



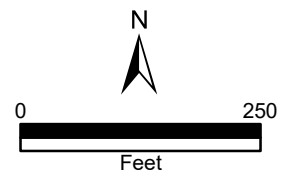
**9-E-21-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**1200 Laurel Ave. 37916**  
**Ft. Sanders NC**

Original Print Date: 9/1/2021  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: **Randall De Ford C. Randall De Ford**  
 Architecture



**Meeting:** 9/16/2021  
**Applicant:** Randall De Ford C. Randall De Ford Architecture  
**Owner:** Daniel and Candi Moore

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## Property Information

**Location:** 1200 Laurel Ave. **Parcel ID** 94 M B 037  
**District:** Ft. Sanders NC  
**Zoning:** RN-5 (General Residential Neighborhood)  
**Description:** Craftsman (highly modified), c.1900

Two-story frame residence with brick veneer wall covering. Enclosed front porches with second-story additions. Enclosed windows. Two interior brick chimneys with decorative corbelling.

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## Description of Work

Level II Major Repair or Replacement

Exterior rehabilitation project, with roofline addition/modification.

**Façade:** Modification to two non-historic enclosed front porches to reflect a sunroom-inspired design. Non-historic windows, second-story siding, and low-sloped shed roofs will be removed. Shed roofs will be replaced with front-gable roofs on each section, with a roof pitch to match primary roof slope. The front gable roofs will feature decorative brackets and horizontal lap siding. On the second story, new siding will be a wood or composite vertically-oriented tongue-and groove siding with trim. Window openings will be expanded, featuring three adjoining single-light casement windows on each porch bay.

On the first story, the existing brick will be maintained and repaired using historically appropriate mortar. First story window openings will be restored in width, featuring three adjoining single-light casement windows above trim and vertical-sided panels to reflect the upper story siding. Stone sills will remain.

Replacement of existing front doors with new two-thirds light front doors. Low-slope, centrally located porch roof will receive a new metal roof cladding.

General exterior rehabilitation elements: New fiberglass shingle roof. Side and rear elevation windows will be replaced with one-over-one, double-hung windows, with enclosures removed and fenestrations restored to original sizes. HVAC wall units will be removed, with some through-wall units to be filled with longer windows to avoid brick patches. New secondary entries (two-thirds light door) will be installed in currently-enclosed opening on side elevations; new carriage-style overhead door will be installed on the left (east) elevation. Rear elevation chimney will be removed, with historic bricks to be retained and reused as patches throughout the building. Existing exterior stairwell to remain and be evaluated for maintenance and repair.

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## Applicable Design Guidelines

Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.

**B. Roofs**

2. Use variations in the form of the roof above the second story, such as gables at different angles, hipped roofs, and dormers.
3. Use roofing materials that are in keeping with the historic development styles. Asphalt, shingle, tile, pressed metal, and slate were used.
4. Darker shades of shingles were historically used and should be selected in new construction.

**C. Porches**

1. Provide porches with proportions and materials that complement pre-1940 housing. For clapboard-type construction, wood is the most appropriate primary material. Brick or cut stone are appropriate as foundations or in column supports.

**D. Wall Materials**

2. Clapboard (or clapboard-like materials), shingle (or shingle-like material), or brick should be used.
5. In making additions to existing buildings, wall cladding should complement the original wall covering. Acceptable materials are clapboard, vinyl siding, cement fiber board, brick, and stucco.

**E. Windows and Entrances**

1. Window proportions and symmetry should be similar to the pre-1940 styles in the neighborhood.
2. Windows should be double-hung sash windows. Vinyl or metal-clad windows may be used in place of wood frame windows.
5. Variations of double-hung windows should be considered in relation to the design of new buildings.
6. The proportions of upper level windows should not exceed the proportion of the first level.
7. Upper level windows should be provided and aligned with doors.
9. Entrances to the building should be provided from the street, using doors that have similar proportions and features to pre-1940 architecture.

