



**KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 145 Leonard Place 37917

FILE NO.: 7-D-14-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 7/17/2014

APPLICANT: Becky and Steve Hancock; (owners)

LEVEL OF WORK: Level II. Major repair or replacement of materials or architectural elements

PROPERTY DESCRIPTION: Queen Anne Cottage (c. 1885)

One- and-one-half stories with weatherboard on first level and imbricated fishscale shingles on second. Hip roof with lower cross gables and asphalt shingles. Gabled attic dormer with latticed-paned windows. 1/1 double-hung windows with leaded transom on cottage window on front. Wrap-around porch with square wood columns with Doric capitals and sawn wood balustrade. Two interior offset side brick chimneys. Brick and stuccoed foundation. Projecting bay on east elevation. Irregular plan. (Contributing).

One-story concrete block garage (c. 1985) with stucco wall covering. Front- gable roof with asphalt shingle roof covering (Non-contributing)

► **DESCRIPTION OF WORK:**

Replace existing deteriorated wooden garage door (with 3 windows across the top) on a c. 1985 detached garage with steel garage door with applied cross-braced design in wood and a subtle wood-grain laminated facing. The two top horizontal panels are proposed to be obscure glass. Applied "beam-" style hinges and handle are proposed to further simulate a carriage house door.

► **APPLICABLE DESIGN GUIDELINES:**

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

M. Auxiliary or Outbuildings

2. The design of features like garage doors that face the street shall mimic carriage house doors from an era consistent with the primary building on the lot.

4. Materials used in constructing outbuildings or accessory buildings may only use materials and design characteristics selected

from the following list: garage doors appearing to be carriage doors or plank doors with x-bracing or perimeter reinforcing timbers.

COMMENTS:

STAFF FINDINGS:

1. The c. 1985 stuccoed frame garage is listed as non-contributing in the National Register inventory.

2. The front and side facades of the garage are visible from Luttrell Street, which it faces.



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3. The existing overhead garage door is a modern, wooden panel design and three horizontal windows across the top. This door-type is appropriate for a 1980s garage.

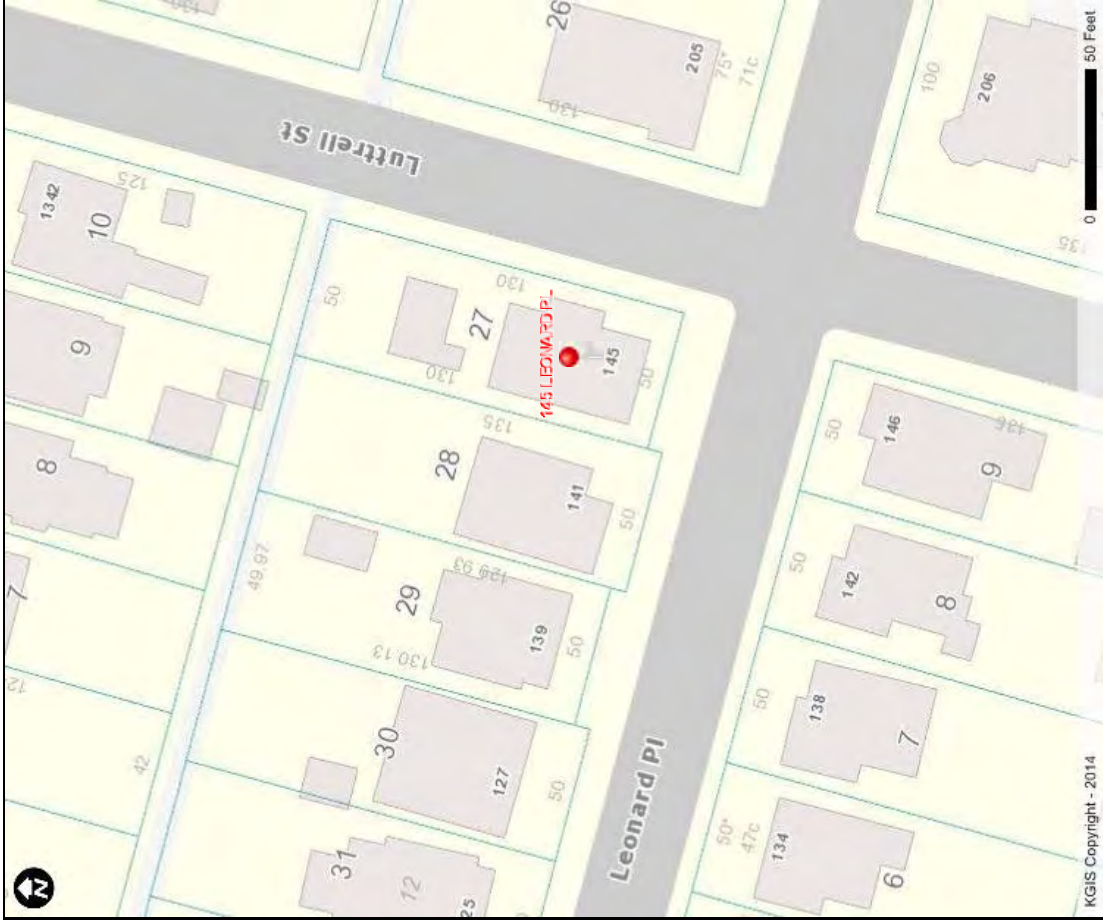
4. The proposed cross-braced design for an overhead steel garage door appears appropriate within the front façade of the existing garage and will not look out of place since the door design is simple and stylized, and does not attempt to be a literal historic door design dating to the late 1800s which is the house era.

