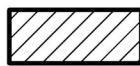




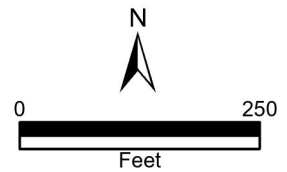
11-D-24-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



218 Canzler Ave. 37921
 Mechanicsville H

Original Print Date: 11/6/2024
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Patrick Harris, MP Construction Solutions LLC





Staff Report

Knoxville Historic Zoning Commission

File Number: 11-D-24-HZ

Meeting: 2/20/2025
Applicant: Cory King
Owner: Cory King

Property Information

Location: 218 Cansler Ave. **Parcel ID** 94 K D 005
District: Mechanicsville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Folk Victorian, c.1910

One story frame with aluminum siding wall covering. Front gable roof with asphalt shingle covering. Double hung one over one windows. One story full front porch with replacement columns. Brick foundation. Shotgun plan.

Description of Work

Level II Construction of Addition or Outbuilding

After-the-fact review of demolition of the shed-roof addition on the rear of the left side (northeast) of the house; reconstruction of new addition within the same footprint. New addition will measure 6' wide by 14'-2" deep and feature a 4/12 pitch hipped roof clad in architectural shingles, an exterior of fiber cement lap siding (HardiePlank with a 4.25" exposure and a faux-wood grain), one double-hung window on the west elevation (material not specified), and one fixed transom window on the south elevation.

Associated exterior rehabilitation scopes approved in April 2024, listed on enclosed COA # 4-F-24-HZ.

Applicable Design Guidelines

Mechanicsville Design Guidelines, adopted by the Knoxville City Council on September 20, 2011.

N. Rules for Demolition of Historic Structures

1. Demolition of any original feature or part of a historic building should be avoided, if possible.

T. Additions

1. Locate exterior additions at the rear of or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building, and using appropriate proportions.
2. Design new additions so that it is clear what is historic and what is new.
3. Consider the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district. Additions shall be distinguishable from the historic building, but shall be compatible in terms of mass, materials, size, texture, and scale. Additions shall be designed so they can be removed without destroying the form of the historic building.
4. New additions should not be visible from streets.
6. Do not cause a loss of historic character through a new addition.

A. Roofs

3. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding, bargeboards, and other unique roof features). Use some of these details in designing new buildings.

B. Windows

2. If replacement windows are necessary, they must be the same overall size as the originals with the same pane division and the same muntin depth, width, and profile. They must be the same materials as the original windows, which are generally wood.

C. Siding

1. Synthetic siding is inappropriate and is not allowed either as replacement siding on existing buildings or new siding in new construction.

3. Replacement siding must duplicate the original. Replacing trim and patterned shingles must also duplicate the original material.

Comments

N/A

Staff Findings

1. 218 Cansler Avenue is a contributing resource to the Mechanicsville National Register Historic District and the local overlay. The house demonstrates extensive deferred maintenance and modifications including non-historic siding, windows, and porch elements.

2. The majority of the exterior rehabilitation scopes clearly met the design guidelines, were proposed by a separate contractor/property owner/applicant, and were approved administratively.

3. The addition, removed by a previous contractor without a permit or COA, was substantially deteriorated, featuring a lower-pitched shed roof, aluminum siding, and resting directly on the grade. Removal of the side shed-roof addition is appropriate.

4. The proposed addition will recreate the existing footprint. The addition will be differentiated from the primary massing of the shotgun house, recessed from the façade, and replicate the existing 4/12 hipped roof pitch of the previous shed-roof addition.

5. The applicant requests to use fiber cement lap siding, which has not been approved in Mechanicsville as a replacement siding on existing structures. When fiber cement lap siding has been approved in other historic districts, specifications typically require a smooth-finished product, to avoid simulating a material that isn't actually used. The addition should incorporate cornerboards and trim to reflect the elements used on the original house.

6. Final window specifications should meet the design guidelines and be submitted to staff for review.

Staff Recommendation

Staff recommends approval of Certificate 11-D-24-HZ, subject to the following conditions: 1) exterior finish materials, including siding, trim, and cornerboards, to be wood; 2) final window specifications to be submitted to staff for review.



DESIGN REVIEW REQUEST

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

Cory King as Kingsize Homes LLC

Applicant

2/2/2025

2/20/2025

11-D-24-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

Cory King

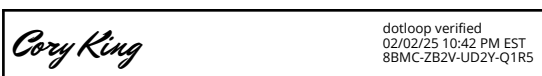
Name	Company		
9408 Kimborough Dr	Knoxville	TN	37922
Address	City	State	Zip
321.501.1953	coryking101@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

	9408 Kimborough Dr Knoxville, TN 37922	321.501.1953
Owner Name (if different from applicant)	Owner Address	Owner Phone
218 Cansler Ave	094KD005	
Property Address	Parcel ID	
Mechanicsville	RN-2	
Neighborhood	Zoning	

AUTHORIZATION

	Lindsay Lanois	2/3/25
Staff Signature	Please Print	Date



Applicant Signature

Cory King

Please Print

02/02/2025

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: Major updates to plumbing, electrical, foundation elements. Finishing exterior remodel work previously begun to include finishing of bathroom w/ new framing and extension of existing roof structure. Requesting a variance to allow for exterior siding to be Hardie

Select Cedarmill which gives the rough cut wood look in a 4.25" lap reveal. Otherwise a cedar siding with the same lap/reveal. Exterior shingle: Dimensional shingle in Weatherwood. Exterior color SW 6264 Midnight or SW 6265 Quixotic PlumGutters 6 in gutters in white

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

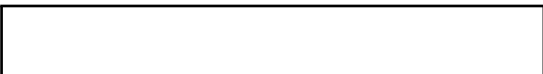
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

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:		





218 Cansler Ave - Proposal for 2/20 Meeting

From Cory King <coryking101@gmail.com>

Date Sun 2/2/2025 11:06 AM

To Applications <applications@knoxplanning.org>

Cc Frankie Ramos <castillohomesllc@gmail.com>; historiczoning@knoxplanning.org <historiczoning@knoxplanning.org>; Lindsay Lanois <lindsay.crockett@knoxplanning.org>

 6 attachments (13 MB)

R-KING 2024_12 2-1-2025.pdf; 218 Cansler - Design Review Request (version 2).pdf; AS001.1 - Site Map (1).pdf; Mechanicsville Historic District Guidelines (1).pdf; IMG_3793.JPG; IMG_3794.JPG;

Some people who received this message don't often get email from coryking101@gmail.com. [Learn why this is important](#)

Hello,

I'm wishing to submit my proposal for review at the upcoming meeting on Feb 20th 2025.

This is for a property I acquired at 218 Cansler Ave, Knoxville, TN 37921 PIN 094KD005

Attached are renderings for the building, site map, plus a list of proposed materials w/ links for reference. Plus photos and a video walkthrough of the exterior of the property.

Major updates to plumbing, electrical, foundation elements required. Finishing the exterior remodel work previously began to include finishing of bathroom w/ foundation and framing along with repairing and extending the existing roof structure while still keeping within the period elements of the construction of the home and not extending the footprint.

I would like to request a variance to allow for exterior siding to be James Hardie Select Cedarmill which gives the rough cut wood look in a 4.25" lap reveal.

