



Staff Report

Knoxville Historic Zoning Commission

File Number: 4-G-22-HZ

Meeting: 4/21/2022
Applicant: Sara Martin
Owner: Sarah Harder

Property Information

Location: 142 Leonard Place **Parcel ID** 81 L H 008
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne cottage

One-story residence with a hipped roof with gables projecting to the front and sides. Roof is clad in asphalt shingles, exterior clad in wood lap siding, house rests on a stuccoed foundation. One-story, front-gable roof Craftsman porch projects from the right half of the façade, supported by square columns.

Description of Work

Level II Major Repair or Replacement

Exterior rehabilitation on the rear elevation (shed-roof massing centered on the elevation). Removal of one non-historic window; non-historic, six-panel door to be shifted to the right.

Applicable Design Guidelines

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

B. Windows

5. It can be appropriate to design and install additional windows on the rear or another secondary elevation. The design must be compatible with the overall design of the building.
6. Windows may not be blocked in. They must retain the full height and width of the original opening.

D. Entrances

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 or porch must be compatible in size, scale, or material.
 6. Rear entrances may not be altered to make them appear to be formal entrances by adding paneled doors, fanlights, transoms, or sidelights.
 7. Secondary entrances must be compatible with the original in size, scale, and materials, but clearly secondary in importance.
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Comments

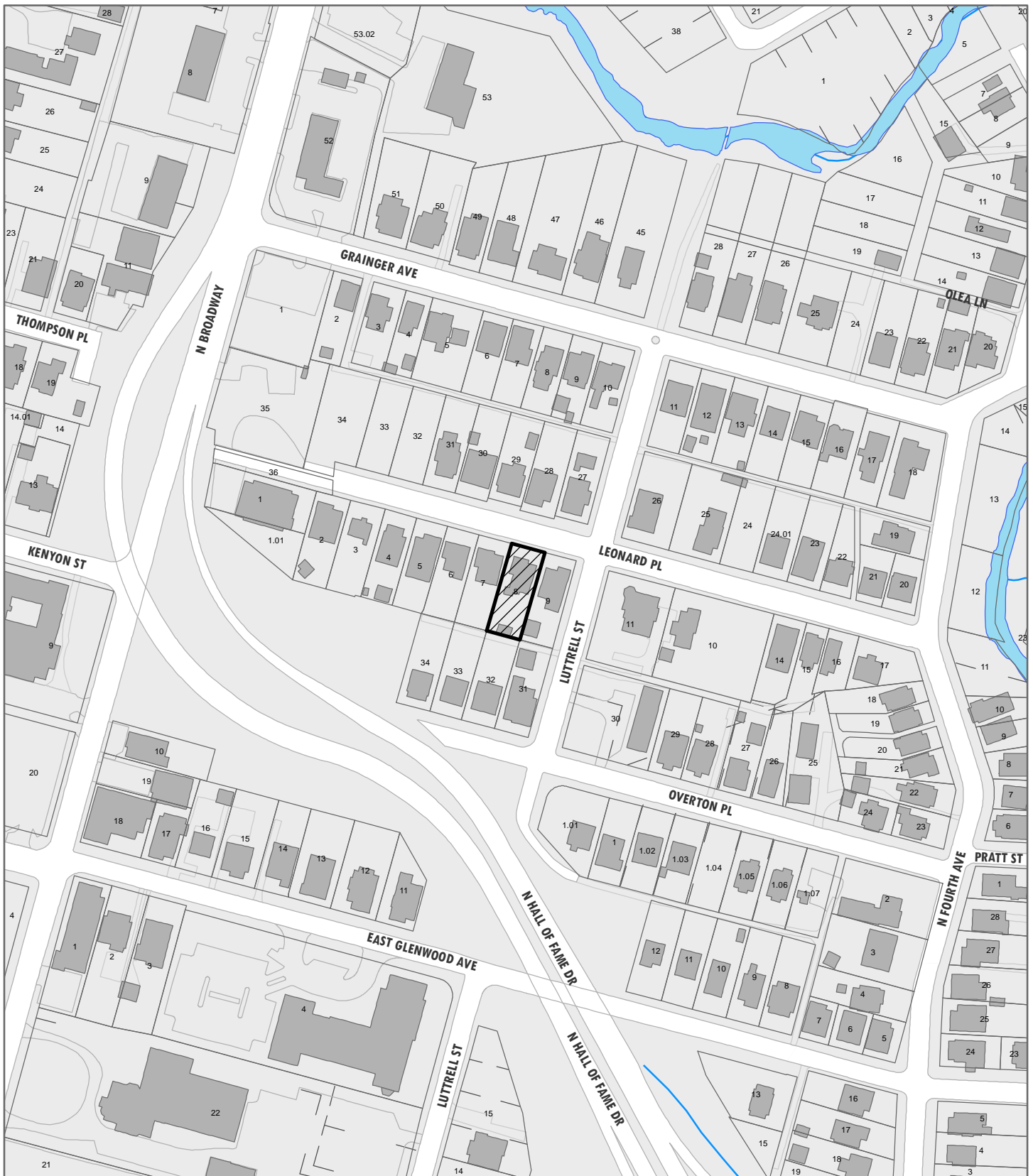
N/A

Staff Findings

1. 142 Leonard Place is a contributing resource to the ONK local overlay.
2. The proposed scope of work will not be visible from the public right-of-way. No new materials or elements will be introduced; the existing door will be reused. The window to be removed is not a historic element. Removing the window will not create a disproportionate swath of siding with no transparency.

Staff Recommendation

Staff recommends approval of Certificate 4-G-22-HZ as submitted.



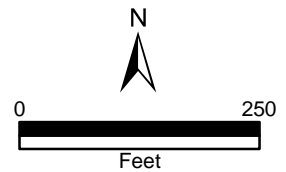
4-G-22-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



142 Leonard Place 37917
Old North Knoxville H

Original Print Date: 4/5/2022
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Sara Martin





DESIGN REVIEW REQUEST

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

Applicant

4-G-22-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

Name

Company

Address

City

State

Zip

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett
Please Print

3.31.22
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: _____

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: 100.00
100.00		
FEE 2:		
FEE 3:		



BEFORE



AFTER