5. A more modern door to match the period of the garage would not be inappropriate; however, the crossbraced design will better compliment the house.

6. Stamped or raised faux wood-grained steel panels do not adequately simulate wood. The proposed door is to be faced with a subtle wood-grained laminate that when color-clad, will more adequately simulate painted wood.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the steel overhead door with cross-braced design and windows in two top panels (option 2) with the condition that the laminated finish not exhibit a prominent raised faux wood-grain.



145 Leonard Place
 NW corner of Luttrell Street
 Old North Knoxville H-1

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145 LEONARD PLACE REQUEST FOR GARAGE DOOR REPLACEMENT

7-17-2014

This is to request permission to replace the overhead door on our garage building located at 145 Leonard Place, 37917. The existing overhead door is broken and cannot be repaired.

We are located within the Historic Old North Knoxville District, but this garage is a non-contributing structure, built circa late 1980s on the rear of the property. It is a painted simple CMU (block) building. Our lot is on the corner of Leonard and Luttrell, and the garage door faces Luttrell. Photos of the garage and the street frontage are attached.

My husband Steve and I understand that what might be deemed most appropriate according to existing guidelines could be defined in two ways: 1) replacing the garage door with a similar, plain door with windows, matching the style of the existing door, or 2) installing a carriage-style (but overhead) garage door with windows in the top two panels.

We've chosen three options from the Overhead Door company, their Courtyard collection. They are insulated steel construction. I have attached images of these options superimposed on our garage.

- If replacing the existing door with a similar door, we propose Overhead Door Courtyard Collection model 161T in hunter green with clear long windows of obscured glass. (note: location of windows in attached mock-up is approximate; my editing skills are novice.)

- If replacing the door with a carriage-style door, we propose Overhead Courtyard Collection model 168B or model 165T, in hunter green without windows, and hardware (or not) at the commission's discretion.

Please note that we are considering adding siding and trim to the garage at some point, so that it more closely matches the style of our 1908 Queen Anne cottage. In light of these future plans, we feel it may be more appropriate and cost-effective to install a carriage house-style door now. In other words, we do not want to have to replace the garage door again in the event that we undertake these future renovations.

We hope this matter can be resolved fully at the July 17 Historic Zoning Commission meeting, so we can replace our broken door as soon as possible.

1634 Luttrell St, Knoxville, Tennessee
Address is approximate



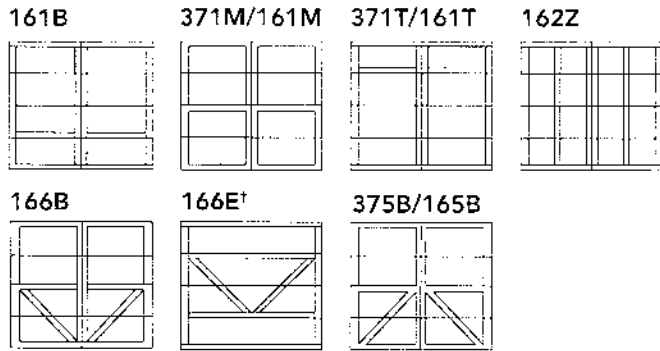
Courtyard Collection[®] Door Designs

Select your door panel style and color

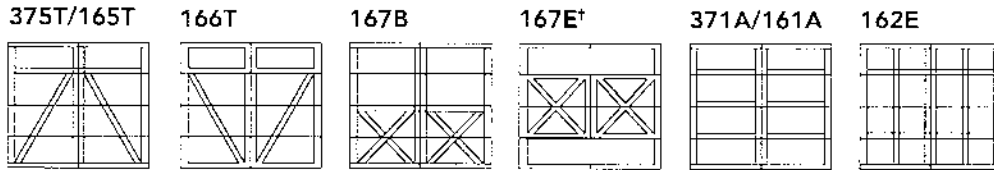
1 Choose a panel style:

