



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

PROPERTY ADDRESS: 1115 Kenyon St 37917

FILE NO.: 9-N-17-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 9/21/2017

APPLICANT: Mitch Miller (owner)

LEVEL OF WORK: Level II. Construction of addition

PROPERTY DESCRIPTION: Modern (1954; rebuilt in 1988)

One-story frame

► **DESCRIPTION OF WORK:**

Enclose the front wall of the remaining half of the carport facing Kenyon Street. Install a row of six windows, matching the three original windows already on the front of the house. The remaining wall will be covered in cedar shake siding matching the siding on top gable of the house with landscaping continued. A small footer will be poured to support the wall where the existing concrete slab doesn't currently cover. A 19'x16' split-faced block wall. Beginning 23 inches from the corner of the existing house, install six 22' x 54' custom-made wood-clad, double-hung abutting windows 132 feet across the wall. Wood trim will be added to mimic the style and color of the original windows existing on the front of house.

Remaining portions of wall will be covered with cedar shake siding to match the gable-end of house. A 1x4 pressure-treated trimboard, painted to match, will be used as a transition to separate the existing wood siding from the cedar shake siding. Landscaping will be continued across the front of the block wall to screen the retaining wall. The remaining 5 feet of the carport opening will be enclosed and sheathed in matching T111.

► **APPLICABLE DESIGN GUIDELINES:**

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

- 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.



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FILE NO.: 9-N-17-HZ

COMMENTS:

STAFF FINDINGS:

- 1) The house is a noncontributing building with the Old North Knoxville Historic District due to its late age.
- 2) The proposed addition is to the side of the main house, but also fully visible from the front. However, the guidelines speak to locating additions to the rear only when the house is historically contributing.
- 3) The addition is an enclosure of an existing carport, so the proportional characteristics are not changing and there will be no enlargement of the footprint.
- 4) The materials will match those on the main house; therefore, the enclosure will not stand out as incompatible.

▶ **STAFF RECOMMENDATION:**

Staff recommends approval of the proposal.

Whitney Petree
wjpree@gmail.com

Certificate (File) No: _____

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

Please print all information:

1. NAME OF APPLICANT: Milton Miller

Address: 1115 Kenyon Street

Telephone: 865-385-4003 E-mail address: mmiller21@gmail.com

Relationship to Owner: OWNER

2. NAME OF OWNER: Above

Address: _____

Telephone: _____ E-mail address: _____

3. LOCATION OF PROPERTY:

Address: 1115 Kenyon Street 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

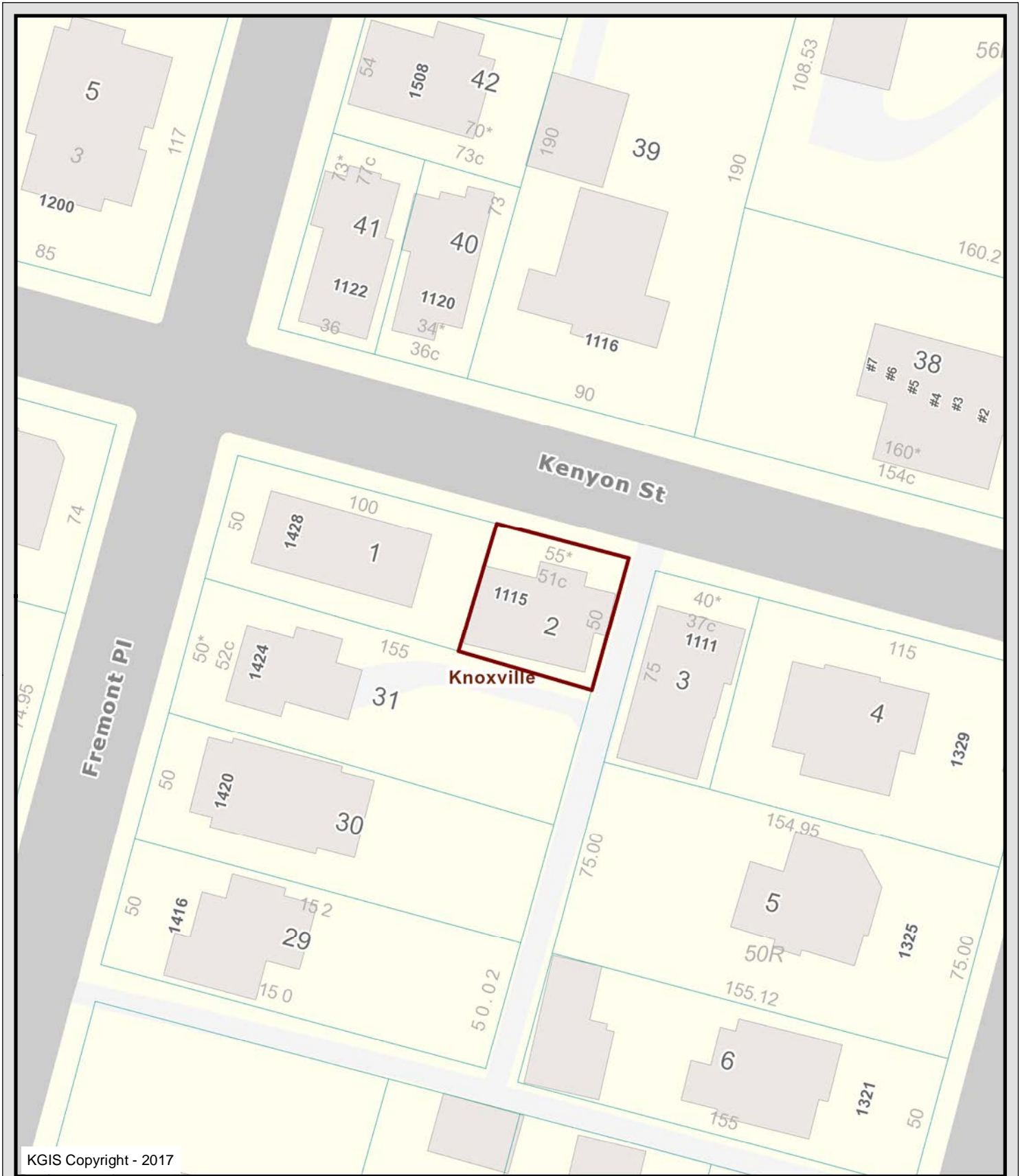
5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

