



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

PROPERTY ADDRESS: 1208 Kenyon St 37917

FILE NO.: 7-L-15-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 7/16/2015

APPLICANT: Terrance McDonough (owner)

LEVEL OF WORK: Level II. Construction of addition and restore front porch

PROPERTY DESCRIPTION: Craftsman Bungalow (c. 1910)

One-and-a-half-story frame with brick veneer wall covering. Side-gable roof with front shed dormer, rafters. Asphalt shingle roof covering and half-timbering in front and side gables. Double-hung 3/1, 6/6 and 1/1 windows. Enclosed front entry with stoop remains intact. Exterior offset brick chimney. Brick foundation. Irregular plan. Contributing.

► **DESCRIPTION OF WORK:**

Remove wood and brick infill on front porch to restore its open configuration. Mortar for repair is to match original. Retain/repair original wood door and sidelights existing in the recessed entry alcove. Remove late corrugated metal carport and metal infill at roof and construct fame gabled carport in its place. Carport roof pitch to match and extend from that of the garage by adding a 30-inch knee wall for height. Re-roof garage and connector with asphalt shingles to match those on new carport. Add stucco board and half-timbering in roof gable of carport to match that of house. Support posts for carport to painted wood square 4x4s. Remove non-original window from connector portion under carport and retain/repair existing door. Install new garage door and service entry door to garage.

► **APPLICABLE DESIGN GUIDELINES:**

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

L. ADDITIONS p. 28

1. Locate exterior additions at the rear of or on an inconspicuous side of a historic building . . . using appropriate proportions.

2. Additions shall be designed so that they can be removed without destroying the form of the historic building.

4. New additions should not be visible from streets.

5. Do not cause a loss of historic character through a new addition.

C. PORCHES p.17

1. Historic porches on houses in Old North Knoxville should be repaired, or may replicate the original porch if documentation of its size and design can be discovered.

D. Entrances

1. Entry features which shall be preserved include sidelights and . . . the original doors.

COMMENTS:



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STAFF FINDINGS:

- 1) The brick and wood infill within the openings of the front porch are inappropriate modifications. The change in color of the brickwork on the front enclosure makes it obvious where the original brick pillars and openings were. A 1967 photo exists which shows the original configuration of the porch. A c. 1998 photo shows the porch enclosure had occurred.
- 2) The brick and wood infill can be removed without damaging historic material and will reveal the original recessed entry and front door.
- 3) The corrugated metal carport and eave infill are inappropriate rear additions. They can be removed without damaging historic material.
- 4) The existing garage is constructed of the same brick as the house and appears to be contemporary with the house. It will be repaired and retained. A new garage door is proposed as indicated by the submitted specification sheets. A new service door is proposed as well.
- 5) The window to be removed from the connector under carport is not original. The original back door will be retained.
- 6) The 3/1 window on the north side of the garage is original.
- 7) The frame gabled construction for the carport is compatible with the design on the rear of the house, does not overwhelm the house, can be distinguished from the original house and can be removed without destroying historic fabric.

► **STAFF RECOMMENDATION:**

Approve with condition that original 3/1 window on north side of garage is retained or reused. Final specification for garage doors to be submitted to staff for approval.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION**

Please print all information:

1. NAME OF APPLICANT: Terrence McDonough
 Address: 1212 Kenyon St.
 Telephone: 865-414-9524 E-mail address: _____
 Relationship to Owner: owner

2. NAME OF OWNER: Terrence McDonough
 Address: 1208 Kenyon St.
 Telephone: 865-414-9524 E-mail address: _____

3. LOCATION OF PROPERTY:
 Address: 1208 Kenyon St. Tax ID/Lot/Parcel No: _____

4. LEVEL OF WORK (circle Level)

- Level I** Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure; renewal of COA
- Level II** Major replacement of materials or architectural elements; construction of addition or outbuilding
- Level III** Construction of a new primary building; subdivision of individually designated property
- Level IV** Demolition or relocation of a contributing structure