<https://www.jameshardie.com/product-catalog/exterior-siding-products/hardie-plank-lap-siding/select-cedarmill/statement-collection-colors/?color=arctic-white>

I am prepared to sub in cedar siding if necessary however in the interest of long term preservation the variance would be greatly appreciated as that material is far superior and given the amount of money going into the foundational elements of the home, this would help me re allocate the funds to saving the structure as a whole.

For the roof a dimensional shingle roof in Weatherwood.

[Weatherwood Shingle](#)

Exterior color SW 6264 Midnight

[SW 6264 Midnight](#)

Gutters 6" in white

Thank you for reviewing this and please let me know if I'm missing anything. I worked to hit everything on the checklists. I'm cc'ing Frankie Ramos in this email as he's assisting as the General Contractor.

In gratitude
Cory King

IMG_3798.MOV

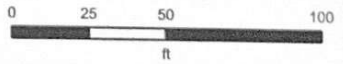


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Letter Portrait

Printed: 9/12/2024 at 12:34:08 PM



Knoxville - Knox County - KUB Geographic Information System

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PRELIMINARIES

NOT FOR CONSTRUCTION

RESIDENCE FOR:

PRJ. #: R-KING 2025_1

CORY KING

218 CANSLER AVE,
KNOXVILLE, TN 37921



REVISIONS

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PRJ. #: R-KING 2025_1

RESIDENCE FOR:
CORY KING

218 CANSLER AVE,
KNOXVILLE, TN 37921

SDPC DRAFTING
SERVICES

Date 2-1-2025

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OF 3

PRELIMINARIES

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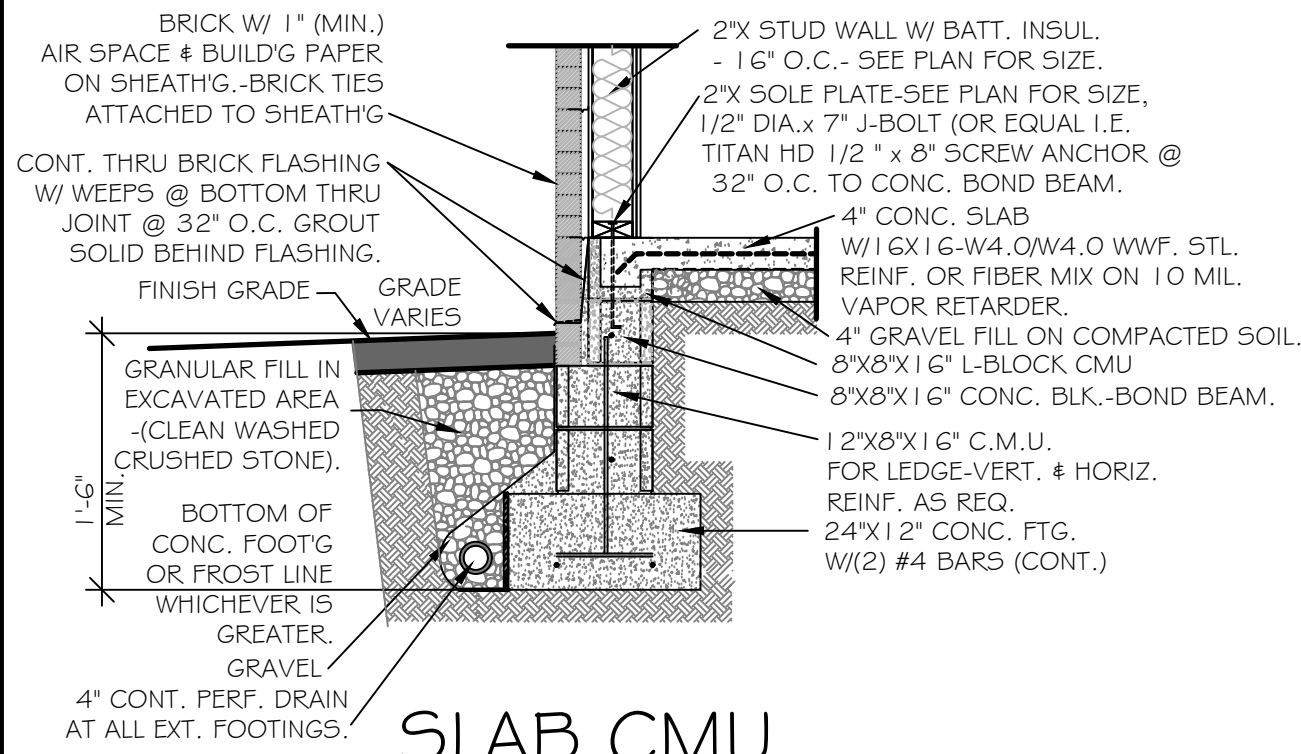
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SQ FT

