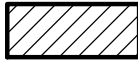
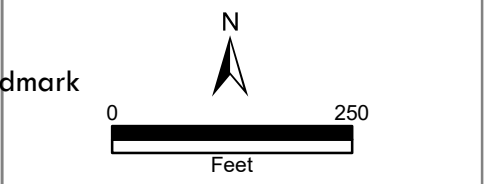


7-A-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS


3004 Kingston Pk. 37919
 McIntire-Rouleau House Individual H Landmark

Original Print Date: 6/30/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Bryan Davis





Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 7-A-20-HZ

PROPERTY LOCATION: 3004 Kingston Pk. / Parcel ID 108 G A 003

DISTRICT: McIntire-Rouleau House Individual H Landmark

MEETING DATE: 7/16/2020

APPLICANT: Bryan Davis

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

PROPERTY DESCRIPTION: Tudor Revival, c. 1922

Two-story residence with a side-gable, slate roof with a front-gable roof massing projecting from the façade. Exterior is clad in East Tennessee marble in a random-course, ashlar pattern. House features two stone chimneys, arched transoms above entrances, and original wood casement windows.

► **DESCRIPTION OF WORK:**

Level I work: removal of non-historic (c.1990s) aluminum windows on c.1995 sunroom addition and replacement with multi-light wood casement windows; multi-light French doors, one wood awning window; and one multi-light clad French door on east elevation. (Level I work approved 6/12/2020)

Level II work: Construction of rear deck. Deck will be 20' wide by 15'-8" long and extend from existing rear sunroom. The deck will rest on 8" by 8" timber columns and extend 8.43 feet from the ground level to the top of the porch floor. On the rear elevation, the timbers will feature decorative wood latticework. The deck will feature 6" x 6" wood posts with decorative tops and a wire railing. Deck flooring will be ipe wood decking.

► **APPLICABLE DESIGN GUIDELINES:**

Secretary of the Interior's Standards for Rehabilitating Historic Buildings.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

8. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

9. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 7-A-20-HZ

COMMENTS:

Replacement of c.1990s aluminum sunroom windows with multi-light wood casement windows approved as a Level I COA.

STAFF FINDINGS:

1. The McIntire-Rouleau House is an individual H landmark and a contributing resource to the Kingston Pike National Register Historic District.
2. The deck will be placed on the rear elevation, not visible from the public right-of-way, and will extend from a non-historic sunroom addition. The deck could be removed without effect on the historic house. Placement of the deck is appropriate.
3. The overall height and scale of the deck is proportionate to the existing house.
4. 8x8 timber posts as supports, and the wood posts on the guard rail, are appropriate materials for the house. While the wire railing is not typical for a historic structure, the deck will not be visible from the street, and wire railing will compliment the black-painted wood casement windows and trim. Detailing on the railing's posts and the rear elevation columns is not overly elaborate and compliments the house's Tudor Revival style.

STAFF RECOMMENDATION:

Staff recommends approval of the work as proposed.

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: ADDITIONAL OF OUTDOOR SEATING ON EXISTING SUNROOM
ON REAR OF HOME. PLANS ATTACHED.

