



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

**PROPERTY LOCATION:** 1024 Eleanor St. /  
Parcel ID 81 M J 012

**FILE NO.:** 10-A-19-HZ

**DISTRICT:** Fourth and Gill H-1

**MEETING DATE:** 10/17/2019

**APPLICANT:** Susan Schottin

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

**PROPERTY DESCRIPTION:** Queen Anne cottage, c.1905

One-story residence with a hipped roof with lower gables projecting to the front and sides, clad in asphalt shingles. House has an exterior of wood clapboard siding and rests on a brick foundation. A front-gable roof dormer, featuring full cornice returns and a double-hung wood sash window, is centered on the façade roofline. A gable-and-hip porch projects from the right half of the façade, supported by round wood Ionic columns. Decorative wood shingles and full cornice returns on front gable field. Interior brick chimney.

► **DESCRIPTION OF WORK:**

- After-the-fact review of replacement of wood tongue-and-groove porch flooring with tongue-and-groove extruded PVC flooring (Aeratis Heritage brand)
- After-the-fact review of removal of Ionic capitals on porch with square wood capital
- After-the-fact review of replacement of wood bases under columns in-kind

► **APPLICABLE DESIGN GUIDELINES:**

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.

Porches

1. Repair porches on historic houses using wood floors, balustrades, posts and columns, or replace duplicating the original size and design. Reconstruction of the documented original porch is also appropriate.

4. ...Details such as columns, posts, piers, balustrades, and porch flooring must use materials that present a visually and physically appropriate appearance historically.

5. Do not replace a wooden porch floor with a poured concrete or masonry floor. The concrete floor will change the historic appearance of the building, and can retain moisture that eventually damages the building.

Wood

5. Wood features that are important in defining the overall historic character of the building should not be removed.

7. An entire wooden feature that is too deteriorated to repair or is completely missing should be replaced in kind. If features are replaced, the materials they are made from should be compatible with the original in size, scale, and material. Replacement parts should be based on historical, pictorial, and physical documentation.



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SOI Standards

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials.

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**COMMENTS:**

Applicant has provided samples of the flooring material.

The material was approved in Old North Knoxville in August 2018, stating that it "should not be used on front porches unless the material can be painted to reduce sheen and prominence of the faux wood grain."

A report prepared for the City of Columbus, OH Planning Department titled Alternative Materials and Their Use in Historic Districts states that "of the [8] cities surveyed, half allow the use of composite porch floors on the primary elevations while half do not. [...] In Memphis, this material has been approved on primary elevations depending on the visibility from the street. [...] Concerns are largely due to a historic porch's visibility from the street and the different appearance from a wood porch."

**STAFF FINDINGS:**

1. The house is a contributing resource to the Fourth and Gill Historic Overlay and National Register Historic District.
2. The porch exhibited sufficient deterioration to warrant repair.
3. The porch demonstrates a form and detailing typical of a Queen Anne cottage, and is a character-defining feature of the house and neighborhood. The porch is covered by an intact roof with wide eave overhangs.
4. The proposed flooring materials are composed of solid extruded poly-vinyl chloride (PVC), and are faux wood-grained in an attempt to better simulate the texture of wood flooring. The Aeratis Heritage material can be painted, which is recommended for composite porch materials in Preservation Brief 45.
5. SOI Standard #6 states "replacement feature shall match in design, color, texture, visual qualities, and where possible, materials." The concepts of compatibility, visibility, and visual effect are identified as considerations in evaluating alternative materials. The proposed material, at 3-1/8" wide and 7/8" thick, is similar in size to wood flooring boards. The texture attempts to resemble faux-wood grain but, as it is a PVC material, appears somewhat flatter with a shiny surface. The flooring is on a primary façade and therefore substantially visible from the public right-of-way. Regarding compatibility, the PVC material is not compatible with the remaining elements of the existing porch, which are all wood. Replacement in-kind of the previous wood tongue-and-groove boards would be possible, as such materials remain available.
6. The Ionic capitals on the porch columns were character-defining features that contributed to the porch, house, and overall neighborhood. While the existing capitals were sufficiently deteriorated to warrant replacement,



