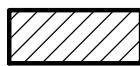




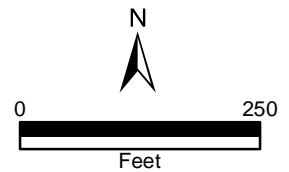
5-H-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



714 Haynes Place 37917
Fourth and Gill H-1

Original Print Date: 5/6/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Daniel Sanders





Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 5-H-20-HZ

PROPERTY LOCATION: 714 Haynes Place / Parcel ID 81 M G 015

DISTRICT: Fourth and Gill H-1

MEETING DATE: 5/21/2020

APPLICANT: Daniel Sanders

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

PROPERTY DESCRIPTION: Bungalow with Mediterranean Colonial influence (c.1920)

Two story frame rowhouse with brick veneer wall covering. Hipped roof with pantile roof covering. Three over one double hung windows. One story full hipped roof front porch with brick columns and balustrade, brick piers at entrance, and pantile roof covering. Two interior offset brick chimneys. Brick raised foundation. Rectangular plan.

► **DESCRIPTION OF WORK:**

- Construction of retaining walls: construction of concrete retaining walls to run 13'-8" east from existing porch foundation. Retaining walls will form a rectangular shape and be infilled with landscaping as planters. Left (east) side of retaining walls will be adjoined by new stone steps, connecting the basement-level area and street level.
 - Basement door: installation of a door on the left (east) elevation porch foundation. Applicant proposes to build wood, half-light Craftsman-style door.
 - Basement windows: repairs or replacement in-kind to seven basement-level wood windows. Applicant will build new wood windows to match the size, design, and profile of existing windows (three-light wood casement windows).
 - Porch repair: replacement of deteriorated wood tongue-and-groove porch flooring with new wood tongue-and-groove porch flooring.
-

► **APPLICABLE DESIGN GUIDELINES:**

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.

Windows

2. Original windows should be reused. It will be much less expensive and much better historically to retain the original windows.
4. If replacement windows are necessary, they should be the same overall size as the originals, with the same pane division, and the same muntin style and exterior depth, width and profile. False muntins or grids should not be used.

Porches



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Knoxville Historic Zoning Commission

File Number: 5-H-20-HZ

5. Do not replace a wooden porch floor with a poured concrete or masonry floor. The concrete floor will change the historic appearance of the building, and can retain moisture that eventually damages the building.

Entrances

2. It may be appropriate to design or construct a new entrance if the historic one is missing. Any restoration should be based on historical, pictorial and physical documentation and should be compatible with the historic character of the building and with adjacent buildings. It should not create a false historic appearance. Entrances should not be removed when rehabilitating a building, either in adapting to a new use or continuing a historic one.

3. Service (rear or side) entrances should not be altered to make them appear to be formal entrances by adding paneled doors, fanlights or sidelights.

4. Secondary entrances should be compatible with the originals in size, scale or materials but should not give the appearance of a primary entrance.

Additions

7. New work should not appear to be as old as the historic building. Do not duplicate the exact form, material, style, and detailing of the historic building in the new addition.

8. New additions should not cause a lessening or loss of historic character, including the historic building's design, materials, workmanship, location, or setting

COMMENTS:

N/A

STAFF FINDINGS:

1. 714 Haynes Street is a contributing resource to the Fourth and Gill National Register Historic District and local overlay.

2. The concrete retaining walls extending from the east side of the porch foundation will be under 4' tall, lower than the height of the existing porch foundation, and the applicant will extend the front yard grade from the street/sidewalk to the top of the frontmost wall (closest to the street). Therefore, the frontmost concrete retaining wall will be obscured by earth and grass. The two walls will serve as a planter, and retaining walls will prevent the erosion of the hill and additional moisture intrusion on the house's brick foundation. The concrete material of the rear retaining wall will not be visible from the street. The retaining walls will not alter or destroy any character-defining features on the house, and could be removed without alterations to the house or foundation.

3. The placement of a secondary entrance on the porch foundation will be minimally visible from the public right-of-way. The secondary entrance door should be compatible with the original Craftsman doors and windows but not have the appearance of a primary door with highly detailed design.