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

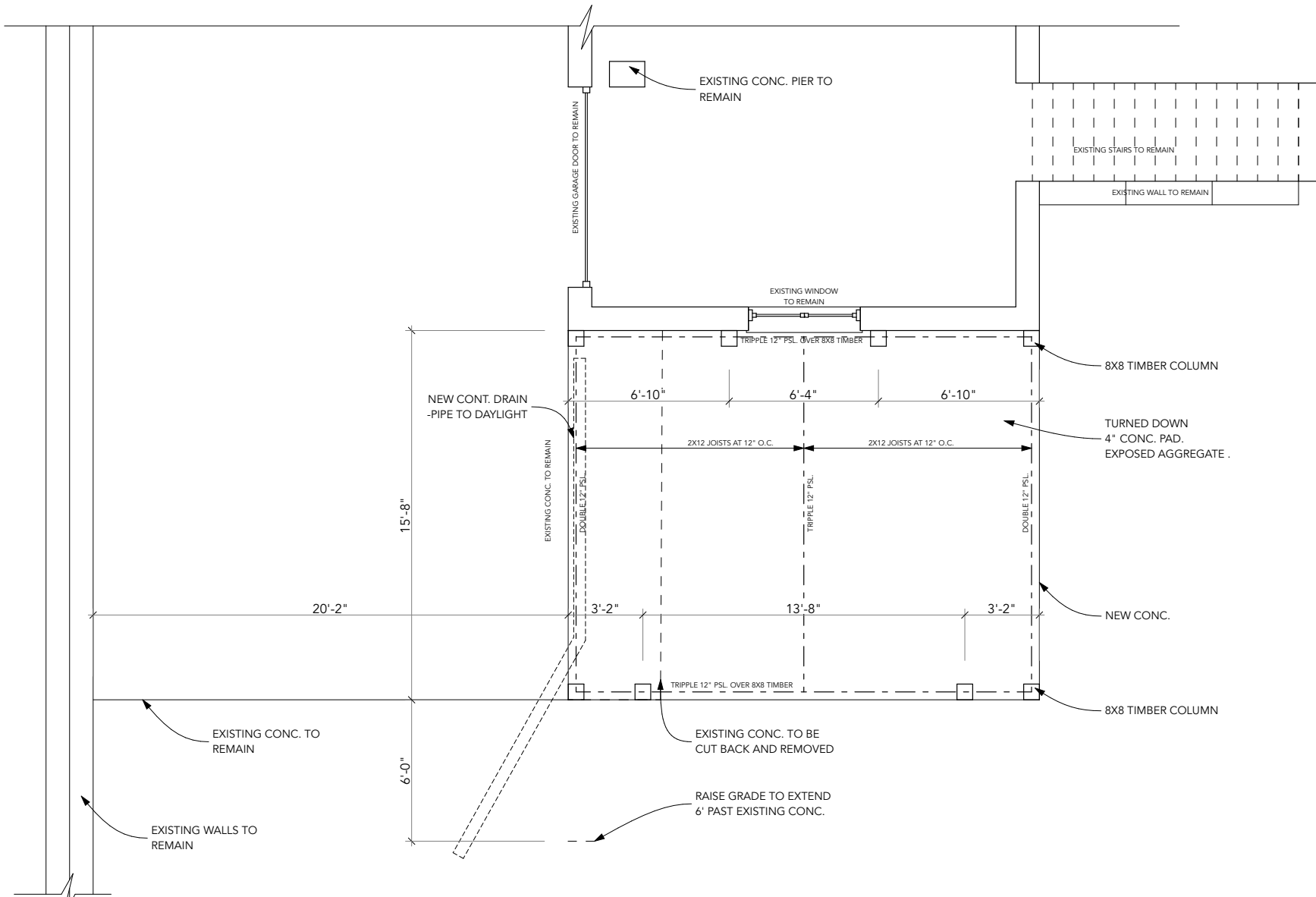
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

