

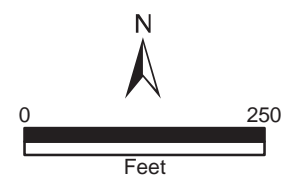


4-B-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

 **510 E. Scott Ave. 37917**
Old North Knoxville H

Original Print Date: 4/6/2021
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Thomas Brechko



Meeting: 4/15/2021
Applicant: Thomas Brechko
Owner: Thomas Brechko

Property Information

Location: 510 E. Scott Ave. **Parcel ID** 81 L C 002
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne cottage, c.1905

One-story, wood frame residence with a hip and gable roof clad in asphalt shingles, an exterior of wood clapboard siding, and a brick foundation. Front gable features full cornice returns and shingles with an arched double-hung window, while side gables are clad in lap siding. One-over-one, double-hung wood windows. Interior brick chimneys.

Description of Work

Level I/II Routine Repair, Construction of Addition or Outbuilding

Level 1 Scope: repair and repointing to brick masonry foundation. Right rear corner of foundation will require reconstruction; existing historic brick will be retained, cleaned, and re-installed in place. All work to meet masonry standards of NPS Presevation Brief 2, re-using existing bricks and using mortar appropriate for historic masonry elements. Foundation repair project only approved 4.5.2021; all other scopes of work to be reviewed at 4.15.2021 Historic Zoning Commission meeting.

Level 2 Scopes

BASEMENT DOORS: Replacement of two basement-level doors on rear elevation. Left side basement door opening currently enclosed with plywood; a one-third-light, three-panel wood door will be painted and installed. Right side basement door opening to receive a five-panel, solid wood door. Both doors are 32" wide. Basement entry openings will not be modified in size.

DECK: Addition of deck to rear elevation. The deck will be 12' deep by 21' wide overall, with recessed sections on each side. The deck will be supported by 6" by 6" columns, with a 36" tall railing of square pickets set into top and bottom rails. Applicant is proposing TimberTech composite railing system, featuring square posts, a beveled railing, and square wood pickets. Deck flooring is proposed to be TimberTech Legacy Collection composite decking.

To accommodate the deck, a window on the rear elevation will be replaced with a half-light, fiberglass door. Window to be replaced is third bay from the left, and has received modifications in the past.

GARAGE: New secondary structure (garage) in rear of property. Garage will be located in rear left (south) corner of property, set 7' from rear property line and 7' from interior left (southwest) property line. The garage is 26' long by 26' wide, with an additional 6' wide by 12' long massing on the elevation facing the front property line (southwest elevation).

The garage features a front-gable roof with a 12/12 roof pitch clad in architectural asphalt shingles, an exterior clad in wood clapboard siding, and one-over-one, double-hung wood windows. The shed-roof massing on the southwest elevation features a 4/12 pitch roof and a small covered entry supported by a wood post.

The front elevation is the northeast elevation, which features two paired garage doors. The proposed doors feature three-light windows above two vertical panels and centrally located hinges. A one-over-one, double-hung wood window is centered in the gable field in the upper story. A secondary entry door is recessed on the shed-roof massing on the front elevation.

The right elevation (northwest) faces E. Scott Avenue and the rear of the house. Another one-over-one, double-hung window is located on the leftmost bay, with paired 1/1, double-hung windows on the shed roof massing. The southwest elevation (fronting the side yard) features a window in the upper story and the alley fronting elevation does not have additional fenestration.

Applicable Design Guidelines

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

M. Auxiliary or Outbuildings

1. The design of outbuildings such as garages 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. Garages 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.

C. Porches

2. Design elements to be incorporated in any new porch design must include tongue and groove wood floors, beadboard ceilings, wood posts and/or columns and sawn and turned wood trim when appropriate. If balustrades are required, they must be designed with spindles set into the top and bottom rails.

D. Entrances

6. Service (rear) entrances may not be altered to make them appear to be formal entrances by adding paneled doors, fanlights, transoms or sidelights.
7. Secondary entrances must be compatible with the original in size, scale and materials, but clearly secondary in importance

Comments

N/A

Staff Findings

1. 510 E. Scott Ave. is a contributing resource to the ONK National Register Historic District and local historic overlay.
2. Repair to the existing, and the proposed replacement, basement doors meets the design guidelines, using wood doors that are compatible with the originals in size, scale, and materials and do not create the impression of formal

entrances.

3. The proposed deck is modest in size, will be installed in a manner that will not affect any character-defining features of the house, and will not be visible from E. Scott Avenue. While the deck will be visible from the alley, the deck will be recessed approximately 75' from the alley. The deck meets the base zoning requirements. Placement of the deck is appropriate.