See attached

6. SIGNATURE OF APPLICANT: Milton Miller Date: 9/5/17

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			

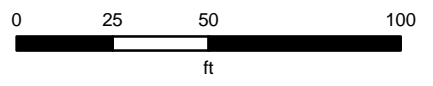


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1115 Kenyon Street
 Old North Knox H-1

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Knoxville - Knox County - KUB Geographic Information System



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COA Application

1115 Kenyon Street

Level 1

Old North Knoxville Historic District

This unique home has gone through many changes throughout its long history with the previous owner. While we appreciate its charm, we wanted to remedy not having any outdoor space on the property, as there was a small amount of landscaping surrounding the house. To give us more of a backyard, the back half of the 600-square foot carport was removed, this was unnoticeable from the street.

The following proposed plans will enclose the front wall of the remaining half of the carport facing Kenyon Street. In keeping with the style of the house we will use 6 custom made double hung windows, complimenting the three original windows along the front of the house. The remaining wall will be covered in cedar shake siding matching the siding on top gable of the house with landscaping continued appropriately. These alterations will complete a more historically accurate covered porch and much needed storage area.



Before any changes were made

Plans:

A small footer will be poured to support the wall where the existing concrete slab doesn't currently cover.



Footer to be poured here, no footer required where existing concrete is per City Plans & Inspections Department

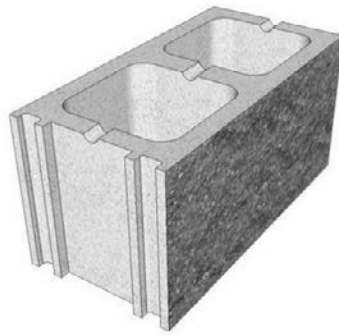
A 19'x16" split-faced block wall will be built along the bottom as the base for the front wall



Existing retaining wall



Example of block to be used from General Shale



SPLIT-FACED 8"

Manufactured in our Piney Flats, TN Plant*

☆☆☆☆☆

Concrete Masonry Units manufactured by General Shale comply with all building code requirements and specifications. Please refer to the Concrete Masonry Products Insert Folder under the Library tab for more details.



WHERE TO BUY

* Selecting a product from a General Shale plant nearest your construction site can significantly reduce your cost of delivery.

SIZES		LIBRARY
NAME	DIMENSIONS	SKU
8" Concrete Block	8"W x 8"H x 16"L	6058004482

The wall (non-load bearing) will be built using 2x4's 16" OC. The bottom seal plate will be treated wood and anchored to the block.

Starting 23 inches from existing house, 6 22" x 54" custom made wood clad, double hung windows will be placed side-by-side spanning 132" across the wall. Wood trim added to mimic the style and color of the original windows also on the front of house.

