



Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 4-D-20-HZ

PROPERTY LOCATION: 219 Leonard Place / Parcel ID 81 L G 023

DISTRICT: Old North Knoxville H-1

MEETING DATE: 4/16/2020

APPLICANT: Jim Klonaris 2 Kings, LLC

LEVEL OF WORK: Level II. Construction of addition or outbuilding

PROPERTY DESCRIPTION: Queen Anne cottage

One-story residence with a hipped roof, clad in asphalt shingles, with lower gable-roof massings projecting to the front and sides. Front gable features partial cornice returns. Exterior is clad in wood clapboard siding with wood cornerboards. A one-story, hipped-roof porch extends across the façade, supported by square wood columns. Windows are one-over-one, double-hung wood sash. Door is flanked by sidelights and features a wood transom.

► **DESCRIPTION OF WORK:**

Addition of dormer on rear roof slope. Gable-roof dormer will be 48" wide by 66" tall (from bottom of dormer to roof peak) and installed on rear (north) slope of primary hipped massing.

Dormer will be clad in wood clapboard siding to match the house, with a gable roof clad in asphalt shingles. Roof eave overhangs will reflect existing house, with a 6" wood fascia board. Dormer will feature a one-over-one, double-hung Jeld-Wen window measuring 26" wide by 41" tall, with 4" wood trim.

► **APPLICABLE DESIGN GUIDELINES:**

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

A. Roofs

2. The eaves on additions or new buildings shall have an overhang that mimics existing buildings near the property. A minimum eave overhang of at least eight inches must be retained or used on new buildings or additions to existing buildings.

B. Windows

5. it can be appropriate to design and install additional windows on the rear or another secondary elevation. The design must be compatible with the overall design of the building.

L. 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.



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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.
6. Do not cause a loss of historic character through a new addition.

COMMENTS:

N/A

STAFF FINDINGS:

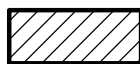
1. 219 Leonard Place is a contributing resource to the Old North Knoxville H Overlay.
2. Placement of the dormer addition at the rear of the building is appropriate. The size, scale, and proportions of the dormer addition are suitable to the historic house's proportions. The front-gable roof is stepped down from the primary hipped-roof massing to differentiate the gable roofline from the historic roofline.
3. The dormer will not be visible from Leonard Place. Due to the one-story hipped-roof massing projecting from the rear elevation, the dormer will be minimally visible from 4th Avenue.
4. The materials, including wood clapboard siding, an asphalt-shingle roof, and a double-hung wood window, are compatible with the original materials on the historic house.
5. The dormer addition could be removed without destroying the form or significant features of the historic house.

► STAFF RECOMMENDATION:

Staff recommends approval of the work as proposed.



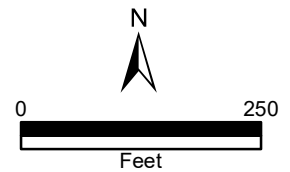
4-D-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



219 Leonard Place 37917
Old North Knoxville H-1

Original Print Date: 4/1/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Jim Klonaris 2 Kings, LLC





DESIGN REVIEW REQUEST

- ☐ DOWNTOWN DESIGN (DK)
☐ HISTORIC ZONING (H)
☐ INFILL HOUSING (IH)

2 Kings, LLC

Applicant

3/30/20

April

4-D-20-HZ

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

☒ Owner ☐ Contractor ☐ Engineer ☐ Architect/Landscape Architect

James J. Klonaris

2 Kings, LLC

Name

Company

719 Luttrell Street

Knoxville

TN

37917

Address

City

State

Zip

865-679-8159

Jim.Klonaris@Gmail.com

Phone

Email

CURRENT PROPERTY INFO

719 Luttrell Street, Knoxville TN 37917

8656798159

Owner Name (if different from applicant)

Owner Address

Owner Phone

219 Leonard Place, Knoxville, TN 37917

81 L G 023

Property Address

Parcel ID

Historic North

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Lindsay Crockett

Please Print

3/30/20

Date

James J. Klonaris

3/13/2020

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- ☐ Signs ☐ Alteration of an existing building/structure

Level 2:

- ☐ Addition to an existing building/structure

Level 3:

- ☐ Construction of new building/structure ☐ Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

- ☐ Brief description of work: _____

HISTORIC ZONING

Level 1:

- ☐ Signs ☐ Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- ☒ Major repair, removal, or replacement of architectural elements or materials ☐ Additions and accessory structures

Level 3:

- ☐ Construction of a new primary building

Level 4:

- ☐ Relocation of a contributing structure ☐ Demolition of a contributing structure

See required Historic Zoning attachment for more details.

