



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

PROPERTY ADDRESS: 421 E Scott Ave 37917

FILE NO.: 4-A-17-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 4/20/2017

APPLICANT: Brad Raines (Owner)

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

PROPERTY DESCRIPTION: Craftsman (1910)

One-story frame with weatherboard wallcovering. Hip and gable roof with asphalt shingle covering, rafters and knee braces. Double-hung 6/1 windows. One-story, one-bay offset gable front porch with dentils on eaves of porch gable. Brick foundation. Irregular plan. Leaded divided-light transom over front door with sidelights. Contributing.

► **DESCRIPTION OF WORK:**

Level II Work

Front Porch: Removal of non-original concrete stair & replacement with brick stair (brick reclaimed from existing house); removal of non-original concrete wall caps & replacement with stone caps to match existing. New painted steel handrail with balusters to meet building code.

East Side of Roof: Addition of (2) skylights to provide code-required egress from new finished space at attic.

Back Porch: Removal of damaged / rotted wood railings & replacement with new wood frame / trim and wire mesh insect screen; removal of non-original concrete stair & replacement with brick stair (brick reclaimed from existing house); removal of non-original door & replacement with new painted fiberglass-clad wood door.

Level I Work

Front Porch: Removal of paint from existing brick; mortar repair / repointing; repair & repainting of existing wood porch floor and beadboard soffit; in-kind replacement of previously removed decorative painted wood bracket.

Exterior Woodwork, Trim, & Siding: Removal of non-original vinyl & aluminum siding. Epoxy repair, refastening & other structural stabilization, repainting of all exterior wood. In-kind replacement on a last-resort / as-needed basis.

Windows: Repair of existing wood windows and addition of new prefinished aluminum storm windows.

► **APPLICABLE DESIGN GUIDELINES:**

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

ROOFS

5. Do not place solar collectors or modern skylights on roof areas that are visible from the street, and do not install them where they interfere with decorative roof elements.

PORCHES

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.

MASONRY

4. Identify and preserve masonry features that define the historic character of the building, including walls, railings, foundations, chimneys, columns and piers, cornice and door and window pediments.



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

PROPERTY ADDRESS: 421 E Scott Ave 37917

FILE NO.: 4-A-17-HZ

DISTRICT: Old North Knoxville H-1

-
5. Replace an entire masonry feature that is too deteriorated to repair. Use the remaining physical evidence to guide the new work, and match new to old.
 6. If historical, pictorial or physical documentation cannot be found about a masonry feature, a modern design sympathetic to the building would be appropriate. A new masonry feature should be compatible in size, scale, material and color.
 7. Match replacement mortar to the original mortar in color, composition, profile and depth. If necessary, analyze the original mortar to determine the proportions of lime, sand and cement. A "scrub" technique shall not be used to repoint. The width or joint profile shall not be changed unless the change will return the joint to its original appearance.
 8. Never repoint with mortar of high Portland cement content, unless that is the content of the original mortar.
 9. Never repoint with mortar of high Portland cement content, unless that is the content of the original mortar.
-

COMMENTS:

Confirm that the two skylights to be installed to provide egress from new finished space at attic meet building and fire code requirements.

STAFF FINDINGS:

- 1) The house is a contributing structure in the Old North Knox H-1 Overlay.
- 2) A small portion of one of the proposed skylights will be only slightly visible when approaching the house from the north, given that the projecting side gable will obscure the majority of it.
- 3) The front steps and brick piers and caps were re-constructed at some earlier point from non-original materials. Given that the craftsmanship is poor and the bricks do not match the original, these elements have not acquired any historic significance over time.
- 4) The re-use of brick from the original house is an appropriate material for the steps and piers.
- 5) The existing rear porch and steps are not original or early; therefore, there will be no loss of historic material in its reconstruction with a brick foundation
- 6) A screened-in porch is not inappropriate for the rear of the house.
- 7) The proposed stair handrails require balusters spaced at ~ 4 inches on center in order to meet building code.
- 8) The screened-in porch will require 36-inch-high balusters to surround it wherever it is 30 inches above grade. The appropriate type of balusters would be 2x2 square.

► **STAFF RECOMMENDATION:**

Staff recommends approval with the following conditions: 1) that the building code is met with the addition of balusters on the screened porch and the stair handrails; and 2) the operable skylights are confirmed as necessary to meet code for egress.

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

Please print all information:

1. **NAME OF APPLICANT:** Brad Raines

Address: 421 E Scott Avenue

Telephone: 865-556-8404 E-mail address: bradfordrains@gmail.com

Relationship to Owner: self

2. **NAME OF OWNER:** Same as above

Address: _____

Telephone: _____ E-mail address: _____

3. **LOCATION OF PROPERTY:**

Address: 421 E Scott Avenue Tax ID/Lot/Parcel No: 081LR018

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.)

Level I and Level 2 work: see attached description.

6. **SIGNATURE OF APPLICANT:** _____ Date: _____

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 _____ .			

