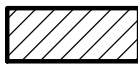




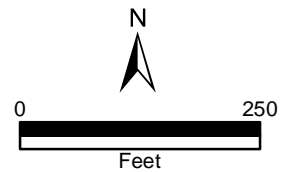
6-D-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



134 Leonard Place 37917
Old North Knoxville H-1

Original Print Date: 6/3/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Amanda Tompkins





Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 6-D-20-HZ

PROPERTY LOCATION: 134 Leonard Place / Parcel ID 81 L H 006

DISTRICT: Old North Knoxville H-1

MEETING DATE: 6/18/2020

APPLICANT: Amanda Tompkins

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

PROPERTY DESCRIPTION: Folk Victorian, c.1910

One-story frame with weatherboard siding. Cross-gabled roof with asphalt roof covering and partial cornice returns. Two-over-two double-hung windows. One-story two-bay front porch with square incised wood columns with Doric capitals and sawn wood balustrade. Brick foundation. Irregular plan.

► **DESCRIPTION OF WORK:**

Construction of an 8' wide by 12' deep storage shed, to be placed at the southwest corner of the property. Shed will have a side-gable roof clad in composite shingle, with a 9/12 pitch to match the existing house, 6" wood fascia board, and eave overhangs. Shed will be clad in 4" wood lap siding with 4" corner boards, and paired doors which measure 4' wide by 6'-8" tall. Doors have x-bracing below and single-pane windows above.

► **APPLICABLE DESIGN GUIDELINES:**

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

1. The design of outbuildings shall acknowledge and suggest the function of original outbuildings that would have been located in the neighborhood.
2. The design of features like garage doors that face the street shall mimic carriage house doors from an era consistent with the primary building on the lot.
3. Garage doors shall be located to the rear of the primary building on the lot.
4. Materials used in constructing outbuildings or accessory buildings may only use materials and design characteristics selected from the following list: wood lap siding with a four inch lap or board and batten; a 12/12 roof pitch; overhanging eaves; exposed rafter tails; wood windows; masonry but not exposed concrete block or split-face block; garage doors appearing to be carriage doors or plank doors with x-bracing or perimeter reinforcing timbers.

COMMENTS:

N/A

STAFF FINDINGS:



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Knoxville Historic Zoning Commission

File Number: 6-D-20-HZ

1. 134 Leonard Place is a contributing resource to the ONK National Register Historic District and the local historic overlay.
2. The shed is proposed to be placed at the rear of the primary building on the lot, with 5' setbacks from the side and rear property lines. Placement of the shed is appropriate. The shed will be minimally visible from Leonard Place.
3. The shed is simple in design, modest in size and massing, and could be removed without any effects on the primary residence.
4. The shed uses materials that reflect the existing house, including a 9/12 roof pitch, 4" wood lap siding with 4" cornerboards, a composite shingle roof, and an eave overhang. The shed doors mimic carriage house doors with X-bracing. Materials and design of the shed are appropriate.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the work as proposed.



DESIGN REVIEW REQUEST

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

Amanda A Tompkins and Erik P Simons

Applicant

05/27/20

June 18, 2020

6-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

Amanda Tompkins and Erik Simons

N/A

Name

Company

134 Leonard Place

Knoxville

TN

37917

Address

City

State

Zip

434-962-8964

erikandamanda929@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Amanda Tompkins and Erik Simons

134 Leonard Place Knoxville, TN 37917

434-962-8964

Owner Name (if different from applicant)

Owner Address

Owner Phone

134 Leonard Place Knoxville, TN 37917

081LH006

Property Address

Parcel ID

Historic Old North Knoxville

Historic Zoning

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

5/28/20

Staff Signature

Please Print

Date

Amanda A. Tompkins

5/27/20

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: We plan to build a shed on our property. This will be a new build.
The shed will be 8ft by 12 ft and will be placed at the rear of the property. The designs attached show
the proposed materials, location, and details on size.