**H. Additions to Existing Buildings**

9. Expansion to the front with a bay and/or a porch is acceptable.

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## Comments

N/A

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## Staff Findings

1. 1200 Laurel Avenue is a contributing resource to the Fort Sanders National Register Historic District and the local NC overlay.
2. Many of the scopes included in the project are exterior rehabilitation elements, which would not require a COA from the HZC as a standalone project, due to the requirements of the Neighborhood Conservation overlay. However, the proposed exterior rehabilitation elements (including masonry repair and repointing, the retention of character-defining brick details and stone sills, and replacement of existing doors with historically appropriate doors) all meet the design guidelines and SOI Standards.
3. The removal of non-historic window enclosures and installation of one-over-one, double-hung windows will greatly enhance the building's integrity. Where through-wall HVAC units will be removed, the installation of longer windows to avoid brick patching is appropriate.
4. Providing secondary entries on side elevations where openings were previously boarded up is appropriate within the guidelines, and the proposed doors will contribute to the overall style of the house. The roll-up carriage door on

the left side elevation will be compatible with the house and restore access to the basement area.

5. Removal of the rear elevation chimney will not detract from the historic character of the house. The chimney is on the rear and minimally visible from the right-of-way.

6. The main element which triggers HZC review is the reconstruction of the façade enclosed porches, and the addition of new rooflines on both. Removal of the vinyl-sided, shed-roof enclosed porches and the non-historic windows is appropriate.

7. The proposed front-gable rooflines, featuring simple brackets at both sides and below the ridges and horizontal lap siding in the gables, draws from a similar design at 1719 Clinch Avenue. The new roofline and details will complement the building's early Craftsman design. The new roof pitches will match the existing house's roof pitch. The additions also feature single-light casement window to restore transparency and creating a sunporch design. Using vertical siding and trim as the enclosure for the new second-story will differentiate the new additions from the original house, and be visually compatible with the brick exterior and lap-sided gable fields.

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## **Staff Recommendation**

Staff recommends approval of the work as submitted.



# DESIGN REVIEW REQUEST

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

Randall De Ford, C. Randall De Ford Architecture

Applicant

8/27/21

September 16, 2021

9-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

Randall De Ford

C. Randall De Ford Architecture

Name

Company

1511 Laurel Avenue

Knoxville

TN

37916

Address

City

State

Zip

865-673-0743

randall.deford@defordarchitecture.com

Phone

Email

## CURRENT PROPERTY INFO

Daniel & Candi Moore,  
The Daniel B. Moore Trust

PO BOX 4387 SAN CLEMENTE, CA 92674

949-374-1725

Owner Name (if different from applicant)

Owner Address

Owner Phone

1200 Laurel Avenue Knoxville, TN 37916

094MB037

Property Address

Parcel ID

Historic Fort Sanders

RN-5

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

8/30/21

Please Print

Date

*Randall De Ford*  
Applicant Signature

Randall De Ford

08/27/2021

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: Replace all windows including reopening former windows. Sunporches by enlarging the openings as much as possible and by replacing the low-sloped roofs with gabled roofs more appropriate to the building and the neighborhood. Transform enclosed front porch to look more like Sunrooms/

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

<b>FEE 1:</b>		<b>TOTAL:</b> <b>100.00</b>
	100.00	
<b>FEE 2:</b>		
<b>FEE 3:</b>		

**C. RANDALL DE FORD ARCHITECTURE**

1511 LAUREL AVENUE KNOXVILLE, TENNESSEE 37916 865.673.0743

Renovations to the historic Fourplex at  
1200 Laurel Avenue for  
**Dan & Candi Moore and  
The Daniel B. Moore Trust**  
Knoxville, Tennessee 37916

Friday, August 27, 2021

**OWNERS:**

Dan and Candi  
Daniel B. Moore Trust  
PO BOX 4387 SAN CLEMENTE, CA 92674  
949-374-1725  
Dan [moore.dan42@gmail.com](mailto:moore.dan42@gmail.com)  
Candi [Cmoore37@me.com](mailto:Cmoore37@me.com)

**PROPERTY MANAGER:**

Michele Garren  
Owner/Broker  
Garren Realty, LLC  
5010 Central Ave Pike  
Knoxville, TN 37912  
Office: [\(865\) 500-5011](tel:(865)500-5011)  
Mobile/Text: [\(865\) 556-6281](tel:(865)556-6281)  
[michele@garrenrealty.com](mailto:michele@garrenrealty.com)

**DESCRIPTION OF WORK**

**PORCHES**

Transform enclosed front porches to look more like Sunrooms/Sun-porches by enlarging the openings as much as possible and by replacing the low sloped shed roofs with gabled roofs more appropriate to the building and the neighborhood.