4. The applicant is proposing a composite material for both the flooring and the railing. Composite materials have been approved for new rear deck flooring in ONK in the past, contingent on the deck being a new element and not visible from the primary street. The proposed decking material does have a faux-grain element that would not be appropriate on a front porch, an original rear porch, or a more visible deck element. In staff's opinion, the proposed composite decking material is consistent with past approvals and appropriate for a new rear deck not visible from the primary street.

5. The application also includes a composite railing system (TimberTech RadianceRail composite railing system), featuring a larger rounded handrail and a square picket railing system. While not easily shared in a virtual meeting format, the applicant does have material samples available for review. An Azek (manufacturer of TimberTech) composite railing was proposed at 240 E. Scott Ave in 2018 (8-H-18-HZ). The staff report noted "7) The proposed extruded PVC material for porch balustrades does not altogether simulate wood in texture and visual qualities because it does not have the imperfections or undulations of a hand-crafted wood balustrade and the material is very smooth; however, a paint-coat may somewhat mitigate only the texture issue. [...] Azek products are not recommended for painting. (Additionally, some PVC balustrade products have exposed fasteners; however, the proposed Aeratis and Azek products offer hidden fasteners.) 8) The top rail profiles shown in the samples offered by Azek appear to adequately duplicate historic profiles" but staff recommended the "PVC balustrade receive more study." The Commission ultimately recommended the applicant use a wood balustrade with a beveled top rail and 2x2 square wood pickets.

6. Removal of the one double-hung window and installation of a new fiberglass half-light door to accommodate the deck will not have a detrimental effect on the house's character-defining features. The Commission should discuss the use of a fiberglass door on the rear elevation in terms of compatibility of materials.

7. The garage is proposed for the rear of the property, recessed from the main house, and within the requirements of the base zoning code for garages. Placement of the garage is appropriate.

8. The elevation which will be visible from the primary street (right elevation on the drawings) has sufficient visual interest from the windows and the shed-roof extension. The gable fields feature one-over-one, double-hung windows to break up large massings of siding.

9. All material elements of the garage meet the design guidelines, including a wood lap siding with an exposure to match the house, a 12/12 roof pitch to reflect the main house's steeply pitched roof, and eave overhangs. The garage sufficiently corresponds with the primary residence. Final specifications for garage doors should be submitted to staff for approval.

Staff Recommendation

Staff recommends approval of the work as proposed, with the condition that final garage door specifications be submitted to staff for approval. The Commission should discuss the appropriateness of the composite railing system instead of wood materials for the new rear deck.



DESIGN REVIEW REQUEST

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

Thomas Brechko

Applicant

03/25/2021

April 15, 2021

4-B-21-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

Thomas Brechko

Name

Company

510 E. Scott Avenue

Knoxville

TN

37917

Address

City

State

Zip

865-851-6166

smokymtns@comcast.net

Phone

Email

CURRENT PROPERTY INFO

Same as above

Owner Name (if different from applicant)

Owner Address

Owner Phone

510 E. Scott Avenue

0811C002

Property Address

Parcel ID

Old North Knoxville Historic District

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

Please Print

3/25/21

Date

Thomas Brechko
Applicant Signature

Thomas Brechko
Please Print

3/25/21
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: Structural repair of brick foundation along the rear of the house and tuck pointing of brick foundation. Repair and tuck pointing of brick chimney. Installation of gutters. Replacement of basement doors on the rear of the house. Addition of deck on the rear of the house with access door from first floor. Addition of detached two car garage in rear yard with access to alley.