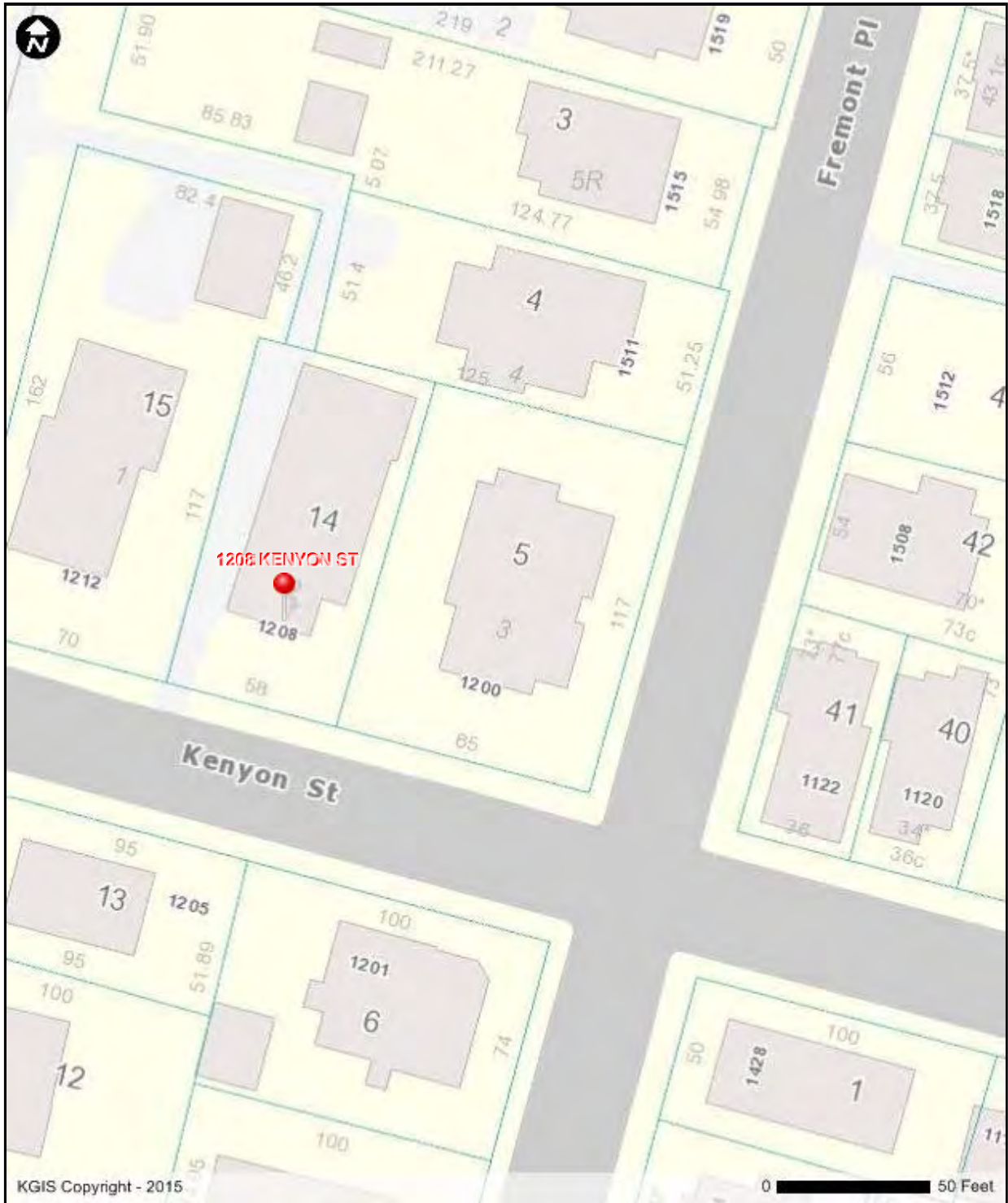
5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

Open front porch to match original condition
Redo back of house to simplify roof line.
Using existing garage 20' x 20' and adding carport
A knee wall 30 inches tall will allow roof to
compliment house roof pitch. Knee wall and gable
ends will be stucco to match house w/wood half-timbering.