Level I Work

Front Porch: Removal of paint from existing brick; mortar repair / repointing; repair & repainting of existing wood porch floor and beadboard soffit; in-kind replacement of previously removed decorative painted wood bracket.

Exterior Woodwork, Trim, & Siding: Removal of non-original vinyl & aluminum siding. Epoxy repair, refastening & other structural stabilization, repainting of all exterior wood. In-kind replacement on a last-resort / as-needed basis.

Windows: Repair of existing wood windows and addition of new prefinished aluminum storm windows.

Level II Work

Front Porch: Removal of non-original stair & replacement with brick stair (brick reclaimed from existing house); removal of non-original concrete wall caps & replacement with stone caps to match existing. New painted steel handrail.

East Side of Roof: Addition of (2) skylights to provide code-required egress from new finished space at attic.

Back Porch: Removal of damaged / rotted wood railings & replacement with new wood frame / trim and wire mesh insect screen; removal of non-original stair & replacement with brick stair (brick reclaimed from existing house); removal of non-original door & replacement with new painted fiberglass-clad wood door.

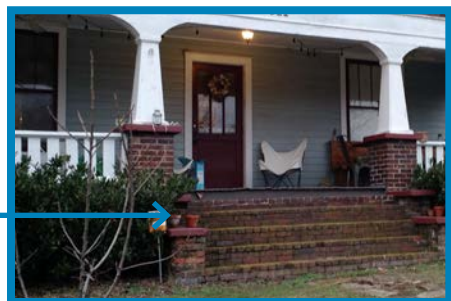


1. Remove non-original brick and concrete stair. Replace with salvaged brick stair.
2. Remove non-original cast-in place concrete cap. Replace with stone to match adjacent existing stone caps.
3. Remove paint from existing brick. Repair and repoint (using type O, K, or sand and lime mortar) existing damaged mortar & non-original / mis-matching pointing mortar.
4. Repair existing wood windows and add aluminum storm windows. (see attached cut sheet)
5. Stabilize, repair, and repaint existing exterior woodwork.
6. New decorative bracket at to replace previously removed. Will match adjacent existing.



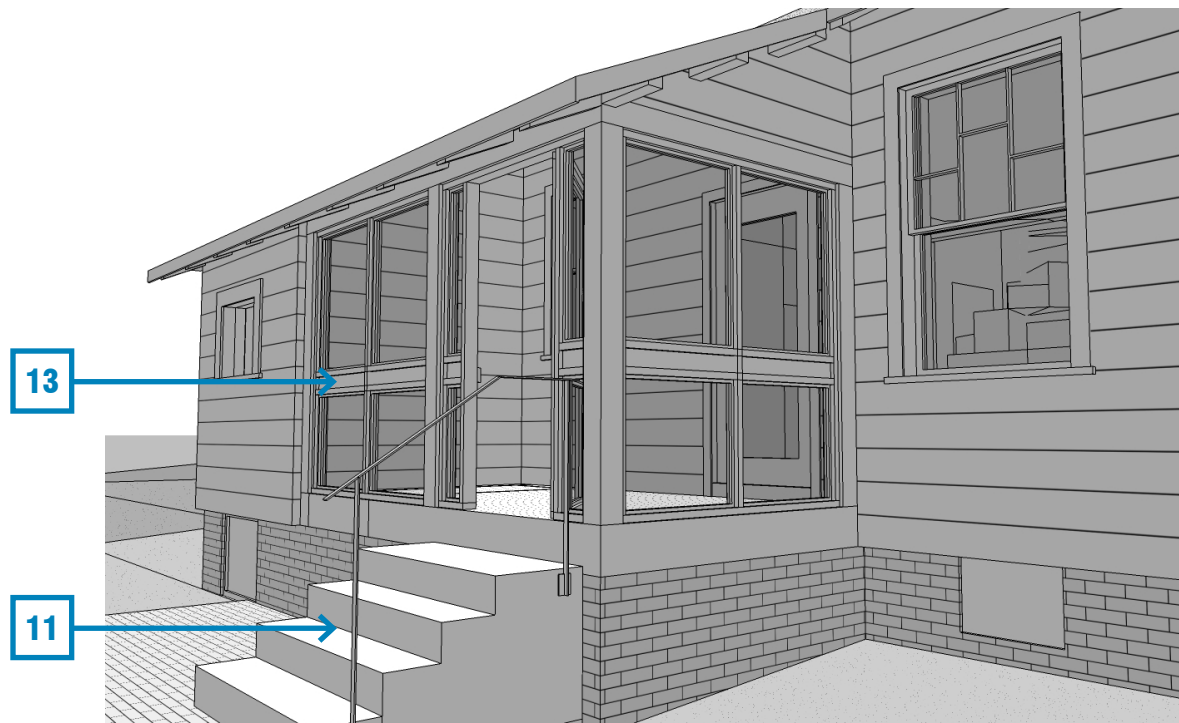
See previous sheet for key notes

Brick stair at 321 Oklahoma Ave similar to proposed new stair





- 7. Repair existing leaded glass
- 8. Repair or in-kind replacement of door and sidelight panels
- 9. New wood screen door - stile and rail size and configuration to match existing wood door.

