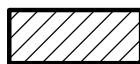




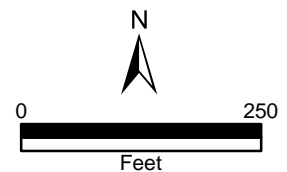
10-L-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



2003 Washington Ave. 37917
Edgewood-Park City H

Original Print Date: 9/30/2020
Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Aaron Klopfer R&B Construction



Meeting: 10/15/2020
Applicant: Aaron Klopfer R&B Construction
Owner: Claire Chenette

Property Information

Location: 2003 Washington Ave. **Parcel ID** 82 J Y 021
District: Edgewood-Park City H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Craftsman, c.1910

One and one-half story frame with weatherboard wall covering. Hip roof with asphalt shingle covering, louvered attic vent, gabled dormer. One story full porch with square wood pilasters with Doric capitals and square wood posts with Ionic capitals on brick piers, brick balustrade. Double hung six over six and one over one windows. One interior offset brick chimney. Stuccoed foundation. Rectangular plan.

Description of Work

Level II Major Repair or Replacement

Removal of non-historic wood deck surrounding existing dormer. Repair and reconstruction of damaged roof elements; overall design of porch and primary roof slope to be maintained and reconstructed in necessary places. Replacement of damaged soffit and fascia, installation of gutters. Lap siding is proposed to be replaced with wood shingles.

On dormer, centrally located multi-light wood door to be replaced with a fixed wood window with divided light, stained glass panes (measuring 32" x 20").

Applicable Design Guidelines

Edgewood-Park City Design Guidelines, adopted by the Knoxville City Council on July 29, 1997.

Roofs

1. Replacement roofs must copy the shape and pitch of original roofs, and the soffit, fascia and trim detail between roof and wall should mimic the original.
2. The eaves on additions or new buildings shall have an overhang that mimics the original eaves. A minimum overhang of at least eight inches should be used on new buildings or additions to existing buildings.
4. Materials used in roofing existing buildings or new construction shall duplicate the original roofing materials as much as possible.

Windows

3. If replacement windows are necessary, they must be the same overall size as the originals, with the same pane division, and the same muntin style and exterior depth, width, and profile.
 6. It can be appropriate to design and install additional windows on the rear or another secondary elevation. The designs shall be compatible with the overall design of other windows in the building.
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Siding

2. Replacement siding, trim, and patterned shingles shall duplicate the original.
-

Comments

N/A

Staff Findings

1. 2003 Washington Avenue is a contributing resource to the Edgewood-Park City National Register Historic District and the local historic overlay.
 2. The deck to be removed is a non-historic feature added in 2005. Removal of the deck is appropriate, and will allow for restoration of the original roofline.
 3. Removal of the non-historic, centrally-located door on the dormer will not alter or remove historic details. The proposed fixed wood window with divided light stained glass panes is small enough to not detract from the overall integrity of the house, will relate to the adjacent multi-light wood windows on the dormer, and is compatible in size, materials and proportions of the surrounding house.
 4. Repair and replacement in patches to the existing wood lap siding on the dormer is appropriate. The applicant also depicts wood shingle siding on the dormer. Shingle siding on small sections is not out of character with the Craftsman style; the proposed shingle siding will be limited to the front dormer.
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Staff Recommendation

Staff recommends approval of the work as proposed.



DESIGN REVIEW REQUEST

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

Aaron Klopfer

Applicant

9/16/20

Date Filed

10-15-2020

Meeting Date (if applicable)

10-L-20-HZ

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

Aaron Klopfer

Name

R & B Construction / Tri-Star builders

Company

6556 Creekhead dr.

Address

Knoxville

City

TN

State

37909

Zip

(865) 919-5206

Phone

Aklopfer87@gmail.com

Email

CURRENT PROPERTY INFO

Claire Chenette

Owner Name (if different from applicant)

2003 Washington ave.

Owner Address

Owner Phone

2003 Washington ave

Property Address

082JY021

Parcel ID

Parkridge

Neighborhood

H1 overlay

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Lindsay Crockett

Please Print

9.28.20

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: Removal of non-original observation deck from front facade. Repair and or replace damaged/removed elements. Replace damaged soffit and fascia. Install gutters (whole house). Replace door with window to match existing. Repair/replace siding of dormer.

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:



- Fixed wood window with
true divided light stained
glass panes

- 32" x 30" sash

