



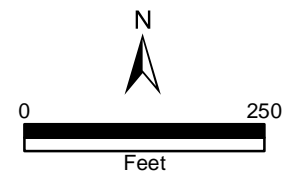
7-A-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



224 Leonard Place 37917
Old North Knoxville H

Original Print Date: 7/1/2021
Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Quinn Epperly



Meeting: 7/15/2021
Applicant: Quinn Epperly
Owner: Quinn Epperly

Property Information

Location: 224 Leonard Place **Parcel ID** 81 L H 015
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Folk Victorian, c.1915

One story frame residence with a cross-gable roof clad in asphalt shingle cladding. One-over-one, double-hung windows. Front porch was previously enclosed; enclosure was removed around 2006. Interior offset chimney. Stuccoed foundation.

Description of Work

Level I/II Routine Repair, Major Repair or Replacement

Level 1 COA issued 6/10/21: Repair, and replacement in patches, to existing wood lap siding and trim elements; dimensions, design, and exposure to match existing. Installation of new half-round gutters. Installation of new wood tongue-and-groove flooring on porch. Repair to remaining original wood windows.

Level 2 scopes: Where necessary, replacement of vinyl and rotted wood windows with new one-over-one, double-hung wood windows. Installation of new porch support and new wood railing: new 6" by 6" square wood post to be installed at front left corner of porch, with a 2" by 2" square picket railing. Proposed new doors: half-light wood doors to be replaced with new wood doors to match specifications provided in application packet (multi-light, half-height window).

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.

C. Porches

1. Historic porches on houses in Old North Knoxville 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,
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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 transom of plain, patterned, beveled or stained glass, fan light windows and transoms, entablatures and the original doors.
3. It may be appropriate to design or construct a new entrance if the historic one is completely missing. Any restoration shall be based on historical, pictorial, or physical documentation, if available. It shall be compatible with the historic character of the building or with adjacent buildings.
4. A replacement entrance shall not create a false historic appearance. A new entrance in porch must be compatible in size, scale, and material.
5. Entrances must not be removed when rehabilitating a building; adaptation to new uses must include the original entrance.

Comments

N/A

Staff Findings

1. 224 Leonard Place is a contributing resource to the Old North Knoxville local overlay.
2. The existing double-hung one-over-one windows are not original; at least 2 were replaced in 2006 (1-B-06-HZ). Three out of the five existing windows are non-historic vinyl. Replacement of non-historic windows which have deteriorated with double-hung, one-over-one, wood windows is appropriate. New windows should be the same overall size as the originals; interior trim enclosing original window openings should be removed where necessary. Final specifications of windows should be submitted to staff for approval.
3. The leftmost half-light wood door is not original to the house; it was also installed in 2006 (1-B-06-HZ). Replacing the existing non-historic doors with new wood half-light doors meets the design guidelines. While a half-light door with a single pane instead of a multi-light configuration is more appropriate for a Folk Victorian style house, the proposed doors are compatible in size, scale, and material with the original house. Moreover, the doors will be minimally visible from the right-of-way as one is significantly recessed from the sidewalk and elevated on the porch, and the second door is perpendicular to the façade.
4. The porch was enclosed for additional interior space in the 1990s. In 2006, the porch was opened back up, with new porch details installed, including several 5.5" by 5.5" square posts and a guardrail with turned balusters. These porch elements were removed by 2019. The installation of one corner 6" by 6" with a simple square picket balustrade is appropriate. Balusters should be 36" tall and set into the top and bottom rails. Final measurements, including height and spacing, should be submitted to staff for approval.

Staff Recommendation

Staff recommends approval of the work as proposed, with the following conditions: 1) final specifications of new windows to be submitted to staff for approval; 2) final specifications for porch measurements should be submitted to staff for approval; 3) balusters should be set into top and bottom rails.



DESIGN REVIEW REQUEST

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

Tyler Quinn Epperly

Applicant

6/2/2021

7-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

Tyler Quinn Epperly

Name

Company

9812 Westland Dr.

Knoxville

TN

37922

Address

City

State

Zip

865-963-8462

QBrenovations@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

224 Leonard Place

081LH015

Property Address

Parcel ID

Old North Knoxville

RN-2/H

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

Please Print

6.3.21

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: Replacement of vinyl and rotted wood windows to all new double hung wood windows; installing new gutters from previous ones being torn down; re-installing original porch that has been ripped off; installing new craftsman front doors to match that of the neighborhood. Detailed info on repairs included in attachment; repair of original wood siding

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:

Proposal for 224 Leonard Place.

Current property photo



We are proposing work on 224 Leonard Place. We purchased this property in May of 2021 and it had been sitting vacant for some time. Many of the historic elements have been removed, ruined, or left unattended for so long they are rotted or unsalvageable. Keeping in mind we would like to maintain as much of the historical integrity, we will be repairing the current porch base to support a new deck. We will be using all wood for balusters, columns and floors. Balusters and columns will be white (as soon as able with wood being pressure treated for exterior conditions). Flooring will be a pine tongue and groove.

We will be installing a new front door to match the historic craftsman style that is seen on much of the street.

Will repair damaged wooden windows or replace with same or like material.

Gutters are currently not on the home and will be needed. We will do half round gutters.

Siding is currently wood and will be repaired as needed with same material.

Front porch design.
Square columns with square balusters.

Square balusters with square posts



■ Square columns with square balusters





Balusters on railing will be 2x2 square.

Front door
proposed product.

All wood door with
glass pane.





- Will be working with a window contractor to repair rotted wooden windows to working order or replace with like wood product. 3 of the current 5 are vinyl windows and would be replaced with double hung wood windows