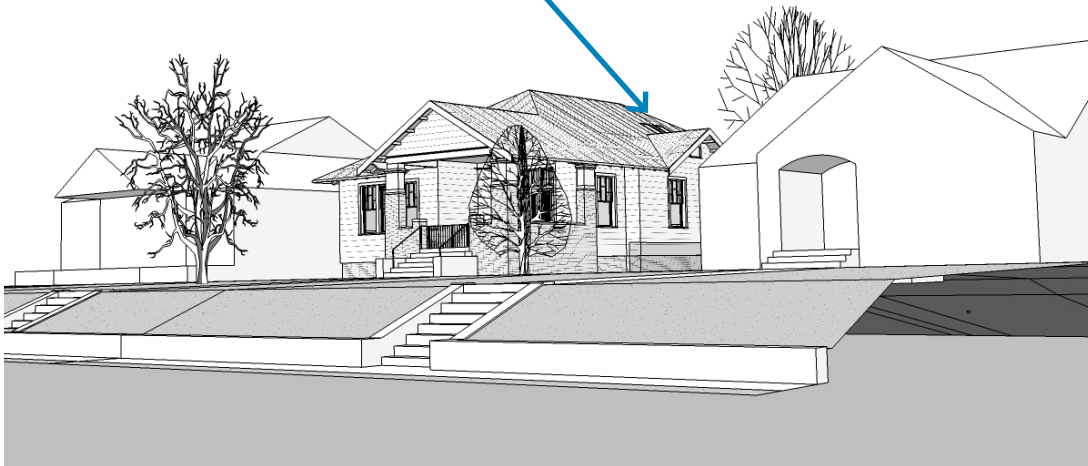


- 10. Remove existing damaged / rotted wood railing. Replace with wood railing & insect screen.**
11. Remove non-original concrete stair. Replace with salvaged brick stair.
12. Remove non-original fiberglass door. Replace with new fiberglass clad wood door.
13. New wire mesh insect screen and painted wood framing and trim.

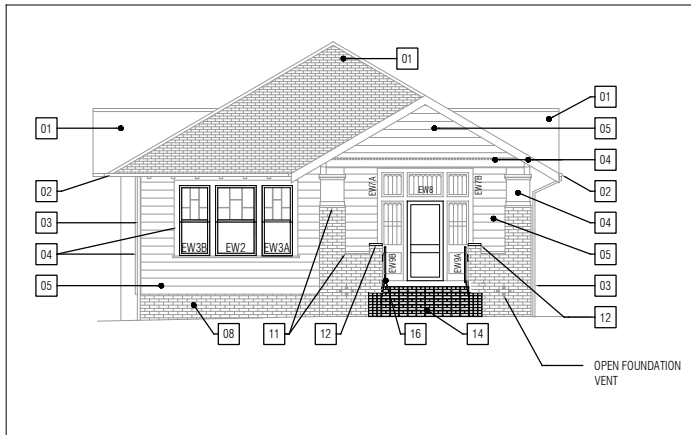
14



14

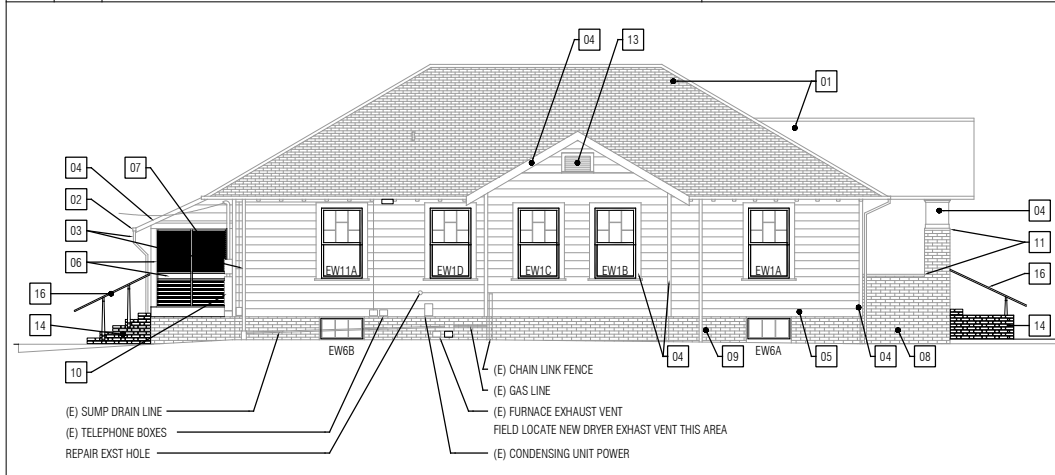


14. New egress skylight. Minimal visibility from street. Frame / flashing to be gray to match / blend with roof shingles. (see attached cut sheet)