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

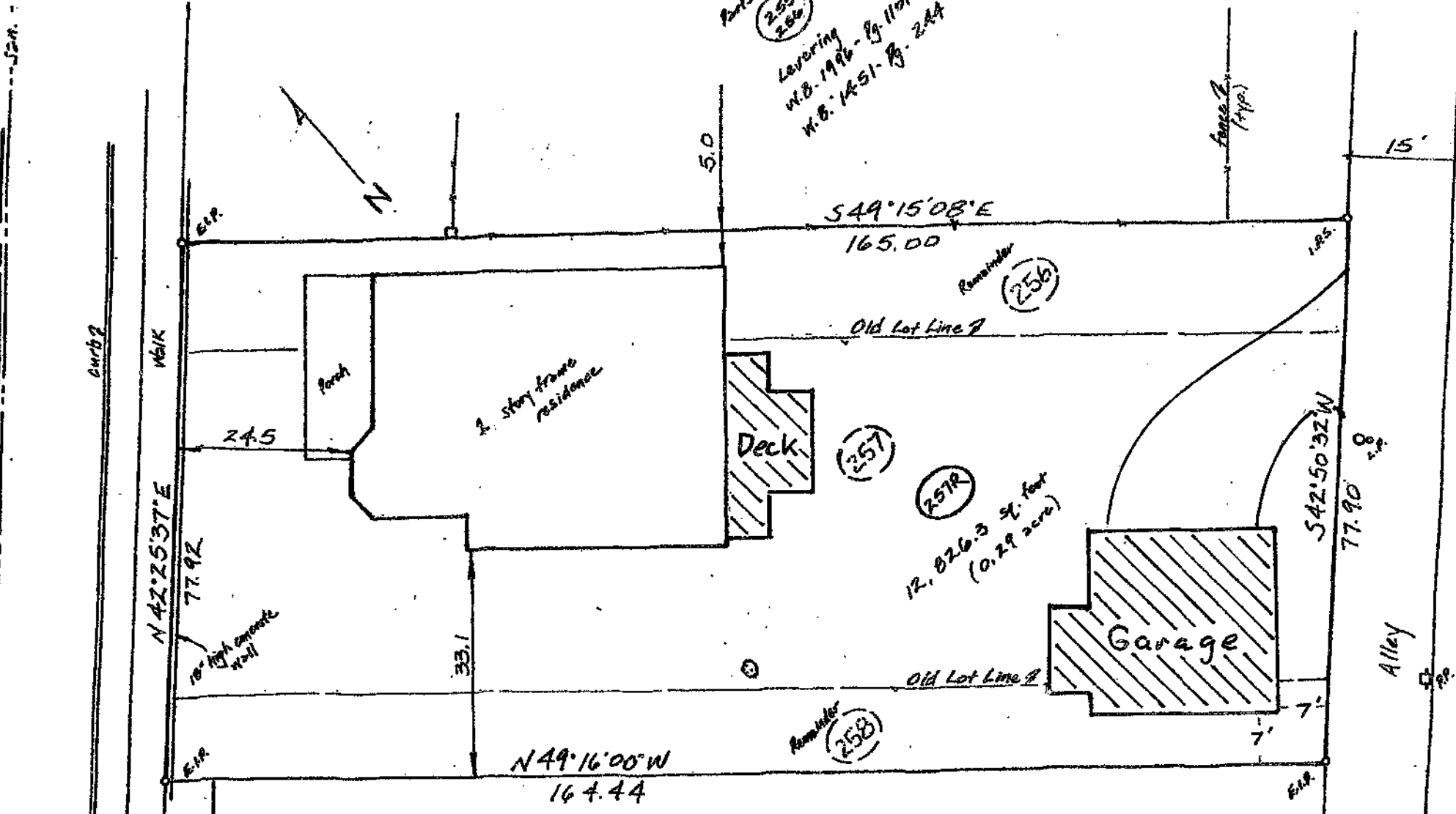
- Property Owners / Option Holders

Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500

FEE 1:		TOTAL:
FEE 2:		
FEE 3:		

E. (R.O.W.) E. Scott Avenue

Sanitary



510 E Scott Avenue

1" = 20'