6. SIGNATURE OF APPLICANT: Terrence McDonough Date: 6-29-15

Return application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902 or Fax: 865-215-2068. **Incomplete applications will not be accepted.**

FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			



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0 50 Feet

1208 Kenyon Street
ONK H-1

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - www.kgis.org

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1208 Kenyon St, Knoxville, Tennessee
Address is approximate





1208 KENYON 1998



1208 KENYON 1996



• APR • 67

1208 KENYON ST.
7/2015



FRONT OF 1208 KENYON ST.



ENCLOSED PORCH (INFILL BRICK TO BE REMOVED)



ORIGINAL FRONT DOOR INSIDE
ENCLOSED PORCH TO BE
RETAINED WITHIN RECESSED
ENTRY
@ 1208 KENYON ST.

1208 KENYON ST.
7/2015



GARAGE

EAST SIDE OF HOUSE SHOWING OFFSET OF GARAGE



BRICKED
IN
PORCH

EAST SIDE OF FRONT OF 1208 KENYON
PORCH

1208 KENYON ST.
7/2015



←
BRICK
INFILL
TO BE
REMOVED

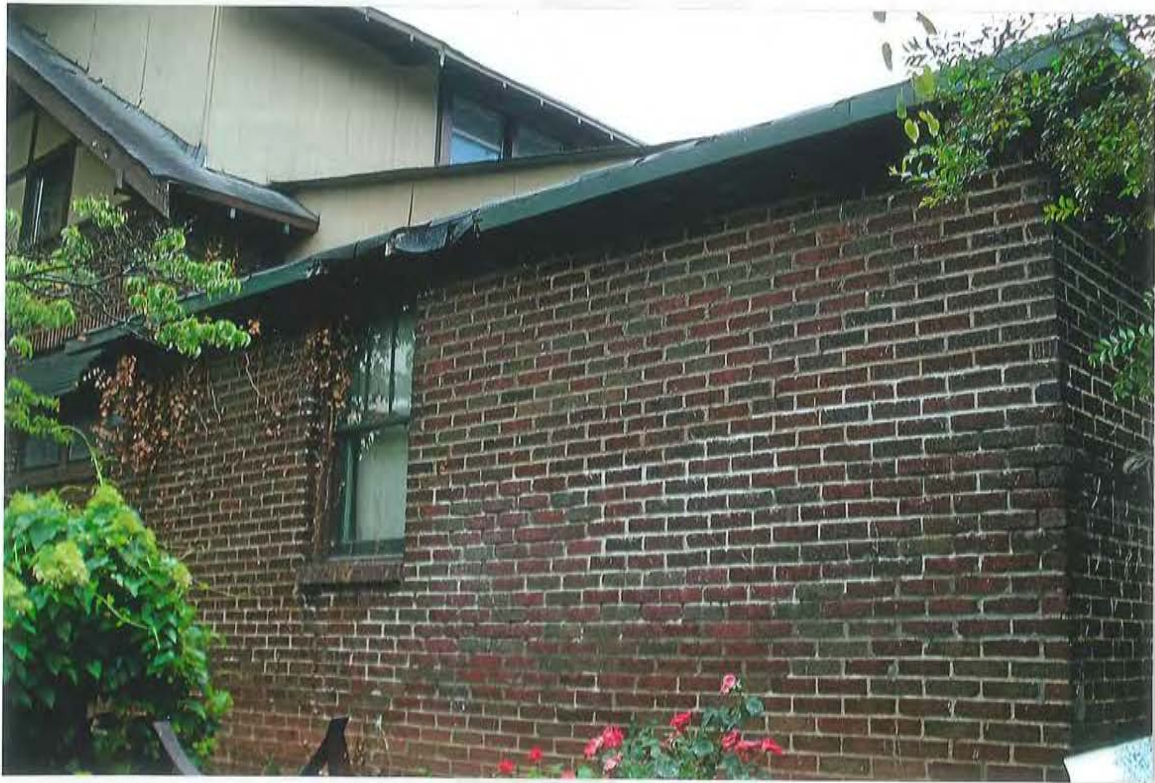
(WEST)
DRIVEWAY SIDE SHOWING ENCLOSED PORCH



