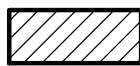




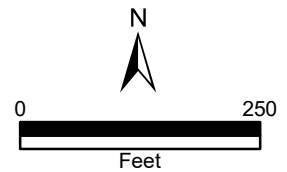
8-B-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



215 E. Oklahoma Ave. 37917
Old North Knoxville H-1

Original Print Date: 8/7/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Kelly Arsenault





Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 8-B-20-HZ

PROPERTY LOCATION: 215 E. Oklahoma Ave. / Parcel ID 81 L S 019

DISTRICT: Old North Knoxville H-1

MEETING DATE: 8/20/2020

APPLICANT: Kelly Arsenault

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

PROPERTY DESCRIPTION: Queen Anne, c.1900

Two-story residence with wood weatherboard wall covering and a brick foundation. House features a hipped roof with lower cross gables clad in asphalt shingles, wood shingles in gable, and a pedimented lintel above attic windows. Two-story, three-quarter front porch featuring round Doric columns and a turned wood balustrade.

► **DESCRIPTION OF WORK:**

Columns: Repair to two front porch columns, due to deterioration at the base and at the flooring below the base. Applicant will temporarily remove the column and repair the column shafts, bases, and flooring below, with pressure-treated wood when replacement is necessary.

Siding: Repair or replacement in patches, in-kind, of wood lap siding and sections of wood trim on west elevation.

Porch flooring: The balcony porch on the second story is uncovered and subject to extensive deterioration from rain, direct sunlight, and other moisture intrusion; the wood flooring warps, rots, and paint cannot be maintained. The first-story porch also receives significant moisture intrusion. Applicant is proposing replacement of the wood tongue-and-groove flooring on both stories with a composite tongue-and-groove flooring material, specifically Aeratis Heritage brand porch flooring. The Aeratis Heritage flooring is a composite PVC material which comes in 3-1/8" by 7/8" planks which are comparable to regular wood tongue-and-groove flooring planks.

► **APPLICABLE DESIGN GUIDELINES:**

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

C. 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.
2. Design elements to be incorporated in any new porch design must include tongue and groove wood floors, beadboard ceilings, wood posts and/or columns, and sawn and turned wood trim when appropriate.
6. A wood porch floor may not be replaced with a poured concrete floor, which will absorb and retain moisture and eventually damage the structure, as well as the appearance of the building.



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Secretary of the Interiors Standards

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 design, color, texture, and other visual qualities, and where possible, materials.

COMMENTS:

N/A

STAFF FINDINGS:

1. The house is a contributing structure to the Old North Knoxville National Register Historic District and the local overlay.
2. The proposed repair, and replacement in patches, to the existing siding and porch columns is appropriate under the guidelines.
3. The applicant has sufficiently documented the deterioration of both levels of porch flooring; replacement is appropriate. The second-story porch is significantly exposed to the elements.
4. The second-story porch flooring is not visible from the public right-of way, as it is on a horizontal plane and significantly elevated above the ground level. The first-story flooring is minimally visible from the public right-of-way, as the house is set back approximately 45' from the sidewalk, rests on a raised foundation, and is topographically elevated above the sidewalk.
5. The proposed flooring material is composed of solid extruded PVC planks, which are faux wood-grained to simulate wood flooring. The material can be painted, though the color proposed in the application matches the existing color on the porch. The Aeratis Heritage flooring system can be completed with a chamfered, half-round, or quarter-round nosing as an edge trim.
6. This particular material is a high-end composite flooring material which sufficiently matches wood tongue-and-groove in design, color, texture, and visual qualities. Preservation Brief 45, "Preserving Historic Wood Porches," recommends selecting materials that can be painted in the field if composite flooring materials are used. The Aeratis Heritage material was approved for front and rear porch flooring 240 E. Scott Ave. in August 2018, with the condition that the material be painted to reduce sheen.

► STAFF RECOMMENDATION:

Staff recommends approval of the work as proposed, with the condition that the composite flooring material be painted to reduce sheen.



DESIGN REVIEW REQUEST

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

Kelly Arsenault & Scott Angelius

Applicant

7/16/2020

8/20/2020

8-B-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

Kelly Arsenault


Name	Company		
215 E Oklahoma Ave	Knoxville	TN	37917
Address	City	State	Zip
917.837.7566	kellyarsenault24@gmail.com		
Phone	Email		


CURRENT PROPERTY INFO

N/A

Owner Name (if different from applicant)	Owner Address	Owner Phone
215 E Oklahoma Ave	081Is019	
Property Address	Parcel ID	
Old North Knoxville	RN-2 / H	
Neighborhood	Zoning	

AUTHORIZATION

	Lindsay Crockett	7/20/20
Staff Signature	Please Print	Date

DocuSigned by: 	Kelly Arsenault	7/16/2020
Applicant Signature	Please Print	Date

Proposal for 215 E Oklahoma Ave

Repair of existing front porch columns

Two of our front porch columns are sinking. One appears to be related to the base and the other appears to be the boards under the base. For both, we would be repairing the columns (we would need to temporarily remove them), bases, and floor beneath the columns. We would repair with regular pressure-treated wood.

Replacement of balcony porch flooring with composite wood

Our balcony porch flooring gets all of the weather & direct sun, and the wood and paint have been unmaintainable. We would replace the flooring with Aeratis Heritage porch flooring. We would also replace the porch membrane roof surface that is under the balcony porch flooring, which appears to be damaged. The balcony railing would be removed during this process and reinstalled.

Aeratis Heritage porch flooring is a PVC product that closely matches the traditional porch flooring used in Old North. It comes 3-1/8" x 7/8" planks that are double-sided tongue and groove. We would be using Battleship Gray which almost exactly matches the paint we currently have, so we do not plan on painting it, however it can be painted or stained any color at any future date.

Replacement of primary (lower level) porch flooring with composite wood

Similar to the balcony porch, the edges of lower level porch flooring get a lot of weather and sun and the wood continuously gets damaged. We would plan to replace the flooring with Aeratis Heritage porch flooring as detailed above.

Repair of rotten siding/trim on west side of house

The west side of our house gets the majority of the weather and some boards and trim need repair. We would repair with regular pressure-treated wood.

Aeratis Heritage



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

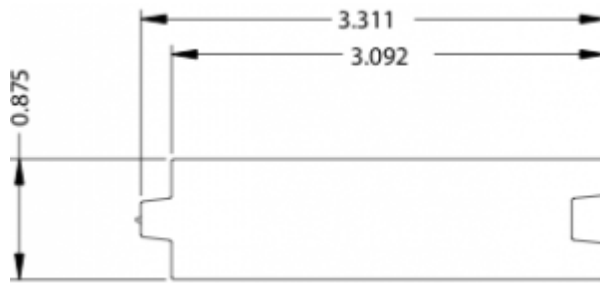
Aeratis Heritage is a true double-sided tongue and groove porch plank that comes in three pre-finished colors, Battleship

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



Upper porch photographs



Upper porch photographs



Porch column deterioration



Lower porch photographs