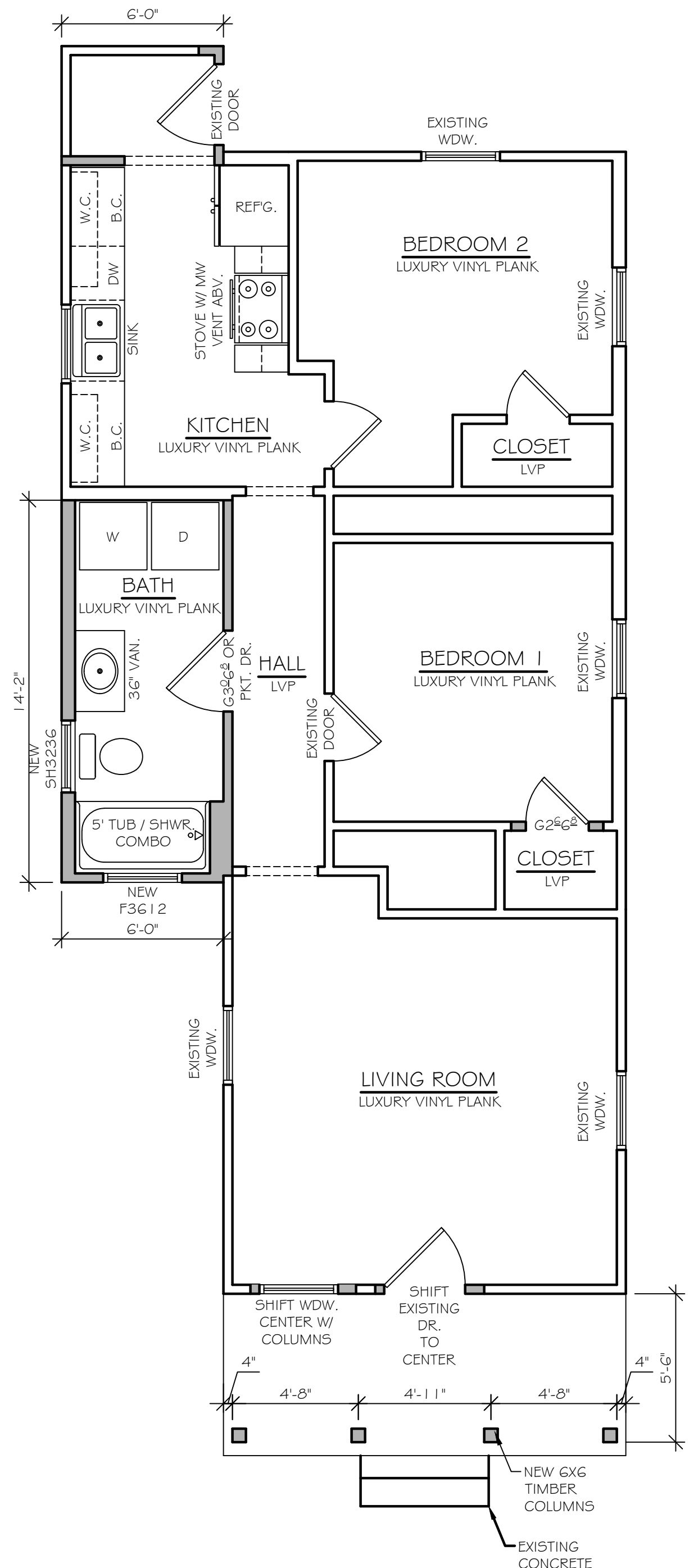
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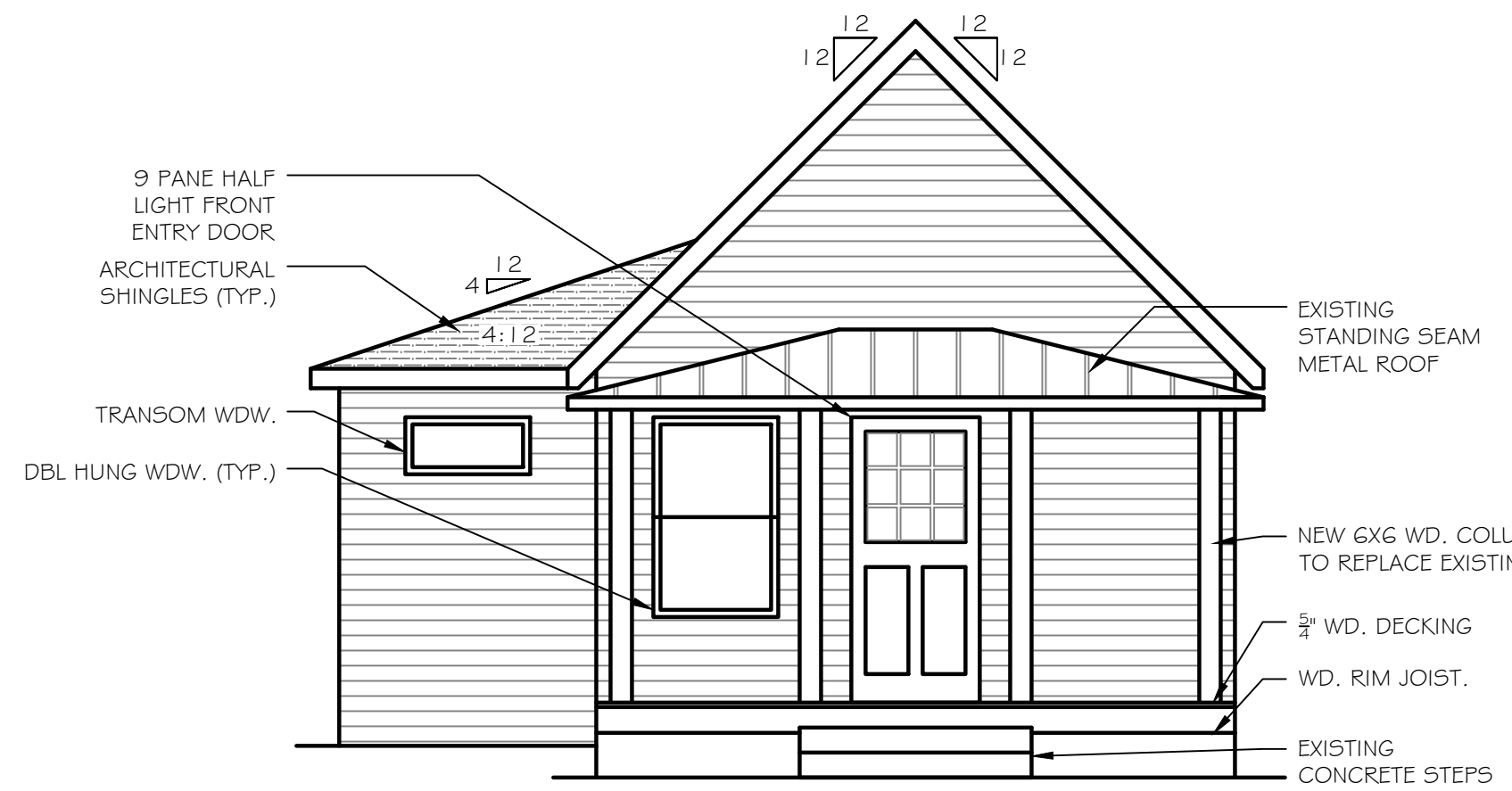
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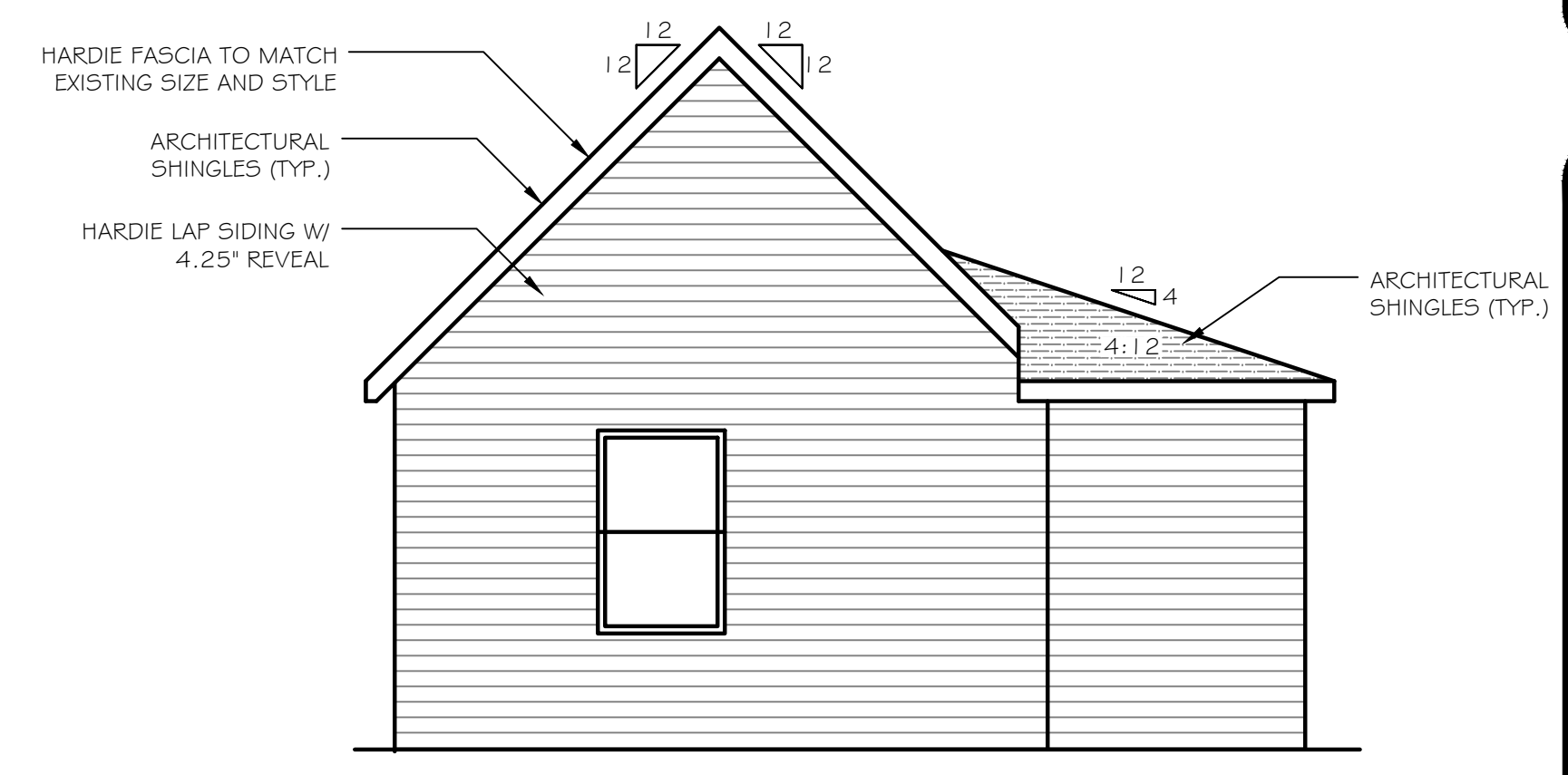