Panel style

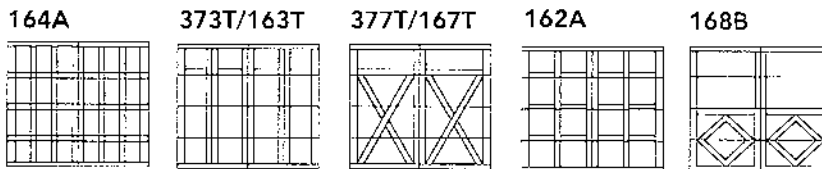
Tier 1 models:



Tier 2 models:



Tier 3 models:



	370 Series	160 Series
Wood grain trim	●	●
Color matched trim		●
Warranty	20-year limited	Limited lifetime
Polyurethane insulation	●	●
R-value†	9.3	12.76
U-factor‡	0.24	0.24
Overlay thickness	3/8"	3/8"
Door thickness	1"	1 3/8"
Commercial track	optional	●
Residential track	●	
Ball bearing rollers with nylon wheels	●	●

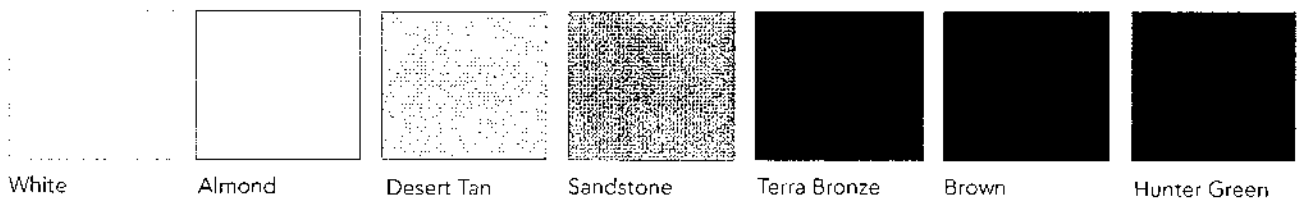
† R-value: The higher the R-value, the greater the insulating properties.

‡ U-factor: A tested value of actual energy loss - of an installed door, wall, or window assembly.

*Windows and arches not available.

2 Choose a color:

Door overlays and window trim are available in the colors shown or can be painted to match your home's décor (additional charges may apply). Actual door colors may vary from brochure photos due to fluctuations in the printing process. Ask your Overhead Door Distributor for color samples.



Courtyard Collection® *Decorative Accents*

Customize your door with ornamental hardware and windows

3 Choose a window style:

Wind load-rated windows are offered only for the 160 Series.



Clear Long



Stockbridge



Stockton



Stockton Arch



Somerton



Wyndbridge

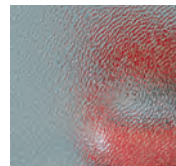
Choose a glass type:

370 Series available with single pane glass only.

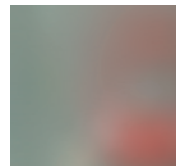
160 Series available with insulated glass.



Clear



Obscure



Satin

4 Choose your hardware:



Large
Bean
Handle



Large
Spear
Handle



Small
Spear
Handle



Spear Hinge (16" & 18")



Bean Hinge (16" only)

Ask your Overhead Door Distributor for additional hardware styles available.

5 Choose your opener:



Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, Overhead Door's garage door openers are designed for performance, safety and convenience. Your Overhead Door Distributor will help you choose the opener that best suits your door and preferences.



