



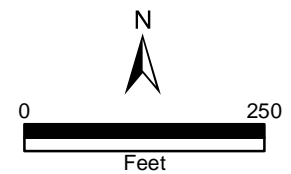
10-E-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



120 Leonard Place 37917
Old North Knoxville H

Original Print Date: 10/8/2021
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Tyler Stinnett Restored Living LLC



Meeting: 10/21/2021
Applicant: Tyler Stinnett Restored Living LLC
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

New rear deck: deck will measure 20' wide by 12' deep and be constructed of pressure-treated wood, with a square picket railing.

Masonry elements: the side and rear elevations of the foundation were initially proposed for repointing and repair. The applicant is requesting to clad the side and rear brick foundation in stucco.

Columns: the four round wood columns on the façade were initially proposed for repair or replacement in-kind with solid round wood columns. The wood columns were determined to be rotted and incapable of supporting the porch roof; the applicant is requesting replacement with "Endura-stone" round fiberglass columns.

Applicable Design Guidelines

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

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, 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.

E. Wood

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. Reconstructed in order to achieve a uniform or "improved," "new" appearance 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.

F. Masonry

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 pediments.
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.

SOI Standards for Rehabilitation

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Comments

N/A

Staff Findings

1. The rear deck is minor in size, replacing a non-historic wood access ramp, and will not be visible from the street. The deck meets the setback requirements of the base zoning code. Placement of the deck is appropriate.
2. A pressure-treated wood rear deck is supported by the design guidelines. The applicant should submit a drawing showing the balustrade and rail's size and design; balusters should be set into the top and bottom rail.
3. Guidelines discourage cladding historic masonry elements in stucco or other new finishes. However, the side and rear elevations lack the unique yellow brick visible on the façade and porch columns. The applicant is currently attempting to repoint and repair the existing masonry foundation. Pending this attempt at repair, the request to clad the sides and rear foundation in stucco may be removed.
4. The applicant has provided documentation of the wood columns being hollow, leaning, and no longer sufficiently supporting the porch roof.
5. Similar fiberglass column replacements have been approved in ONK at 317 E. Oklahoma (9-B-21-HZ), 1319 Grainger Avenue (3-K-21-HZ, were installed and can be observed in the field), and in 2012 and 2013. Approvals have noted the subpar quality of new wood elements, and that "painted surface of a composite column is more difficult to discern from the painted surface of a new wood column," and that "new wood or new composite columns would

be equally devoid of texture and 'new' in appearance."

6. The applicant has stated that the proposed fiberglass column replacements can be cut to match the height of the existing columns. The character-defining brick piers will not be modified or removed. The applicant should submit final specifications of the replacement columns to confirm they match the existing in diameter, height, and design.

Staff Recommendation

Staff recommends approval of Certificate 10-E-21-HZ, subject to the following conditions:

- 1) dimensions and design of deck balustrade to be submitted to staff for review, with balusters set into the top and bottom rails;
- 2) final specifications of replacement columns to be provided to staff, with columns to match existing in diameter, height, and design.



DESIGN REVIEW REQUEST

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

Tyler Stinnett Restored Living
Applicant

10/4/2021

10/21/2021

10-E-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 Stinnett
Name

Restored Living LLC
Company

2800 peachtree
Address

Knoxville
City

TN
State

37920
Zip

865-256-8034
Phone

Tyler@restored-living.com
Email

CURRENT PROPERTY INFO

New Season LLC
Owner Name (if different from applicant)

—
Owner Address

865-256-8034
Owner Phone

170 LEONARD PL. 37917
Property Address

081LH004
Parcel ID

OLD NORTH
Neighborhood

—
Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett
Please Print

10.4.21
Date

Tyler Stinnett
Applicant Signature

Tyler Stinnett
Please Print

10/3/21
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: _____

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: matching Stucco on brick only on side foundation walls where brick doesn't match front historic brick (Back deck addition) have to use load bearing fiberglass front 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:

FEE 2:

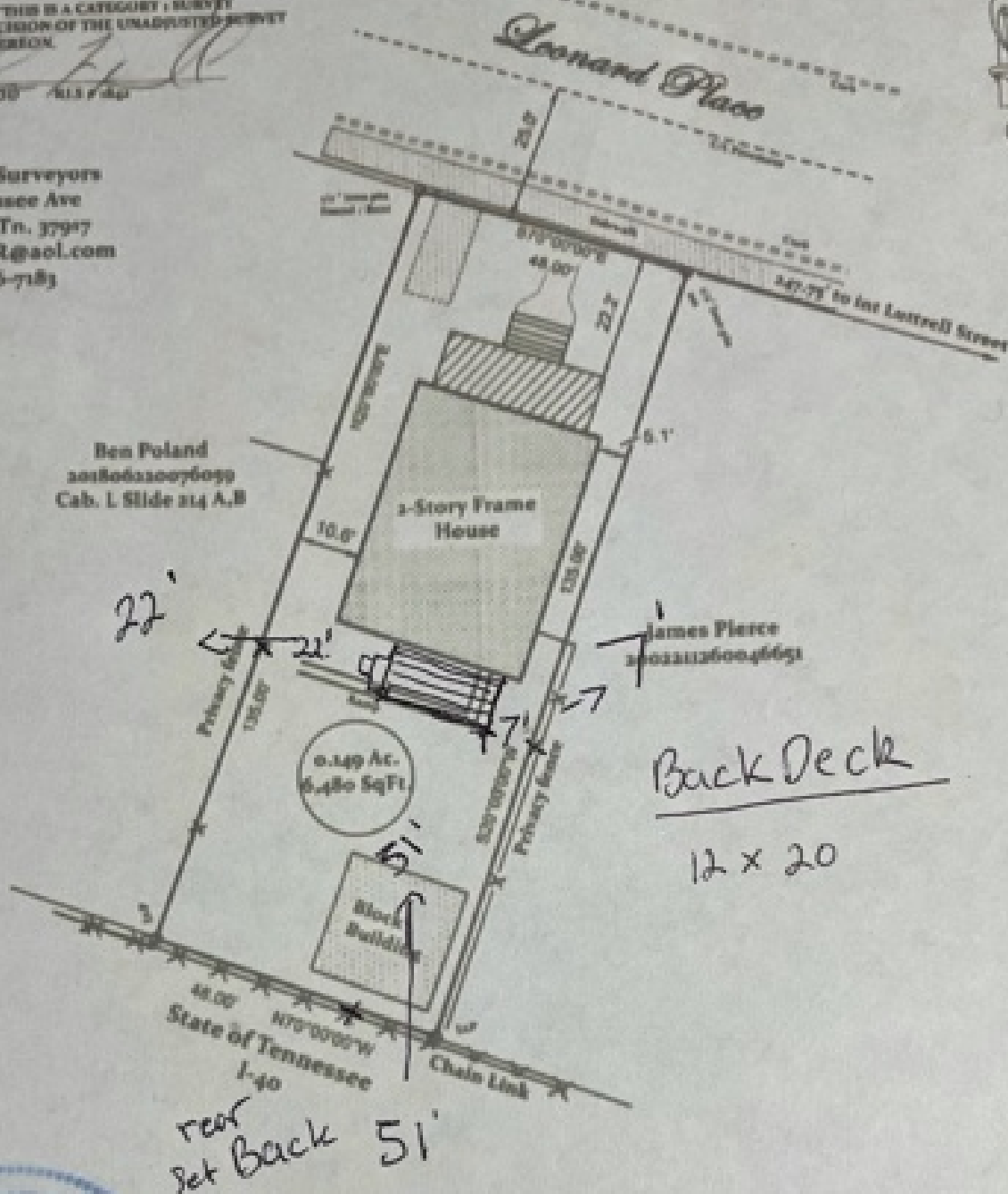
FEE 3:

TOTAL:

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY
 AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY
 IS 1:10,000 AS SHOWN HEREON.

SURVEYOR
 CHRISTOPHER L. RUDD
 ALA # 341

Chris Rudd Surveyors
 925 Hiwassee Ave
 Knoxville, Tn. 37917
 email PKRCLR@aol.com
 (865) 806-7183



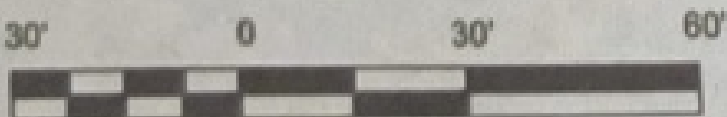
Ben Poland
 201806220076099
 Cab. L Slide 214 A,B

James Pierce
 202211260046651

Back Deck
 12 x 20

rear
 Set Back 51'

Survey of:
 Part lot # 11 Mayfield S/D
 Cab. A Slide 170-A-B
 Dist 3 Knox Co. Tn.
 11th Ward City of Knoxville
 CLT Map 81-L-H Parcel 4
 Deed Book 1922 Page 120
 Date Jan. 7, 2021
 Scale 1" = 30'
 City Block # 11262



1842-C2765KC

7:39

5G

AA

architecturaldepot.com

X



Shop All

Shutters

Beams

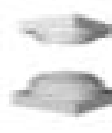
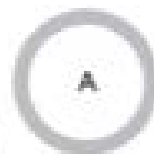
Wall Coverings

Corbels

[Home](#) / [Columns & Capitals](#) / [Architectural Columns](#) / [Fiberglass Columns](#)



Tap or pinch to expand



10"DIA. X 8'H ENDURA-STONE COLUMN,
ROUND SHAFT (FRP) W/TRUE ENTASIS
TAPER, TUSCAN BASE & TUSCAN
CAPITAL (PLAN TYPE A)

















