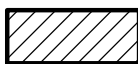




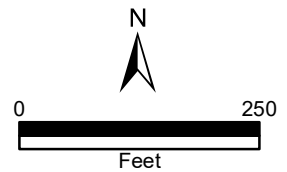
8-A-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1404 Kenyon St. 37917
Old North Knoxville H

Original Print Date: 8/9/2021
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Andrew Molla Scruffy City Service



Meeting: 8/19/2021
Applicant: Andrew Molla Scruffy City Service
Owner: Andrew Molla Scruffy City Service

Property Information

Location: 1404 Kenyon St. **Parcel ID** 81 E L 033
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Dutch Colonial Revival, c.1915

Two-story frame residence, with a brick foundation, exterior originally featuring wood clapboard and shingle siding, covered in vinyl siding, and a gambrel roof clad in asphalt shingles. Façade features double-hung, one-over-one windows with a half-light door with sidelights and a transom.

Description of Work

Level I/II Routine Repair, Major Repair or Replacement

LEVEL 1 SCOPE OF WORK:

Repair to existing wood lap siding on first story only (including original wood lap siding on porch columns and porch railing). Replacement in patches where warranted; all new siding elements to be replaced in kind, matching exposure, dimensions, design, and detail of original wood siding. Repair to existing windows and entry doors. Repair to window trim. Repair to front-gable attic vent.

All siding work to occur on first story. Second-story siding pattern, all other scopes of work, for review at 8/19/2021 HZC meeting. Level 1 COA issued 7/27/21.

LEVEL 2 SCOPE OF WORK: No siding currently exists on second-story elevation; removal of vinyl siding uncovered wood sheathing only. Applicant requests to install wood shingle siding, replicating general size and pattern of historic siding, on façade elevation gable field only. Side elevations would receive wood lap siding to match the first story.

Applicable Design Guidelines

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

E. Wood Wall Coverings

3. Replacement siding must duplicate the original. Trim and patterned shingles that must be replaced must also duplicate the original material.
 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.
 6. Wood features that are important in defining the overall historic character of the building shall not be removed.
 7. Replace only deteriorated wood. Reconstructing in order to achieve a uniform or "improved," "new" appearance
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is inappropriate because of the loss of good historic materials.

8. An entire wooden feature that is too deteriorated to repair or is completely missing shall be replaced in kind. If features are replaced, the materials they are made from shall be compatible with the original in size, scale, and material. Replacement parts should be based on historical, pictorial, and physical documentation.

Comments

N/A

Staff Findings

1. 1404 Kenyon Street is a contributing resource to the Old North Knoxville National Register Historic District and the local overlay.
 2. Removal of the vinyl siding and repair to the first-story wood lap siding meets the design guidelines and will better contribute to the overall character of the neighborhood.
 3. An archival photo from 1992 shows the façade's second story clad in wood shingle siding. Dating to 1992, the NR nomination also lists the weatherboard and wooden shingle wall covering" as character-defining feature of the house.
 4. The house features a roofline characteristic of Dutch Colonial Revival style ("a front-facing gambrel roof, occasionally with a cross gambrel at the rear [...] influenced by the typical gambrels of the earlier Shingle style" (McAlester, A Field Guide to American Houses, p.410). This style is less prominent in Knoxville but examples exist in Old North Knoxville, North Hills, and other comparable neighborhoods. In general, wood shingle elements would not have been applied to one single gable field on the house; the detail would be carried around to other gable fields (see 1365 Armstrong Avenue in ONK). There are also numerous examples of large two-story houses in Fort Sanders with the entire second story clad in shingle siding.
 5. Due to the slope of the roof sections outside of the gable fields, and drawing on comparable house designs, that section could have also originally been roofing shingles. There are examples of Dutch Colonial Revival style houses with both options (roofing shingles or siding shingles).
 6. Guidelines recommend that replacement siding "must duplicate the original," including trim or patterned shingles. Guidelines also note that entire wooden features that are completely missing shall be replaced in-kind, with materials that are compatible with the original in size, scale, and material. Replacement elements should be based on historical, pictorial, and physical documentation. Existing conditions on the house show visible ghost marks (namely, small vertical lines) where the original shingle siding was located on all second-story gable fields.
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Staff Recommendation

Staff recommends approval of the installation of new siding, with the front, side, and rear gable fields to receive wood shingles to reflect the original siding pattern; providing for discussion between the Commission, applicant, and neighborhood on the second-story sections outside of the gable fields.