01
1/8" = 1' EXTERIOR ELEV | SOUTH

KEYNOTES EXTERIOR ELEVATION	
01	EXST ASPHALT SHINGLE ROOF TO REMAIN
02	EXST ALUM GUTTER TO REMAIN
03	EXST ALUM DS TO REMAIN
04	EXST WD TRIM. REMOVE ALL LOOSE PAINT. REPAIR DAMAGED / ROTTED WOOD WITH EPOXY. IF NECESSARY, REPLACE WITH NEW WD TRIM TO MATCH EXST. RESET AND REFASTEN ALL LOOSE / SAGGING WD TRIM & WD BRACKETS. REPAINT ALL WD TRIM & BRACKETS. SEAL ALL GAPS.
05	EXST WD SIDING. REMOVE ALL LOOSE PAINT. REPAIR DAMAGED / ROTTED WOOD WITH EPOXY. IF NECESSARY REPLACE WITH NEW WD SIDING TO MATCH EXISTING. SEAL AROUND ALL EDGES AND TOP, BOTTOM, CORNER TRIM, AND WINDOW TRIM.
06	KDAT PT WD FRAMING & TRIM
07	NEW INSECT SCREEN TO MATCH SCREEN ON NEW STORM WINDOWS.
08	EXST BRICK MASONRY AT FRONT PORCH - STRUCTURAL AND COSMETIC REPAIR. STRIP ALL PAINT AND CLEAN WITH MASONRY CLEANER FROM PROSOCO OR SIMILAR AS RECOMMENDED BY MASONRY RESTORATION SUB-CONTRACTOR. REMOVE MORTAR TO 2-2.5 TIMES THE JOINT WIDTH AND REPOINT USING TYPE O, K OR 'L' (SAND AND LIME) MORTAR. EXAMINE EXISTING MASONRY AND MORTAR TO DETERMINE APPROPRIATE TYPE.
09	EXST BRICK MASONRY AT FOUNDATION WALL - STRUCTURAL REPAIR AND MINOR CLEANING ONLY. REPOINT ONLY WHERE NECESSARY TO REPAIR DAMAGED, LOOSE, OR MISSING MORTAR. CLEAN DIRT / DEBRIS FROM SURFACE .
10	ELEC PANEL, METER, & WEATHERHEAD. SEE ALTERNATES
11	EXST LIMESTONE CAP TO REMAIN. CLEAN SIM TO PORCH BRICK.
12	EXST LIMESTONE CAP INSTALLED IN NEW LOCATION
13	EXST WOOD LOUVER. SCRAPE AND REPAINT. MAINTAIN FREE AREA / AIR MOVEMENT THROUGH LOUVER.
14	RECLAIMED BRICK STAIR
15	NOT USED
16	NEW PTD STL HANDRAIL

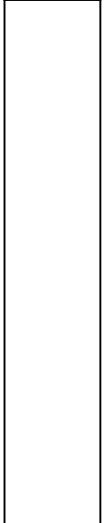


02
1/8" = 1' EXTERIOR ELEV | WEST

EXTERIOR PAINT COLORS		
#	LOCATION	COLOR
01	TRIM	TBD
02	SIDING	TBD
03	EAVE SOFFITS	TBD

- (E) SUMP DRAIN LINE
- (E) TELEPHONE BOXES
- REPAIR EXST HOLE
- (E) CHAIN LINK FENCE
- (E) GAS LINE
- (E) FURNACE EXHAUST VENT
- FIELD LOCATE NEW DRYER EXHAUST VENT THIS AREA
- (E) CONDENSING UNIT POWER