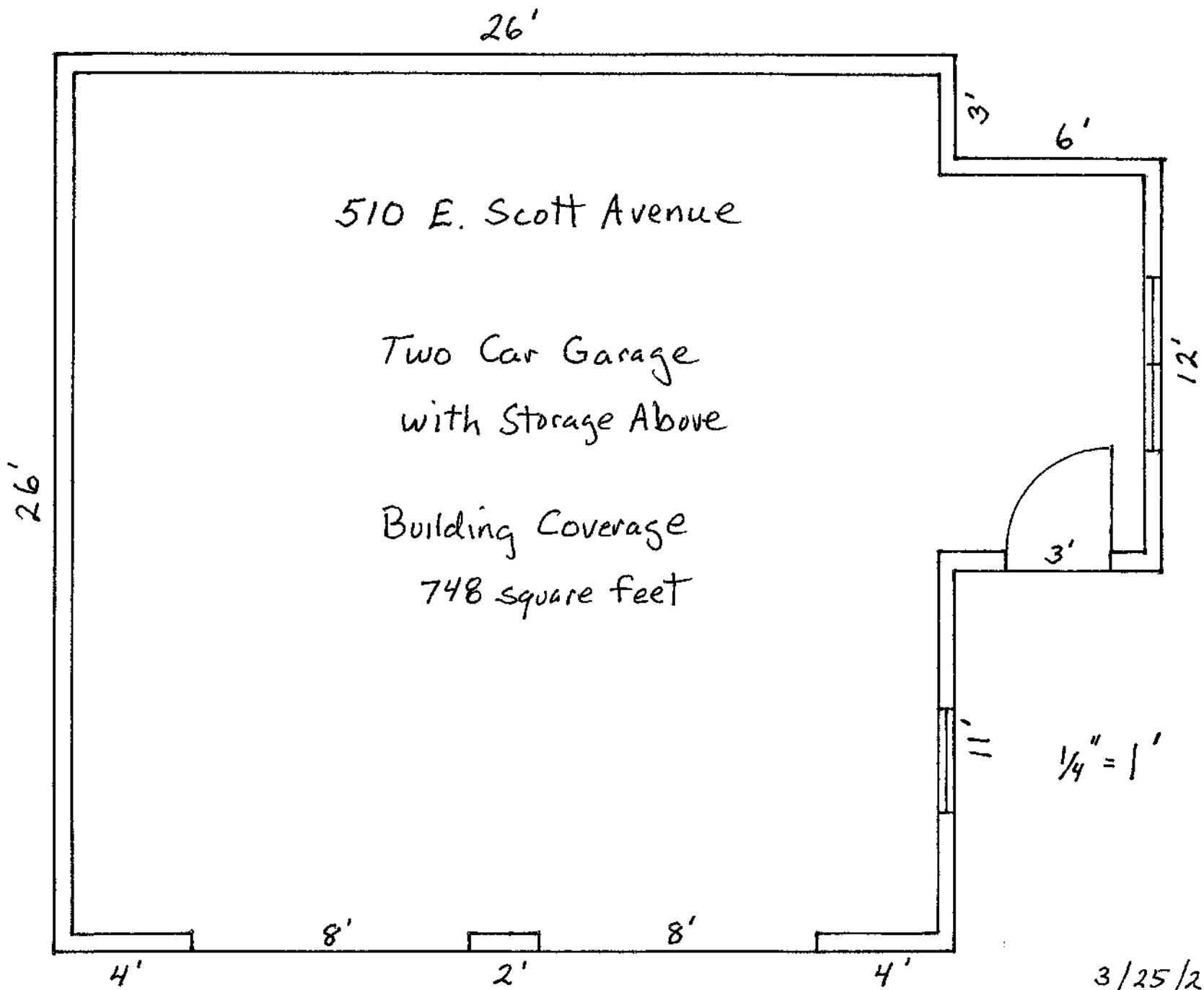
House	-	1965	¢
Porch	-	237	¢
Deck	-	246	¢
Garage	-	748	¢
			<hr/>
			3196

(2592)
 Callaway and Locke
 S.H. 20010214, 0011962

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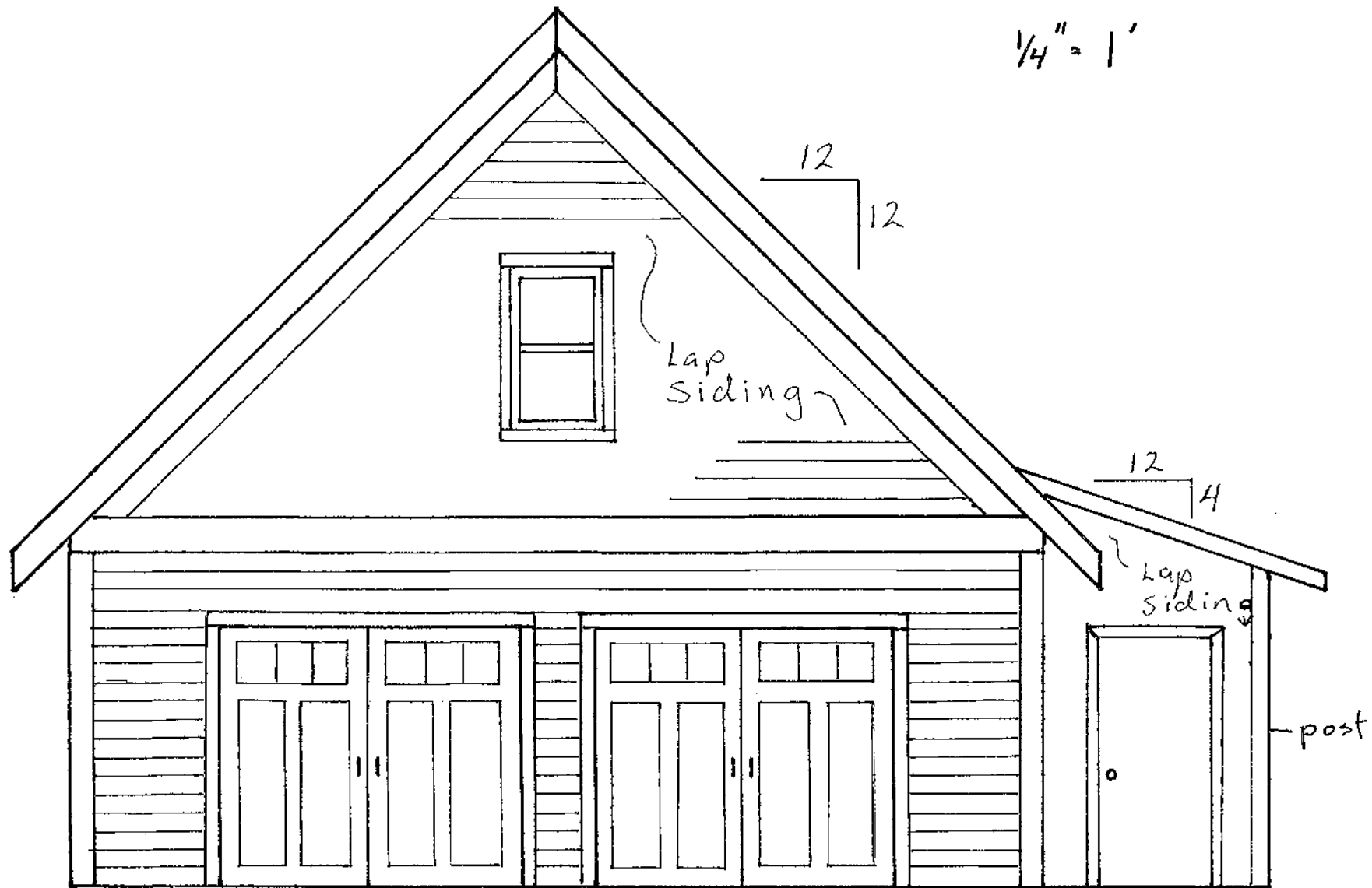
at property corners as shown:
 as existing from Pin;
 now from Pin lot;
 1/2, right-of-ways, or claims
 assessment exists inside
 5' on each side
 about the benefit
 or to