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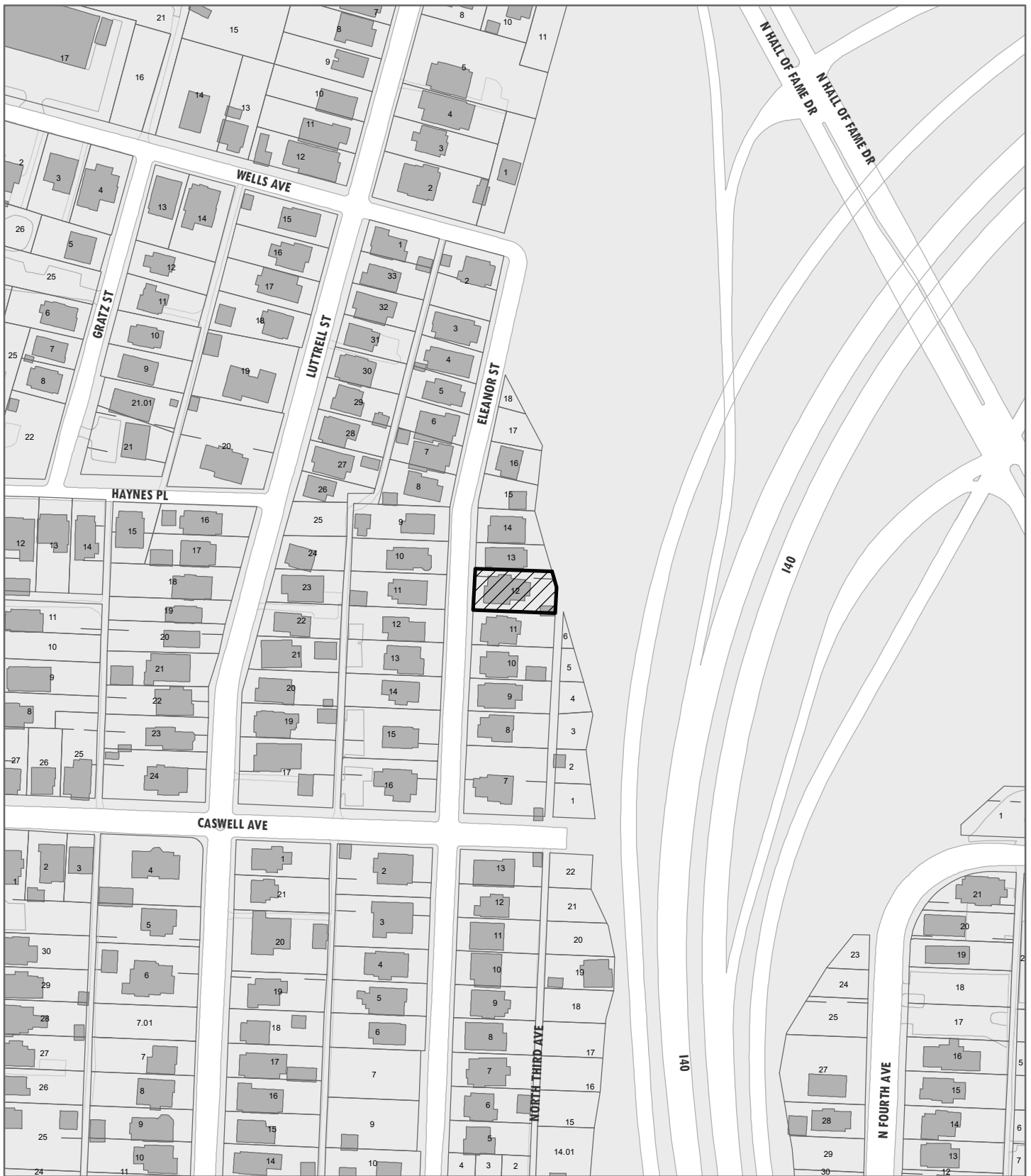
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replacement with simple wood blocks is not supported by the guidelines.

7. Replacement of the square wood bases below the columns in-kind is a minor repair, and appropriate within the guidelines.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the removal and replacement of the porch flooring, with the condition that the flooring material be pressure-treated, tongue-and-groove wood; approval of the removal of porch capitals, with the condition that the replacement capitals match in design, size, and scale, with approval by staff; and approval of replacement in-kind of the square porch column bases.



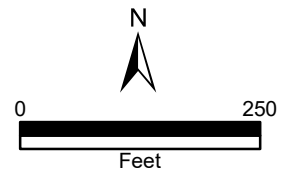
**10-A-19-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**1024 Eleanor St. 37917**  
**Fourth and Gill H-1**

Original Print Date: 10/8/2019  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Susan Schottin



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

Please print all information:

1. NAME OF APPLICANT: Susan Schottin

Address: 1024 ELEANOR ST

Telephone: 865-766-9648 E-mail address: susan.schottin@gmail.com

Relationship to Owner: mother

2. NAME OF OWNER: Gretchen Schottin

Address: 12th St Philadelphia PA

Telephone: 865-712-0538 E-mail address: \_\_\_\_\_

3. LOCATION OF PROPERTY:

Address: 1024 ELEANOR ST Tax ID/Lot/Parcel No: 081MJ012

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: install new gutters around porch by Wilkerson Co.

Level II: replacement of wood tongue in groove porch flooring with Aeratis tongue in groove porch flooring. see sample. replacement of ionic capital with square wood capital.