421 E
SCOTT
REHABILITATION
NO. 01

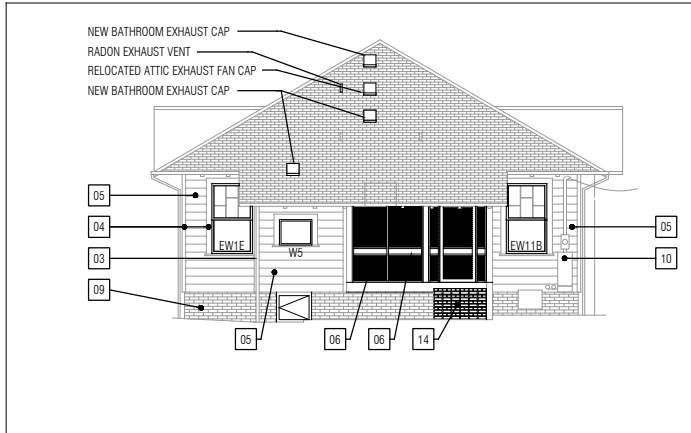


NOT FOR
CONSTRUCTION

ISS.	2017.02.20

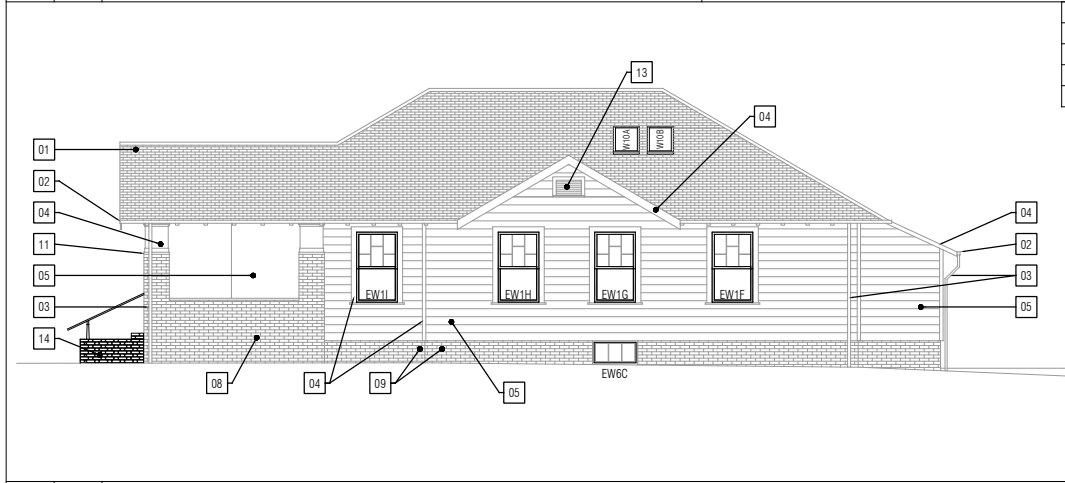
A201

EXTERIOR
ELEVATIONS



01
1/8" = 1'
EXTERIOR ELEV | NORTH

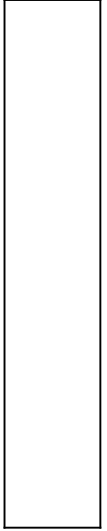
KEYNOTES EXTERIOR ELEVATION	
01	EXST ASPHALT SHINGLE ROOF TO REMAIN
02	EXST ALUM GUTTER TO REMAIN
03	EXST ALUM DS TO REMAIN
04	EXST WD TRIM. REMOVE ALL LOOSE PAINT. REPAIR DAMAGED / ROTTED WOOD WITH EPOXY. IF NECESSARY, REPLACE WITH NEW WD TRIM TO MATCH EXST. RESET AND REFASTEN ALL LOOSE / SAGGING WD TRIM & WD BRACKETS. REPAINT ALL WD TRIM & BRACKETS. SEAL ALL GAPS.
05	EXST WD SIDING. REMOVE ALL LOOSE PAINT. REPAIR DAMAGED / ROTTED WOOD WITH EPOXY. IF NECESSARY REPLACE WITH NEW WD SIDING TO MATCH EXISTING. SEAL AROUND ALL EDGES AND TOP, BOTTOM, CORNER TRIM, AND WINDOW TRIM.
06	KDAT PT WD FRAMING & TRIM
07	NEW INSECT SCREEN TO MATCH SCREEN ON NEW STORM WINDOWS.
08	EXST BRICK MASONRY AT FRONT PORCH - STRUCTURAL AND COSMETIC REPAIR. STRIP ALL PAINT AND CLEAN WITH MASONRY CLEANER FROM PROSOCO OR SIMILAR AS RECOMMENDED BY MASONRY RESTORATION SUB-CONTRACTOR. REMOVE MORTAR TO 2-2.5 TIMES THE JOINT WIDTH AND REPOINT USING TYPE O, K OR 'L' (SAND AND LIME) MORTAR. EXAMINE EXISTING MASONRY AND MORTAR TO DETERMINE APPROPRIATE TYPE.
09	EXST BRICK MASONRY AT FOUNDATION WALL - STRUCTURAL REPAIR AND MINOR CLEANING ONLY. REPOINT ONLY WHERE NECESSARY TO REPAIR DAMAGED, LOOSE, OR MISSING MORTAR. CLEAN DIRT / DEBRIS FROM SURFACE.
10	ELEC PANEL, METER, & WEATHERHEAD. SEE ALTERNATES
11	EXST LIMESTONE CAP TO REMAIN. CLEAN SIM TO PORCH BRICK.
12	EXST LIMESTONE CAP INSTALLED IN NEW LOCATION
13	EXST WOOD LOUVER. SCRAPE AND REPAINT. MAINTAIN FREE AREA / AIR MOVEMENT THROUGH LOUVER.
14	RECLAIMED BRICK STAIR
15	NOT USED
16	NEW PTD STL HANDRAIL