This is to
 drain
 line
 re



510 E. Scott Avenue

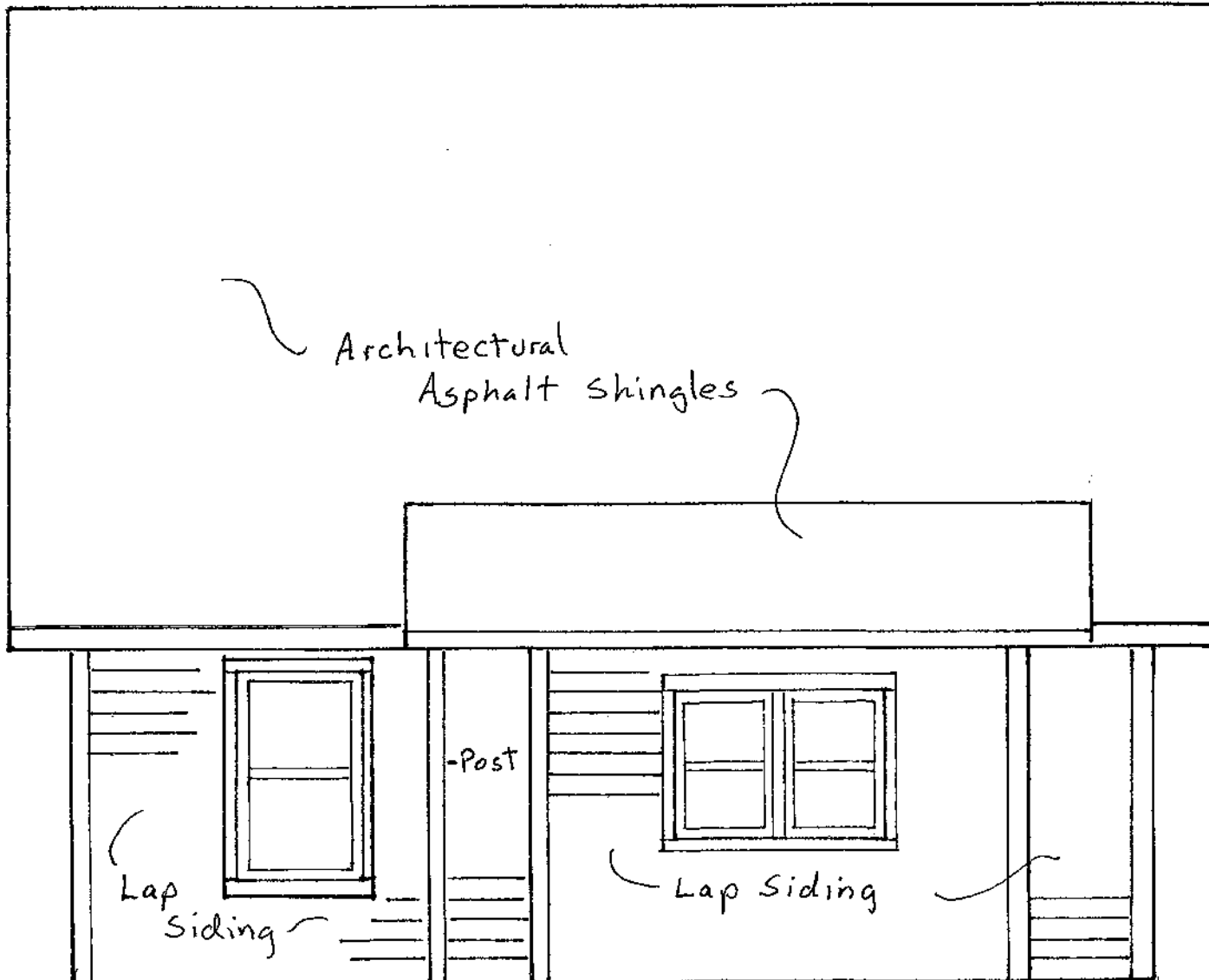
1/4" = 1'



