



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

PROPERTY ADDRESS: 227 Leonard Place 37917

FILE NO.: 5-H-16-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 5/19/2016

APPLICANT: Carl Lansden Lansden Landmarks (owner)

LEVEL OF WORK: Level II. Construction of addition

PROPERTY DESCRIPTION: Queen Anne Cottage - (c. 1890)

One-story frame with wood shingle wall covering. Steep hip roof with lower front cross-gable and asphalt shingles, round sane wood attic vent and sawnwork in front gable. Two-over-two wood double-hung windows.

► **DESCRIPTION OF WORK:**

Construct frame, gabled addition on hipped roof on the rear of main house. Dimension to be 16'-5" +- wide and 10'-2" +- high. All wooden trim work (fascia, cornice, etc.) to match that on main house. Install simulated-divided-light double-hung 2/2 wood window (2'-8" by 4'-8"). Window to have muntins on the exterior as well as the interior with a shadow bar between the glass panels. Roof to be sheathed in asphalt shingles to match those on the main house roof. Repair roof to match original pitch and shape as needed. Reconstruct the roof overhang on the main house below the main addition to match the original.

► **APPLICABLE DESIGN GUIDELINES:**

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

ADDITIONS

1. Locate exterior additions at the rear of or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building, and using appropriate proportions.
2. Design new additions so that it is clear what is historic and what is new.
3. Consider the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district. Additions shall be distinguishable from the historic building, but shall be compatible in terms of mass, materials, size, texture, and scale. Additions shall be designed so they can be removed without destroying the form of the historic building.
4. New additions should not be visible from streets.
5. Before expanding the size of the historic building with a new addition, try reconfiguring interior space that does not define the historic character of the building in order to accommodate the new space needs.
6. Do not cause a loss of historic character through a new addition.

B. WINDOWS

2. If replacement / new windows are necessary, they shall be the same overall size as the originals, with the same pane division and the same muntin depth, width and profile. They shall be the same materials as the original.
-

COMMENTS:

This proposal is submitted to mitigate a roof addition that was denied after-the-fact by the HZC on August 20, 2015.



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

PROPERTY ADDRESS: 227 Leonard Place 37917

FILE NO.: 5-H-16-HZ

DISTRICT: Old North Knoxville H-1

STAFF FINDINGS:

1. The rear roof addition will not be seen from directly in front of the house. It will be only slightly visible from Leonard Place when approaching from the west.
2. The rear roof addition will be visible from N. 4th Avenue.
3. The scale of the addition does not overwhelm the main house roof.
4. The pitch and slope of the roof addition will match that of the main house roof.
5. The proposed materials and their dimensions (wood and asphalt shingles) match those of the main house.
6. The proposed window in the addition is of the appropriate size, style and material to be compatible with the originals on the main house.

STAFF RECOMMENDATION:

Staff recommends approval. The applicant shall work with the Plans Review and Building Inspections Dept. to determine a timeframe within which the unapproved addition must be removed and the roof repaired and enclosed.



KNOXVILLE-KNOX COUNTY HISTORIC ZONING COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date Filed: 5/13/2016

File Number: 5-H-16-HZ

Application Accepted By: Kaye Graybeal

HZC Meeting Date: 5/19/2016

APPLICANT INFORMATION

Name: Carl Lansden Lansden Landmarks
Address: 5315 Asheville Hwy Knoxville, TN 37914
Phone: 865-414-8492 Email: landsdenlandmarks@gmail.com
Relationship to Owner: owner

OWNER INFORMATION

Name: Carl Lansden Lansden Landmarks
Address: 5315 Asheville Hwy Knoxville, TN 37914
Phone: 865-414-8492 Email: landsdenlandmarks@gmail.com

LOCATION OF PROPERTY

Address: 227 Leonard Place 37917
District: Old North Knoxville H-1

LEVEL OF WORK

Level II. Construction of addition

DESCRIPTION OF WORK

Construct frame, gabled addition on hipped roof on the rear of main house. Dimension to be 16'-5" +- wide and 10'-2" +- high. All wooden trim work (fascia, cornice, etc.) to match that on main house. Install simulated-divided-light double-hung 2/2 wood window (2'-8" by 4'-8"). Window to have muntins on the exterior as well as the interior with a shadow bar between the glass panels. Roof to be sheathed in asphalt shingles to match those on the main house roof. Repair roof to match original pitch and shape as needed. Reconstruct the roof overhang on the main house below the main addition to match the original.