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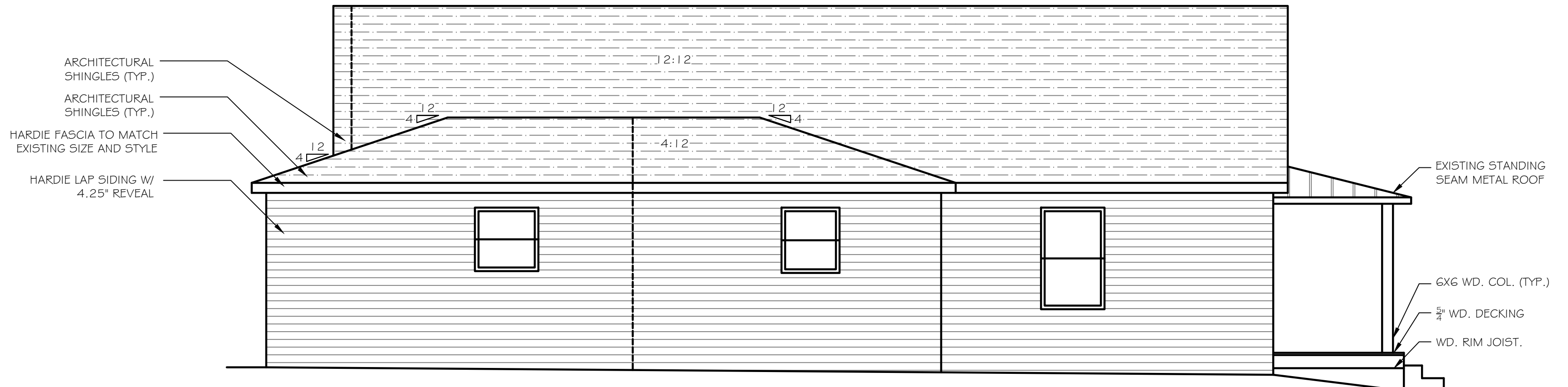
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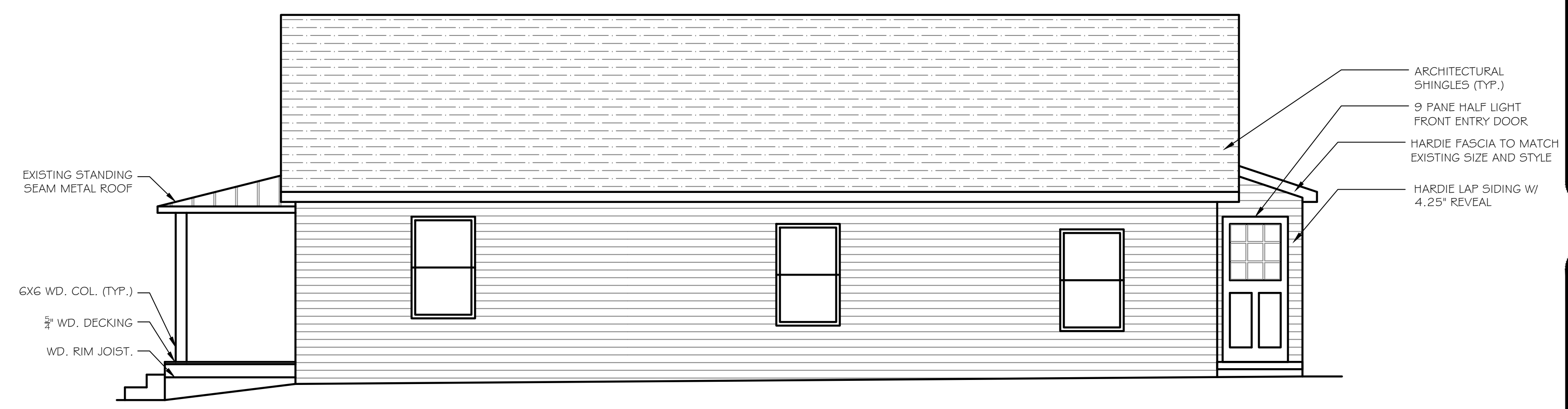