Original windows to be matched



Example of windows to be placed in new wall, in custom size

W-2500 WOOD DOUBLE-HUNG WINDOW



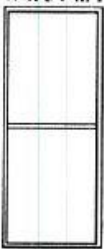
[Back to Quote](#)



LOWE'S HOME CENTERS, LLC #1544
 3100 S MALL RD NE
 KNOXVILLE, TN 37917-2100
 USA
 (865) 329-0418



Project #: 518827733 Description: window
 Customer Name: MITCH MILLER
 Customer Phone: (865) 385-4003
 Customer Address: 1115 KENYON ST
 KNOXVILLE, TN 37917
 USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	Manufacturer: JELD-WEN - Wood Windows & Patio			
Actual Rough Opening Size	Doors			
= 22-in W x 54-in H	 <p>Division: Millwork Product: Windows Type: Double Hungs Product Type: Double Hung Product line: W-2500 Exterior Type: Wood Assembly: Full Unit Exterior Trim Type: Brickmould Exterior Trim Options: No Testing or Performance Standards: US National-WDMA/ASTM Vent Division: Even Divide Order By: Rough Opening Measure RO Width: 22-in RO Height: 54-in Species: Auralast Pine Finish - Interior: Natural Finish - Exterior.: Natural Pine Sash to Match Exterior Finish: Yes Finish - Sash Exterior: Natural Pine Jamb Width.: 4 9/16-in Ship Jamb Extension Loose: Jamb Extension Applied Energy Efficiency: Standard STC OITC Rating: Standard Glazing.: Insulated</p>	\$469.23	1	\$469.23

Quote

http://sstsrv.lowes.com/m2o_b/mediumQuote.jsp?projectId=

Glass Color: Low-E
Glass Type: Annealed
Neat Glass: Neat
Glass Thickness: Standard Default Thickness
Preserve.: No Preserve
Glass Options: Argon
Grid Type: No Grids
Hardware Finish - Interior: White
number of locks: 1
Screen Options: BetterVue Mesh
Screen Finish: Brilliant White
Rating: PG 25
Sill Nosing: Standard Sill Nosing
Sill Horns: No Sill Horn
Prep for Stool: No
Certification: None
Jambliner: White Jambliner
Jamb Liner Options: Compression Jambliner
Sill Stop: Sill Stop Applied
Sash Limiter: No Sash Limiter
Finger Plows: No Finger Plows
Lead Time: 21 Days
Item Number: 275492

Project Total: \$469.23

Salesperson: JAMES BEAN,JR (S1544JB6)

