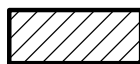




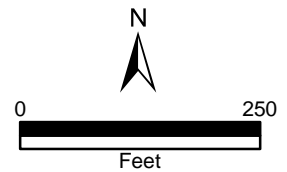
6-I-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



424 E. Scott Ave. 37917
Old North Knoxville H-1

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

Petitioner: Logan Higgins Aplos Home





Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 6-I-20-HZ

PROPERTY LOCATION: 424 E. Scott Ave. / Parcel ID 81 L Q 01502

DISTRICT: Old North Knoxville H-1

MEETING DATE: 6/18/2020

APPLICANT: Logan Higgins Aplos Home

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

PROPERTY DESCRIPTION: Craftsman (c.1915)

One and one-half story frame with weatherboard wall covering. Side gable roof with asphalt shingle covering and front facing gabled dormer. Exposed rafter tails and corner brackets. One story full front porch with splayed square wood posts on brick piers. Exterior side brick chimney. One over one double hung windows. Exterior metal stair on south elevation leading to second story side entry. Brick foundation. Rectangular plan.

► **DESCRIPTION OF WORK:**

Level I work: repair to existing wood, including wood clapboard, eave overhangs, and soffits; installation of half-round gutters on front of house to match existing gutters; repair to masonry foundation, including mortar repointing with Type N mortar; repair to masonry chimney by removing paint and repointing with Type N mortar.

Level II work:

- Replacement of existing asphalt shingle roof with new metal roof. Roof is proposed to be Central States Panel Lock Plus, exposed fastener, 3' pieces.
 - Removal of basement-level window and installation of door in same location. Door to be accessed by new wood platform (wood decking boards), to be approximately 8' by 8' and 50" above grade. Platform proposed to have a metal railing to match existing stairs.
-

► **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.
3. Repair or replace roof details (chimneys, roof cresting, attic vent windows, and other unique roof features).
4. Materials used in roofing existing buildings or new construction shall duplicate the roofing materials originally found in the neighborhood. Asphalt or fiberglass shingles can be appropriate, as are wood, slate, standing seam metal, or metal shingle or tile roof coverings. The color of roofing materials should be a dark green, charcoal gray, black or dark reddish brown to simulate the original roof colors.



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D. Entrances

3. It may be appropriate to design or construct a new entrance if the historic one is completely missing. Any restoration shall be based on historical, pictorial, or physical documentation, if available. It shall be compatible with the historic character of the building or with adjacent buildings.
4. A replacement entrance shall not create a false historic appearance. A new entrance or porch must be compatible in size, scale, and material.

E. Wood Wall Coverings

5. Wooden features shall be repaired by patching, piecing-in, or otherwise reinforcing the wood. Repair may also include replacement with matching or compatible substitute materials, when elements remain and can be copied.
6. Wood features that are important in defining the overall historic character of the building shall not be removed.

F. Masonry

7. Match replacement mortar to the original mortar in color, composition, profile, and depth. If necessary, analyze the original mortar to determine the proportions of lime, sand, and cement. A scrub technique shall not be used to repoint. The width of joint profile shall not be changed unless the change will return the joint to its original appearance. Sound mortar should not be removed.
8. Never repoint with mortar of high Portland cement content, unless that is the content of the original mortar.
9. Historic masonry shall not be coated with paint, stucco, vapor permeable water-repellent coatings, or other non-historic coatings

COMMENTS:

N/A

STAFF FINDINGS:

1. 424 E. Scott Avenue is a contributing resource to the ONK National Register Historic District and local historic overlay.
2. Repairs and replacement in-kind in patches of the depicted deteriorated wood siding and eave overhang are appropriate within the guidelines. Repair to the masonry foundation and chimney meets the design guidelines; masonry repointing should meet the specifications of Preservation Brief 2 and utilize mortar with a lime content more appropriate for historic masonry.
3. The basement-level window is not a character-defining feature of the house and is not visible from the public right-of-way. Replacement of the window with a secondary access door, including a modestly-sized access platform is appropriate. Applicant should submit the door specifications and details on the proposed door design and guardrail for staff approval.
4. The design guidelines note that replacement roofs "shall duplicate the roofing materials originally found in the neighborhood," including "standing seam metal" cladding. The proposed replacement metal material is an exposed



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fastener, 36" section metal roof with a ¾" ribbed "seam" and two lower ribs. Applicant has referenced 310 and 318 E. Oklahoma as similar roof profiles; both houses are new construction. While a metal roof is appropriate within the guidelines, the metal roof selected should better reflect the profile of standing seam metal roofs that would be originally found in the neighborhood, including a flat panel in between the ribs or seams. Colors should match the specifications of the design guidelines.

