



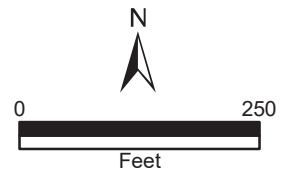
4-E-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



120 Leonard Place 37917
Old North Knoxville H

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

Petitioner: Tyler Stinnett





Staff Report

Knoxville Historic Zoning Commission

File Number: 4-E-21-HZ

Meeting: 4/15/2021
Applicant: Tyler Stinnett
Owner: New Season Properties, LLC

Property Information

Location: 120 Leonard Place **Parcel ID** 81 L H 004
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne cottage

One-and-one-half-story residence with a hipped roof clad in asphalt shingles, an exterior clad in non-historic stucco, and a brick masonry foundation. A hipped dormer with paired one-over-one, double-hung wood windows is centered on the façade. A hipped-roof porch supported by four round wood columns on brick piers extends the length of the façade. Brick masonry elements are a yellow brick. Half-light wood door flanked by half-light wood sidelights. Three yellow brick chimneys.

Description of Work

Level II Major Repair or Replacement
Full exterior rehabilitation project.

Repair and reconstruction of front porch. Applicant proposes repair and reconstruction in patches to front porch foundation, including brick veneer. Existing brick will be salvaged and reinstalled for foundation. Brick column piers will be stabilized, which will necessitate the removal and reinstallation of brick veneer cladding in places. Round wood columns (currently hollow) are proposed to be removed and replaced, using custom-built solid wood round columns to match in size and design. Plywood covering front porch to be removed, installation of wood tongue-and-groove porch flooring.

Removal of non-historic stucco cladding. Repair and replacement in patches of existing wood siding. Unique siding detail on front and side elevations to be retained and reconstructed where necessary.

Repair and repointing to brick masonry chimneys.

Replacement of existing asphalt shingle roof with new asphalt shingle roof. Repair and replacement in patches to wood fascia and soffits.

Repair to front door and sidelights. Replacement of secondary exterior doors.

Repair to existing windows.

Applicable Design Guidelines

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

A. Roofs

3. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding, bargeboards, and other unique roof features). Use some of these details in designing new buildings.
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.

B. Windows

1. Original windows shall be reused if possible. It will be much less expensive and much better historically to retain the original windows, and it is inappropriate to replace them with new windows that differ in size, material, or pane division.
2. If replacement windows are necessary, they shall be the same overall size as the originals, with the same pane division and same muntin depth, width, and profile. They shall be the same materials as the original windows, which were generally wood.

C. Porches

1. Historic porches on houses in ONK should be repaired, or may replicate the original porch if documentation of its size and design can be discovered.
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

1. Entry features which shall be preserved include sidelights and transoms of plain, patterned, beveled, or stained glass, fan light windows and transoms, entablatures, and the original doors.
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.

E. Wood Wall Coverings

2. Do not use destructive paint removal methods such as propane or butane torches, sandblasting, or water blasting. These methods can damage historic wood. Blasting with any material is an abrasive technique and should not be used.
3. Replacement siding must duplicate the original. Trim and patterned shingles that must be replaced must also duplicate the original materials.
5. Wooden features shall be repaired by patching, piecing-in, or otherwise reinforcing the wood. Repair may also include limited replacement with matching or compatible substitute materials, when elements remain and can be copied.
7. Replace only deteriorated wood. Reconstructing in order to achieve a uniform or "improved," "new" appearance is inappropriate because of the loss of good historic materials.
9. Paint shall not be removed from unprotected wood surfaces in order to apply stain or clear finish that will permanently reveal bare wood. This exposes historically painted surfaces to greatly increased weathering.
10. Remove damaged or deteriorated paint only to the next sound layer using the gentlest method possible (eg hand sanding or hand scraping).

F. Masonry Wall Coverings

1. Never waterblast masonry surfaces.
2. Never sandblast brick or stone surfaces using dry or wet grit or other abrasives.

4. Identify and preserve masonry features that define the historic character of the building, including walls, railings, foundations, chimneys, columns and piers, cornice and door and window elements.
5. Replace an entire masonry feature that is too deteriorated to repair. Use the remaining physical evidence to guide the new work, and match new to old. Examples can include large sections of a wall, a cornice, balustrade, columns, stairways, or chimneys.
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 or 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. 120 Leonard Place is a contributing resource to the ONK local historic overlay. The unique house has experienced significant deferred maintenance; only one COA for the house, dating to 2003, is on file.

2. The proposed porch reconstruction project will address significant deterioration of the foundation, flooring, and brick elements. The porch will retain the existing footprint, materials, and design elements. Installation of new wood tongue-and-groove flooring meets the design guidelines. To address settling in the porch columns and roof, the brick piers will be removed, the roof will be supported with temporary piers, and the columns (round wood columns on brick-clad square piers) will be reinstalled. Repair and reinstallation of the unique yellow brick elements is appropriate.

In October 2003 (10-F-03-HZ), the columns were proposed for repair and replacement in patches. While the Commission postponed the review to receive further information, approval was ultimately granted by staff for "repair columns as necessary to duplicate current original columns." Therefore, portions of the existing wood columns may not be original. They are hollow, rotted, and leaning significantly; the applicant has sufficiently documented the columns' deterioration. Replacement in-kind with solid, round wood columns will contribute to the porch's overall longevity. Replacement columns should match the originals (including simple bases and capitals) in size, design, and placement.

