



Staff Report

Knoxville Historic Zoning Commission

File Number: 11-F-21-HZ

Meeting: 11/18/2021
Applicant: Quinn Epperly QB Realty Team, LLC
Owner: Quinn Epperly QB Realty Team, LLC

Property Information

Location: 224 Leonard Place **Parcel ID** 81 L H 015
District: Edgewood-Park City 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 shingles. 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 II Major Repair or Replacement

Proposed replacement of vinyl and wood windows with new one-over-one, single-hung composite (Andersen Fibrex 100 Series brand) windows. Applicant had previously applied for repair to original wood windows and replacement of existing vinyl windows (7-A-21-HZ).

Applicable Design Guidelines

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

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.
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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. During the July 2021 HZC review, the findings noted
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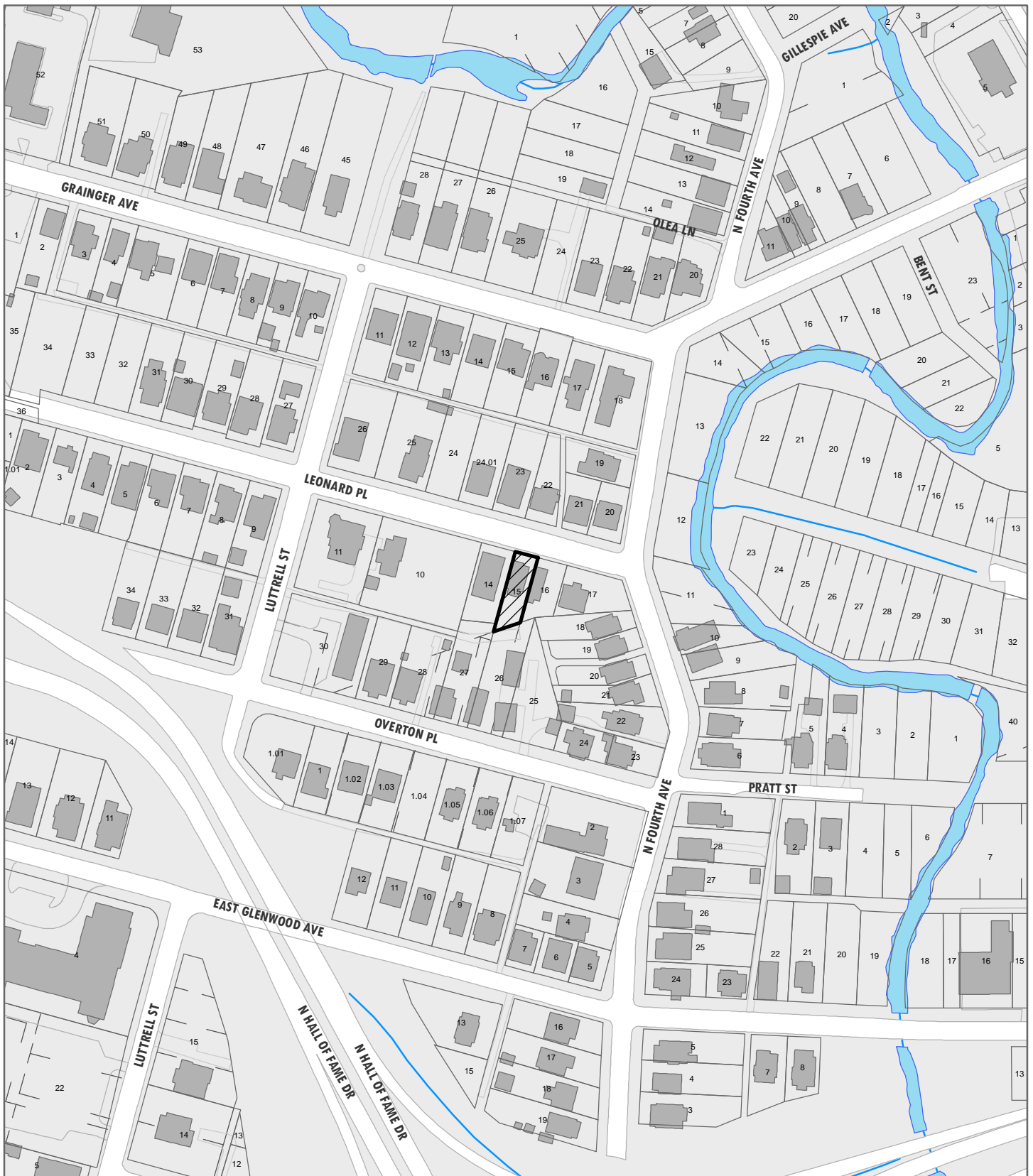
that replacement of with double-hung, one-over-one, wood windows is appropriate. The applicant is now proposing an Andersen Fibrex composite, 100 series, one-over-one, single-hung windows.

3. Single-hung windows do not meet the design guidelines. Guidelines recommend that replacement windows be the same overall size, pane division, and materials as the original windows, which were generally wood. While replacement of the non-historic windows is appropriate, wood should be selected to meet the guidelines.

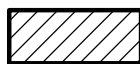
4. New windows should be the same overall size as the originals; interior trim enclosing original window openings should be removed where necessary. Final specifications of windows should be submitted to staff for approval

Staff Recommendation

Staff recommends denial of window replacement with the proposed Andersen Fibrex composite single-hung windows, and approval of window replacement with double-hung, one-over-one, wood windows.



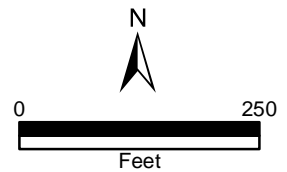
11-F-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



224 Leonard Place 37917
Old North Knoxville H

Original Print Date: 11/10/2021
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Quinn Epperly QB Realty Team, LLC



dotloop signature verification: dtlp.us/jr1t-E8S3-2sCF
(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



DESIGN REVIEW REQUEST

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

Quinn Epperly

Applicant	November 18, 2021	11-F-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

Quinn Epperly	QB Realty Team LLC		
Name	Company		
2042 Town Center Blvd PMB 318	Knoxville	TN	37922
Address	City	State	Zip
8659638462	Qbrenovations@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

Owner Name (if different from applicant)	Owner Address	Owner Phone
224 Leonard Pl	081LH015	
Property Address	Parcel ID	
Old North Knoxville	RN-2/H	
Neighborhood	Zoning	

AUTHORIZATION

	Lindsay Crockett	10.26.21
Staff Signature	Please Print	Date

	Tyler Quinn Epperly	
Applicant Signature	Please Print	Date

dotloop verified
10/25/21 4:24 PM
CEST
VKNJJKIP-ZLUI-UCMQ

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: Would like to replace vinyl windows with composite windows.

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:		



All Windows & Doors ▶ Single-Hung & Double-Hung



100 SERIES

SINGLE-HUNG WINDOW

★★★★☆ 3.8 (17)

100 Series single-hung windows allow ventilation through a single operable lower sash that slides up and down. Made with our sustainable composite Fibrex® material, it's our budget-friendly single-hung window.

- Made with our sustainable composite Fibrex® material which is twice as strong as vinyl
- Clean corners for a refined look
- Standard sizes up to 4' wide and 7'6" high. Custom sizes available.

Need help? Find an [Andersen Certified Contractor](#) in your area.

Feedback