► **STAFF RECOMMENDATION:**

Staff recommend approval of the work as proposed, with the following conditions: 1) use type O mortar to repoint historic masonry sections, unless documentation is provided to staff that the sections to receive repointing are modern brick; 2) proposed replacement door and platform railing details to be reviewed by staff; 3) a metal roof be selected that better resembles historic standing seam metal originally found in the neighborhood, with a color to meet design guidelines, with approval by staff



DESIGN REVIEW REQUEST

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

Logan Higgins

Applicant

6/1/20

6/18/2020

6-I-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

Logan Higgins

Aplos

Name

Company

133c South Gay St

Knoxville

TN

37902

Address

City

State

Zip

423.502.4210

LoganAHiggins@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Lintz Lofts LLC

428 E Scott Ave

n/a

Owner Name (if different from applicant)

Owner Address

Owner Phone

424 E Scott Ave

081LQ01502

Property Address

Parcel ID

Old North

RN-5

Neighborhood

Zoning

AUTHORIZATION


Staff Signature

Lindsay Crockett

6/1/2020

Please Print

Date


Applicant Signature

Logan Higgins

6/1/20

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: Repair and replacement of wood siding and roofing. Repaint entire house.
Add door in basement at existing window.

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:

424 East Scott Ave

Historic Zoning Commission Application
Level 1 - Routine Repair and Replacement



424 EAST SCOTT AVENUE

Proposed Modifications of Existing (Level 1)

The Structure at 424 East Scott restored in the late 1990's, as far as we know, no work has been done since then to upkeep the exterior.

The proposed work includes:

1. Restore broken and rotted wood.
2. Repaint the house with a historically appropriate paint color.
3. Give the house a new metal roof.
4. Install half-round gutters on the front of the house to compliment existing half-round gutters.
5. Restore brick chimney by removing paint and restoring mortar.
6. Repair with type N Mortar and repaint foundation.
7. Remove window in rear basement and replace with doorway and platform to access basement.

All of these changes are based upon compatibility with the Old North Knoxville Historic Guidelines and the Secretary of the Interior's Guidelines for Historic Preservation.

Below are renderings showing how a fix-up might improve the look. *These renderings do not reflect paint color picks, just shown as an example. Photos of existing conditions also attached.



Before - Street View



After - Street View *chimney will be unpainted



Before - Rear View



After - Rear View *Garage door will not be changing

*Renderings do not reflect final paint choices

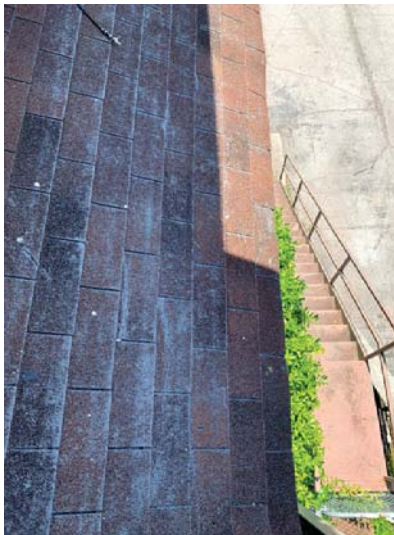




● Location of proposed new door and access platform.
This is completely invisible from the street.



Damage visible on walls, overhangs, and roofing.



