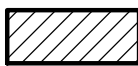




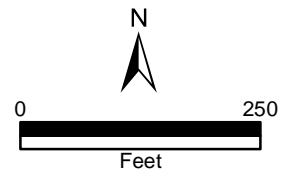
8-C-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1120 Kenyon St. 37917
 Old North Knoxville H

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

Petitioner: Todd Kennedy City of Knoxville
 Housing & Neighborhood Dvlpmnt





Staff Report

Knoxville Historic Zoning Commission

File Number: 8-C-21-HZ

Meeting: 8/19/2021
Applicant: Todd Kennedy City of Knoxville Housing & Neighborhood Dvlpmnt
Owner: Rose Attea

Property Information

Location: 1120 Kenyon St. **Parcel ID** 81 L E 040
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Folk Victorian, c.1900

One-story frame residence with a cross-gable roof clad in asphalt shingles, an exterior of wood weatherboard siding, and a brick foundation. One-story shed-roof side porch supported by square wood columns, Double-hung two-over-two wood windows. Interior brick chimneys.

Description of Work

Level II Major Repair or Replacement

Lead-based paint abatement initiated by City of Knoxville Community Development. Majority of work described in work write-up would not require a COA (scraping paint, cleaning and stabilizing exterior elements, and painting), and retain existing exterior elements. Replacement to square wood basement access door.

Replacement of 15 exterior windows with new windows. Windows to be replaced include two-over-two, double-hung wood windows and three adjoining two-light wood casement windows on the rear right corner. Exterior wood trim to be repaired and retained.

Proposed replacement windows are WeatherShield Signature Series Double-Hung wood windows, which will be custom-made to reflect the original 2/2 wood pattern, and will be the same size as the existing, installed in the same fenestrations with no additional enclosure. The proposed windows are simulated divided light.

Applicable Design Guidelines

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

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 the same muntin depth, width, and profile. They shall be the same materials as the original windows, which were generally wood.
 3. True divided lights shall be used in replacement window sashes with more than one pane.
-

Comments

N/A

Staff Findings

1. 1120 Kenyon Street is a contributing resource to the Old North Knoxville National Register Historic District and local overlay.
 2. The existing windows are two-over-two, double-hung wood sash, most likely original to the house, and character-defining features. The proposed replacement is not driven by the existing windows' condition but due to the subject property being approved for the City's Lead-Safe and Health Homes Program, which addresses lead-based paint hazards in eligible households.
 3. Staff, Community Development, and CAC have discussed the project for approximately one year. The applicants receive HUD funding for lead-based abatement projects. Related to the funding are energy efficiency requirements to which Community Development and CAC must adhere. A compromise between the HUD requirements and ONK design guidelines is necessary to meet the intent of both programs. Due to the energy efficiency requirements, the applicant is unable to select true divided light windows.
 4. The applicant has selected a double-hung wood window which will be custom-made to reflect the originals' 2/2 pattern. The SDL muntins come in an array of depths, widths, and profiles, and can be selected to reflect the original muntins. The simulated divided light will not be visually different from a true divided light window from the street.
 5. Due to the federal funding involved in the project, the project was reviewed by the SHPO and the windows were determined to have "no adverse effect" on the overall historic district.
 6. The windows will retain the existing exterior trim elements, will retain the full height and width of the original openings, and will not use tinted or reflective glass.
-

Staff Recommendation

Staff recommends approval of Certificate 8-C-21-HZ as submitted.