Accepted by: _____

Date: 09/11/2017

Print Detailed Quote

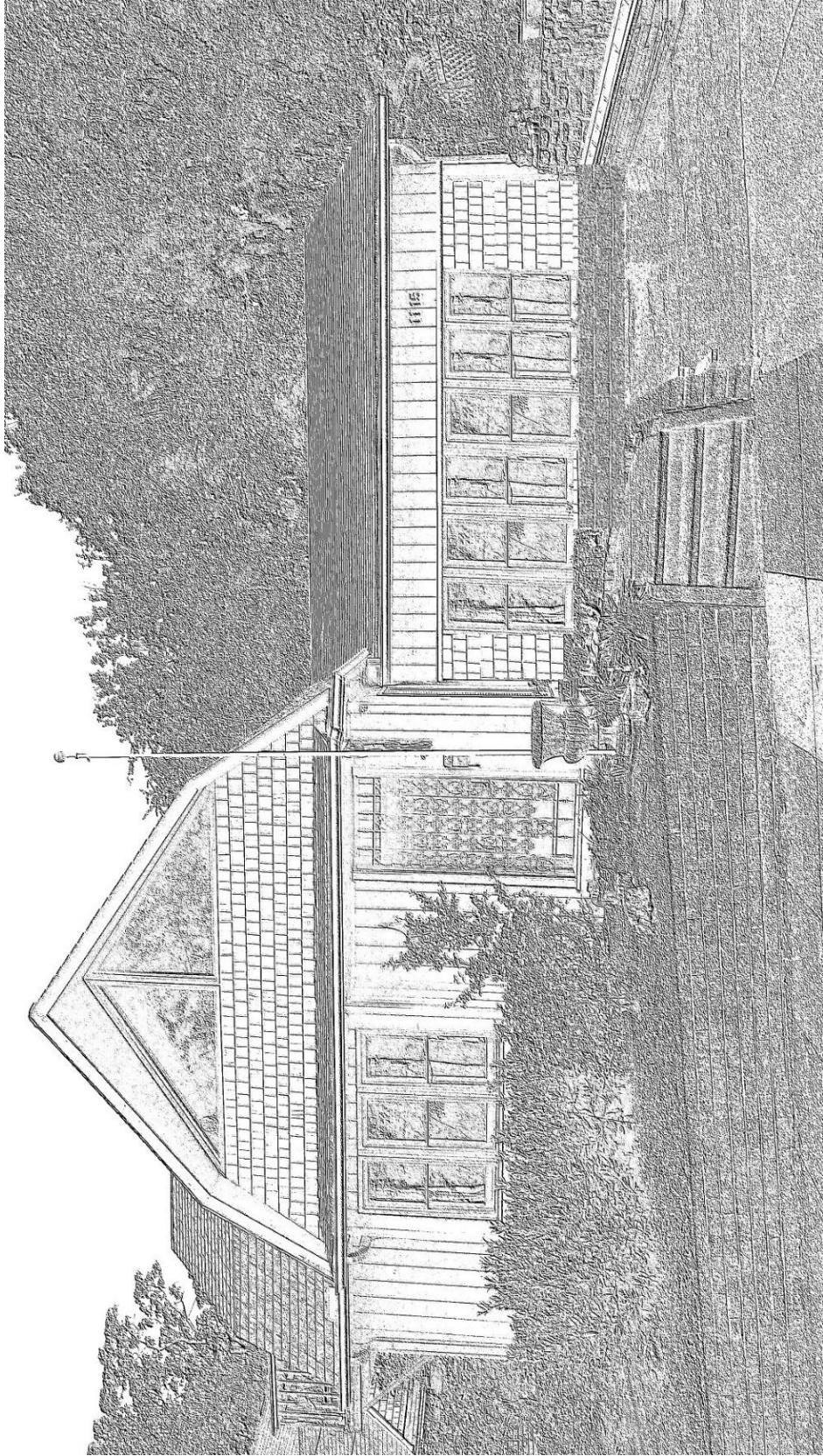
This Millwork Quote is valid until 10/10/2017. This is an estimate only. This estimate does not include tax or delivery charges. Delivery of all materials contained in this estimate are subject to availability from the manufacturer or supplier. All the above quantities, dimensions, specifications and accessories have been verified and accepted.

Remaining portions of wall will be covered with the same cedar shake siding as is on the gable end of house, painted to match.



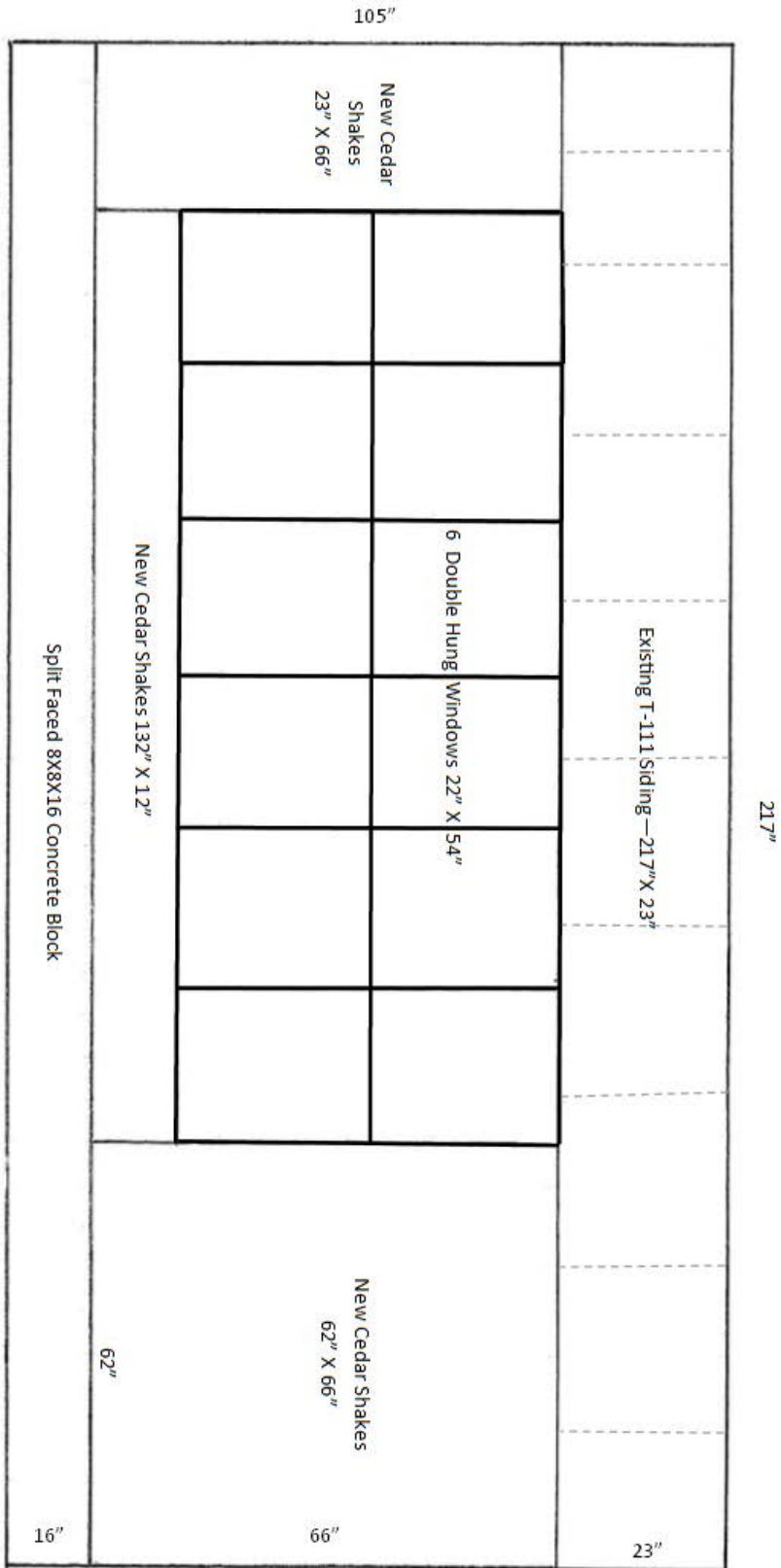
A 1x4" pressure treated trim board, painted to match, will be used as a transition to separate the existing wood siding from the cedar shake siding.