DESIGN REVIEW REQUEST

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

Applicant

August 19, 2021

8-A-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

Name Company

Address City State Zip

Phone Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant) Owner Address Owner Phone

Property Address Parcel ID

Neighborhood Zoning

AUTHORIZATION

Lindsay Crockett Lindsay Crockett 7.8.21
 Staff Signature Please Print Date

Andrew Molla
 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: _____

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:

Attachment to Historic Zoning Application
1404 Kenyon Street, Old North Knoxville
Scruffy City Construction
7/8/21

Description of work: When we took ownership of 1404 Kenyon Street the first and second story of the house was wrapped in vinyl siding. The previous owner had also put an addition on the back of the house, which they sided in Hardie siding on the rear of the house, and plywood on the northeast corner. Upon removal of the vinyl siding, we have found that the original siding on the first story was retained, while the original siding on the second story had been completely removed. The siding on the first story is in varying condition, most of which is salvageable. The original exterior window trim seems to remain on most windows. The foundation consists of the original brick, which is intact.

Figs A and V below show the house as it was purchased from the MLS, and Fig C, D, and E show the exterior of the house after the vinyl siding was removed. The only known historic photo of the house was produced by the City (Fig F) which is estimated to have been taken in 1990. It shows the front gable sided in cedar shake, but does not show any other side of the house. No historic photos showing the original siding on either the sides or rear of the house have been found.

We propose to install cedar shake on the front gable of the house, to match the historic photo, and lap siding on the sides and rear of the house to match the existing siding on the first story. The house sits between two other houses, there is no driveway and no public access to either of the sides or rear of the house. There is an alleyway that runs behind the house; however, this alley was abandoned by the City decades ago and has been taken over by neighboring properties. The alleyway is not accessible from any public right-of-way, and is blocked by fencing installed by neighboring properties, and views of the house from nearby public areas are blocked by other houses and mature vegetation. Thus, the rear of the house is not visible, nor is it accessible, from any public right-of-way. The lots on this street are narrow, which constrict the view of the sides of the house as well.

We feel adding the cedar shake to the front gable is sufficient to restore the house's historic integrity where it is visible to the public and best contributes to the old north Knoxville community as a whole.

Other plans to the exterior include replacing the Hardie siding and plywood on the addition of the house with lap siding to match the existing siding on the first story. We will be repairing the existing siding where needed, and replacing or filling in small areas of the siding where it's missing. We will be re-supporting the deck on the rear of the house, and fixing the stairs so that they meet the requirements of the current building code. All existing exterior doors, windows, and trim is to remain, but will be repaired if needed. All repairs will be done in the style of the existing trim. The attic vent on the front gable of the house will also be repaired, or reconstructed.