SIGNATURE OF APPLICANT _____

Date: _____

Return application to:

Knoxville-Knox County Historic Zoning Commission
Suite 403, City-County Building, 400 Main Street
Knoxville, Tennessee 37902

See Part 2 for submittal information requirements. Incomplete submittals will not be accepted.

PART 2 - INFORMATION REQUIRED FOR CERTIFICATE OF APPROPRIATENESS SUBMITTALS

A copy of all information submitted with an application must be retained by the Historic Zoning Commission. Incomplete submittals will not be accepted. All required information must be submitted before the application and fee will be accepted for the next available Historic Zoning Commission agenda. Checks mailed with an incomplete application will be returned.

A. EXTERIOR ALTERATION OR REPAIR

Check each work item for which approval is requested:

- | | | |
|------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Accessory structure | <input type="checkbox"/> Masonry repair/painting | <input type="checkbox"/> Shutters |
| <input checked="" type="checkbox"/> Additions | <input type="checkbox"/> Material changes (wood, brick, metal, etc.) | <input type="checkbox"/> Siding |
| <input type="checkbox"/> Architectural feature | <input type="checkbox"/> Mechanical system unit | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Awning or canopy | <input type="checkbox"/> Parking lot or driveway paving | <input type="checkbox"/> Skylights or solar collectors |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Porch elements | <input type="checkbox"/> Storm windows or doors |
| <input type="checkbox"/> Doors | <input checked="" type="checkbox"/> Roofing | <input type="checkbox"/> Windows |
| <input type="checkbox"/> Guttering | <input type="checkbox"/> Satellite dish | <input type="checkbox"/> Other: |

Describe the proposed work in detail and include the following information:

- Sketches, photographs, manufacturer's specifications, illustrations, and detailed drawings are required for major changes in architectural features and materials.
- Samples, description, and specifications for proposed materials.

B. NEW CONSTRUCTION

Describe the proposed project in detail and include the following information:

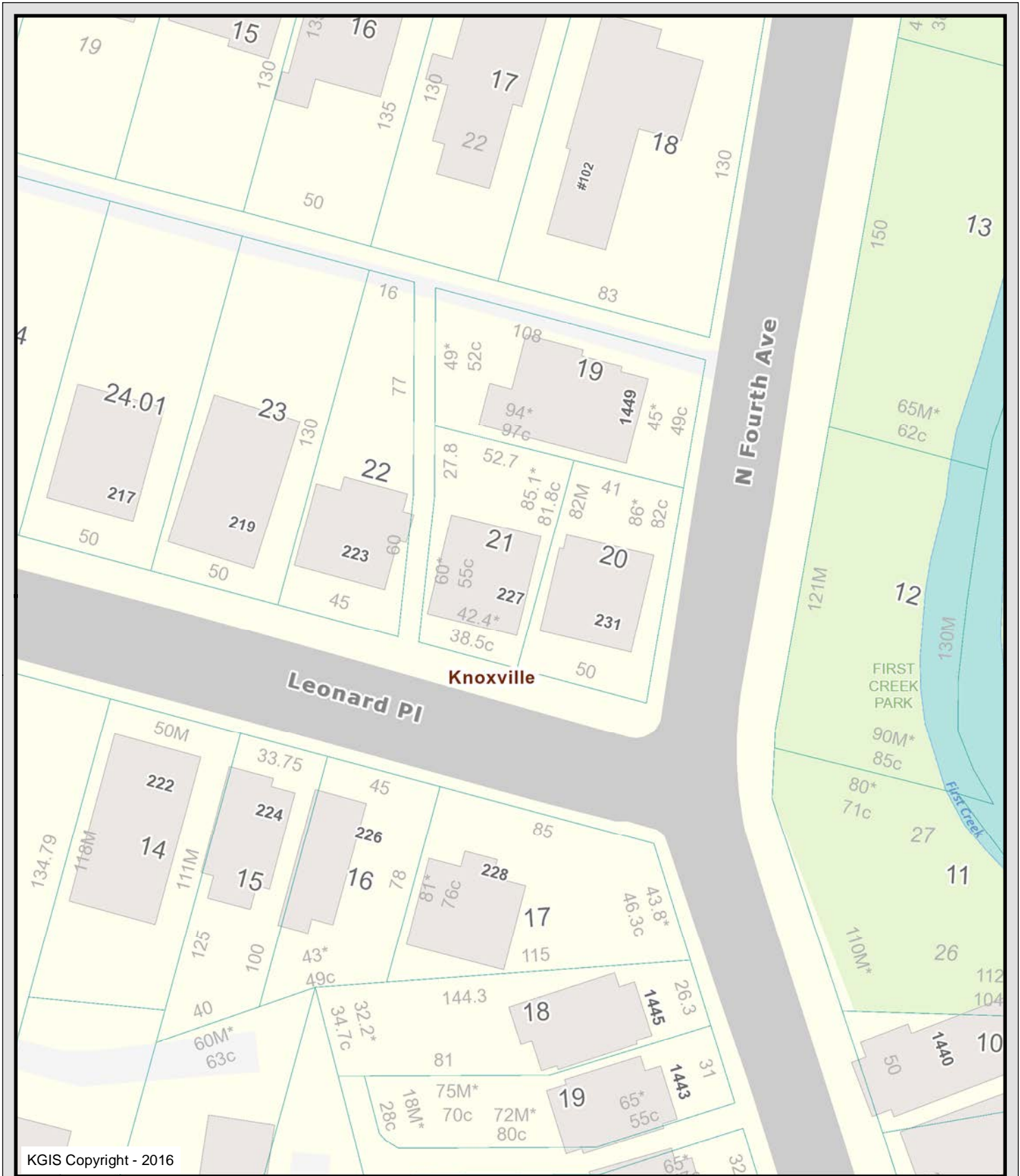
- Dimensioned site plan.
- Dimensioned elevation drawings that clearly show the exterior appearance of the project.
- Samples, description, and specifications for proposed materials and architectural features.
- Description and drawings or photographs of site improvements such as fences, walls, and sidewalks.

C. RELOCATION OF STRUCTURE

- Description of structure and its condition and reason for relocation.
- Photographs of the structure.
- Photographs and site plan of proposed location.
- Description of site features that will be disturbed such as topography, retaining walls, fences, trees.

D. DEMOLITION OF STRUCTURE

- Description of the condition of the structure and reason for proposed demolition.
- Photographs of overall structure and its details.