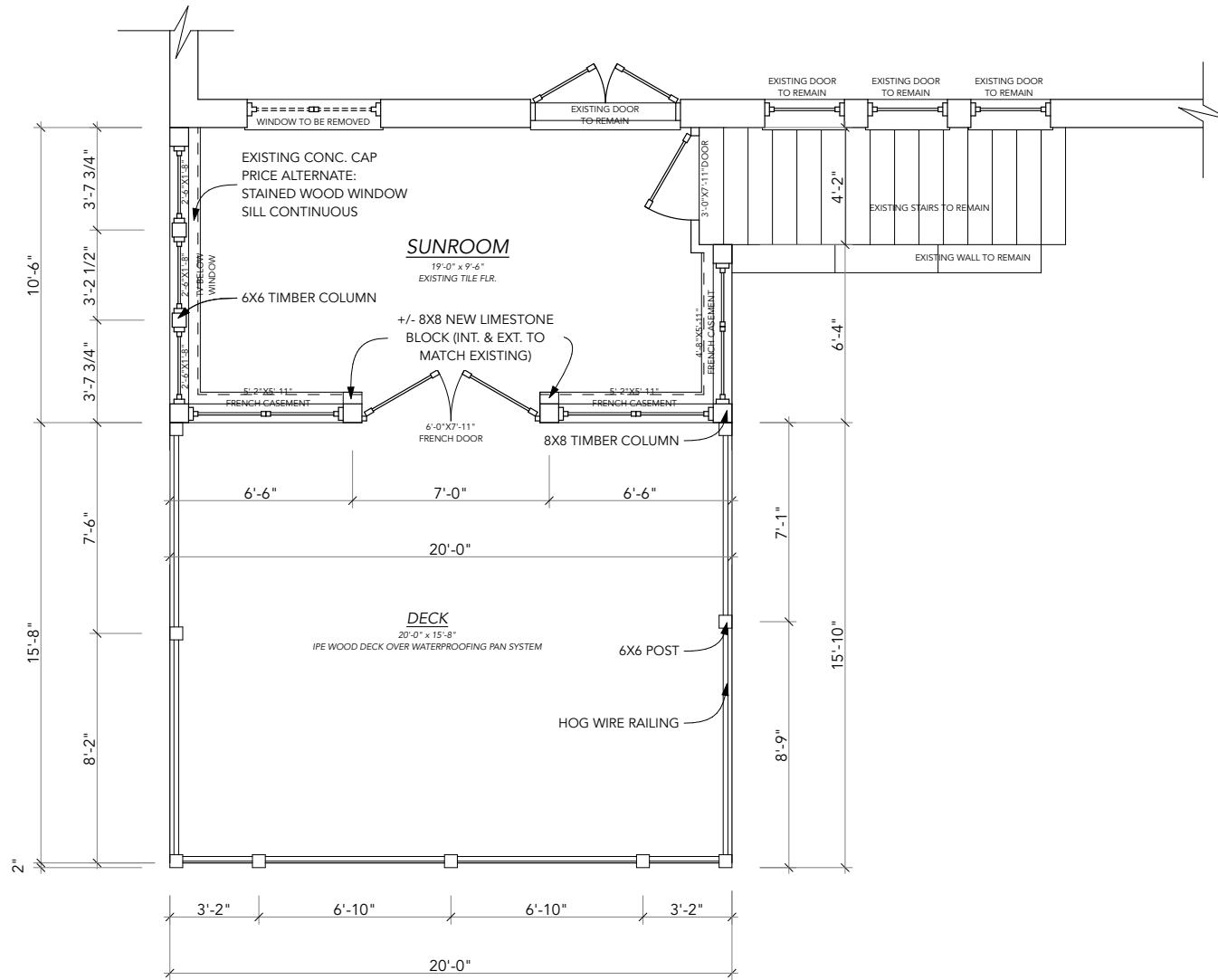
Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:		TOTAL:
FEE 2:		
FEE 3:		