The solid and open (windows) in the upper portions of the Sun-porches will align with those below giving a scale more sympathetic to the original architecture than currently exists.

In looking for a way to break up the solid areas in a manner sympathetic to the building, we were inspired by the adaptation of the former large openings at the nearby L&N Freight Depot (see attached photo). We will use trim to create panels filled with tongue & groove vertical siding.

The gable roofs will match the slope of the main roof, have 3 simple brackets and horizontal lap siding similar to the gables at 1717 & 1719 Clinch Avenue (see attached photo).

### **WINDOWS/DOORS**

Replace all windows including reopening former windows.

The new windows will fill the brick openings.

All through wall HVAC units will be removed and where they were in the place of a former window, a window.

Where a window cannot fill the entire brick opening such as on the former porches or at what we believe were side entries near the rear of the building, we will create panels filled with tongue & groove vertical siding.

Where a through wall HVAC unit is located below a window at the lower level, we will install a longer window to avoid an unsightly brick patch.





Existing Conditions - Front, West Side

Shows the current lack of openness on the front of and solid wall side of upper sunporch, boarded up openings and through wall HVAC units.



Existing Conditions - Front, Laurel Avenue  
Shows the current lack of openness on the sun-porches.



Existing Conditions - East Side, 12th Street

Shows the current solid wall condition of upper sun-porch, boarded up openings and through wall HVAC units.



Existing Conditions - Rear, 12th Street  
Shows Existing Exterior Stairwell that is to remain and be evaluated for maintenance and repair.



Existing Conditions - Brick Detail on porch piers and front chimneys.



L&N Freight Depot - Inspiration for panels.



1719 Clinch Avenue - Inspiration for gable additions.

Renovations to the  
**Historic Fourplex**  
at  
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Knoxville, Tennessee  
37916