Landscaping will be continued across front of that block wall disguising the retaining wall and enhancing the grounds of the home, finished with a tall tree in front of the 5 feet of wall covered for use as a storage room.



Following sketch as an example of the final look

Elevation Drawing of proposed front wall



Current state of front ready for a wall and windows

Existing siding will stay as well as the guttering

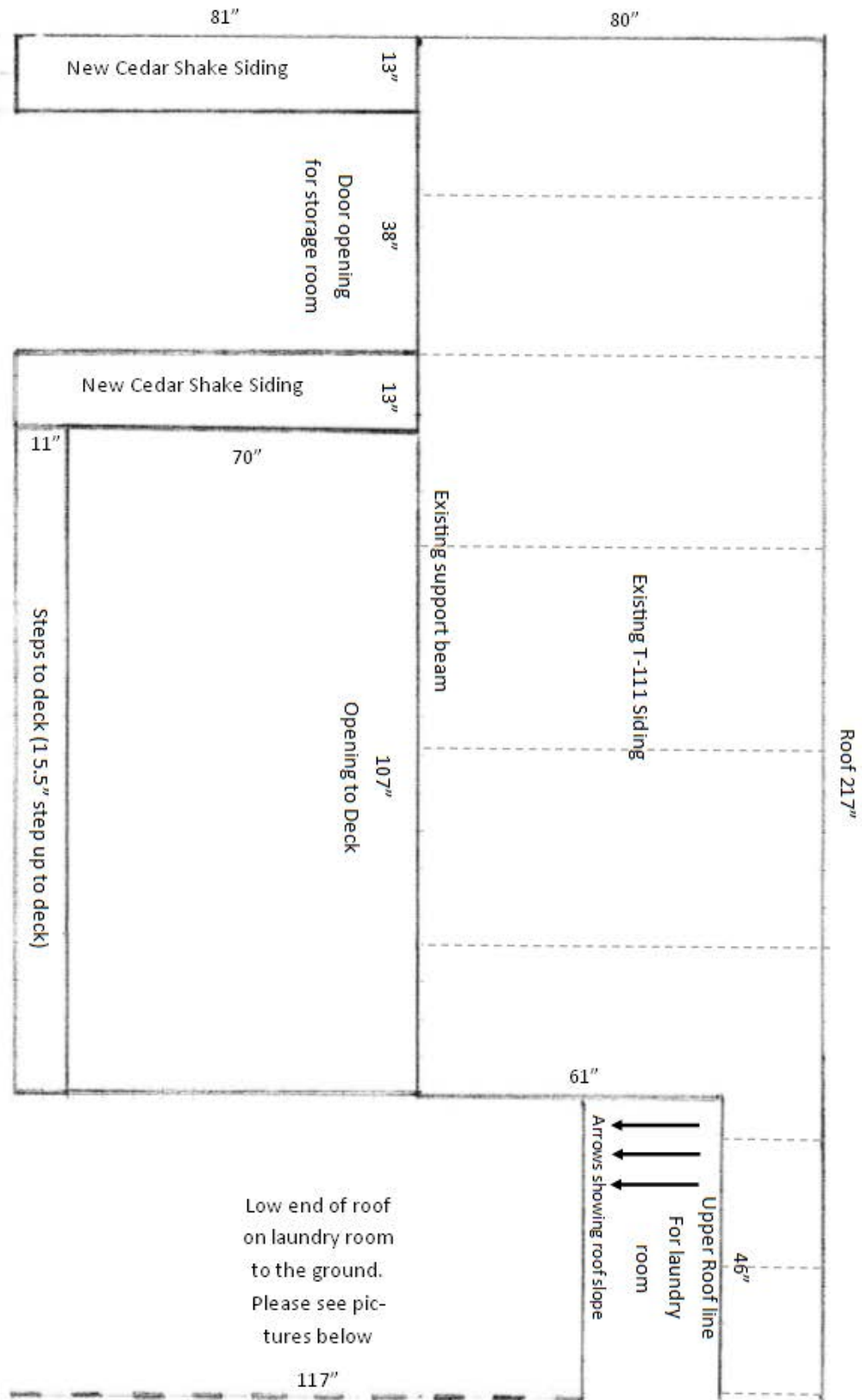
Wall separating the deck from the storage room