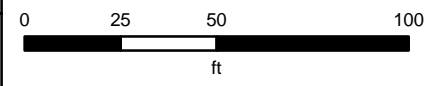


KGIS Copyright - 2016

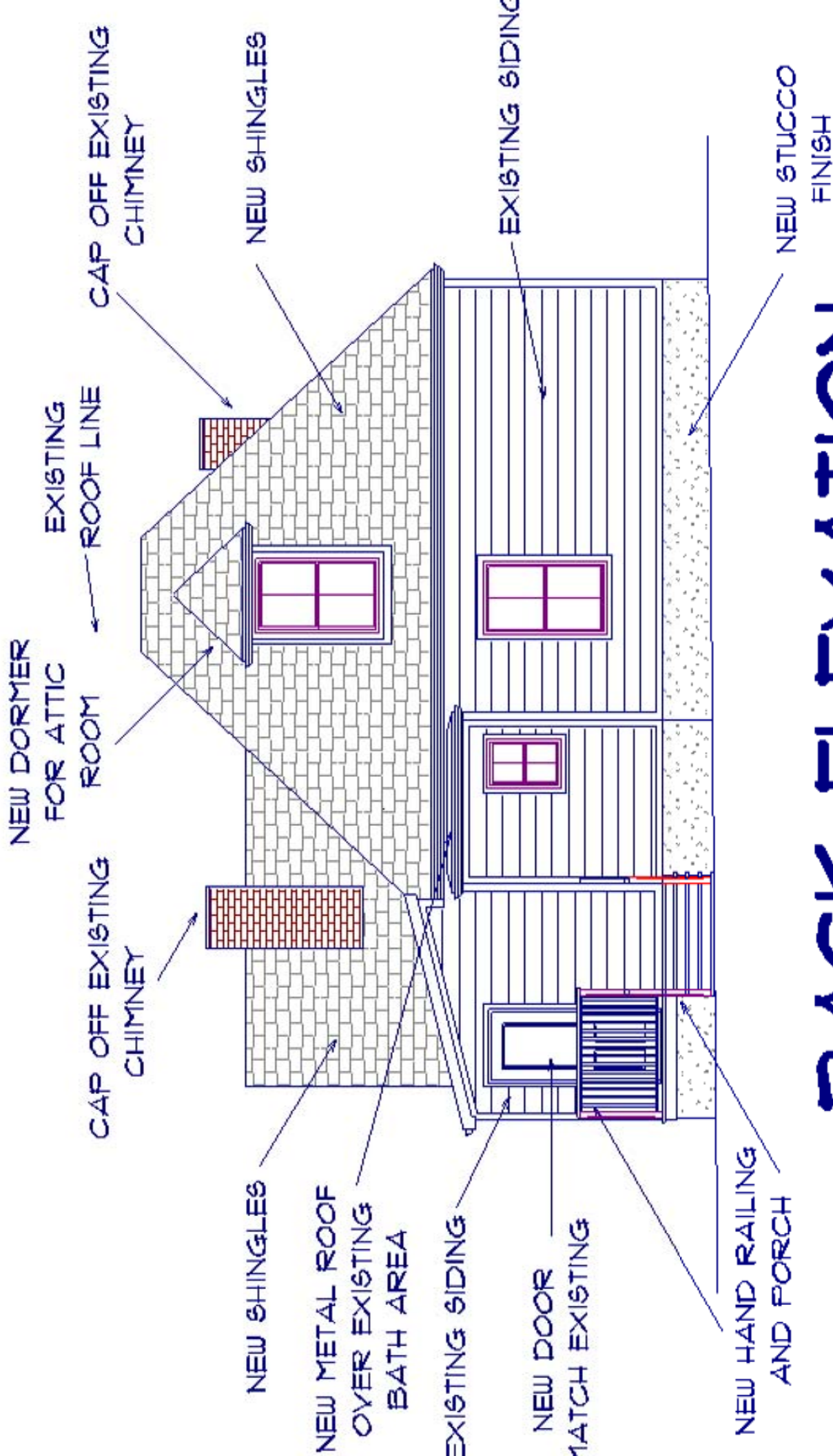
226 Leonard Place

Printed: 4/11/2016 at 2:46:01 PM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



BACK ELEVATION



227 Leonard Place – Front façade – in progress – rear roof addition is barely visible.

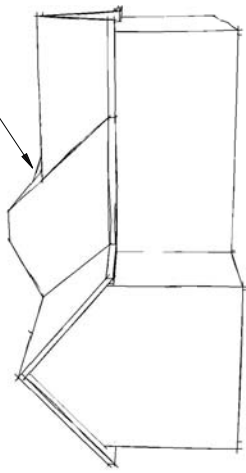


227 Leonard Place – Rear roof addition as seen from rear alley.



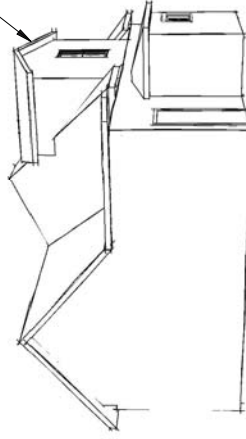
227 Leonard Place – Rear roof addition as viewed from N. Fourth Avenue (viewed from the east).