METAL
CARPORT
TO BE
REMOVED →

SIDE OF GARAGE WITH ROOF DORMER

1208 KENYON ST
7/2015



EAST SIDE OF GARAGE TO REMAIN



METAL
CARPORT
TO BE
REMOVED

FRONT/SIDE OF GARAGE

1208 KENYON
7/2015



BACK OF HOUSE BESIDE DRIVEWAY



OVERALL VIEW OF REAR SHOWING
METAL CARPORT TO BE REMOVED

1208 KENYON ST.
7/2015

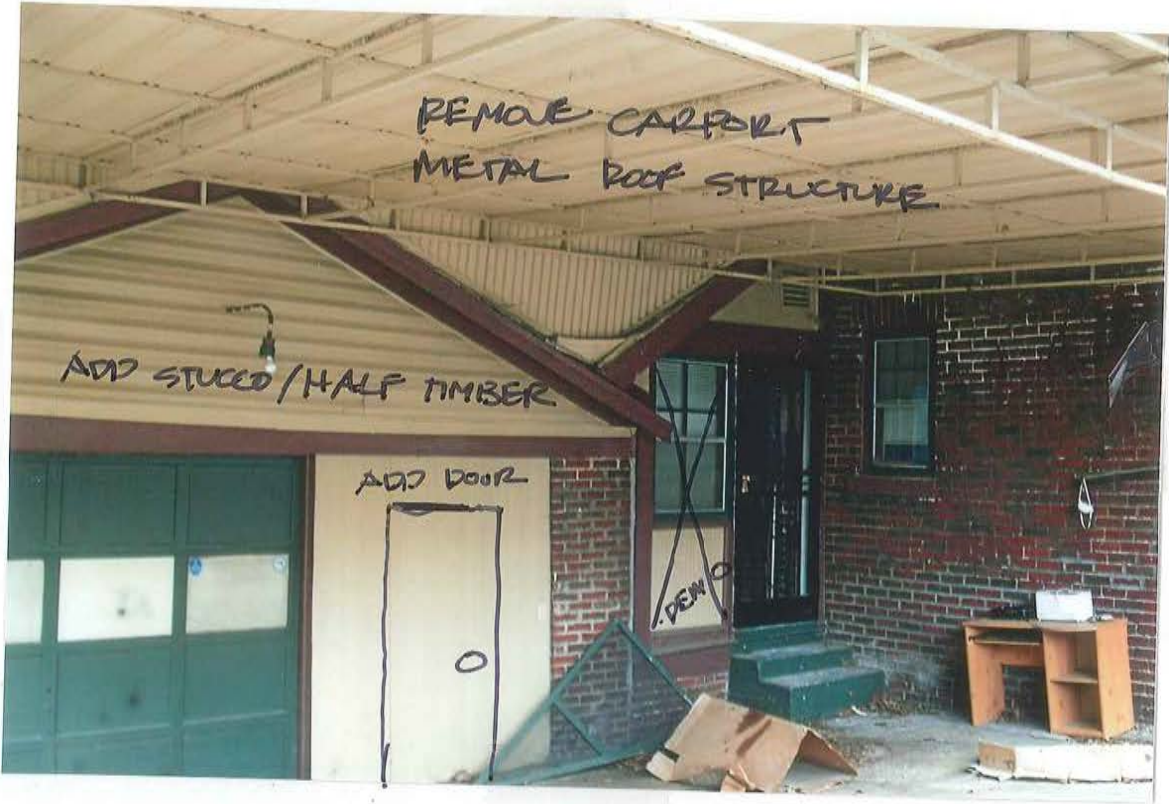


BACK OF GARAGE / EAST CORNER



FRONT OF GARAGE

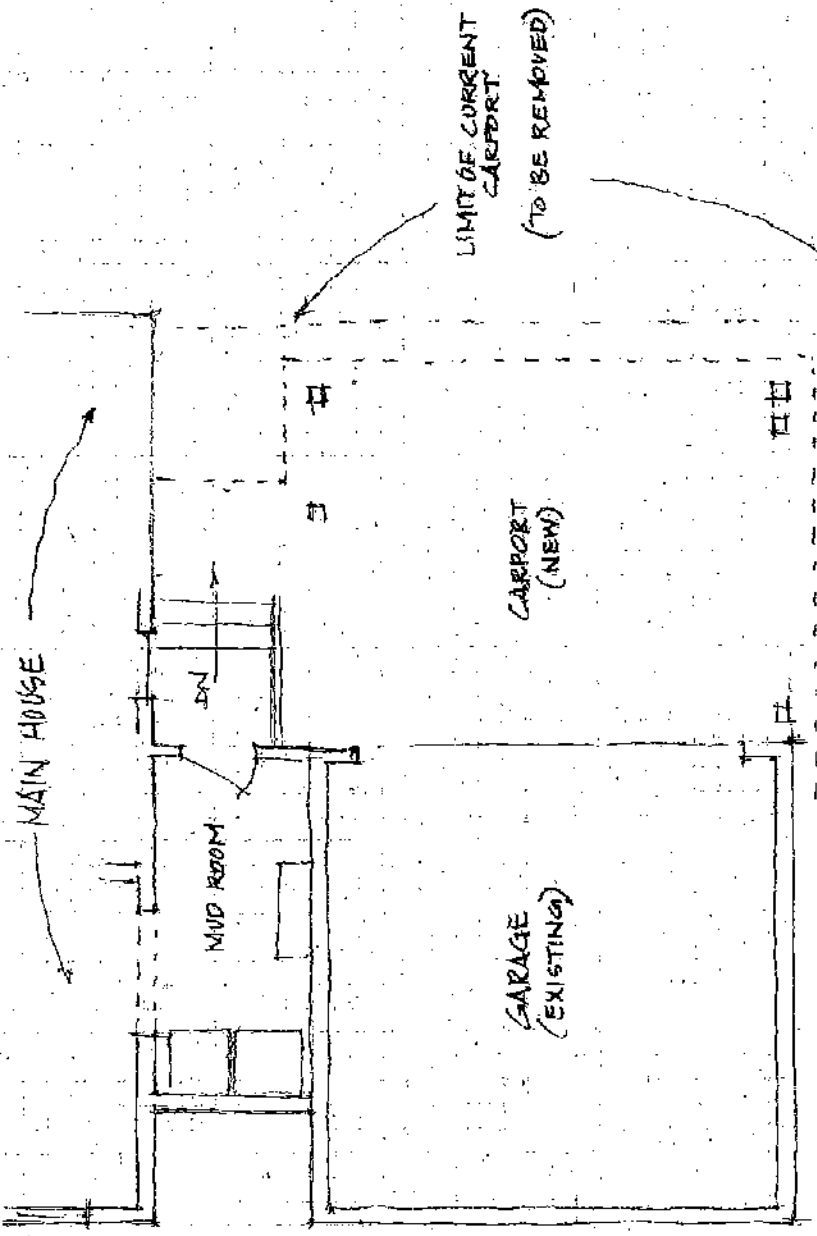
1208 KENYON 7/2015



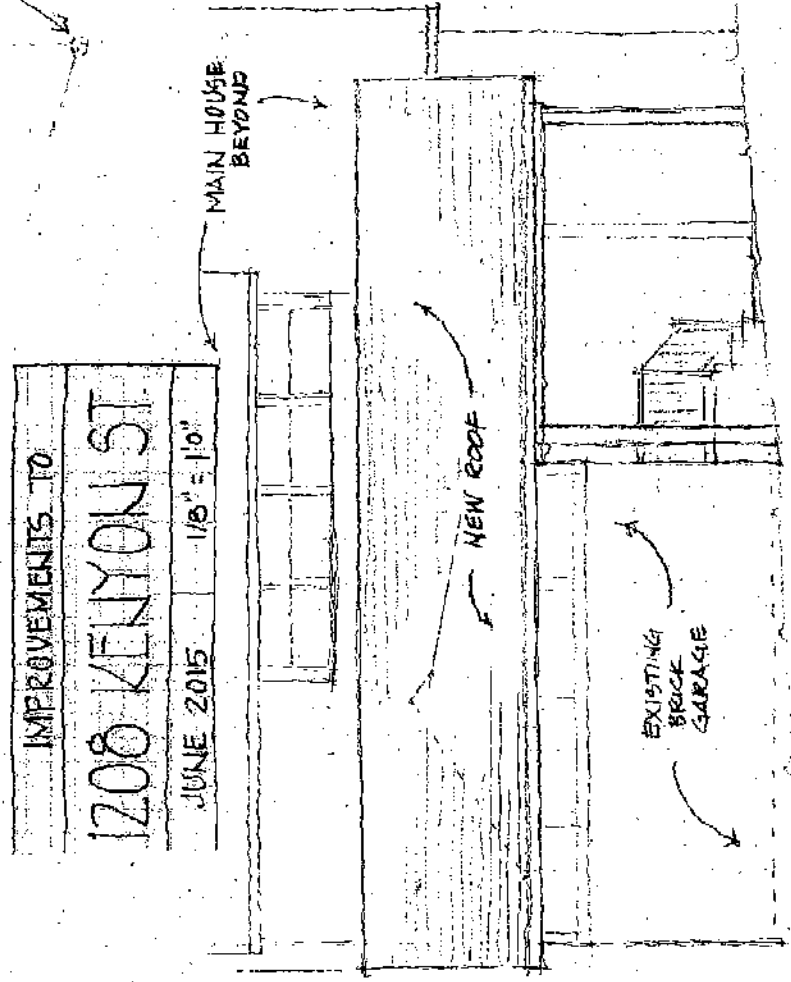
GARAGE UNDER CARPORT



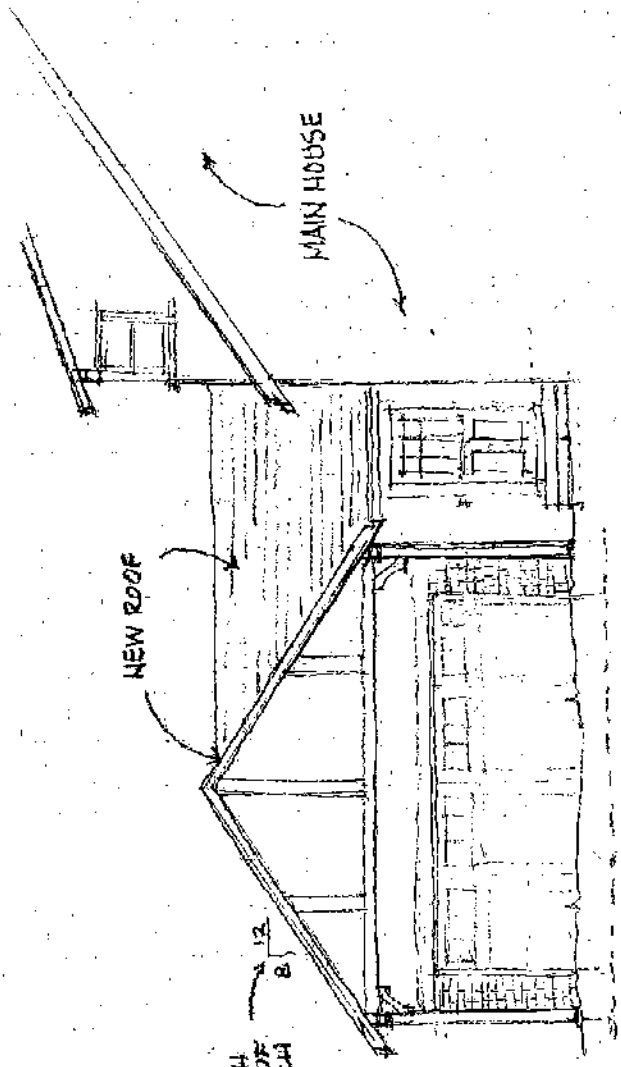
GARAGE/CARPORT ON BACKSIDE