Panel-Loc Plus™

Wall and Roof Panel



Superior *durability* with an attractive appearance

Panel-Loc Plus gives residential, agricultural, and light commercial projects the protection of steel with an attractive appearance. It features an extra striation on top of the rib to give it superior durability and protection against extreme weather. Panel-Loc Plus is available in 3 qualities: Standard, Prime, and Ultra.

- Engineered with a Siphon Groove to minimize leaks.
- Wide fastening surface for easy application.
- Unique lap groove hides the overlap giving a smooth, clean appearance.



RECOMMENDED 2½:12 PITCH AND ABOVE	29 OR 26 GAUGE	36" OVERALL COVERAGE	¾" MAXIMUM RIB HEIGHT
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Choose CentralGuard® for the best protection and a lifetime warranty.

CentralGuard is our specific combination of everything that goes into making the highest-quality metal panels. Available on our Prime and Ultra panels, the CentralGuard name is a guarantee that you have the best protection and a lifetime paint warranty.

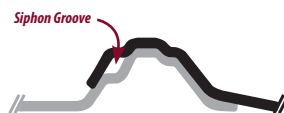
Choose CentralGuard for the perfect balance of fade protection, rust blocking, and dent resistance.

	STANDARD	OUR BEST SELLER! PRIME CentralGuard	ULTRA CentralGuard
FADE PROTECTION			
Paint Warranty	40-YEAR	LIFETIME	LIFETIME
Paint Thickness	THICK .90 mil	THICKER 1.0 mil	THICKER 1.0 mil
Fade Warranty	30-YEAR	30-YEAR	30-YEAR
Fade Protection	✓	✓✓	✓✓
RUST BLOCKING			
Advanced Rust Blocking	-	✓	✓
Perforation Warranty	-	20-YEAR	20-YEAR
Substrate Thickness	1.12 mil	1.60 mil	1.60 mil
DENT RESISTANCE			
Advanced Dent Resistance	-	✓	✓✓
Steel Thickness	THIN	THICK	THICKEST
Steel Gauge	29 ga.	29 ga.	26 ga.

Panel-Loc Plus features UL2218 approval for impact resistance and may qualify for a homeowners insurance discount. See your local insurance agent for qualifications.

Siphon Groove

The sidelap has a specific bend in the last major rib, called a siphon groove. When the overlap is installed on top of the sidelap, it creates an air gap that prevents water from wicking under the panel.



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centralstatesmfg.com

MINIMUM SPECIFICATIONS FOR ULTRA AND PRIME PAINTED PANELS

GAUGE

Ultra 26 ga. | Prime 29 ga.

STEEL THICKNESS

Ultra 0.0185" | Prime 0.0150"

PAINT THICKNESS

Top coat paint: .70 mil
Top coat primer: .30 mil
Bottom coat backer: .35 mil
Bottom coat primer: .35 mil

TOTAL THICKNESS

Ultra 0.0202" | Prime 0.0167"

RUST PROTECTANT SUBSTRATE

Galvalume® AZ50

STEEL STRENGTH

80,000 PSI min

PAINT SYSTEM

SMP

WARRANTY

Lifetime limited paint adhesion
30-yr. chalk and fade
20-yr. Galvalume perforation

TESTING & APPROVALS

TESTING

- TAS 100-95 Wind Driven Rain Test
- TAS 125-03 Uplift Resistance Test, 29 ga. Prime only
- ASTM-E455 Diaphragm Shear Standard Test, 26 ga.
- ASTM-E455 Diaphragm Shear Standard Test, 29 ga.

APPROVALS

- UL2218 UL Approval, Impact Resistance, Class 4
- UL580 UL Approval, Uplift Resistance, Class 90
- UL790 UL Approval, Fire Resistance, Class A
- RC-325 Texas Windstorm Approval, 29 ga. Over Wood Purlins
- RC-326 Texas Windstorm Approval, 29 ga. Over Decking
- FL14026.2 Florida Approval, Roof Panel Over 1⁵/₃₂" Plywood (HVHZ, Miami-Dade Approved)
- FL14026.3 Florida Approval, Roof Panel Over 1⁵/₃₂" Plywood (NON-HVHZ)
- FL14026.4 Florida Approval, Panel Over 2x4's (NON-HVHZ)