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LEFT ELEVATION
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PRELIMINARIES
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RIGHT ELEVATION
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FOR INFORMATION FOR: **CORY KING**
218 CANSLER AVE,
KNOXVILLE, TN 37921

SDPC DRAFTING SERVICES

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NOTE: DETAILS AS PROVIDED BY JAMES HARDIE

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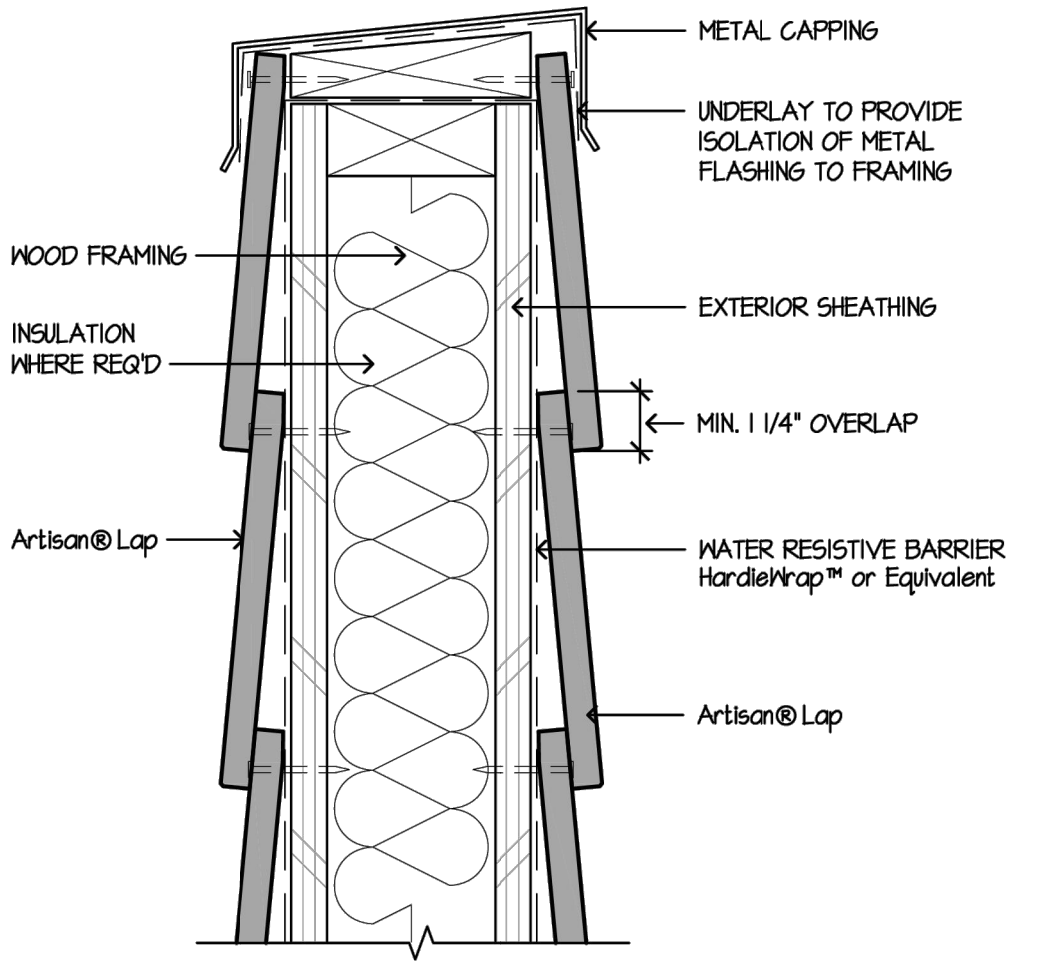
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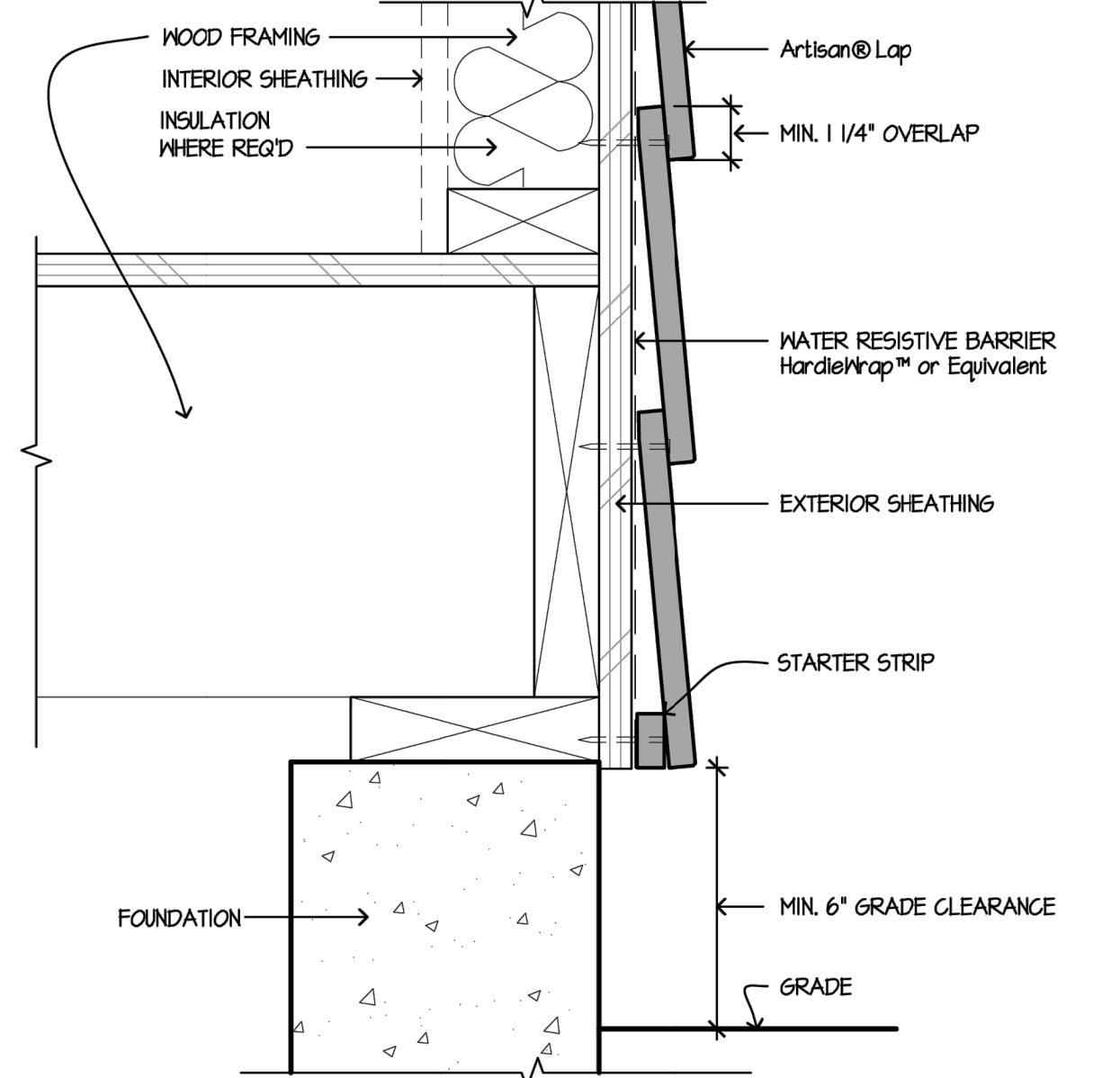
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CORY KING
218 CANSLER AVE,
KNOXVILLE, TN 37921

