



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

PROPERTY LOCATION: 139 Leonard Pl /
Parcel ID 81 L G 029

FILE NO.: 6-O-19-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 6/20/2019

APPLICANT: William S. MacMorran (Owner)

LEVEL OF WORK: Level II. Routine repair of siding, fascia, soffit, windows, roof, or other features using materials, design, and dimensions that match original or early features

PROPERTY DESCRIPTION: Queen Anne Cottage (c. 1890)

One and one-half story frame with wood shingle wall covering. Hip roof with lower cross gables, asphalt shingle roof covering, and shed-roofed attic dormers. Partial cornice returns on front gable. One over one double hung windows. One story two-bay porch with aluminum replacement columns and balustrade. Brick foundation. Irregular plan.

► **DESCRIPTION OF WORK:**

Replacement of wood siding on the front dormer with hardie plank 5 1/4" siding to match the existing wood siding in dimension. The applicant has stated that the proposed dimensions of the hardie plank are the same as those of the original planks.

► **APPLICABLE DESIGN GUIDELINES:**

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

WALL COVERINGS (P. 20)

1. Synthetic siding is inappropriate and is not allowed either as replacement siding on existing buildings or new siding in new construction.
3. Replacement siding must duplicate the original. Trim and patterned shingles that must be replaced must also duplicate the original material.
7. Replace only deteriorated wood. Reconstructing in order to achieve a uniform or "improved", "new" appearance is inappropriate because of the loss of good historic materials.
12. If artificial siding is present on any elevation of a building and must be removed in order to repair the building structurally, it can be replaced on the building if no more than 49% of any elevation's artificial siding is removed. If 50% of the artificial siding on any elevation is removed for repair, it cannot be replaced.

COMMENTS:

The applicant has stated he replaced the siding to the correct specifications on this same dormer a few years ago, but the wood has not withstood the heat or sun and is deteriorating. He is therefore proposing hardie plank as he installed the material on the rear façade and has not faded.

STAFF FINDINGS:



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2. The dormer needing replacement siding is on the front façade and is therefore highly visible.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the 5-1/4" hardie plank under the condition that a smooth surface is selected to more closely mimic the original siding on the rest of the house. The Old North Knoxville Historic District Guidelines specifically state that synthetic siding is not appropriate for use, but in this case, staff finds it appropriate to preserve the appearance of the home and keep the dormer from a state of deterioration.

JUN 2 2019
JUN 2 2019

Certificate (File) No: 6-0-19-42

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

Please print all information:

1. NAME OF APPLICANT: William S. MacMoran

Address: 139 Leonard Place

Telephone: (865) 368-9926 E-mail address: SMACMORAN@AOL.COM

Relationship to Owner: Self

2. NAME OF OWNER: Self

Address: _____

Telephone: _____ E-mail address: _____

3. LOCATION OF PROPERTY:

Address: 139 Leonard Place, 37917 Tax ID/Lot/Parcel No: 081L6029

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

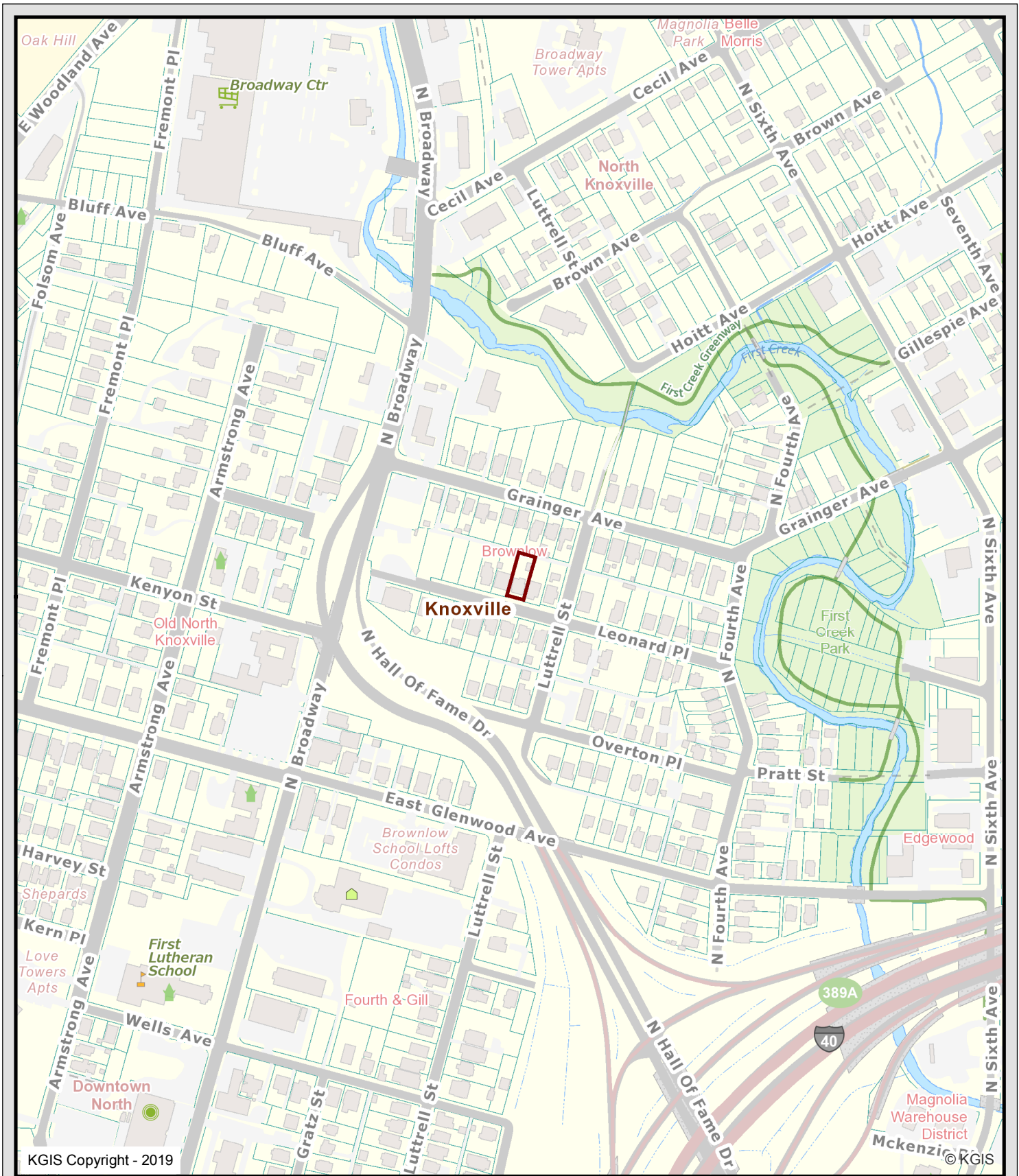
5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

REPLACE WOOD SIDING ON FRONT DORMER WITH HARDIE PLANK 5 1/4" SIDING
I replaced old tpr roofing/siding with wood to correct specs, and it did not
stand up to heat and sun. Re-did rear dormer 3 years ago with hardie plank,
and it shows no rot, warp, or paint fade
with proper overlap & installed to hardie specs, it meets visual historic
requirements, and should last for years
As I AM doing this work myself, I would prefer an open-ended
time frame to complete this, because of weather conditions in the summer
and detail work required.

6. SIGNATURE OF APPLICANT: Willie Sarah MacMoran Date: 5/29/2019

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	<u>6/3/19</u>	Approved _____	Disapproved _____
Date Acted On	_____	Approved As Modified _____	_____



