details of this Craftsman period Bungalow.

Design Guidelines

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