4. Removal of the non-historic stucco cladding is appropriate. Repair and replacement in-patches to the unique double-cut wood lap siding meets the guidelines. Where the double-cut siding detail exists on the house, it should be maintained. Wood cornerboards, window trim, and other trim elements should match existing. The ONK guidelines contain useful guidance on working with painted wood surfaces; removing deteriorated paint should use hand scraping or sanding, the gentlest method possible, to preserve the existing wood elements.

5. The Commission should discuss options for the applicant related to the differences in the rear elevation brick and the front yellow brick veneer elements.

6. Repair to the existing front door and sidelights meets the design guidelines. Final specifications for replacement secondary doors should be submitted to staff for approval.

7. Since submitting the application, the applicant has clarified they intend to repair the existing windows, which meets the design guidelines and will significantly contribute to the house's historic integrity. REVISED 4/14/21: specifications for side and rear dormer windows should maintain open appearance of historic sleeping porch and be

submitted to staff for approval.

8. Replacement of the existing asphalt shingle roof with a new asphalt shingle roof (including repair and replacement in-kind of wood fascia and soffit elements) meets the design guidelines. Repair and repointing to the unique brick masonry chimneys also meet the design guidelines. Replacement mortar should match the original in color, composition, profile, and depth.

Staff Recommendation

Staff recommends approval of the work as proposed, with the following conditions: 1) specifications for new secondary entry doors be submitted to staff for approval; 2) final specs (including measurements, dimensions, and design elements) for wood replacement columns and brick pier elements be submitted to staff for approval; 3) submit specifications of side and rear dormer windows to staff for approval.

(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form



Planning
KNOXVILLE | KNOX COUNTY

DESIGN REVIEW REQUEST

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

Tyler w Stinnett
Applicant

4/15/20 Meeting Date (if applicable)

4-E-21-HZ File Number(s)

Date Filed

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Tyler Stinnett Name

Restored Living LLC Company

Peach tree Address

Knoxville TN 3720 City State Zip

865-256-8034 Phone

Tyler@restored.living.com Email

CURRENT PROPERTY INFO

New Season Prop. Owner Name (if different from applicant)

865-771-3887 Owner Phone

120 Leonard place Property Address

081LH004 Parcel ID

RN2/H Zoning

Neighborhood

AUTHORIZATION

Lindsay Crockett Staff Signature

Lindsay Crockett Please Print

3/26/21 Date

[Signature] Applicant Signature

Tyler Stinnett Please Print

3/23/21 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: repair/replace siding, repair front porch & brick piers.
Columns (instal. new wood)

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 brick piers & wood columns.

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:		

120 Leonard Place, 37917

Hi, my name is Tyler Stinnett with Restored Living LLC. We are excited to work with you guys on restoring this beautiful home. We haven't worked with HZC a lot in the past. I thought it would be a good starting point to send some of our goals and projected start dates along with our SOW. Any suggestions or help along the way is much appreciated.









1. Can we replace front porch columns with exact match turned poplar or mahogany?
2. When can we remove bricks for supporting roof structure as we normally would but keep and prep the bricks for re using in the same footprint?
3. Can we use standard 31/2 T/G primed/paint ready flooring for decking?
4. What mortar would you like us to use?
5. Waiting on secondary opinion for window condition but likely replacement needed.
6. Can we get a COA for exterior demo of stucco covering siding and porch decking?
7. Is there specific process you'd like us to use for the retucking and plumbing of the 3 brick chimneys?
8. The side brick does not match the front brick. Also the front brick is really ugly. Any options?
9. Can you advocate for us to be able to sand siding?

Projected Exterior SOW

Front porch

Brick foundation/columns around front porch is beyond reasonable repair. Wood deck is rotten, and brick columns are leaning significantly with loose mortar. Round columns are beyond repair, but we have templated them to make exact (much higher quality) replicas but solid instead of hollow.

We would like permission to replace with either solid poplar or solid mahogany (mahogany being stained the same as the front door, poplar being paint grade) depending on your preference and our designers decision.

We will be going back with area standard 3 ½ T/G decking to be painted.

Our process of renovation for the front porch needs to include reinstallation of columns in same locations (dimensions and design as existing). Brick veneer for column piers will be salvaged and reinstalled. What is suggested mortar color?

















Siding

There is a horrible faux stucco over the original wood. We peeled some off in a vulnerable area and it was surprisingly in good condition. We want to go back/repair with wood siding. (no stucco anywhere).











Our supplier out of KY is cutting a knife to remake this unique siding. We will patch anywhere we can't repair.

Chimneys to be repointed and repaired.

Windows/doors

Probably replace all windows. If it looks reasonable to repair the front windows that is an option also.





Front door will be repaired.

Other exterior doors to be replaced.

Shingle roof replacement: Asphalt shingles. Color to be chosen by designer.

I appreciate you taking our application and our many questions. I'm sure we will have many more as our SOW grows. A lot of our questions are geared towards what our options are while considering how to make this home fit back into the neighborhood, budget and our construction timeline.

Thanks for your help and consideration!