- ☒ Brief description of work: Add Dormer to back of 2nd story house to comply with codes regarding egress to now renovated attic living space. The Dormer will be proportionate to the existing roof surface and appropriate in kind for homes of the style and period. The dormer will have a step down from the primary roof slope so that the original slope and design of the roof is visible. Window will match wood windows on the property to insure likeness

INFILL HOUSING

Level 1:

- ☐ Driveways, parking pads, access point, garages or similar facilities ☐ Subdivisions

Level 2:

- ☐ Additions visible from the primary street ☐ Changes to porches visible from the primary street

Level 3:

- ☐ New primary structure
☐ Site built ☐ Modular ☐ Multi-Sectional

See required Infill Housing attachment for more details.

- ☐ Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

- ☐ Downtown Design Checklist
☐ Historic Zoning Design Checklist
☐ Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- ☐ Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:

FEE 2:

FEE 3:

TOTAL:

1. Detailed description of proposed work for 219 Leonard Place, Knoxville, TN 37917

Add a 25.375" x 40.5" W-2500 Series Primed Wood Double hung window with Low-E Glass to be added as a dormer to the rear of existing home. Dormer will not be visible from the street front or east looking west. Dormer is being added to create egress from upstairs living space.

2. Manufactures Proposed materials for Dormer

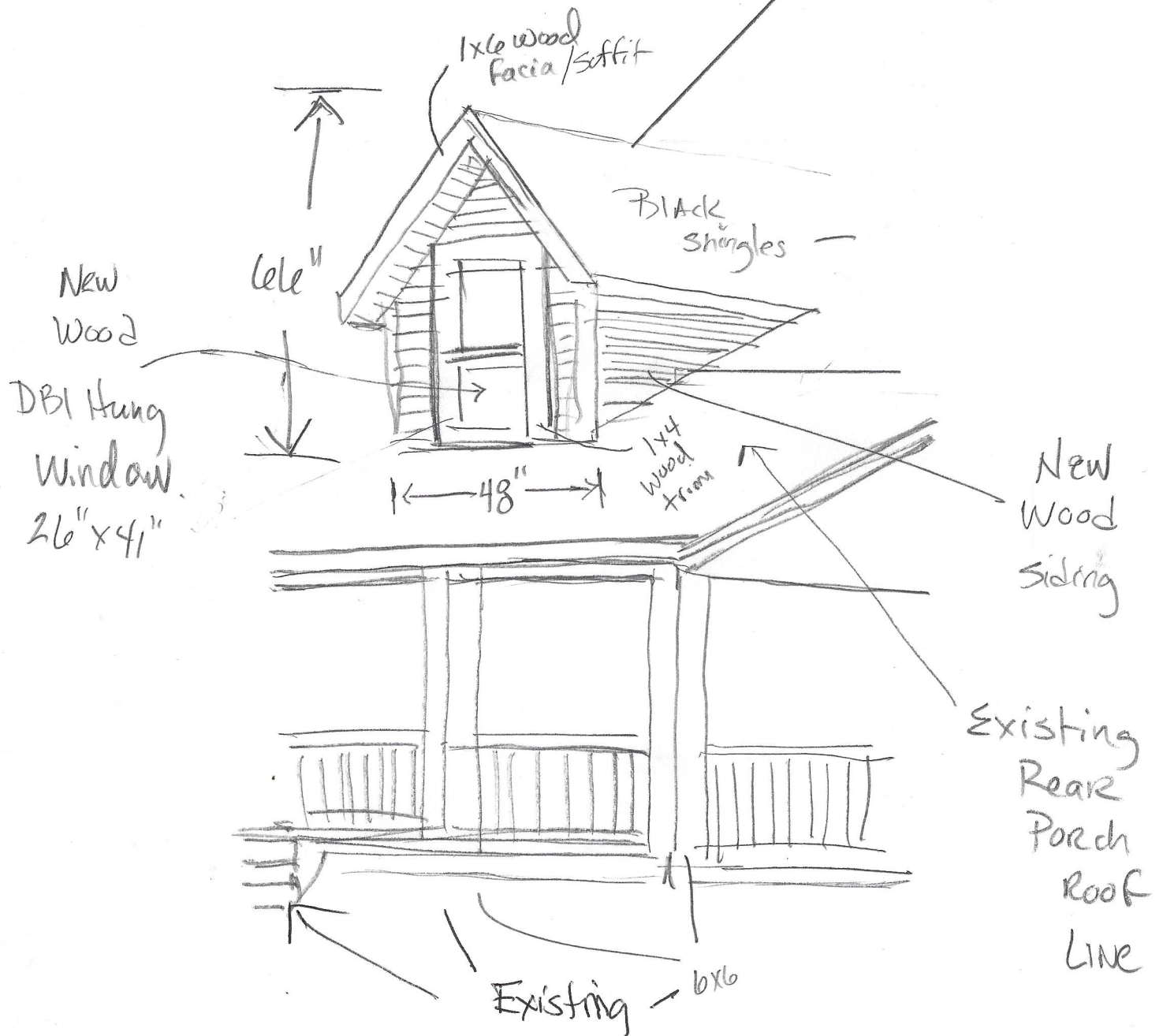
- Siding and Roof to be same as existing (black asphalt shingles)
- Wood siding around dormer to match existing wood siding of existing home (painted beveled poplar)
- (Attached) Window specification page Exhibit "C"