EXISTING ADDITION
SLIGHTLY VISIBLE FROM
LEONARD PLACE

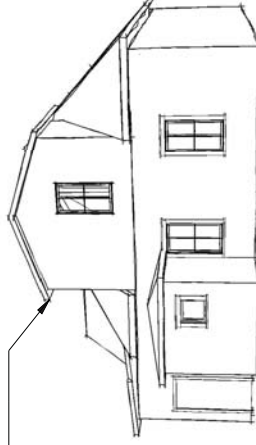


② EXISTING_Front Street View

EXISTING ADDITION NOT
PROPORTIONAL OR KEEPING
WITH EXISTING ROOF

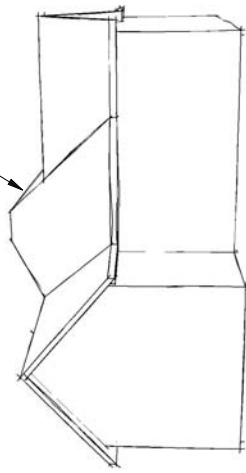


③ EXISTING_North 4th Ave.



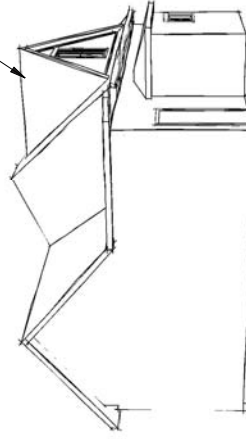
① EXISTING_Alley View

NEW ADDITION NOT VISIBLE
FROM LEONARD PLACE

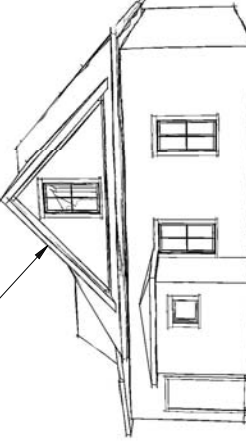


⑤ NEW_Front Street View

NEW ADDITION MATCHES
EXISTING ROOF SLOPES AND
WINDOW PROPORTIONS



⑥ NEW_North 4th Ave.