SDPC DRAFTING
SERVICES

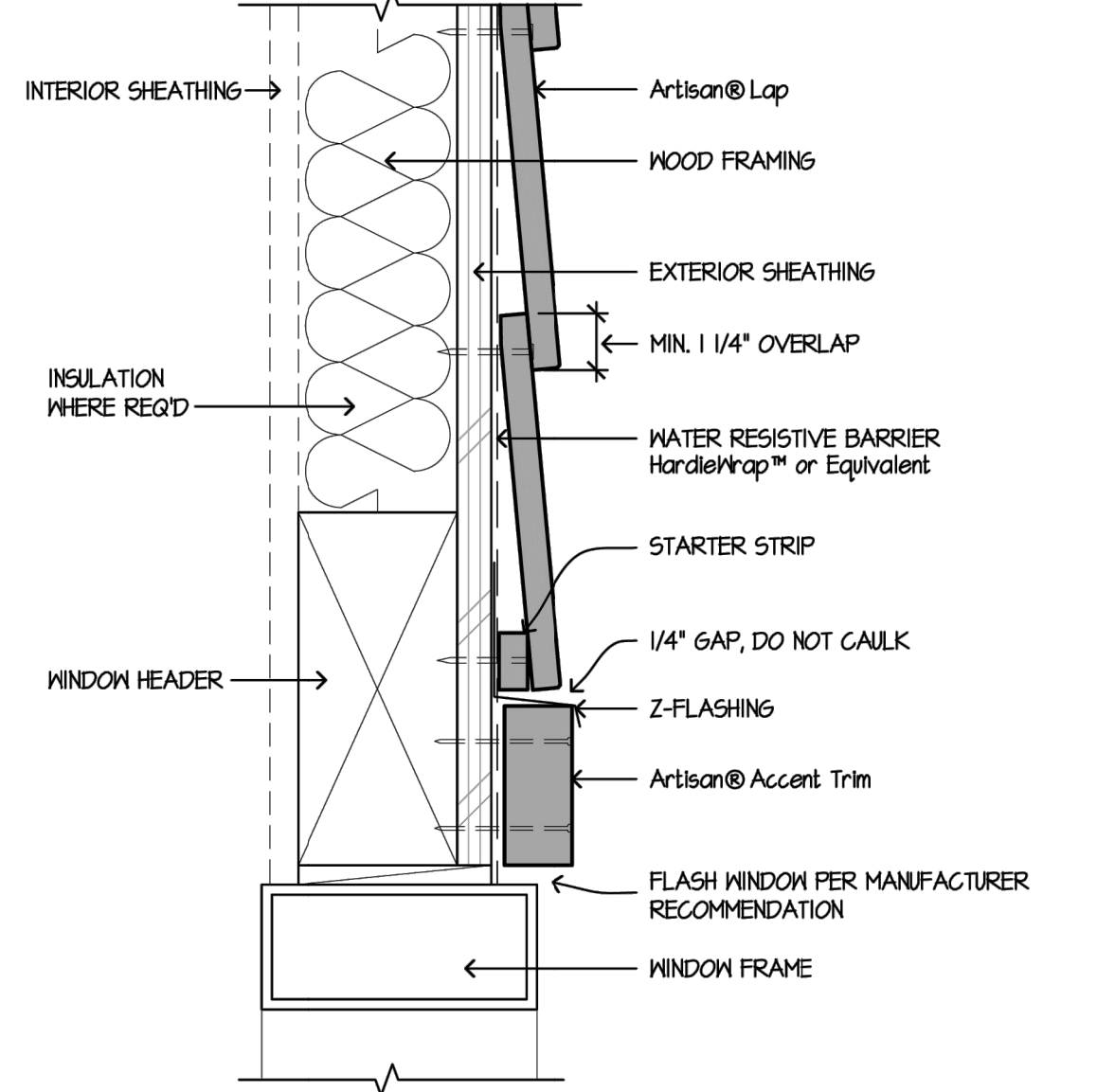
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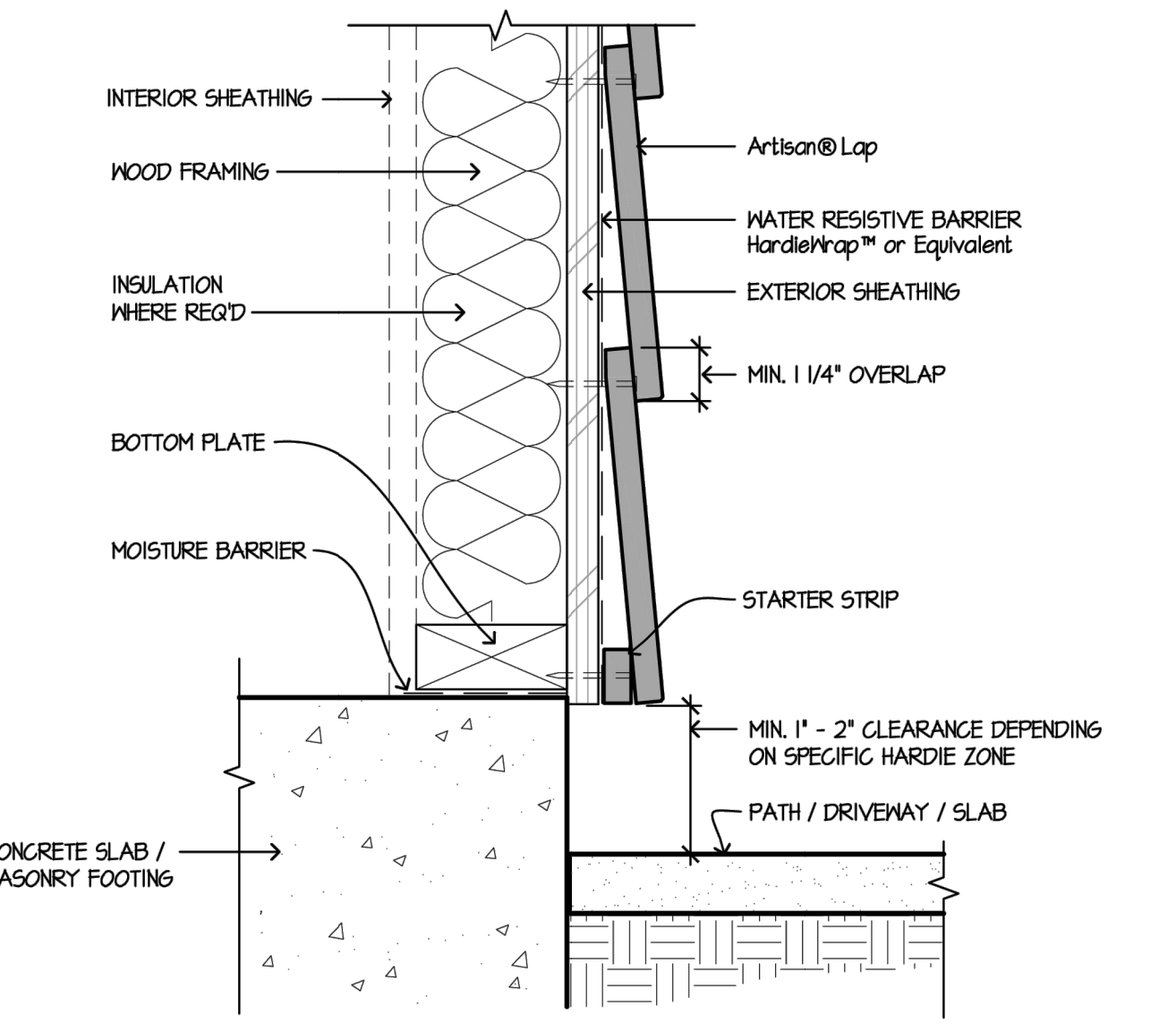
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