DESIGN REVIEW REQUEST

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

Todd Kennedy - City of Knoxville

Applicant

7/13/21

August 19, 2021

8-C-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

Todd Kennedy

City of Knoxville

Name

Company

400 W. Main Street # 532G

Knoxville

TN

37902

Address

City

State

Zip

(865) 215-4476

tkennedy@knoxvilletn.gov

Phone

Email

CURRENT PROPERTY INFO

Rose Attea

1120 Kenyon St., Knoxville TN 37917

(865) 567-9886

Owner Name (if different from applicant)

Owner Address

Owner Phone

1120 Kenyon Street

0811E040

Property Address

Parcel ID

Old North Knoxville

RN2 / HZ

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

7.26.21

Please Print

Date

Todd Kennedy
Applicant Signature

Todd Kennedy

7/20/21

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: **Scrape and paint multiple exterior components. Remove and replace crawl space access door with like materials. Soil abatement for lead-based paint (36" out from the foundation), clean topsoil added. Replace 16wood windows with new dual glazed composite windows with simulated divided lights using the same grille pattern. Windows to remain the same size.**

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:		



TENNESSEE HISTORICAL COMMISSION
STATE HISTORIC PRESERVATION OFFICE
2941 LEBANON PIKE
NASHVILLE, TENNESSEE 37243-0442
OFFICE: (615) 532-1550
www.tnhistoricalcommission.org

August 24, 2020

Ms. Angela Ingle
City of Knoxville
City County Building
400 Main Street
Knoxville, TN 37902

RE: HUD / Department of Housing and Urban Development, 1120 Kenyon Street- Lead-based Paint Remediation, Knoxville, Knox County, TN

Dear Ms. Ingle:

Pursuant to your request, this office has reviewed documentation concerning the above-referenced undertaking. Our review of and comment on your proposed undertaking are among the requirements of Section 106 of the National Historic Preservation Act. This Act requires federal agencies or applicants for federal assistance to consult with the appropriate State Historic Preservation Office before they carry out their proposed undertakings. The Advisory Council on Historic Preservation has codified procedures for carrying out Section 106 review in 36 CFR 800 (Federal Register, December 12, 2000, 77698-77739).

Based on the information provided, we find that the project area contains a cultural resource listed in the National Register of Historic Places. We further find that the project as currently proposed will not adversely affect the Old North Knoxville Historic District.

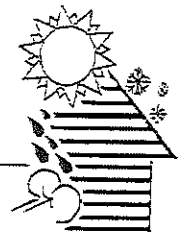
This office has no objection to the implementation of this project as currently planned as long as the windows match the original in profile, grid, and design, and the side porch decking boards match the original as well. If project plans are changed or previously unevaluated archaeological resources are discovered during project construction, please contact this office to determine what further action, if any, will be necessary to comply with Section 106 of the National Historic Preservation Act. Questions and comments may be directed to Claire Meyer (615-770-1099). We appreciate your cooperation.

Sincerely,

cem

E. Patrick McIntyre, Jr.
Executive Director and
State Historic Preservation Officer

EPM/cem



**WORK ORDER
LEAD SAFE AND HEALTHY HOMES PROGRAM
BID COPY**

WORK ORDER ID#: 2019PB0074

Date: 8/17/2020

CLIENT: Rose Attea

Phone #: 865-567-9886

ADDRESS: 1120 Kenyon St.
Knoxville, Tn. 37917

PROJECT SUPERVISOR: B. Humphrey

CONTRACTOR: [Signature]

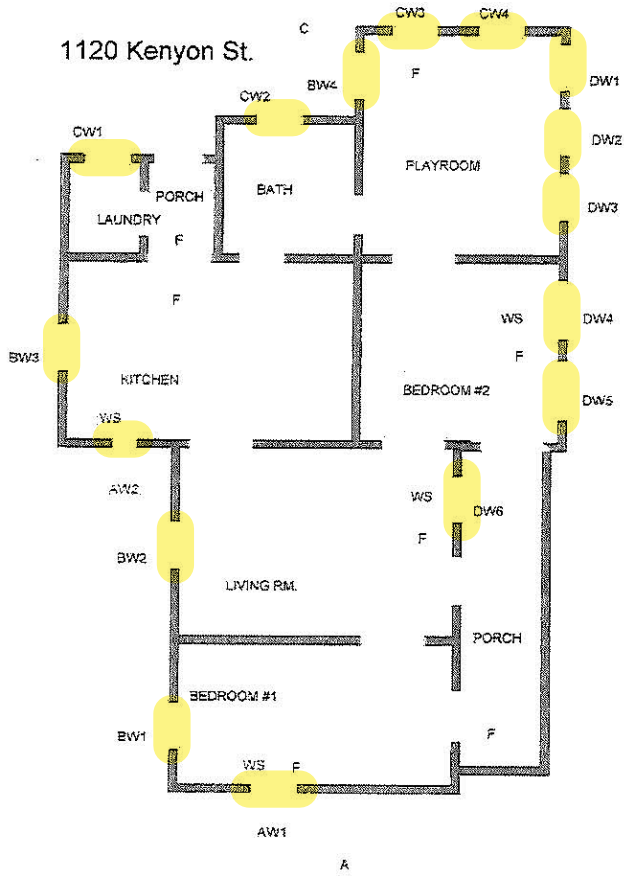
ALL CHANGE ORDERS MUST BE PRE APPROVED BY THE DIRECTOR HOUSING AND ENERGY SERVICES.