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:

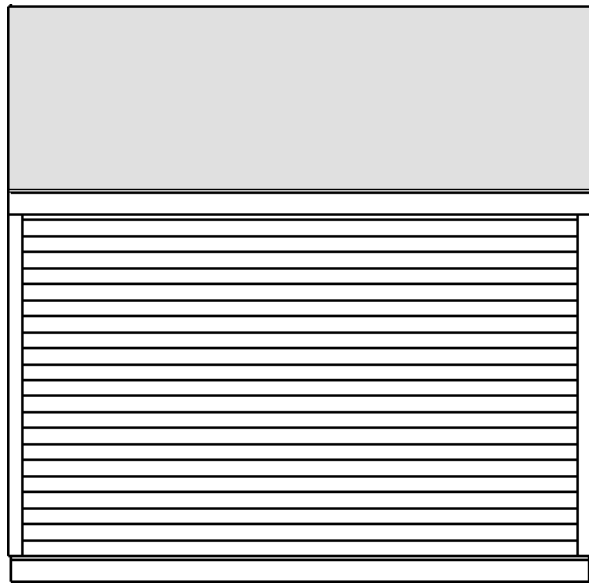
FEE 2:

FEE 3:

TOTAL:

1 Rear Elevation

A02 Scale: 1/4" : 1'



3 Front Elevation

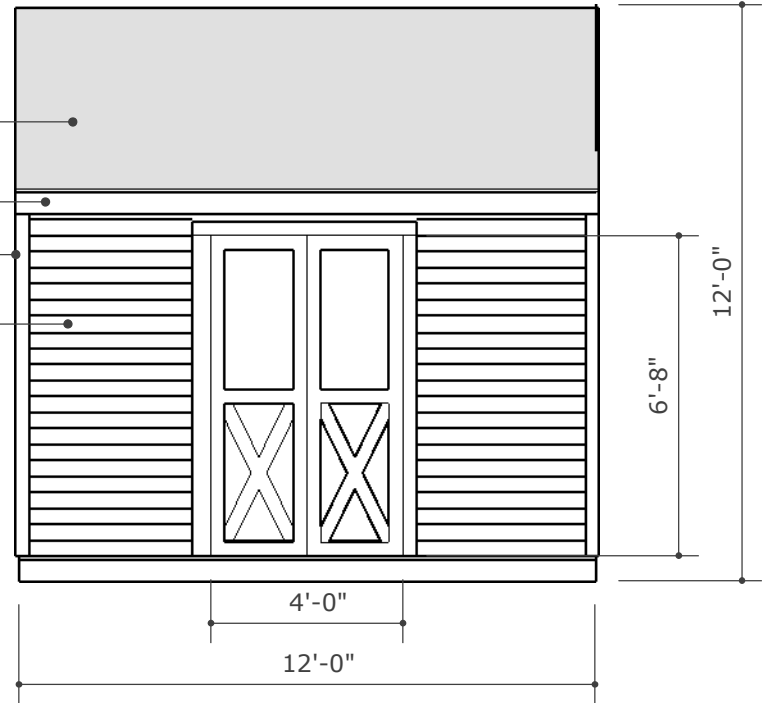
A02 Scale: 1/4" : 1'