Replace wood bases under columns w. new in kind.

6. SIGNATURE OF APPLICANT: Susan Schottin Date: 9-10-19

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			



1024 Eleanor Street, photographer facing northeast



Eleanor Street streetscape, photographer facing south



Wood flooring (before)



Aeratis extruded PVC flooring (after)





Deteriorated porch elements, including removed Ionic capitals



Square wood replacements for Ionic capitals



Replacement flooring



Replacement flooring



Square wood bases were replaced in-kind

## Aeratis Heritage



An Aeratis Heritage installation. [Click here for the Aeratis photo gallery.](#)

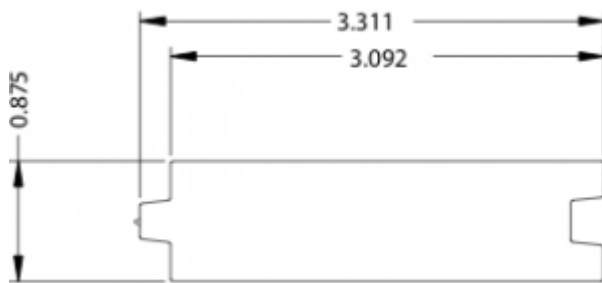
Aeratis Heritage is a true double-sided tongue and groove porch plank that comes in three pre-finished colors, Battleship

Gray, Weathered Wood and Vintage Slate. These colored boards are made with slight color variation along with subtle, random streaking to match the richness and depth of natural wood. Heritage, like all the other Aeratis products, can be painted or stained any color, any time in the future, by following the steps within the Traditions paint instructions.

The Heritage line of products are ADA slip complaint and carry a Class "B" fire rating (more flame resistant than any other competitors product). This double sided board offers a finished ceiling look from the under side of a porch floor that is visible from underneath.

Aeratis Heritage T&G porch flooring board dimensions are 3-1/8" x 7/8" and are available in 10', 12' and 16' lengths. As seen above from left to right: Battleship Gray, Weathered Wood and Redwood. The Aeratis products have the appearance of wood and natural color variation.

## Aeratis Heritage T&G Porch Flooring Dimensions



**Lengths:** 10', 12', or 16'

**Width:** 3-1/8" (3.092)

**Thickness:** 7/8"



Where To Buy



Whether you are restoring a National Register property or if you live in a historic district you will have to seek the approval of a committee to restore, renovate or replace the materials used on your front or back porch. In many cases your historic committee or your architectural review board is looking out for the best interest of your historic property. Their goal is to preserve the historic and

architectural integrity of the property. In many cases they do a really great job. In some cases the phrase preserve or and maintenance are words that some committees completely forget.

The reality of historic preservation is... in many cases, there are no longer acceptable wood materials available to use to preserve these historic properties. For example: Many individuals and contractors have contacted us over the years perplexed by their failing wood porch. The conversations usually start out something like this; "We are looking to replace our porch and we cannot figure out why we are having to do it again after only 4 years. You see, my grandmother had this house built and for almost 100 years the porch has never been replaced. About 4 years ago we installed a wood product similar to what was on it before and now we are replacing it again. Why did the previous porch last 100 years and these last one only 4 years.?"

The short answer is, the wood used to replace 100 year old porches is nothing like the dense vertical grain wood products used 100 years ago. On top of the density, we are no longer using lead based paints nor are we using strong treating chemicals. Wood today is cut as quickly as it can possibly be cut. It is rushed to the mill. It is cut down and ripped in to T&G profiles. It spends about 45 minutes being treated if it is pine and little to no time being treated if it is Douglas fir. All in all, wood is no longer what it used to be.

With this understanding, we created the Aeratis tongue and groove porch flooring line. Aeratis is exactly the same profile as wood was 100 years ago. It can be cut like wood. It can be routed like wood. It is installed easier and faster than wood. When the Traditions product line is painted, you cannot tell it is not wood. As seen to the right, when Aeratis Traditions is painted not only does it look like wood, will never buckle, cup, check, rot or

deteriorate. If you use a recommended paint, the paint is free in the form of a rebate and the repaint cycles are typically every 7 to 10 years.

If you are looking to preserve your historic home or if you are on a committee and you are looking for a solution for inferior wood products, please contact us and we can help you.



Content is currently being added to this page. Please check back later if you cannot find what you are looking for...

**French Quarter Resources** – Aeratis Traditions has recently been approved by The **Vieux Carré** Commission. [Click here](#) for all resources and information about this approval.

**Louisiana Resources** – Approval by the State for National Register T&G wood replacement. [View](#)

## INSTALLATION & CARE

- General Instructions
  - Waterproof Installation
  - Install Direct to Concrete
  - Ceiling Board Installation
  - New Construction Install
  - Materials Needed
- Installation Videos
- Paint & Stain Guide