GENERAL REQUIREMENTS AND STANDARDS:

The construction shall be accomplished without undue delay and with minimum inconvenience to the owner. All materials and products used shall be new unless otherwise specified, and applied or stalled in accordance with the manufacturer's specification and the Rehabilitation Specifications. Reference in these Specifications to any article, device, products, material, or fixture by name, make or catalogue number shall be interpreted as establishing a standard or quality. The contractor shall furnish all materials, labor, equipment, and services to perform all work in these Specifications by established building and construction practices, proceeding promptly to complete said work in the specified time so stated in the contract documents. The contractor shall obtain all necessary licenses and permits before work commences. *All work shall be carried out pursuant to the currently adopted Federal, State, City of Knoxville, and Knox County Tennessee codes and ordinances as applicable.* Mechanical, plumbing and electric contractors or subcontractors shall be licensed by the State of Tennessee. A copy of this license is to be provided to CAC. At the completion of the designated work, the contractor shall remove all temporary construction equipment, salvage materials, trash, and other debris and dispose of legally, leaving the area for which the contractor is responsible in a neat condition. Cleaning of fixtures, doors, and windows, installed under this work, shall be the responsibility of the installing Contractor.

The Contractor is required to provide the homeowner with all warranties and guarantees. This applies to everything installed on the job which carries a warranty or guaranty, i.e.; windows, faucets, etc. Failure to do so will be considered a breach of contract. Final pay request will not be approved until warranties are provided. The Contractor shall guarantee all workmanship and material for a year period from the *date* of final inspection and one year from the time of completion of any warranty work.

1120 Kenyon St.





CRAWL SPACE DOOR TO BE REPLACED



TYPICAL WINDOW TO BE REPLACED



SUBJECT PROPERTY



WEATHER SHIELD. EXPLORE SIGNATURE SERIES DOUBLE HUNG OPTIONS

MENU

INTERIOR OPTIONS
HARDWARE

Find a Dealer (/Find-A-Dealer):
Zip code



EXTERIOR OPTIONS
GLAZING OPTIONS

HOME (/) > SIGNATURE SERIES (/PRODUCT-LIST/WEATHER-SHIELD-SIGNATURE-SERIES) > DOUBLE HUNG

SIGNATURE SERIES DOUBLE HUNG

Our Signature Series double hung windows boast innovative design and increased comfort in every state-of-the-art element. With two operating sash, these windows can be raised from the bottom and lowered from the top to maximize ventilation, in addition to tilting in for cleaning.



Style

Revamped aesthetics include slimmer lines with more visible glass for a modern look that still stays true to its traditional style.



Configuration

Many double hung styles are available including radius top, eyebrow, oriel, and double hung bay units.



Low Maintenance

Durable and virtually maintenance free, extruded aluminum exteriors stand up to the harshest elements, resisting dents, dings, and scratches with rot-resistant composition.



Operation

Both sash slide easily and tilt in for easy cleaning by engaging the tilt latches on the top of each unit.



Materials

The concealed jamb liner, available in both wood or vinyl, overlays all mechanical balance systems to create a tailored aesthetic.



Energy Efficiency

Choices including energy-efficient Zo-e-shield® glazing and ENERGY STAR® rated windows.