Front Elevation

3/25/21

510 E. Scott Avenue

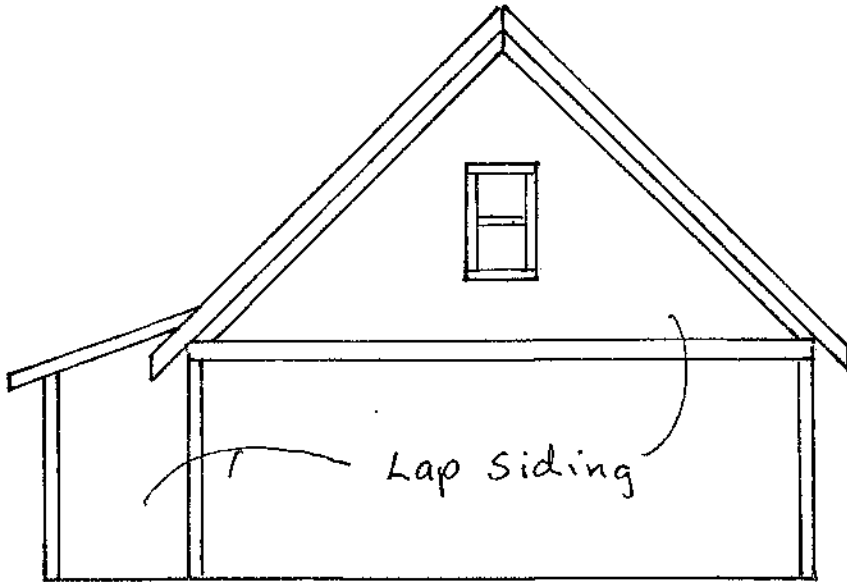


Right Elevation

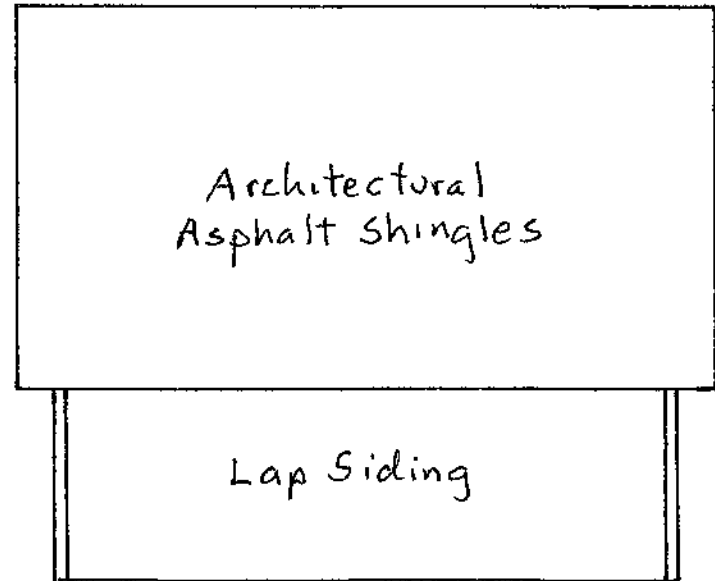
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510 E. Scott Avenue

1/8" = 1'



Rear Elevation
(Side Yard)