Daniel B Moore Trust  
PO Box 4387  
San Clemente, California  
92674

1511  
LAUREL  
AVENUE  
KNOXVILLE  
TENNESSEE  
37916

C. RANDALL  
DE FORD  
ARCHITECTURE

TELEPHONE  
865.673.0743

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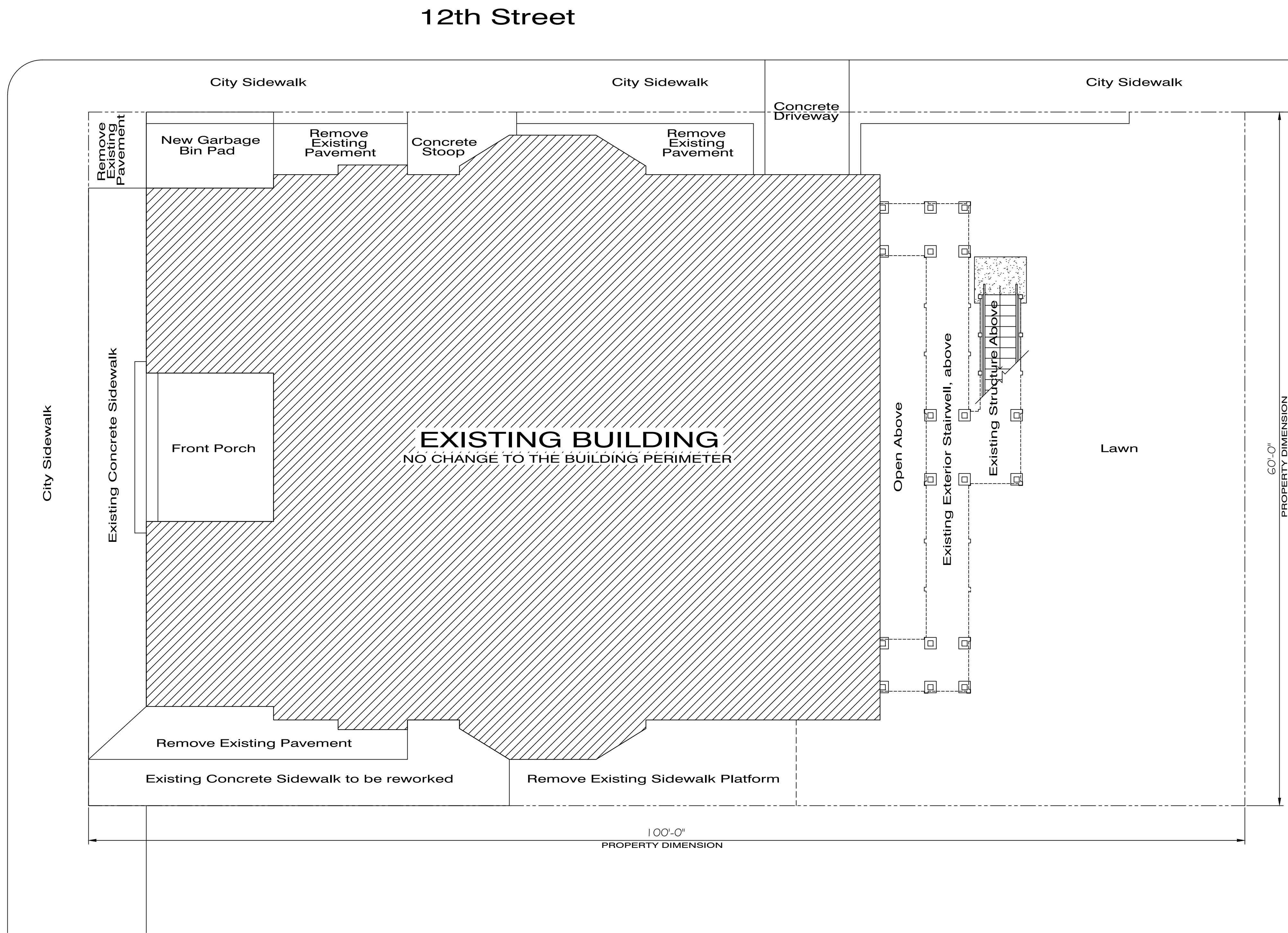
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1 - 08/16/2021 - OWNER REVIEW  
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PROJECT NUMBER  
2102  
DRAWN BY - CHECKED BY  
CRD CRD