MAIN FLOOR



BACK ELEV



MATCH
EX. ROOF
PITCH



SIDE
ELEV.

IMPROVEMENTS TO	
1208 KENYON ST.	
JUNE 2015	1/8" = 1'0"

GRAND HARBOR® COLLECTION

steel and composite carriage house garage doors with or without insulation

When budget is the deciding factor, this low-maintenance, insulation-optional steel frame carriage house style garage door combines clean lines and classic charm to provide a popular style at a great value.

WHERE TO BUY

SEE ON MY HOUSE

ADD TO IDEA BOOK

g+1

Save 1

OVERVIEW

DESIGN OPTIONS

CONSTRUCTION

BROCHURE

INSTALLATION & CARE

DOOR DESIGNS

SERIES 1

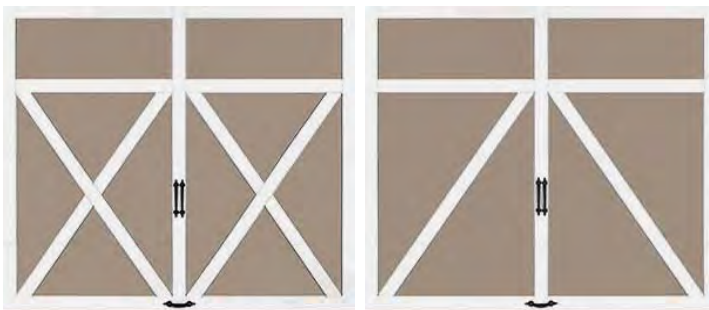


DESIGN11

DESIGN12

DESIGN13

SERIES 2



DESIGN21

DESIGN22

SERIES 3



DESIGN31



DESIGN36

SERIES 4



DESIGN41

TOP SECTIONS

SOLID TOP SECTIONS - SERIES 1 & SERIES 2



TOP11



TOP12



TOP13



ARCH1

SOLID TOP SECTIONS - SERIES 3 & SERIES 4



TOP11



ARCH1

WINDOW DESIGNS

PLAIN SHORT

SQ22

PLAIN LONG

REC12

REC14

SQ24

ARCH1

GRVA1

GRLA1

XA24*

XG14*

XG24*

WROUGHT IRON SHORT

WROUGHT IRON LONG

*Faux windows.

COLORS

STANDARD
WHITE

ALMOND

DESERT TAN

SANDTONE

HARDWARE DESIGNS

CLAVOS

DIAMOND CLAVOS

ROUND CLAVOS

HANDLES

SPADE LIFT HANDLES
(STANDARD)

ESCUTCHEON PLATE(S)

TWISTED "T" HANDLE

HINGES

SPADE STRAP HINGE

PLATES

RESIDENTIAL COMMERCIAL



America's Favorite Doors®

GARAGE DOORS

ENTRY DOORS

PHOTOS

BUYING GUIDE

SERVICE & SUPPORT

COMPARE

[BACK TO COLLECTIONS](#)

Product Line

[COACHMAN® collection](#)



Intellicore



Description

The perfect blend of beauty and practicality, these carriage house doors look like wood, but they are actually crafted of multiple layers of durable, low-maintenance steel and insulation topped with a woodgrain textured composite overlay.