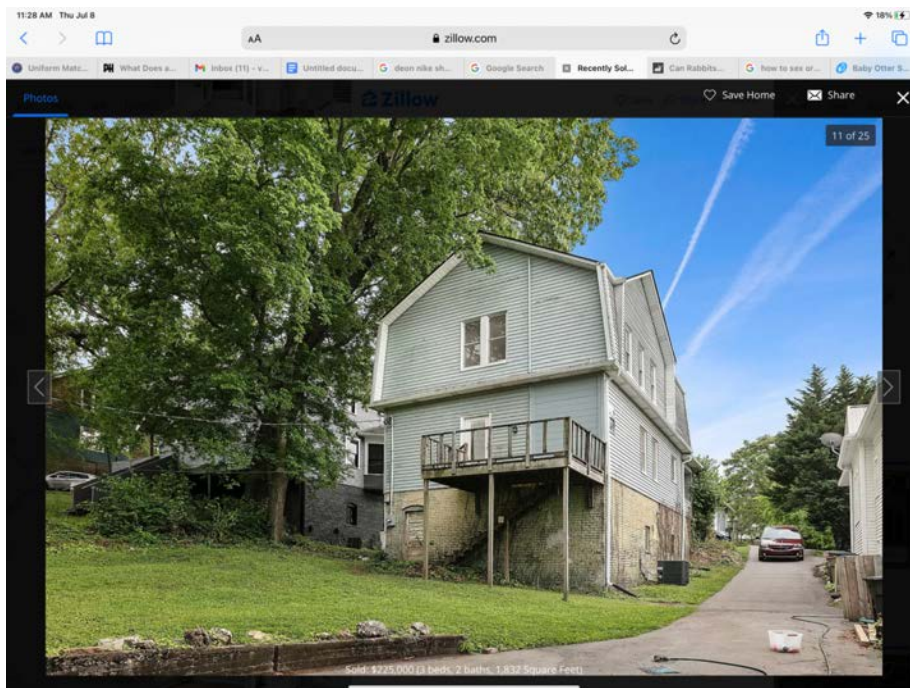
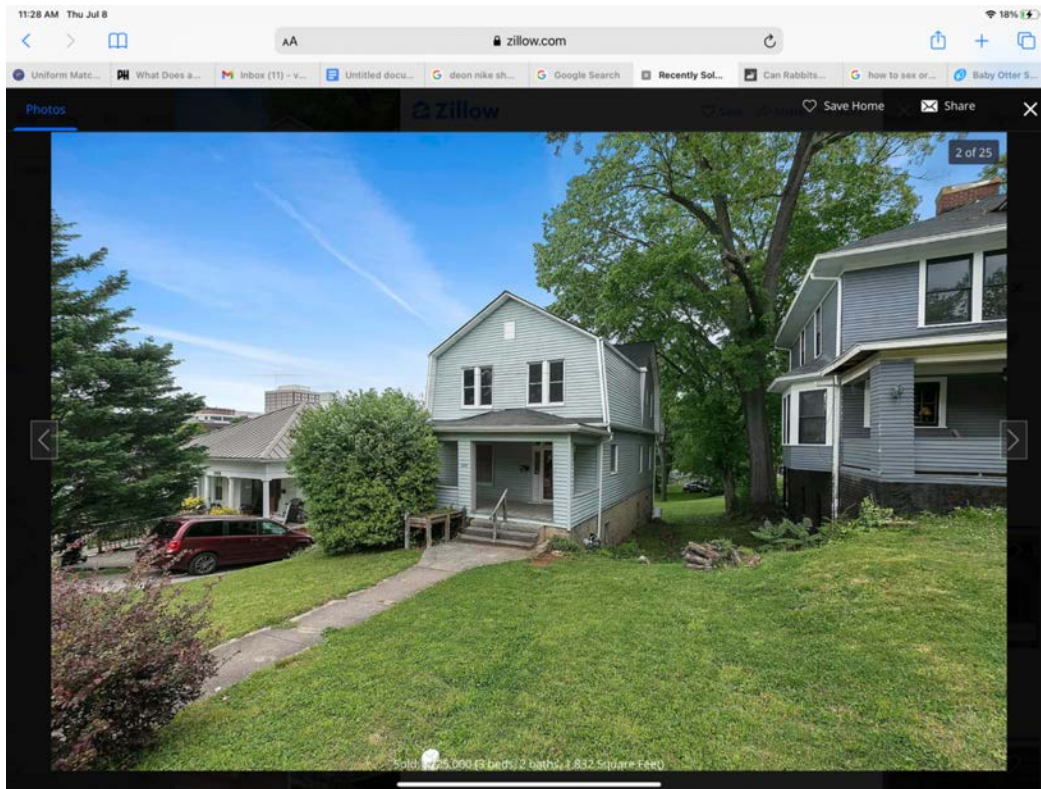


Fig. A and B: 1404 Kenyon exterior from listing photos front facade (above) and rear facade (below), sided in vinyl.



Fig. C, D, and E: 1404 Kenyon upon removal of vinyl siding from front (left) and rear (right), and southwest corner.



Fig. F: Earliest known photo of 1404 Kenyon, taken sometime around 1990.

Comparable houses with shingles on the second story - from McAlester - A Field Guide to American Houses

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