DRAWING TITLE  
PROPOSED SITE PLAN

SHEET NUMBER

**SP 1**



LAUREL AVENUE

12th Street

PRELIMINARY NOT FOR CONSTRUCTION

**A** PROPOSED SITE PLAN - NO ADDITION  
3/16" = 1'-0"

PLAN NORTH



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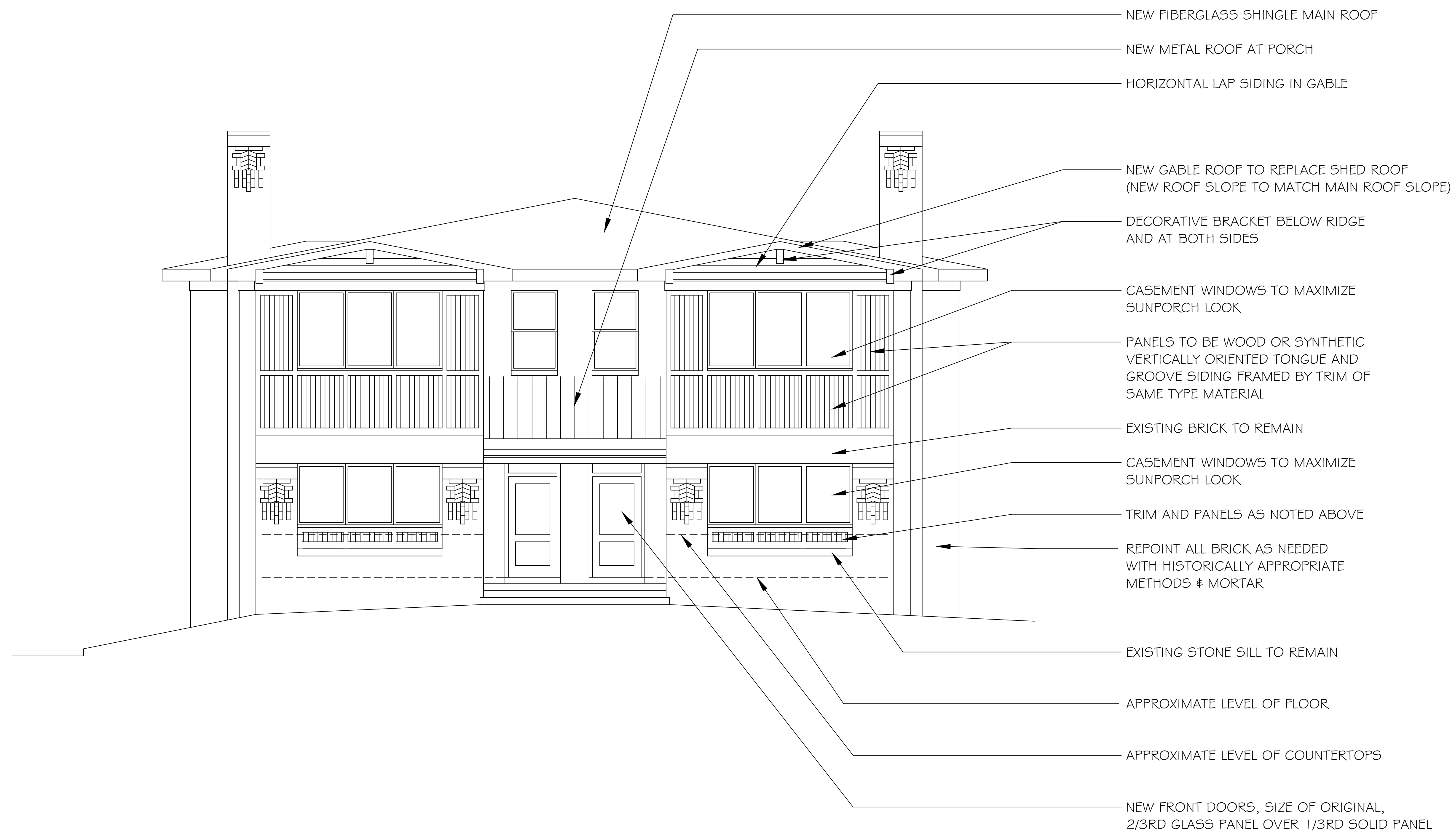
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DRAWING TITLE  
 SCHEMATIC

SHEET NUMBER

**A2**



**PRELIMINARY NOT FOR CONSTRUCTION**

**A FRONT ELEVATION**  
 1/4" = 1'-0"

Renovations to the  
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DRAWING TITLE  
 SCHEMATIC

SHEET NUMBER

**A3**

NEW FIBERGLASS SHINGLE MAIN ROOF

DASHED OUTLINE OF CHIMNEY  
 TO BE REMOVED. ALL BRICKS TO  
 BE RETAINED AND REUSED TO REPLACE  
 MISSING BRICK ON THE BUILDING

TRANSOM ABOVE DOUBLE HUNG WINDOW

REPLACE ALL WINDOWS AND CLOSED OPENINGS WITH NEW  
 DOUBLE HUNG TO FILL ENTIRE ORIGINAL OPENING, TYPICAL

REMOVE SIDING BOARDING UP  
 ORIGINAL OPENING - REPLACE WITH  
 PAIR OF DOUBLE HUNG WINDOWS  
 ABOVE PANELS WITH VERTICAL SIDING

PATCH MISSING BRICK WITH  
 HISTORICALLY APPROPRIATE  
 BRICKS, METHODS & MORTAR

EXISTING EXTERIOR STAIRWELL  
 TO REMAIN & BE EVALUATED  
 FOR MAINTENANCE  
 & REPAIR

REPOINT ALL BRICK WITH HISTORICALLY  
 APPROPRIATE METHODS & MORTAR

NEW GABLE ROOF TO REPLACE SHED  
 ROOF (NEW ROOF SLOPE TO  
 MATCH MAIN ROOF SLOPE)

CASEMENT WINDOWS TO MAXIMIZE  
 SUNPORCH LOOK

TRIM AND PANELS AS NOTED BELOW

EXISTING BRICK TO REMAIN

CASEMENT WINDOWS TO MAXIMIZE  
 SUNPORCH LOOK

PANELS TO BE WOOD OR SYNTHETIC  
 VERTICALLY ORIENTED TONGUE AND  
 GROOVE SIDING FRAMED BY TRIM OF  
 SAME TYPE MATERIAL

