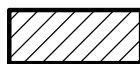




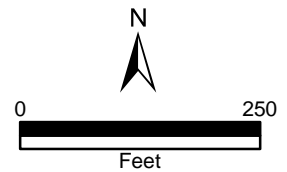
6-J-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



238 E. Oklahoma 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-J-20-HZ

PROPERTY LOCATION: 238 E. Oklahoma Ave. / Parcel ID 81 M A 014

DISTRICT: Old North Knoxville H-1

MEETING DATE: 6/18/2020

APPLICANT: Logan Higgins Aplos Home (Architect)

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

PROPERTY DESCRIPTION: Four Square (c.1915)

Two story frame with wood shingle wall covering. Hip roof with asphalt shingle covering and square awn wood attic vents. Double hung one over one windows. One story three-quarter front porch with square wood posts on brick piers (now removed). Two interior offset brick chimneys. Brick foundation. Enclosed rear porch. Irregular plan.

► **DESCRIPTION OF WORK:**

Level I work: repair to cedar shakes; repair to masonry foundation, including mortar repointing with type N mortar. One section of foundation to be reconstructed with existing bricks and new mortar.

Level II work:

- Replacement of existing front door: non-historic door to be replaced.
 - Enclosure of rear porch: left half of hipped-roof porch to be enclosed with two sets of three adjoining single-light windows and wood clapboard siding.
 - Replacement of existing asphalt shingle roof with new metal roof. Roof is proposed to be Central States Panel Lock Plus, exposed fastener, 3' pieces.
-

► **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.

C. Porches

5. Porches and balconies visible from a street may not be enclosed unless the enclosure provides as much transparency as existed prior to the enclosure and is designed to be immediately removable.



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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. 238 E. Oklahoma 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 cedar shakes are appropriate within the guidelines. Repair to the masonry foundation, including reconstruction of one section of foundation wall with existing bricks and repointing appropriate mortar meets the 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 front door is a non-historic modification and replacement with a door that better fits the house's design is appropriate. Specifications on the proposed replacement door should be submitted to staff for review.
4. The porch to be enclosed is located at the rear of the house and not visible from the public right-of-way. The right half of the hipped-roof massing is already enclosed. Enclosure with three adjoining single-light windows and wood clapboard siding is appropriate within the guidelines, and a difference in siding serves to differentiate the enclosed sunporch from the existing house. The height of the single-light windows as depicted maintains



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transparency.

5. 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 fastener, 36" section metal roof with a three-quarter-inch 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 recommends approval of the work as proposed, with the following conditions: 1) use mortar more appropriate for historic bricks, type O or type K depending on age of masonry; 2) front door specifications be submitted to staff for approval; 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-J-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

Casa Madeira LLC

428 STE B9 E Scott Ave

n/a

Owner Name (if different from applicant)

Owner Address

Owner Phone

238 E Oklahoma Ave

08MA014

Property Address

Parcel ID

Old North

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

6/1/2020

Please Print

Date

Logan Higgins
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: Repairing damage to exterior, closing in rear porch, painting house

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:

238 E. Oklahoma Ave

Historic Zoning Commission Application
Level 1 - Routine Repair and Replacement
+ Level 2 - Modification in Rear



238 EAST OKLAHOMA AVENUE

Proposed Modifications of Existing

The Structure at 238 East Oklahoma is in desperate need of repair in places and the owners hope to make some changes to the rear to make the house more livable.

The proposed work includes:

1. Paint cedar shakes a historically appropriate color. - We plan to consult with an architectural historian on the color choice.
2. General repairs as needed to the foundation, walls, windows and roof of the house.
 - a) We will install a new metal roof- following the ONK guidelines
 - b) The foundation has significant damage due to a tree, it will be repaired
 - c) Windows and cedar shakes have water and other damage to repair.
 - d) Replace non-historic front door with historic door
3. Closing in of rear covered porch to create a sun room.
 - a) The Old North Knoxville Guidelines say that a porch can be enclosed if not visible from the street. Photos below will show the complete lack of visibility from the street.

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.



Before - Existing porch



After - Screen porch



Street View from 2007 shows that even without vegetation, porch is not visible from the street. The siding under the porch is not original, implying what we see is not historic and no historic material will be removed. It also is possible that this was once a closed in porch that was converted to a covered porch.





Porch visibility, unoriginal material, and damage. Also visible in left photo, foundation damage.



Siding and window damage, unoriginal front door from early 2000's.



Significant foundation damage, inside and out.



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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 perfect balance of fade protection, rust blocking, and dent resistance.

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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.

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GAUGE

Ultra 26 ga. | Prime 29 ga.

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Ultra 0.0185" | Prime 0.0150"

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

TOTAL THICKNESS

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STEEL STRENGTH

80,000 PSI min

PAINT SYSTEM

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30-yr. chalk and fade
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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)