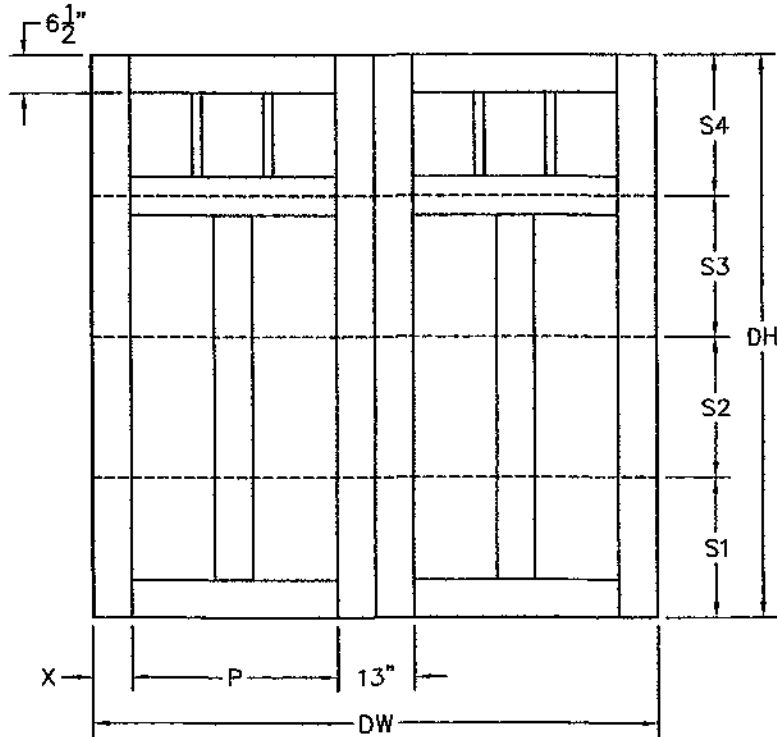


Left Elevation
(Alley Side)

3/25/21

REVISIONS		
REV. No.	DATE	DESCRIPTION
00	02/03/14	RELEASED

TOP SECTION OPTION: REC13



DW	X	P
6'-2"	6.625"	23.875"
8'-0"	6.625"	34.875"
9'-0"	6.625"	40.875"
10'-0"	6.625"	46.875"
10'-2"	7.625"	46.875"

DH	S1	S2	S3	S4
6'-6"	18"	18"	18"	24"
6'-9"	18"	21"	18"	24"
7'-0"	18"	24"	18"	24"
7'-3"	21"	21"	21"	24"
7'-6"	24"	18"	24"	24"
7'-9"	24"	21"	24"	24"
8'-0"	24"	24"	24"	24"

Garage Door

NOTES:

- 1.) CUSTOMER TO SELECT TRACK AND COUNTERBALANCE OPTIONS WHEN PLACING ORDER.
- 2.) STANDARD DOOR CONFIGURATION INCLUDES ONE SLIDE LOCK. OTHER LOCK OPTIONS ARE AVAILABLE.



IMPORTANT: This document must be signed and returned prior to any fabrication. Please reference this drawing number on all correspondence. Thank you!

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DRAWN BY: SQB	DATE: 02/03/14	APPROVAL SIGNATURE:	APPROVAL DATE:
CUSTOMER: CANYON RIDGE SERIES		DRAWING NUMBER: CR-2P-4S-12-UG-REC13	REV. 00
JOB: FRONT ELEVATION			SHEET: 1 of 1
CSR/DC: TROY, OHIO			

FRONT ELEVATION
VIEW DRAWING

What are you looking for today?



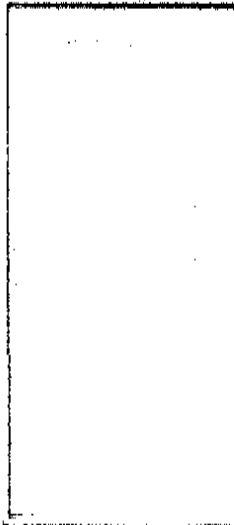
E. Knoxville Lowe's Open until 10 PM >

Door to be installed on rear elevation, to open onto deck



Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

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EXCLUSIVE

\$411.00

14

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Learn how

Therma-Tru Benchmark Doors 32-in x 80-in Steel Half Lite Right-Hand Inswing Ready to paint Unfinished Prehung Single Front Door with Brickmould and Blinds

Product description

Steel doors are resistant to shrinking, swelling and warping, making them a perfect low-maintenance option.

Therma-Tru Benchmark Doors consist of a complete door system including all necessary components: jambs, weatherstripping and hinges in complementary finish. 25-gauge steel empowers security and resistance against forced entry, and is lockset- and deadbolt-ready, giving you and your family peace of mind (lockset and deadbolt

1 +

Therma-Tru Benchmark

14

Free Store Pickup 1 Available at E. Knoxville Lowe's

Delivery

Therma-Tru Benchmark Doors 32-in x 80-in Steel Half Lite Right-Hand Inswing Ready to paint Unfinished Prehung Single Front Door with Brickmould and Blinds

\$411.00

Overview

Specifications

Reviews

Questions & Answers

Compare

Product Features



ARCHADECK OF KNOXVILLE
SOUTHERN TRADITIONS LLC
4120 SAM COOPER LN.
KNOXVILLE, TN. 37918
PH. 865-688-7999

CUSTOMER: THOMAS BRECHKO
510 E. SCOTT AVE
KNOXVILLE, TN. 37917

- WE PROPOSE TO FURNISH ALL LABOR AND MATERIAL TO BUILD A DECK AS DESCRIBED
BELOW AND AS SHOWN ON DRAWING:

- NEW DECK DIMENSIONS AS SHOWN ON DRAWING
- 6" X 6" COLUMNS AND POURED CONCRETE FOOTINGS
- HOUSEBAND, 2" X 12" BOLTED TO HOUSE OR FREESTANDING
- EDGE BANDS, DOUBLE 2" X 10"
- JOISTS, 2" X 10", 16" O.C. MIN W/JOIST HANGERS
- ALL IS GROUND CONTACT TREATED PINE
- DECKING, TIMBERTECH EDGE SERIES WITH HIDDEN FASTENERS
- HANDRAIL, TIMBERTECH RADIANCE SERIES PICKET RAILING
- NO PAINTING OR STAINING
- CITY OF KNOXVILLE BUILDING PERMIT

TOTAL NEW DECK ADDITION

OPTIONS:

- TIMBERTECH TERRAIN SERIES DECKING ADD \$1,512
- TIMBERTECH LEGACY SERIES OR TIMBERTECH AZEK SERIES ADD \$2,520
- TIMBERTECH POST CAP LIGHTS FOR RADIANCE SERIES HANDRAIL
6 EA. INSTALLED WITH WIREING AND TRANSFORMER ADD \$1,000

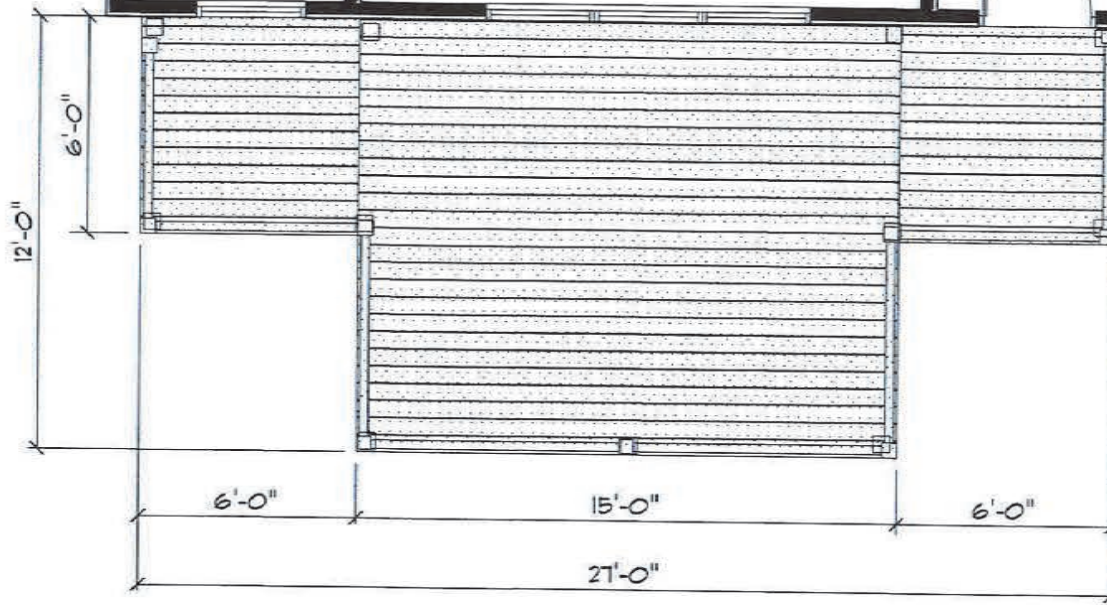
TOTAL WITH OPTIONS:

TERMS: TO BE DETERMINED

MARK A. WARD, CONTRACTOR _____ 03/25/2021

CUSTOMER _____

BRECHKO RESIDENCE
510 E. SCOTT AVE.
KNOXVILLE, TN. 37917
DRAWINGS BY ARCHADECK
MARK WARD
OFFICE: 865-688-7999
CELL: 865-300-4120





TimberTech RadianceRail Composite Baluster Pack



RadianceRail Composite Baluster Packs By TimberTech - Black



\$142.99 

★★★★★ 8 Reviews
 2 Questions \ 2 Answers

COLOR



Ships Free with \$499 Order

Options : 6 Ft , Vintage Lantern , Level



IN STOCK

Usually Leaves Warehouse in 2-4 Weeks

Have a Question?

TimberTech RadianceRail Express Post Cover



RadianceRail Express Post Cover by TimberTech - Kona



\$47.99 ⓘ

★★★★☆ 4 Reviews
1 Questions \ 1 Answers

COLOR







Rear elevation and basement doors



TimberTech composite railing system



TimberTech Legacy composite decking