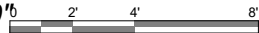


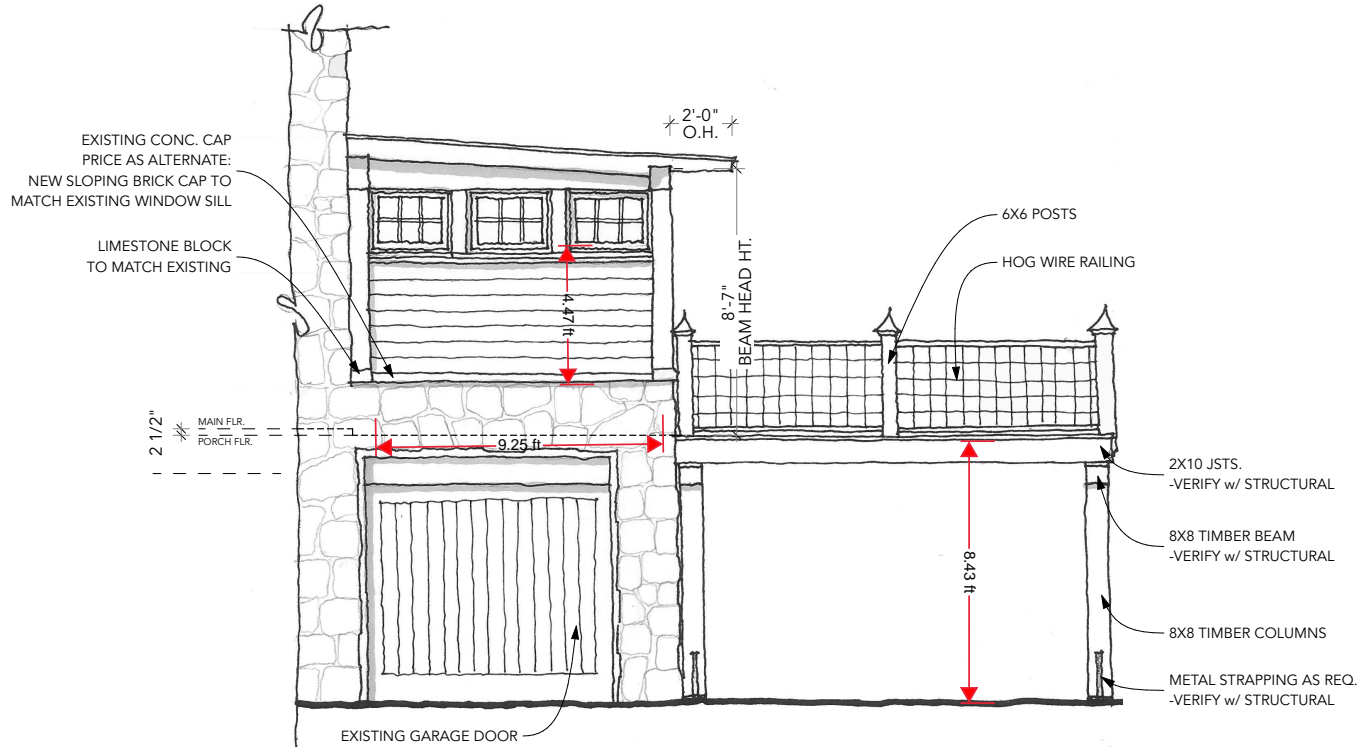
1 LOWER LEVEL
SCALE: 1/4" = 1'-0"