3. (Attached) rendering showing Dormer from two views. West facing East and rear of home facing South. Exhibit "A" and "B"

4. (Attached) Existing photos from the front, West facing East and rear view. Exhibits "D, "E" & "F"

5. (Attached) several pictures of other homes within 2 blocks in same neighborhood with dormers. Exhibits "G", "H" & "I"

Rear Dormer Exhibit "A"



Rear Dormer Exhibit "B"

Note

Dormer will
Not be visible from the front

wood siding

1x6 fascia

new wood double hung 2" x 4" window.

Existing Brick
fireplace

Black
Existing Roof

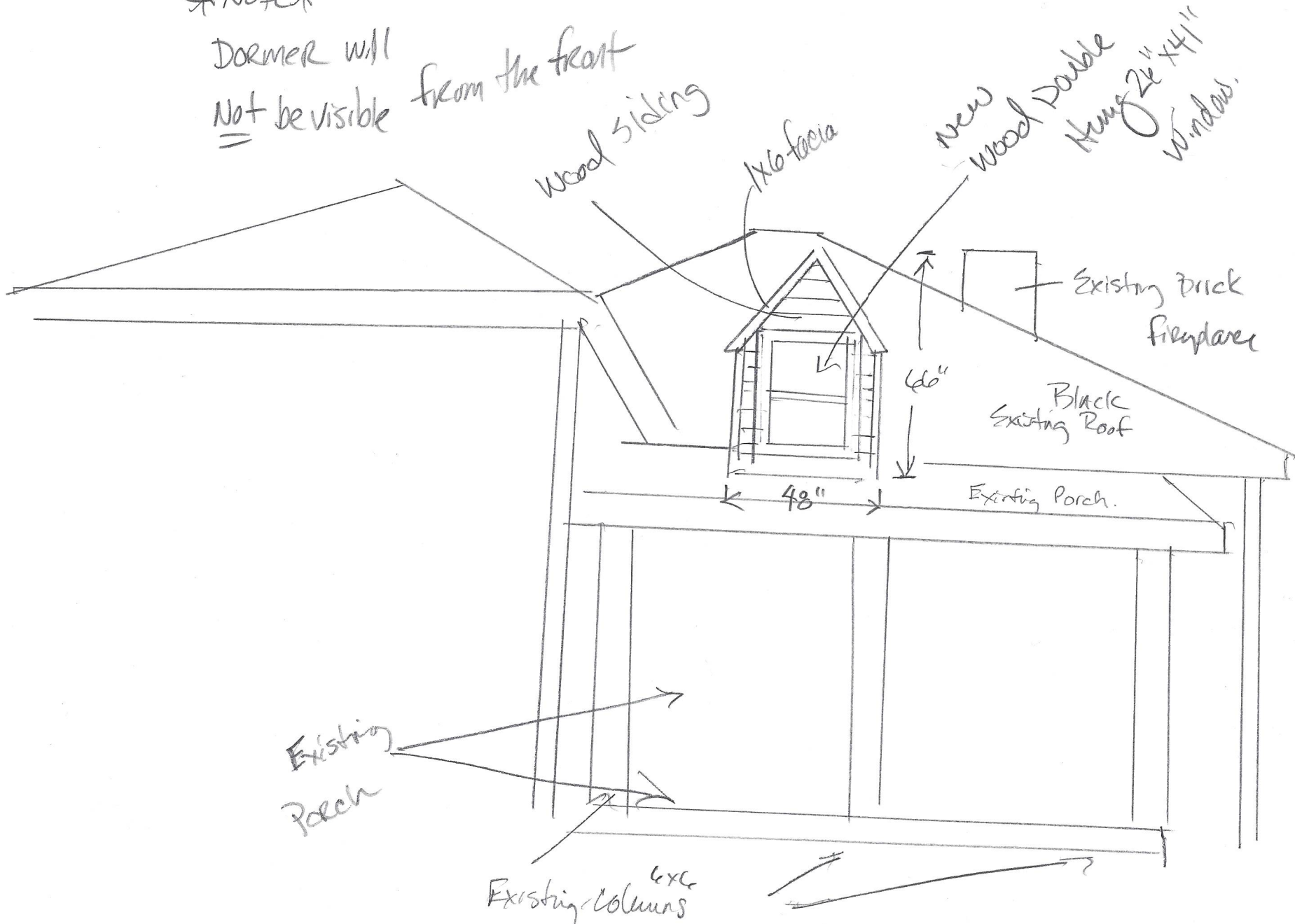
Existing Porch.