INSPIRATION

WEATHER SHIELD.
EXPLORE SIGNATURE SERIES DOUBLE HUNG OPTIONS

MENU

INTERIOR OPTIONS

Find a Dealer (/Find-A-Dealer):



EXTERIOR OPTIONS

HARDWARE

Zip code

GLAZING OPTIONS

GRILLES

SCREENS

INTERIOR OPTIONS

Every home is different. So we give you choices to add your own special touch. Choose the wood species and stain finish that complement your design. Then add warmth and beauty with our factory finishes.

INTERIOR WOOD OPTIONS

Wood species swatches shown will vary and may not be actual representations. Actual wood samples are available upon request.



Pine (Standard)



Mixed Grain Fir



Alder (Character)

INTERIOR FACTORY FINISH OPTIONS*

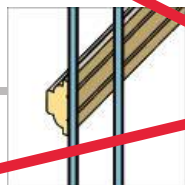
Save time and money with our factory finishing. The wood is stained and sealed on all surfaces to repel moisture and includes two Clear Satin topcoats for durability and easy cleaning.

Finishes and colors shown may not be actual representations. Please visit an authorized Weather Shield dealer for color samples.

*All finishes not available on all wood species. Please visit an authorized Weather Shield dealer for details.

Wood Removable Grilles feature a frame design that offers strength superior to stick grilles offered by other window manufacturers. The frame snaps into the top of the window sash using a concealed pin system. Wood Removable Grilles make window cleaning easier, yet provide a secure interior alignment from the sash. Grille designs are available.

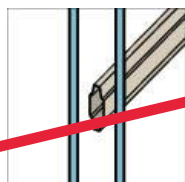
MENU



- EXTERIOR OPTIONS
- GLAZING OPTIONS
- SCREENS

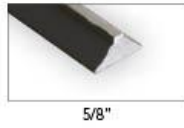
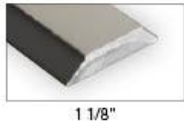
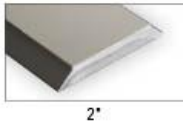
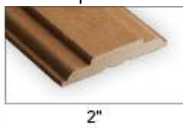
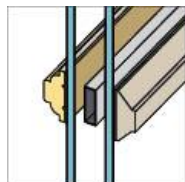
GRILLE BETWEEN THE GLASS

Grille Between the Glass (GBG) consist of aluminum muntin bars in between two panes of insulating glass, giving you the look of divided lites while making window cleaning easier.



SIMULATED DIVIDED LITE

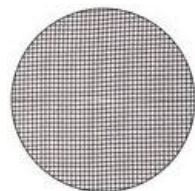
Simulated Divided Lites (SDL) offer the authentic look of True Divided Lites without sacrificing energy efficiency. Interior and exterior bars are permanently adhered the glass and a narrow spacer bar is positioned within the insulating glass airspace. Unlike True Divided Lites, SDL utilizes a single pane of insulating glass, decreasing the potential for energy loss. Exterior bars will be finished to match the exterior finish specified. Shown with optional Grille Between the Glass (GBG).



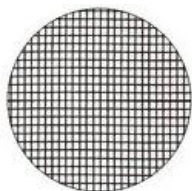
SCREENS

Screens allow you to enjoy fresh air flow throughout your home all while keeping out pesky insects. Our High-Visibility, No See-um screen cloth utilizes a much finer mesh that offers more air flow along with better optical clarity.

SCREEN OPTIONS



No See-um Mesh



Aluminum Non-glare Mesh

TECHNICAL DATA

WEATHER SHIELD.

EXPLORE SIGNATURE SERIES DOUBLE HUNG OPTIONS

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HARDWARE

GRILLES

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SCREENS



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[\(/Product/Double-Hung/SG_Casement\)](#)



Awning

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Double Hung

[\(/Product/Double-Hung/PR_DoubleHung\)](#)



Trim

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FIND A DEALER

Zip code



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Download the latest Weather Shield CAD Symbols and 3D models for your next project.

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