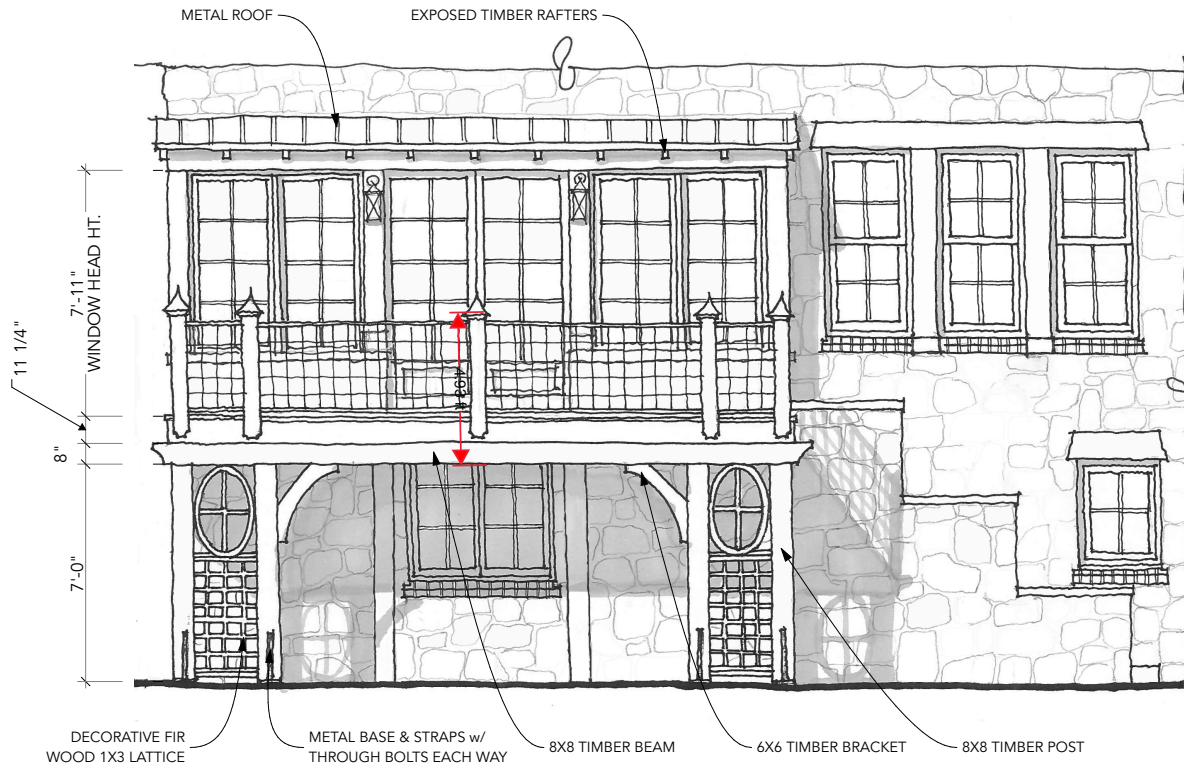


1 MAIN LEVEL
SCALE: 1/4" = 1'-0"





1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"^b





HOME CHOICE WINDOWS & DOORS LLC

HomeChoice Windows & Doors
 8719 Kingston Pike
 Knoxville, TN . 37923
 865-357-7007

Customer Quote

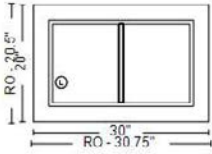
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CREATED
3/26/2020
bryan@ thehomechoice.net
PK # 262

Customer Information:

Delivery Information:

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CUSTOMER JOB NAME	TERMS	QUOTE NAME	PROJECT NAME
		BRYAN DAVIS PERSONAL	BRYAN DAVIS PERSONAL

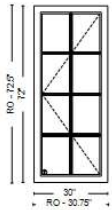
Line #	Room ID	Quantity	Overall RO	Overall Frame
100	WEST WALL	3	30 3/4" X 20 1/2"	30" X 20"



Pinnacle Select Matte Black Awning 3020-1 Complete Unit S LoE 366 IG 4-1/8 Jamb Ext (2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Interior Stops: Contemporary)(Push Out) (Pine Species)(Black Int. Finish)(Black Spacer)(Neat Glass)(Laminated)(Preserve)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(7/8" Putty WDL Tall w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H)(Energy Star: Meets all US Zones)(CW-PG70-FW)

* Units viewed from exterior.

Line #	Room ID	Quantity	Overall RO	Overall Frame
200	RIVER SIDE	1	30 3/4" X 72 1/2"	30" X 72"

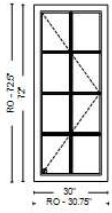


Pinnacle Select Matte Black Casement 3072-1 Complete Unit LH LoE 366 IG 4-1/8 Jamb Ext (2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Interior Stops: Contemporary)(Push Out)(Pine Species)(Black Int. Finish)(Black Spacer)(Tempered Glass)(Neat Glass)(Preserve) (Black Matte Hardware)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(7/8" Putty WDL Tall w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W4H)(Retractable Pine Screen - Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(FW-PG50-C) Performance Data: (U-Value: 0.3)(SHGC: 0.17)(VT: 0.38)(CR: 60)

* Units viewed from exterior.

Line #	Room ID	Quantity	Overall RO	Overall Frame
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300 RIVER SIDE 1 30 3/4" X 72 1/2" 30" X 72"

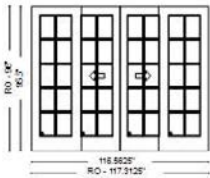


* Units viewed from exterior.