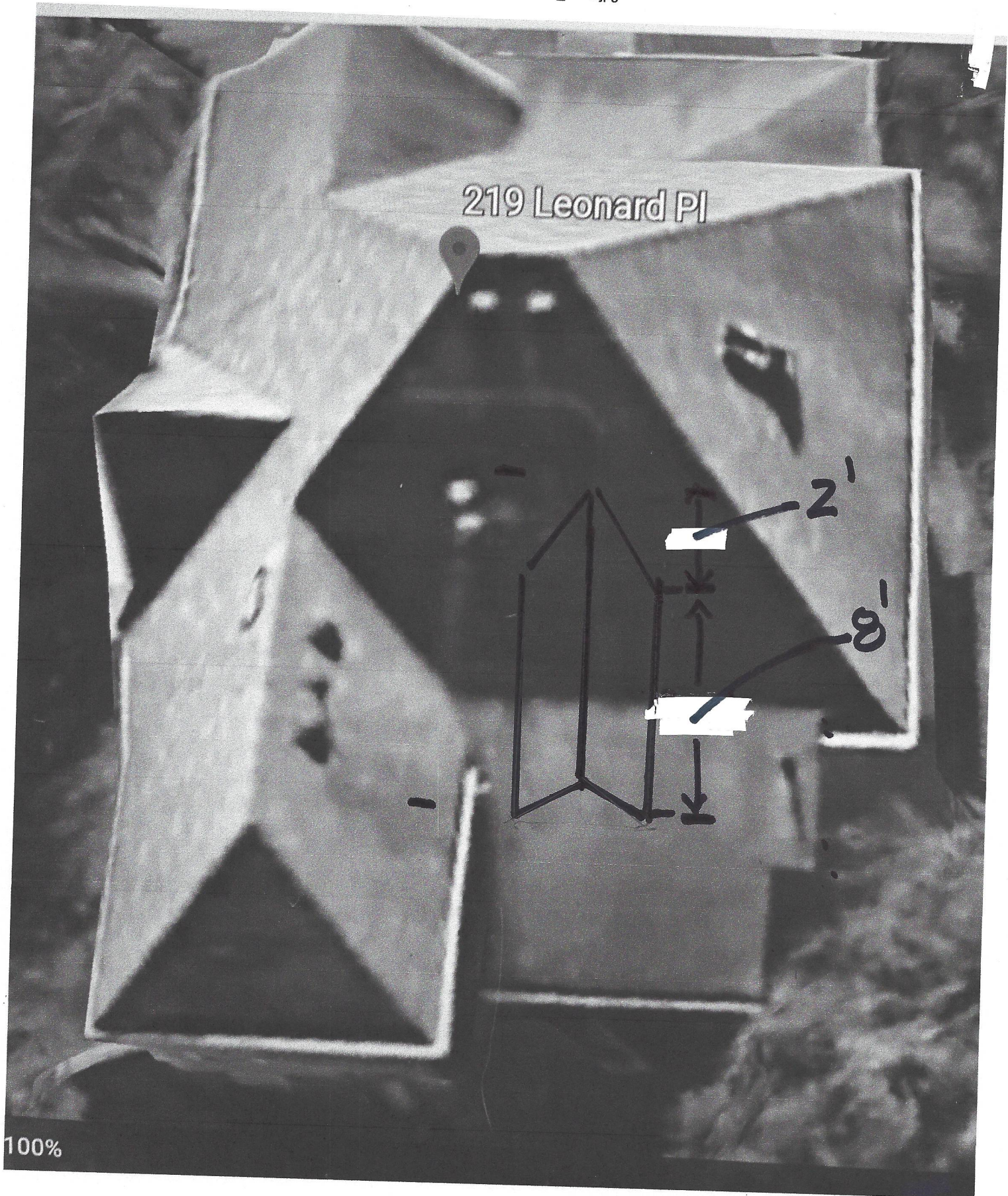
48"

66"

Existing
Porch

Existing Columns
6x6





JELD-WEN >

25.375 in. x 40.5 in. W-2500 Series Primed Wood Double Hung Window w/ Natural Interior and Low-E Glass

★★★★★ (3)

Cumberland Store

✓ **17 in stock** **Aisle 31, Bay 002** [store map](#)



Exhibit
"E"



Rear elevation

Exhibit
"F"