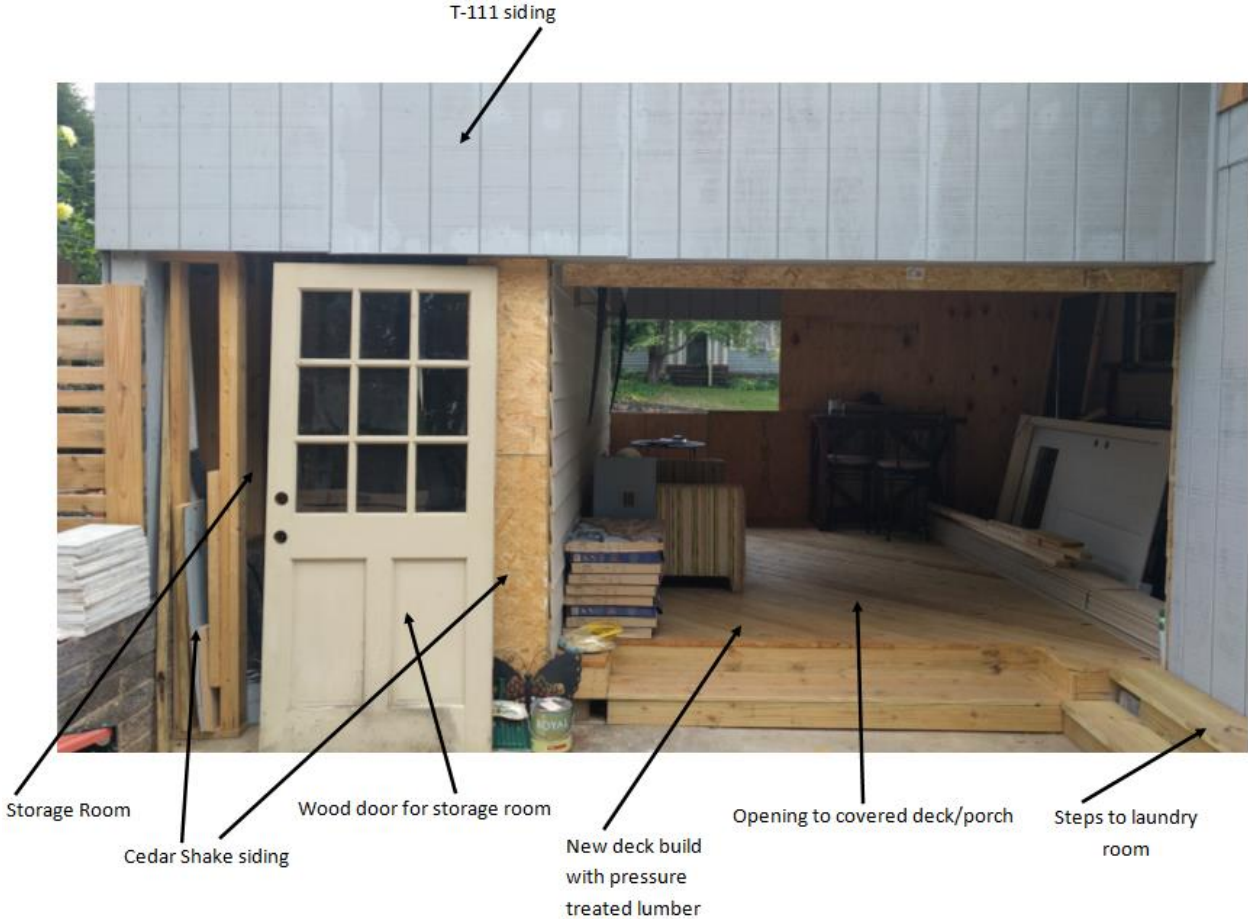
New cedar shake will go here and below the window above the split faced block