02
1/8" = 1'
EXTERIOR ELEV | EAST

EXTERIOR PAINT COLORS		
#	LOCATION	COLOR
01	TRIM	TBD
02	SIDING	TBD
03	EAVE SOFFITS	TBD

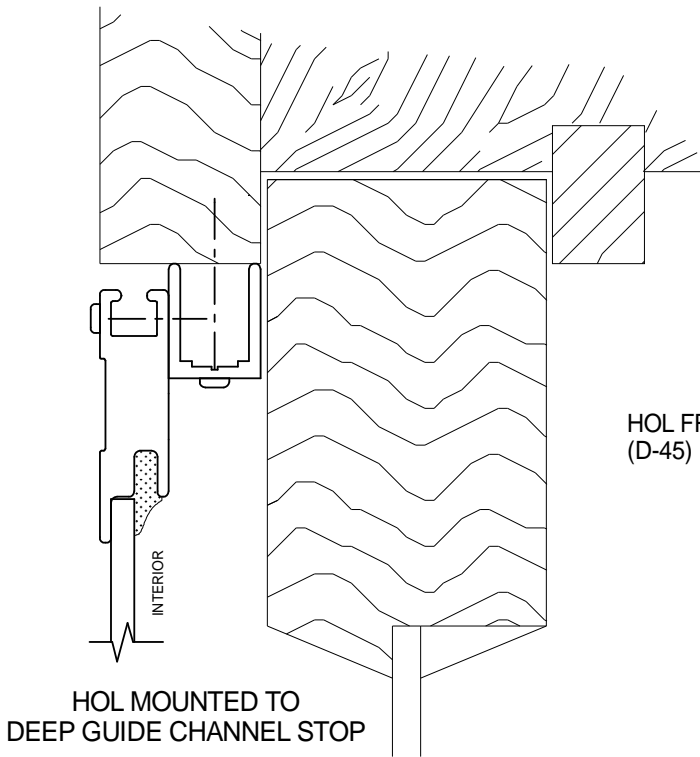
421 E
SCOTT
REHABILITATION
NO. 01



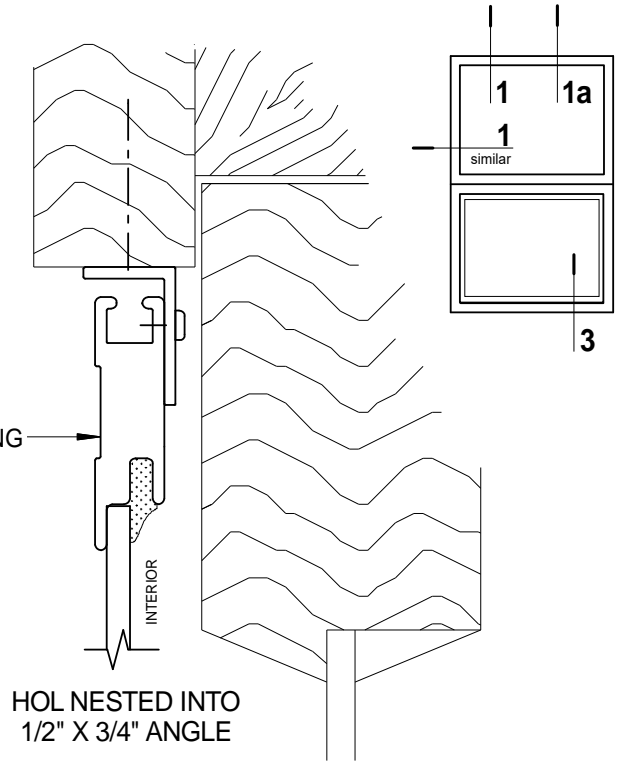
NOT FOR
CONSTRUCTION

ISS.	2017.02.20

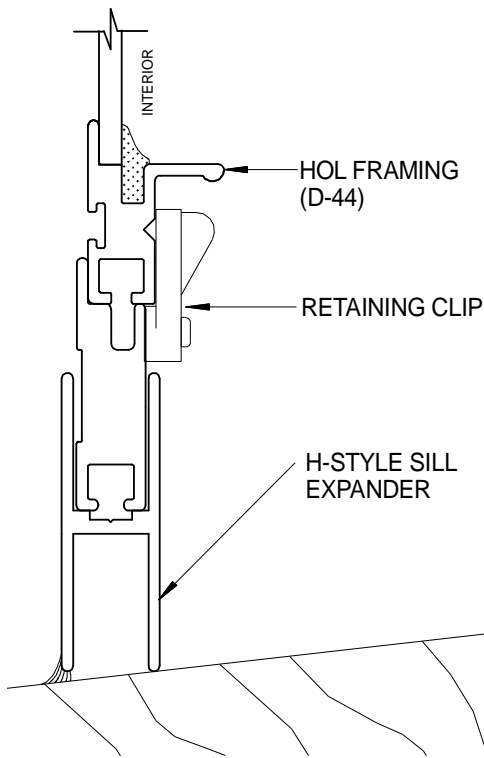
A202
EXTERIOR
ELEVATIONS



1 HEAD DETAIL
SCALE: FULL
JAMB SIMILAR



1a HEAD DETAIL
SCALE: FULL
JAMB SIMILAR



3 SILL DETAIL
SCALE: FULL

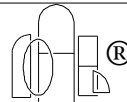
NOTE: INTERCHANGEABLE SCREEN AVAILABLE

Proposed storm window

Graphic Scale

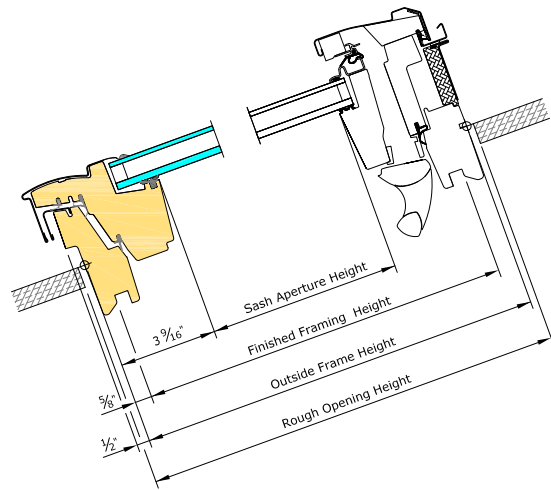
PRODUCT
HISTORIC ONE LITE • HOL-B
EASTERN STYLE CASING

DWG. NO.
H-5

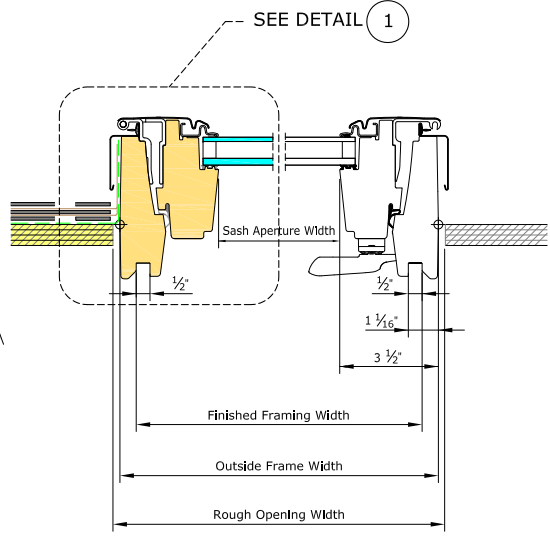


Allied Window
Performance Panels®

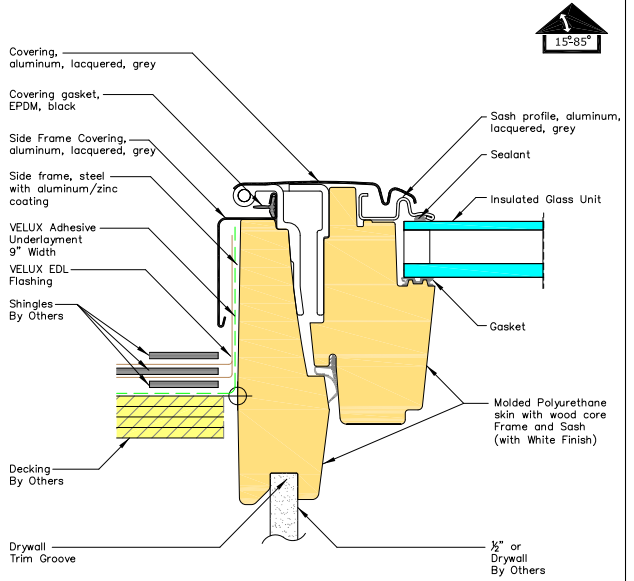
11111 CANAL ROAD • CINCINNATI, OH 45241 • PH: 800-445-5411, 513-559-1212 • FAX: 513-559-1883 • www.alliedwindow.com • info@alliedwindow.com



VERTICAL CROSS SECTION



HORIZONTAL CROSS SECTION



DETAIL 1

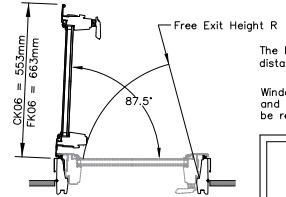
PRODUCT DIMENSIONS																			