④ NEW_Alley View

ROSSER DESIGN STUDIO

306 CREEKWOOD DR., JEFFERSON CITY, TN 37760
865 323 8017 www.rosserdesignstudio.com · david@rosserdesignstudio.com

LEONARD PLACE RENOVATION

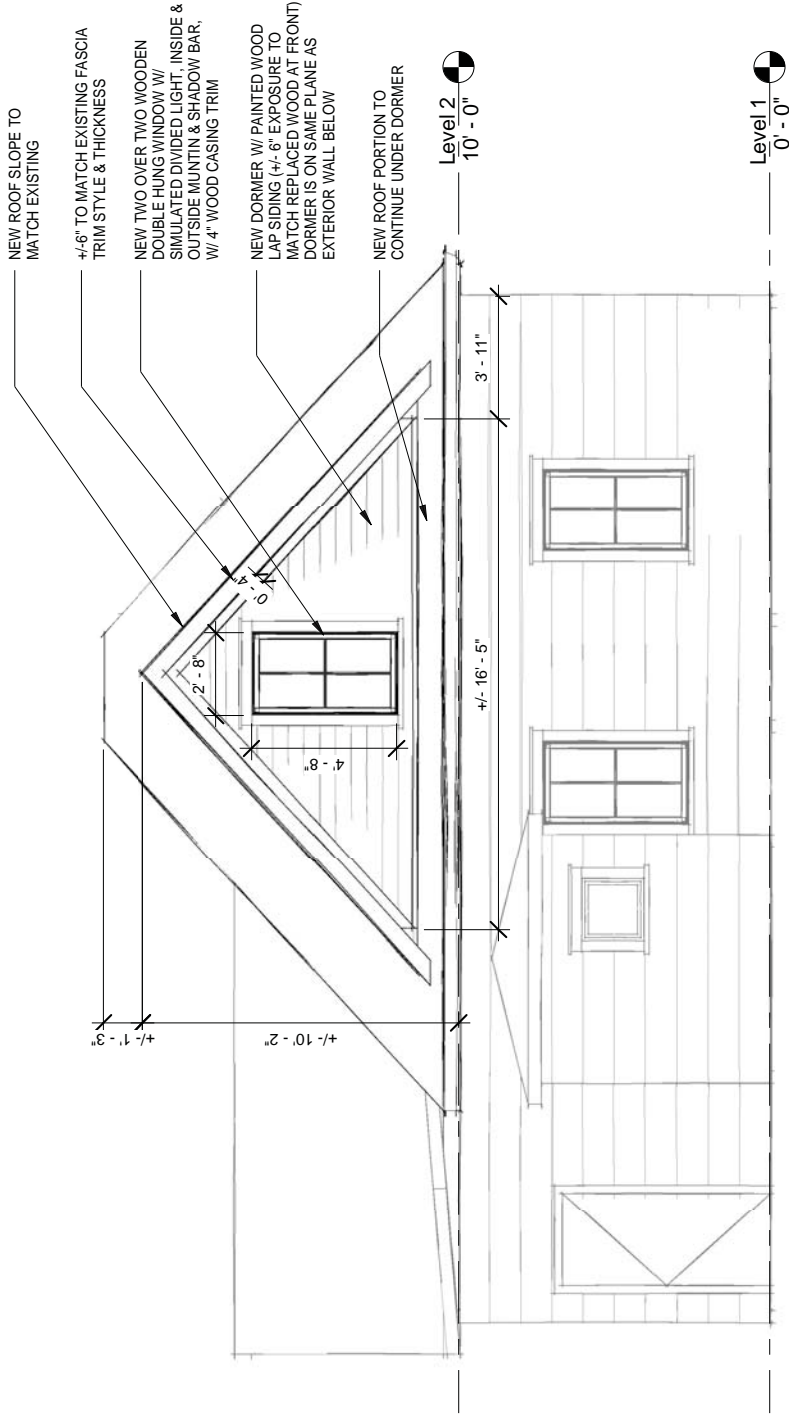
227 LEONARD PLACE, KNOXVILLE TN

3D IMAGES - EXIST. & PROPOSED

A100

PROJECT INFORMATION

ADDRESS: 227 LEONARD PL., KNOXVILLE, TN
 APPLICANT: CARL LANSDEN
 LEVEL OF WORK: LEVEL II
 DESCRIPTION: THE OWNER DESIRES A CERTIFICATE OF APPROPRIATENESS TO REMOVE AN EXISTING DORMER AND REPLACE IT WITH A MORE SUITABLE DORMER. THE NEW SPACIOUS DORMER ALLOWS FOR BETTER UPSTAIRS ACCESS, MORE LIGHT IN, AND IMPROVES THE APPEAL OF THE HOME.
 ARCHITECTURALLY, THE DORMER IS A PLEASANT ADDITION TO THE BACK OF THE HOME. ITS SCALE AND PROPORTIONS ARE PLEASING TO THE EYE AND ARE NOT IN DANGER OF COMPROMISING ANY HISTORIC ROOF DESIGN OR CHARACTER-DEFINING MATERIALS OF THE HOUSE.
 AS A MEMBER OF THE JEFFERSON CITY HISTORIC ZONING COMMISSION MYSELF I AM FAMILIAR WITH THE CHALLENGES THAT THE COMMITTEE FACES, AS WELL AS THE CHALLENGES OWNERS FACE. WITH THIS UNDERSTANDING I FULLY ENDORSE THIS PROPOSED ALTERATION AND AFFIRM MR. LANSDEN'S DESIRE, EFFORT AND INVESTMENT IN IMPROVING THIS HOUSE AND THE NEIGHBORHOOD.
 SINGERLEY,
 DAVID W. ROSSER, AIA



3 NEW_North Elevation
 1/4" = 1'-0"

EXISTING & NEW ELEVATIONS
A101

LEONARD PLACE RENOVATION
 227 LEONARD PLACE, KNOXVILLE TN

ROSSER DESIGN STUDIO
 306 CREEKHOOR DR., JEFFERSON CITY, TN 37760
 865 323 8017 www.rosserdesignstudio.com - david@rosserdesignstudio.com