19' long and 16" high split faced block wall to go here

Elevation drawing of the back showing a partial of the laundry room



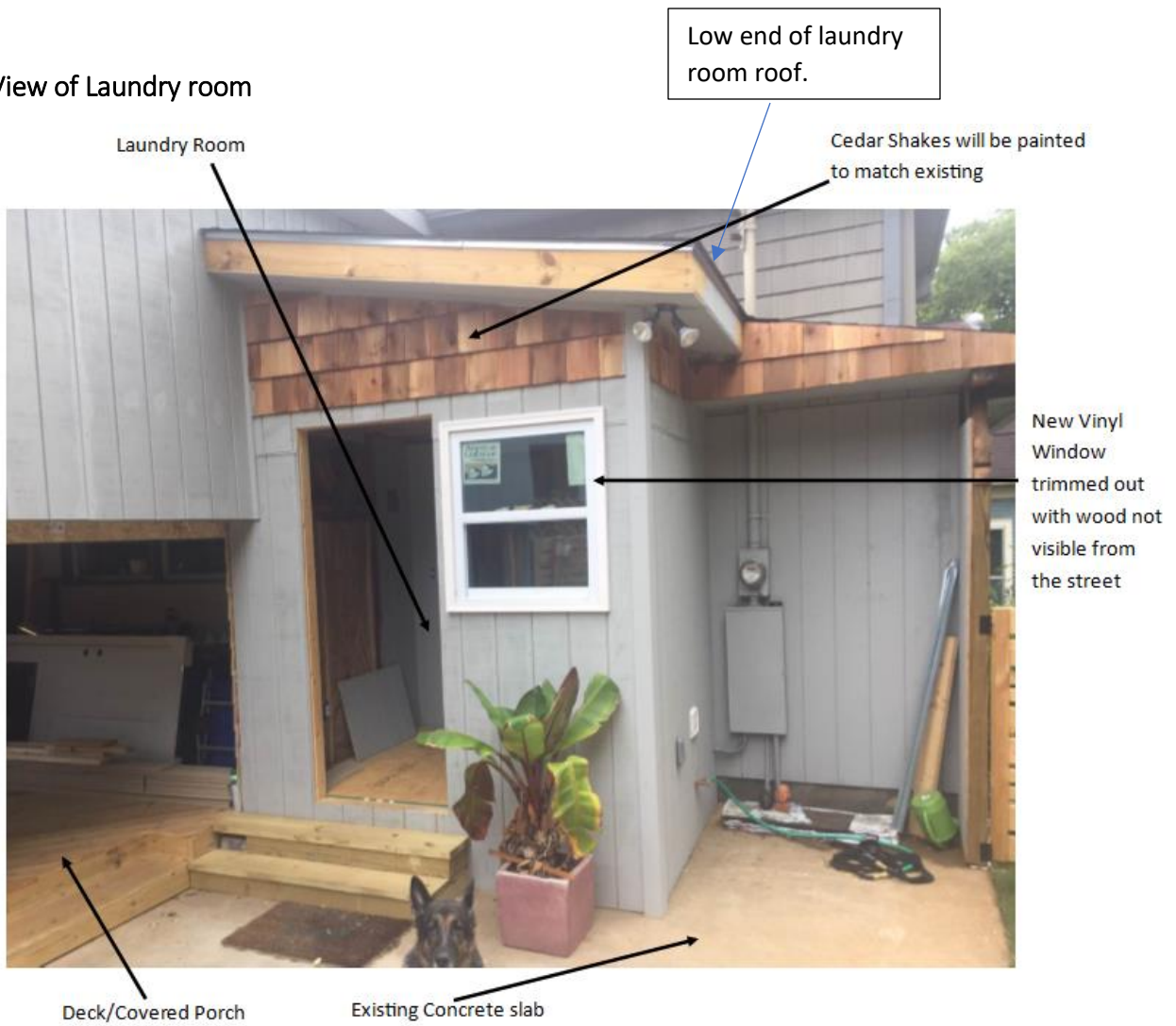
Current state of back showing the door to be used for the storage room