METRIC UNITS (MILLIMETERS)									IMPERIAL UNITS (INCHES)										
Size	Rough Opening Width	Outside Frame Width	Finished Framing Width	Sash Aperture Width	Rough Opening Height	Outside Frame Height	Finished Framing Height	Sash Aperture Height	Daylight Area (Sq. Meters)	Size	Rough Opening Width	Outside Frame Width	Finished Framing Width	Sash Aperture Width	Rough Opening Height	Outside Frame Height	Finished Framing Height	Sash Aperture Height	Daylight Area (Sq. Feet)
CK06	563	550	520.4	370.8	1191	1178	1144.2	983.3	0.37	CK06	22 1/8	21 5/8	20 1/2	14 9/16	46 7/8	46 3/8	45	38 5/8	3.98
FK06	673	660	630.4	480.8	1191	1178	1144.2	983.3	0.47	FK06	26 1/2	26	24 3/4	18 7/8	46 7/8	46 3/8	45	38 5/8	5.06

STANDARD GLAZING OPTIONS:
 • Laminated LowE3 (60)

COMPATIBLE FLASHINGS:
 • EDL Step flashing
 • EKL/EKX CombI flashing
 • EDW Tile flashing
 • EKW/EKX CombI tile flashing

NOTES:
 1. The ROUGH OPENING and FINISHED FRAMING dimensions are based on perpendicular interior finish material on all four sides and these dimensions will vary depending on the roof construction, the thickness and the design of the interior finish material.