Composite Shingle

1x6 Wood Fascia

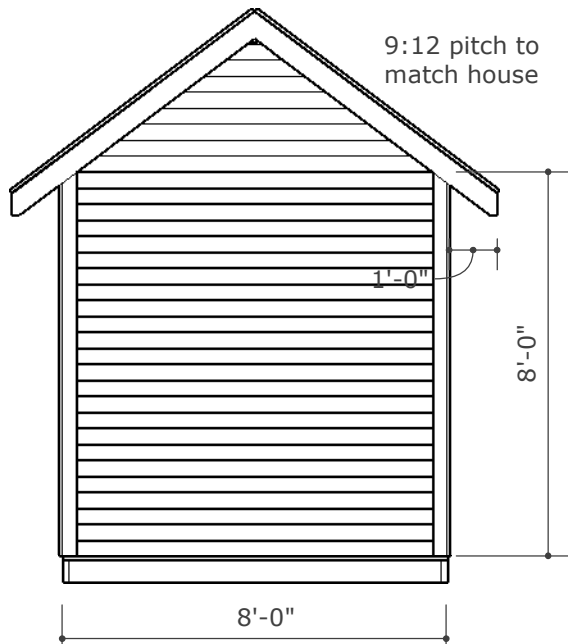
5/4x4 Wood Trim

4" Wood Lap Siding

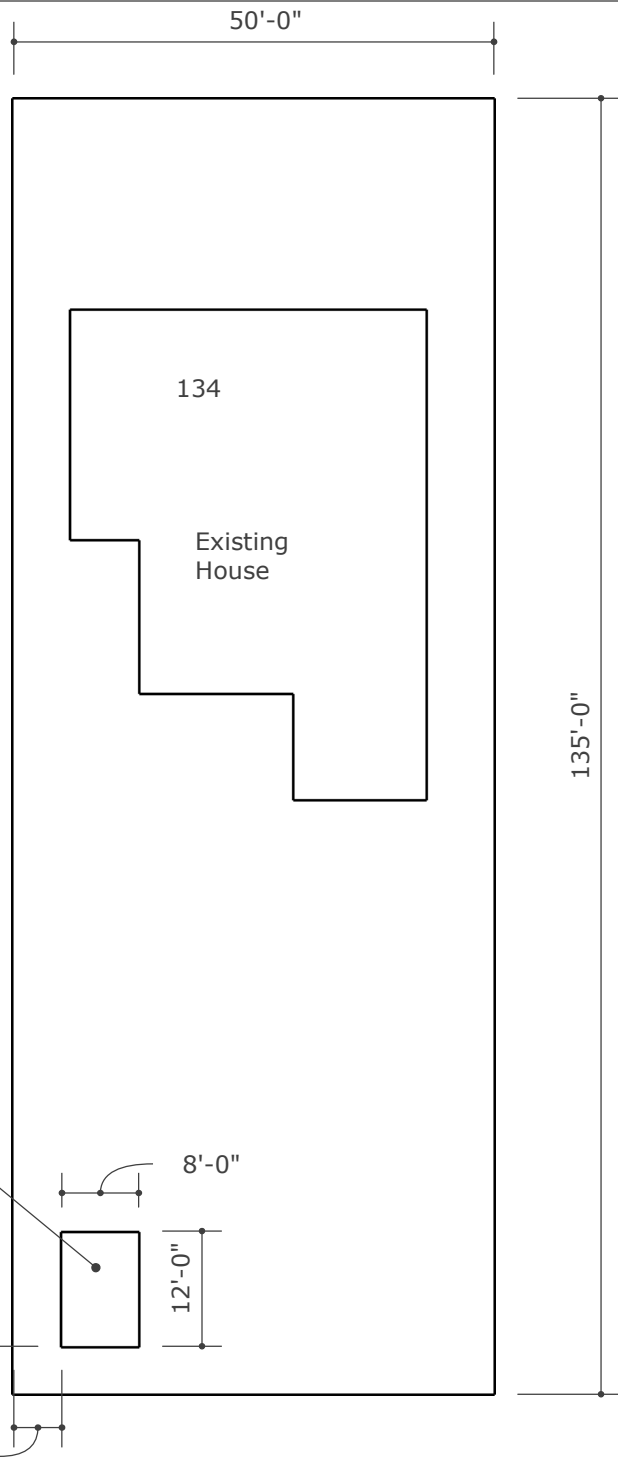


2 Side Elevation

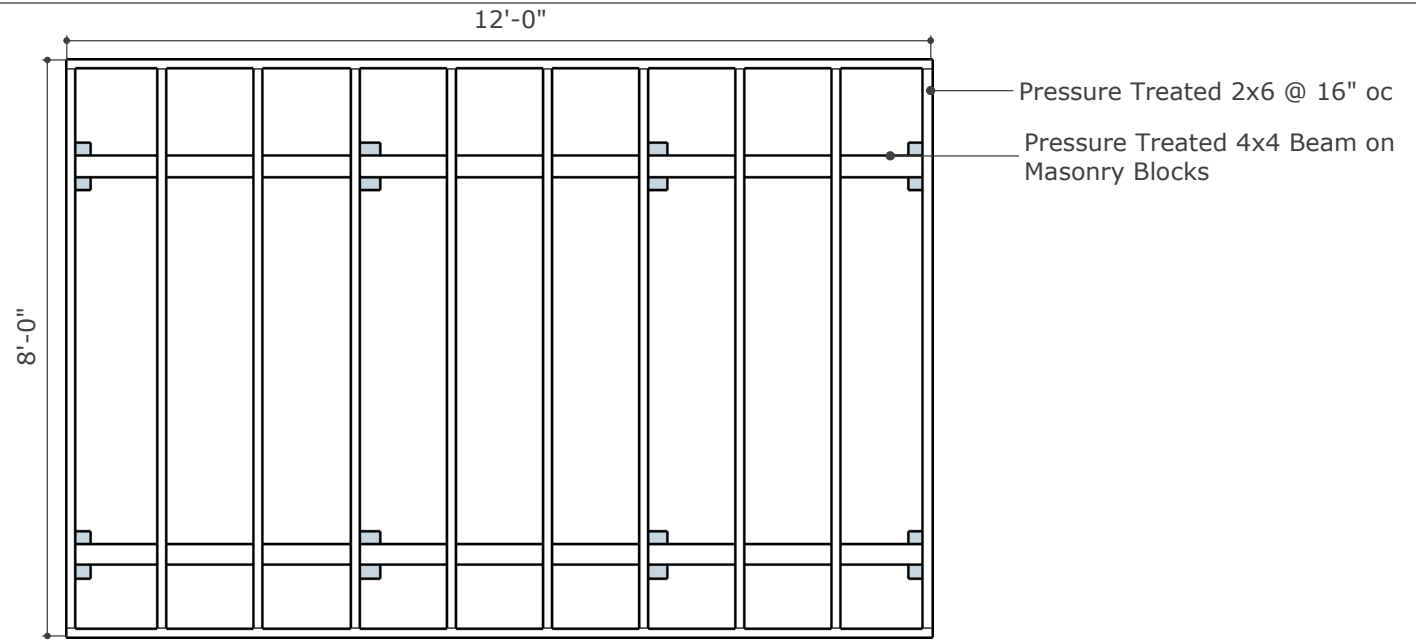
A02 Scale: 1/4" : 1'