Location Map

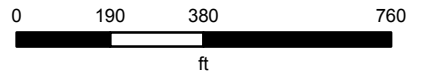
6-O-19-HZ
139 Leonard Place

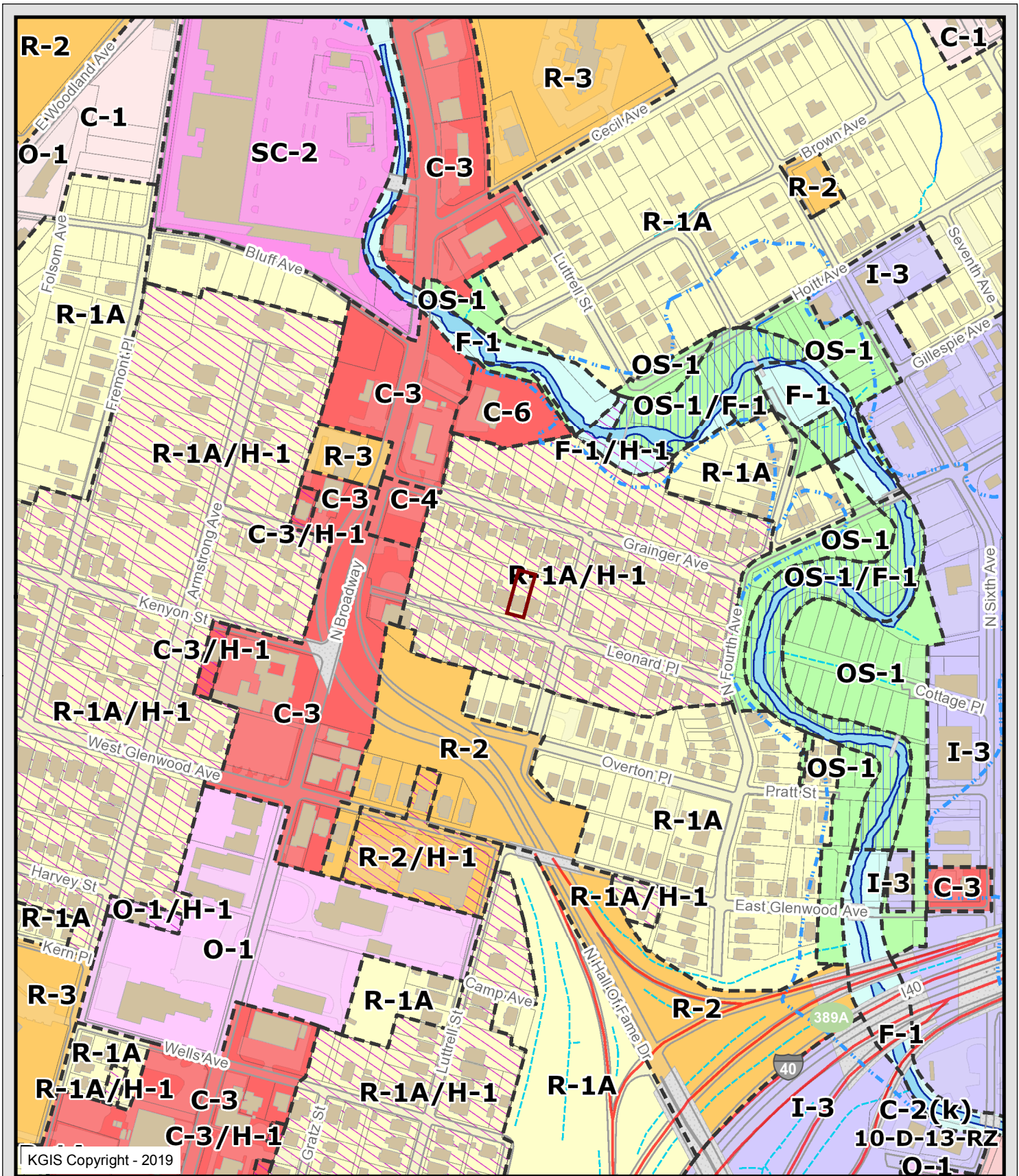
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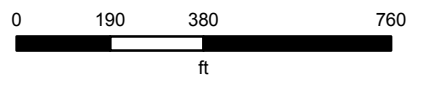
Zoning Map

6-O-19-HZ
139 Leonard Place

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139 Leonard Pl.

Street Views.