Insulated R-value 6.5 - 18.4

Cost

\$\$\$\$

Construction





Product Line

GRAND HARBOR® collection



Construction



Description

When budget is the deciding factor, this low-maintenance, insulation-optional steel frame carriage house style garage door combines clean lines and classic charm to provide a popular style at a great value.

Insulated R-value 6.3

Cost

\$\$\$



Product Line

GALLERY® collection



Construction



Description

We've taken the iconic raised panel steel garage door and given it a vintage feel by adding a grooved panel design, optional decorative windows and wrought iron hardware with many unique color choices including Ultra-Grain®, Clopay's exclusive faux woodgrain paint finish.

Insulated R-value 6.5 - 18.4

Cost

\$ - \$\$\$

search



PRODUCTS SPECS & TECH INFO AIA/CEP WARRANTIES GALLERY PAC E-TOOLS COMPANY NEWS



18 / 25 Oak Hill

Snap-On Standing Seam Panel

Features

- ➔ Ideal for transition roofs
- ➔ Stiffener beads available
- ➔ Herr-Voss corrective leveled
- ➔ 20 year non-prorated finish warranty
- ➔ Maximum panel length of 45 feet

 [Spec Sheet Download](#)  [Related Products](#)



[Color Chart](#)



[E-Binder](#)



[Spec Builder](#)



[Submittal Builder](#)



[Installation Videos](#)



[PAC Visualizer](#)

OVERVIEW

MATERIALS

VIDEOS

Snap-On Standing Seam metal roofing panels are designed for use in roofing, mansard and fascia applications. The panels are designed to be installed over a waterproofed solid substrate and a minimum 3:12 roof pitch. Snap-On Metal Panels are to be factory roll-formed in continuous lengths. Maximum panel length is 45 feet and minimum panel length is 4 feet.

These metal panels are ideal for specification on applications where roofing transitions are required. The simplicity of the pan design combined with corrective leveling provides superior flatness and allows for greater workability on site.

Trim

All flashing and trim shall be fabricated by manufacturer or qualified fabricator. Flashing shall be PAC-CLAD aluminum (.032 – .063 gauge as specified) or PAC-CLAD steel (24 gauge or 22 gauge as specified). A 20-year non-pro-rated finish warranty can be supplied covering finish performance. Vinyl masking is recommended on all fabrication applications where extra handling is expected. NOTE: The strippable film must be removed immediately after installation.

Curved Panels

The 1" high Snap-On Standing Seam Roofing Panel can now be curved to a concave or convex radius, with a minimum radius of 9 ft. This panel is ideal for barrel vaults and entrance ways. Curved panels must be installed over a waterproofed solid substrate.

Installation

Snap-On Metal Panels shall be installed over solid decking (5/8" plywood, nailboard insulation or equal) with an underlayment of 30# (min.) roofing felt applied horizontally from eave to ridge. Panels shall be fastened using Petersen Non-Penetrating Clips, fastening on 18" centers (max.). Minimum slope at 3:12 pitch. Consult a local architect or engineer for requirements of local codes and conditions.



PDF DRAWINGS

- Eave Detail
- Fascia to Soffit Transition
- Fascia/Rake Wall Detail
- Gable Detail
- Gravel Stop/Head Detail
- Gutter Detail
- Head Wall Detail
- Hip/Ridge Detail
- Inside Corner Detail
- Outside Corner Detail
- Peak Detail
- Pitch Break Detail
- Rake Detail
- Roof to Fascia Transition
- Sill Detail
- Transverse seam for panel (low pitch)
- Transverse seam for panel (steep pitch)
- Valley Detail
- Vented Ridge Detail



CAD DRAWINGS



TESTING



BIM



PANEL CONDITIONS



RECYCLE CONTENT