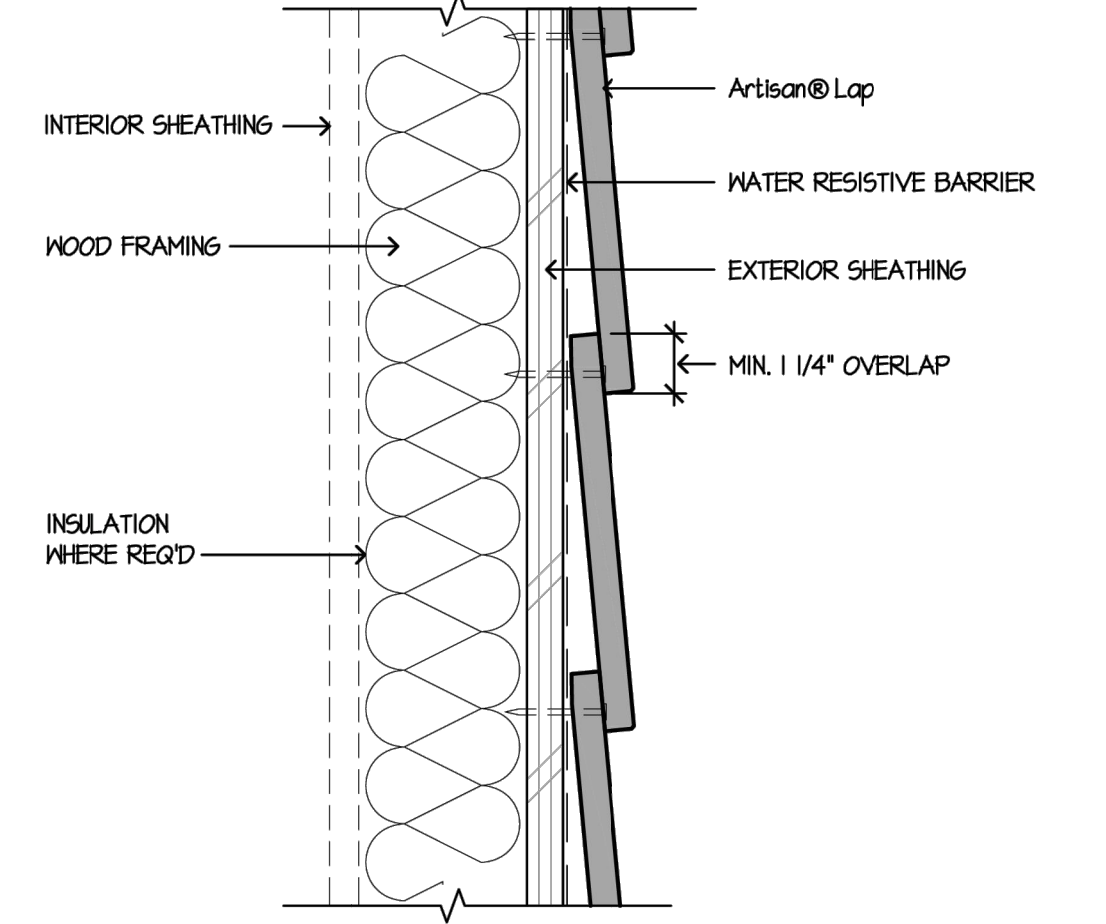
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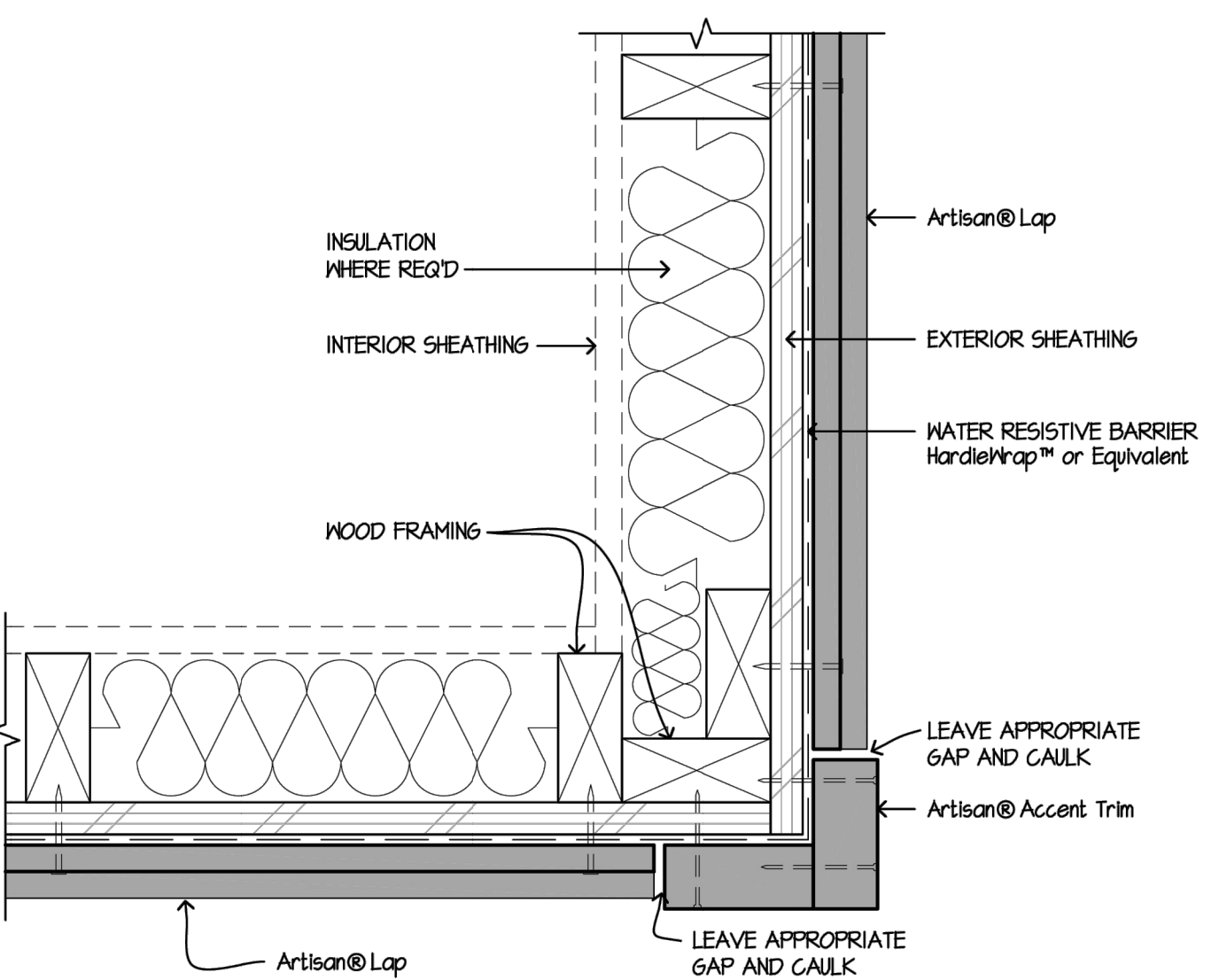
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