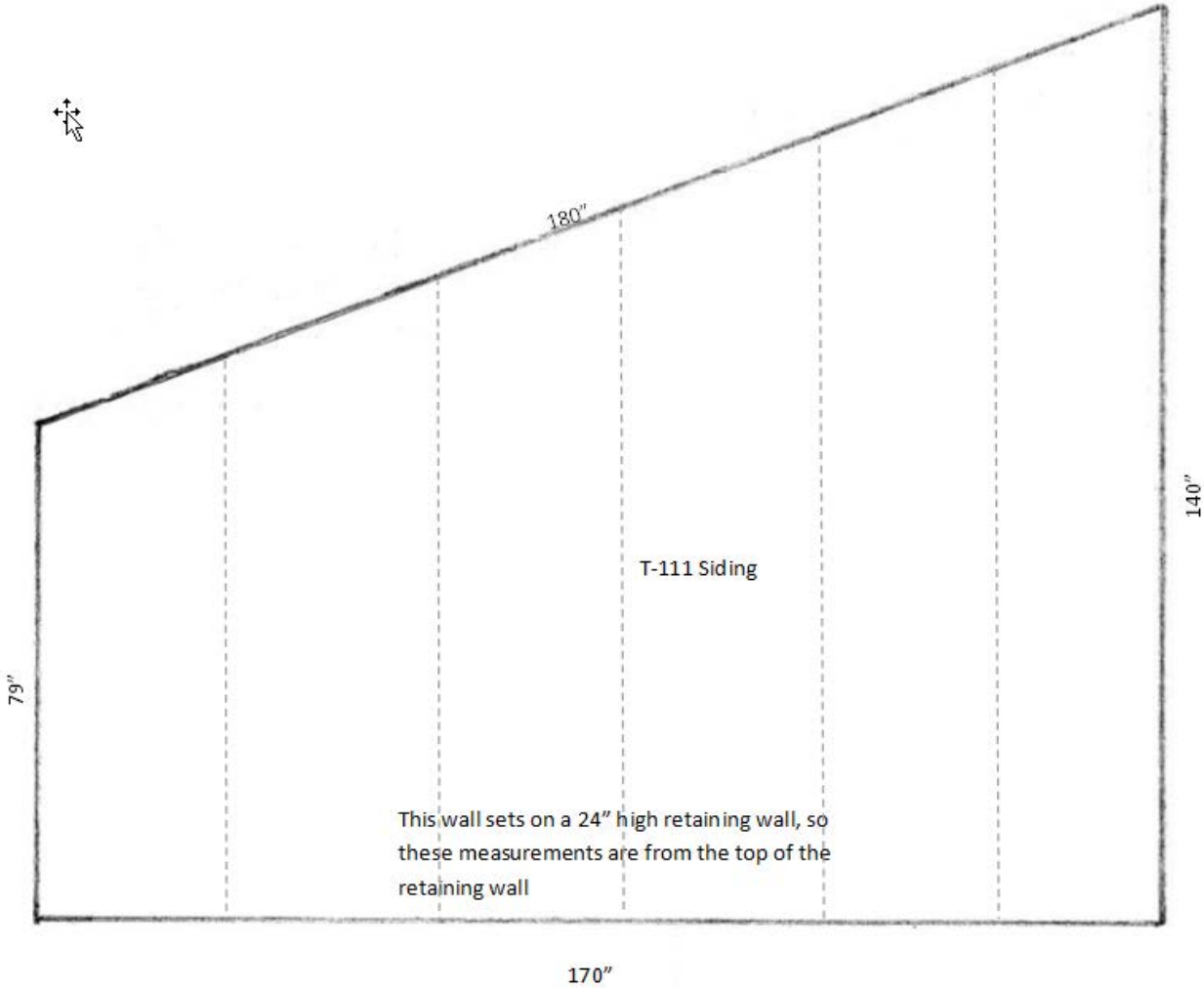
Storage room door to be used



View of Laundry room



Elevation drawing of the side wall



View of the side wall



Overall view of the back