Pinnacle Select Matte Black Casement 3072-1 Complete Unit RH LoE 366 IG 4-1/8 Jamb Ext (2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Interior Stops: Contemporary)(Push Out)(Pine Species)(Black Int. Finish)(Black Spacer)(Tempered Glass)(Neat Glass)(Preserve)(Black Matte Hardware)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(7/8" Putty WDL Tall w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W4H)(Retractable Pine Screen - Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(FW-PG50-C) Performance Data: (U-Value: 0.3)(SHGC: 0.17)(VT: 0.38)(CR: 60)

Line #	Room ID	Quantity	Overall RO	Overall Frame
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400 RIVER SIDE 1 117 5/16" X 96" 116.5625" X 95.5"

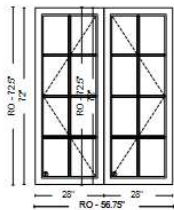


* Units viewed from exterior.

Pinnacle Clad Matte Black Four Panel French Style 100Q80 Complete Unit OOXO LoE 366 IG 4-9/16 Jamb Ext (2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(8 Inch Rail)(Pine Species)(Black Int. Finish)(Bronze Sill)(Black Spacer)(Neat Glass)(Tempered Glass)(Preserve)(Sliding Contemporary Black Matte Standard Handle Set)(Seacoast Hardware)(No Brickmould)(Rigid Nail Fin)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W5H)(Matte Black Screen - Not Applied)(BetterVue)(Energy Star: Meets all US Zones)(R-PG25-SD) Performance Data:(U-Value: 0.28)(SHGC: 0.19)(VT: 0.43)(CR: 58)

Line #	Room ID	Quantity	Overall RO	Overall Frame
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500 EAST WALL 1 56 3/4" X 72 1/2" 56" X 72"



* Units viewed from exterior.

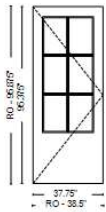
(A1) DCS 2872 - (A2) DCS 2872 - Standard Mulls

(A1)-Pinnacle Select Matte Black Casement 2872 Complete Unit LH LoE 366 IG 4-1/8 Jamb Ext (2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Interior Stops: Contemporary)(Push Out)(Pine Species)(Black Int. Finish)(Black Spacer)(Tempered Glass)(Neat Glass)(Preserve)(Black Matte Hardware)(Seacoast Hardware)(No Brickmould)(Rigid Nail Fin)(7/8" Putty WDL Tall w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W4H)(Retractable Pine Screen - Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(FW-PG50-C) Performance Data:(U-Value: 0.3)(SHGC: 0.17)(VT: 0.38)(CR: 60)

(A2)-Pinnacle Select Matte Black Casement 2872 Complete Unit RH LoE 366 IG 4-1/8 Jamb Ext (2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Interior Stops: Contemporary)(Push Out)(Pine Species)(Black Int. Finish)(Black Spacer)(Tempered Glass)(Neat Glass)(Preserve)(Black Matte Hardware)(Seacoast Hardware)(No Brickmould)(Rigid Nail Fin)(7/8" Putty WDL Tall w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W4H)(Retractable Pine Screen - Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(FW-PG50-C) Performance Data:(U-Value: 0.3)(SHGC: 0.17)(VT: 0.38)(CR: 60)

Line #	Room ID	Quantity	Overall RO	Overall Frame
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600	EAST WALL	1	38 1/2" X 95 7/8"	37.75" X 95.375"
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Pinnacle Clad Matte Black Inswing Single Panel 3280 Complete Unit XR LoE 366 IG 4-9/16 Jamb Ext (2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(French Panel)(3/4 Lite Panel)(8 Inch Rail)(Pine Species)(Black Int. Finish)(Bronze Sill)(Black Spacer)(Neat Glass) (Tempered Glass)(Preserve)(Black Matte Multi-Point Hardware)(Classic Handle Style)(No Brickmould)(Rigid Nail Fin)(Black Matte Standard Adjustable Hinges)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W3H)(Energy Star: No Zones Met) (R-PG50-SHD) Performance Data:(U-Value: 0.36)(SHGC: 0.09)(VT: 0.19)

* Units viewed from exterior.

Quote Comments:

Disclaimer:

Messages:

* Units meeting Egress size conform to 2015 IRC Section R310.2 Egress requirements; Local codes may differ. Customer is responsible to confirm units meet all applicable requirements.

Submitted By: _____ Date: _____

Accepted By: _____ Date: _____

We appreciate the opportunity to provide you with this quote!