145 Leonard Place – Garage building



145 Leonard Place – Garage door



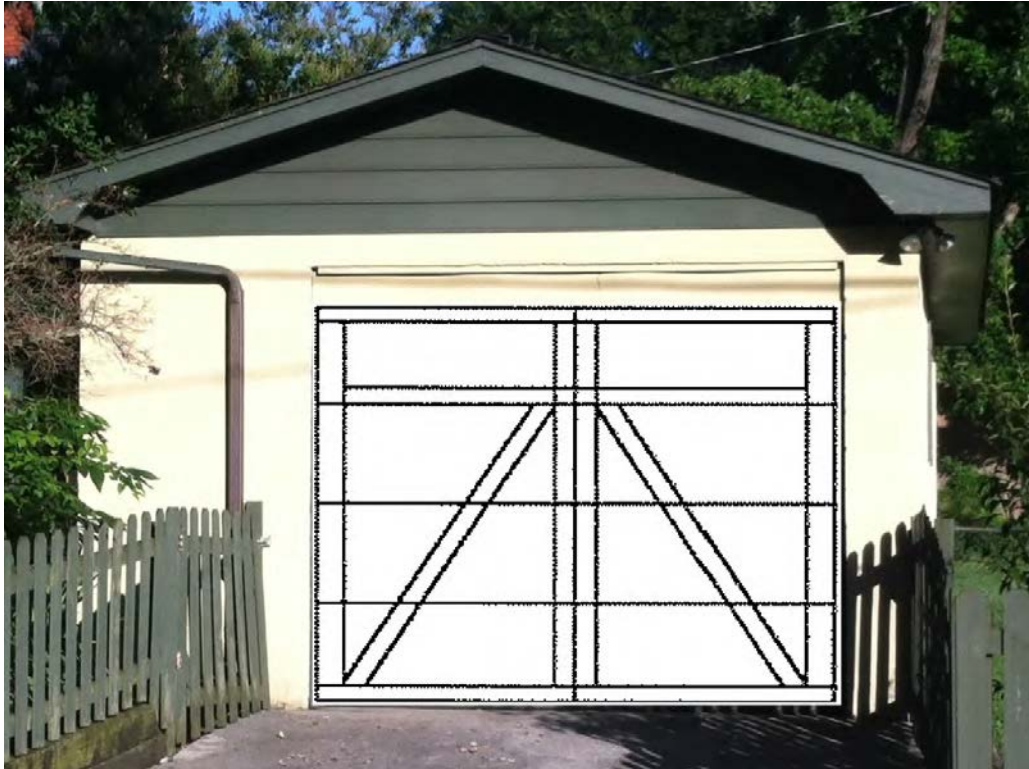
145 Leonard Place – Street view 1



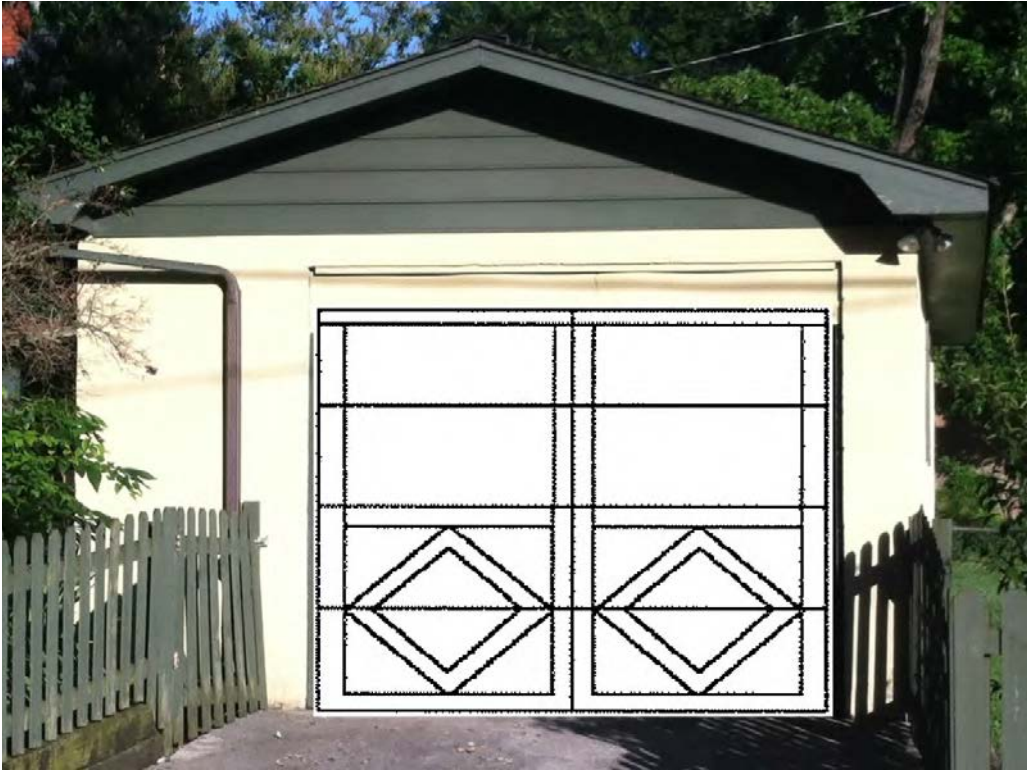
145 Leonard Place – Street view 2



145 Leonard Place – Option 1



145 Leonard Place – Option 2



145 Leonard Place – Option 3