Window height	Free Exit Height (rounded, mm)
-K06	1078
Window width	Free Exit R (rounded, mm)
CK--	426
FK--	536



The Free Exit Height R is the minimum perpendicular distance from the side frame to the opposite side sash.
 Window comes standard with hinges on the interior left and is designed to allow that the hinges and latch may be reversed, to open the window to the right.

Proposed egress skylight

VELUX
 Sky-Global Product Management

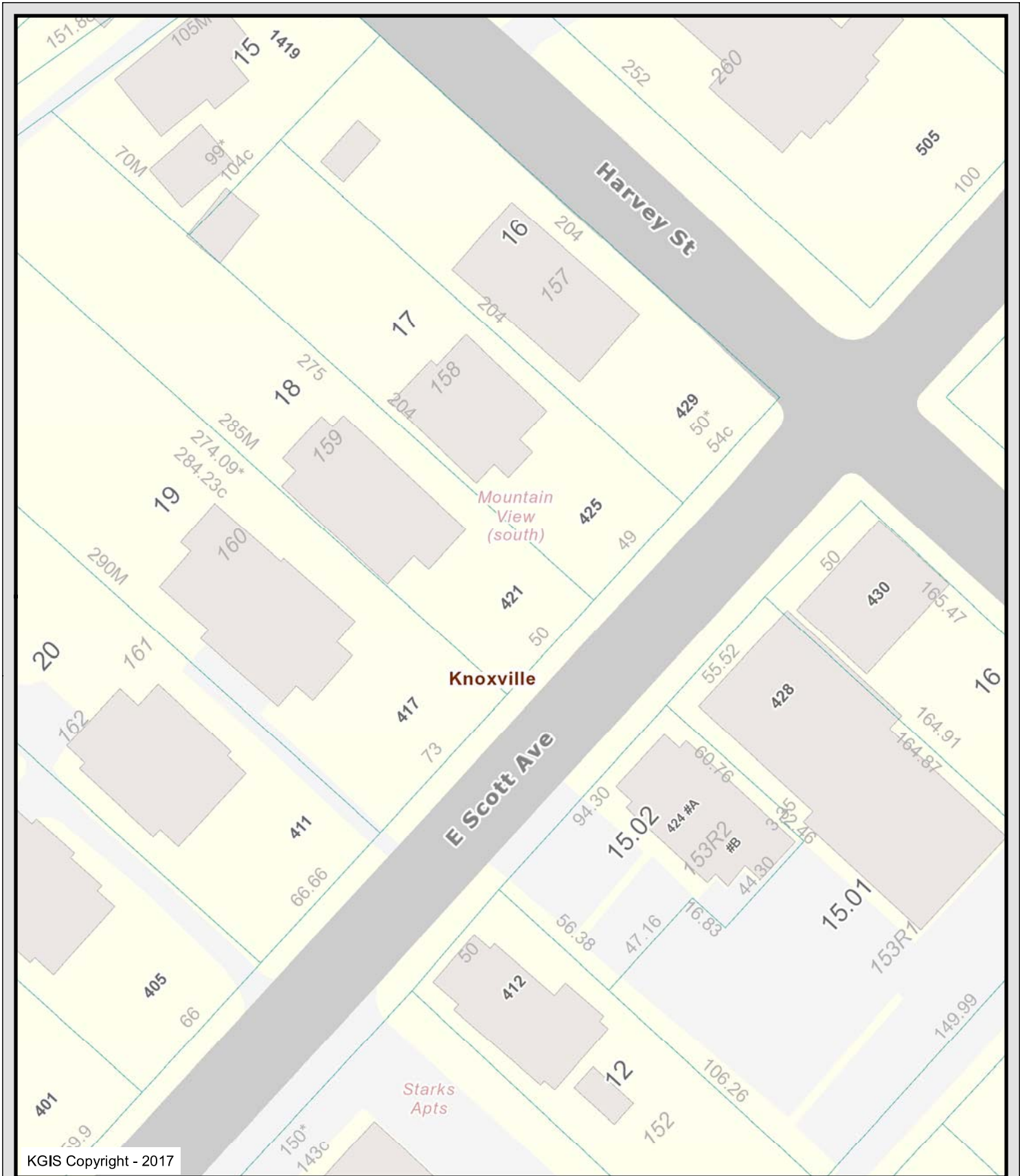
VELUX
 1418 Evans Pond Road
 Greenwood, SC 29649
 1-800-88-VELUX
 www.VELUXUSA.com

GXU - Roof access window

This drawing is an instrument of service and is provided for informational use only.

© 2015 VELUX GROUP

® VELUX is a registered trademark

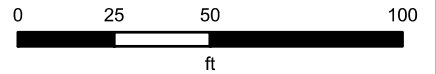


KGIS Copyright - 2017

421 E. Scott Avenue
Old North Knox

Printed: 4/12/2017 at 7:37:16 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 further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

421 Scott Avenue from NW