EXISTING STONE SILL TO REMAIN

REPOINT ALL BRICK AS NEEDED  
 WITH HISTORICALLY APPROPRIATE  
 METHODS & MORTAR

REPLACE ALL WINDOWS AND CLOSED OPENINGS WITH NEW  
 DOUBLE HUNG TO FILL ENTIRE ORIGINAL OPENING, TYPICAL

NEW DOOR WITH WINDOW ABOVE PANEL,  
 2/3RD GLASS PANEL OVER 1/3RD SOLID PANEL,  
 LOCATION CURRENTLY IS A BOARDED UP OPENING

NEW LONGER WINDOWS TO TAKE SPACE WHERE  
 THROUGH WALL AC UNITS OR DOOR WAS REMOVED

NEW CARRIAGE STYLE OVERHEAD DOOR

**PRELIMINARY NOT FOR CONSTRUCTION**

**A EAST ELEVATION**  
 1/4" = 1'-0"

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Daniel B Moore Trust  
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 DE FORD  
 ARCHITECTURE

TELEPHONE  
 865.673.0743

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DRAWING TITLE  
 SCHEMATIC

SHEET NUMBER

**A4**

REPOINT ALL BRICK AS NEEDED  
 WITH HISTORICALLY APPROPRIATE  
 METHODS & MORTAR

NEW GABLE ROOF TO REPLACE SHED  
 ROOF (NEW ROOF SLOPE TO  
 MATCH MAIN ROOF SLOPE)

CASEMENT WINDOWS TO MAXIMIZE  
 SUNPORCH LOOK

TRIM AND PANELS AS NOTED BELOW

EXISTING BRICK TO REMAIN

CASEMENT WINDOWS TO MAXIMIZE  
 SUNPORCH LOOK

PANELS TO BE WOOD OR SYNTHETIC  
 VERTICALLY ORIENTED TONGUE AND  
 GROOVE SIDING FRAMED BY TRIM OF  
 SAME TYPE MATERIAL

EXISTING STONE SILL TO REMAIN

REPOINT ALL BRICK AS NEEDED  
 WITH HISTORICALLY APPROPRIATE  
 METHODS & MORTAR

REPLACE ALL WINDOWS AND CLOSED OPENINGS WITH NEW  
 DOUBLE HUNG TO FILL ENTIRE ORIGINAL OPENING, TYPICAL

NEW DOOR WITH WINDOW ABOVE PANEL,  
 2/3RD GLASS PANEL OVER 1/3RD SOLID PANEL,  
 LOCATION CURRENTLY IS A BOARDED UP OPENING

NEW FIBERGLASS SHINGLE MAIN ROOF

DASHED OUTLINE OF CHIMNEY  
 TO BE REMOVED. ALL BRICKS TO  
 BE RETAINED AND REUSED TO REPLACE  
 MISSING BRICK ON THE BUILDING

TRANSOM ABOVE DOUBLE HUNG WINDOW

REPLACE ALL WINDOWS AND CLOSED  
 OPENINGS WITH NEW DOUBLE HUNG  
 TO FILL ENTIRE ORIGINAL OPENING, TYP.

REMOVE SIDING BOARDING UP  
 ORIGINAL OPENING - REPLACE WITH  
 PAIR OF DOUBLE HUNG WINDOWS  
 ABOVE PANELS WITH VERTICAL SIDING

PATCH MISSING BRICK WITH  
 HISTORICALLY APPROPRIATE  
 BRICKS, METHODS & MORTAR

REMOVE EXISTING SIDEWALK PLATFORM

NEW LONGER WINDOWS TO TAKE SPACE WHERE  
 THROUGH WALL AC UNITS OR DOORS WERE REMOVED

EXISTING EXTERIOR STAIRWELL  
 TO REMAIN & BE EVALUATED  
 FOR MAINTENANCE  
 & REPAIR

**PRELIMINARY NOT FOR CONSTRUCTION**

**A WEST ELEVATION**  
 1/4" = 1'-0"