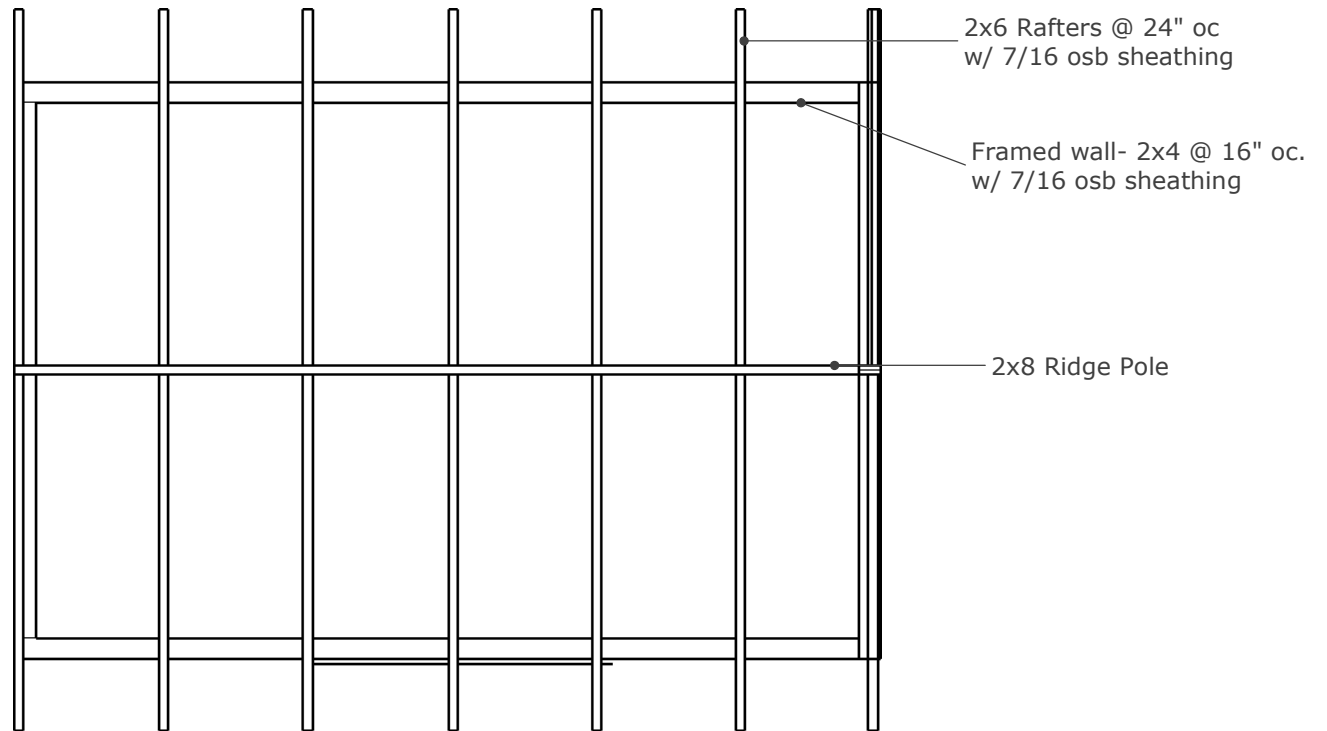
1 Scaled Plat
A03 Scale: 1" : 20'



1 Floor Joist Layout
A01 Scale: 3/8" : 1'



2 Rafter Layout
A01 Scale: 3/8" : 1'





HZ
HISTORIC ZONING 215.2500
KnoxPlanning.org | CASES
16-D-20-HZ