4. Repair and replacement in-kind of the wood tongue-and-groove flooring on the porch is appropriate.

5. The applicant is proposing replacement of seven three-light wood casement windows on the basement level.



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Windows should be repaired if at all possible, and if replaced, should have the same overall size, material, pane division, and the same muntin style and exterior depth, width and profile.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the work as proposed, with the following conditions: 1) all efforts be taken to repair the basement windows instead of replace them, and if replacement windows are necessary, replacements of the same size, shape, material, and muntin profile as the existing be submitted for review by staff and 2) the design of the proposed secondary entrance door be submitted for review by staff.



DESIGN REVIEW REQUEST

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

Daniel Sanders

Applicant

May 4, 2020

May 21, 2020

5-H-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

Daniel Sanders

Name

Company

714 Haynes Place

Knoxville

TN

37917

Address

City

State

Zip

865-335-6360

DanielSanders@me.com

Phone

Email

CURRENT PROPERTY INFO

Same

Owner Name (if different from applicant)

Owner Address

Owner Phone

714 Haynes Place

081MG015

Property Address

Parcel ID

Fourth and Gill

H1/RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

Please Print

5/4/2020

Date

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: Install retaining walls, landscaping, and exterior door on left (non-alley) side of house.
Replace tongue and groove porch flooring. Repair basement windows.

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:



Lindsay Crockett <lindsay.crockett@knoxplanning.org>

Certificate of Appropriateness- 714 Haynes Place

Daniel Sanders <danielsanders@me.com>
To: Lindsay Crockett <lindsay.crockett@knoxplanning.org>

Wed, May 6, 2020 at 10:08 AM

Thanks for the prompt. I tried this with pen and paper, but decided to use an app. I hope the screen shots and photos will explain what we are requesting. Please let me know if you need anything more.

Description of Work - 714 Haynes Place

Introduction

My name is Daniel Sanders. My wife, Sarah, and I married in 2019 and plan to live at 714 Haynes Place for the foreseeable future.

We are submitting this application to improve the exterior of the house and to create some additional usable space in the 11' crawl space under the front porch.

Retaining walls, stairs, landscaping, fence and access door.

Our 1920s duplex fronts on Haynes Place. To the right of the house is a service alley. On the left is a small side yard that slopes quickly away from the street to the level of a walkout basement. Front and center is a large covered porch that serves both units and measures about 8.5' x 30'. Currently, the crawl space is used for storage and accessed through a half door in the basement wall.

We are requesting approval of a door on the left side of the porch foundation wall that will allow us to access and use the crawl space from the left side yard. I will build the door out of pine stock and include a half glass with details that complement the craftsman style of the other windows and doors. The door will not appear as a main entrance door. The door will be finished to blend into the brick and match other woodwork around the house. The access door will also allow us to more easily perform repairs to the porch discussed below.

The board formed concrete retaining walls will be less than 4' high and will be separated by more than 4'. These dimensions will work in the space we have and will not require an engineer's approval. The retaining walls will serve two purposes. First they will create space for an access door on the left side of the crawl space under the porch. Second, they will eliminate the need to maintain a

steep grassy and weedy slope. We plan to extend the front yard grade from the street to the top of the higher wall and create a planter between the walls. We will install a decorative fence along the top of the retaining wall at street grade. The requested door should be completely or partially obscured from the street by the wall and fence.

The walls will tie into a set of stone stairs that will allow us to access the left side yard from the street and sidewalk. We currently have to walk up the steep grass slope. We will install a gate at the top of the stairs at street grade. The stairs will connect to the sidewalk with a concrete or paver landing. We will install a concrete or paver walkway connecting the foot of the stairs, requested access door, and side parking area.

We will install landscaping in the planter between the walls and around the stairs.

Repair porch framing and decking.

The front porch is decked with standard wood tongue and groove. I believe it's original to the house. There are soft spots in the decking. The framing is substantially deteriorated and needs to be replaced as well. We plan to repair and replace the porch with the same or better wood tongue and groove material.

Repair basement windows.

I have intended to replace the 7 basement windows on the sides and back of the house since 2010. I hope I get to it during this project. The repairs will match the existing windows materials.

Sent from my iPad

On May 6, 2020, at 8:04 AM, Lindsay Crockett <lindsay.crockett@knoxplanning.org> wrote:

Good morning Daniel, I need to send out the drawings for our internal review today. Let me know if you have any questions about what is necessary for this to be a complete application to be heard at the May 21



Northeast oblique view: elevation to receive new door and retaining wall