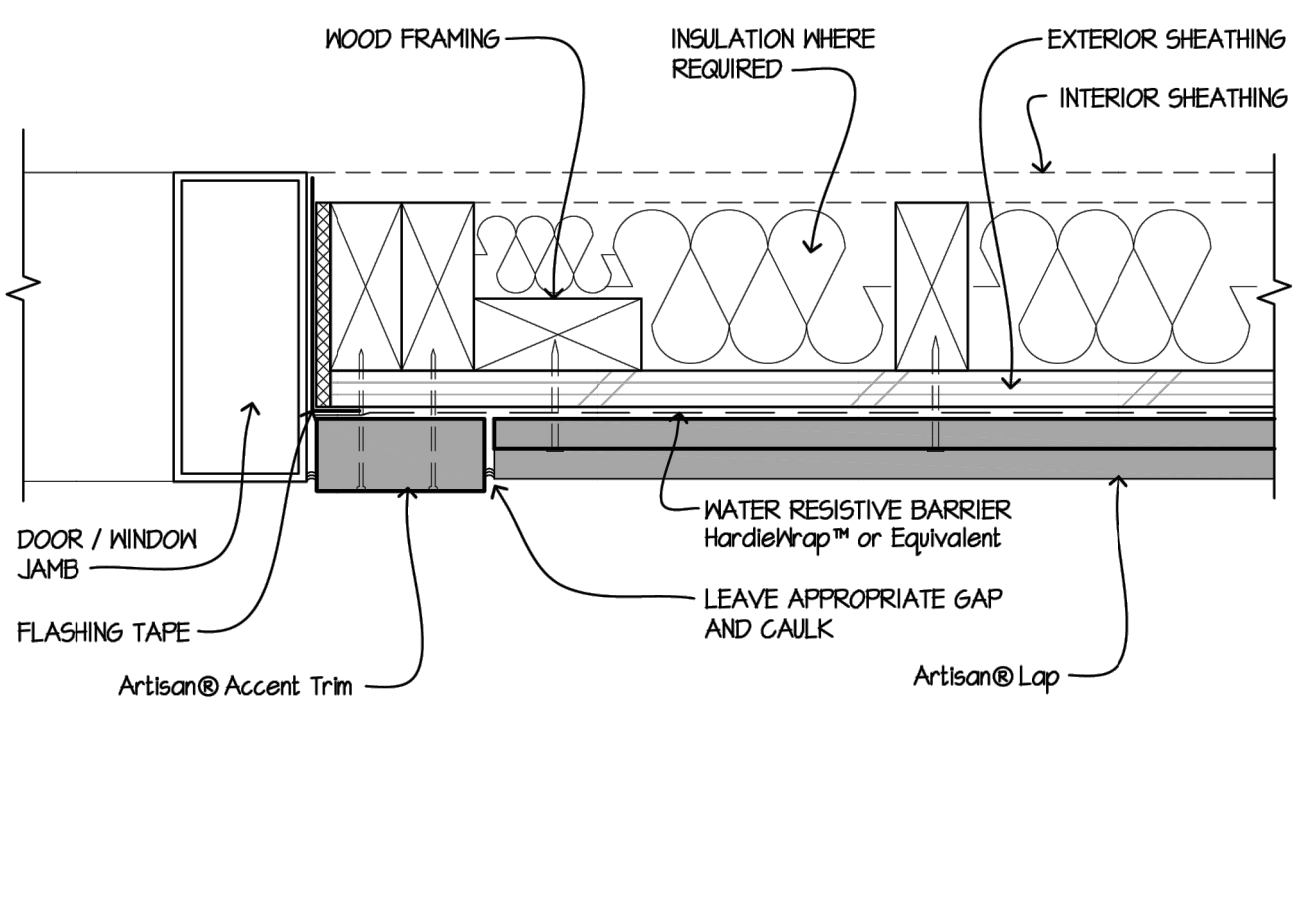
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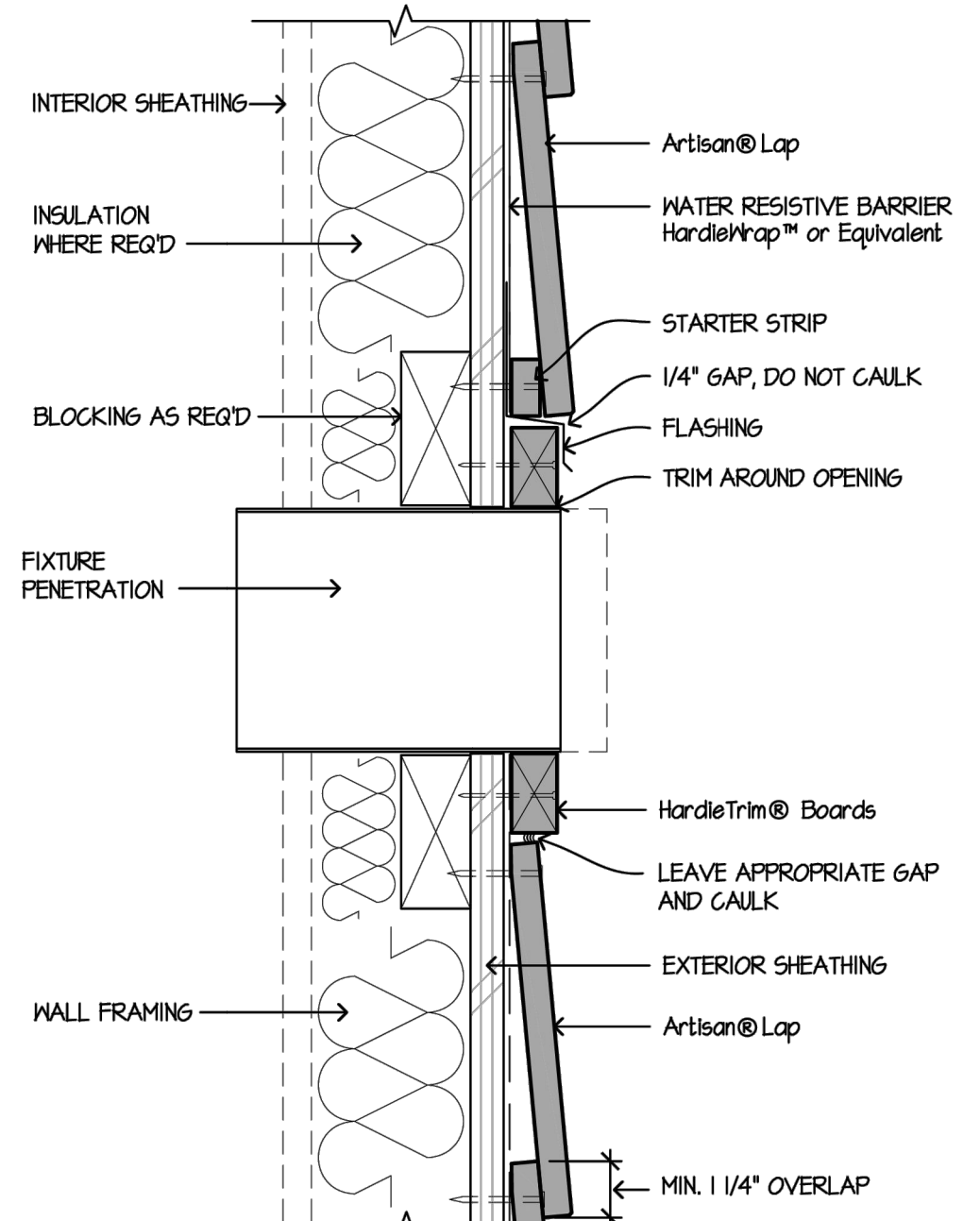
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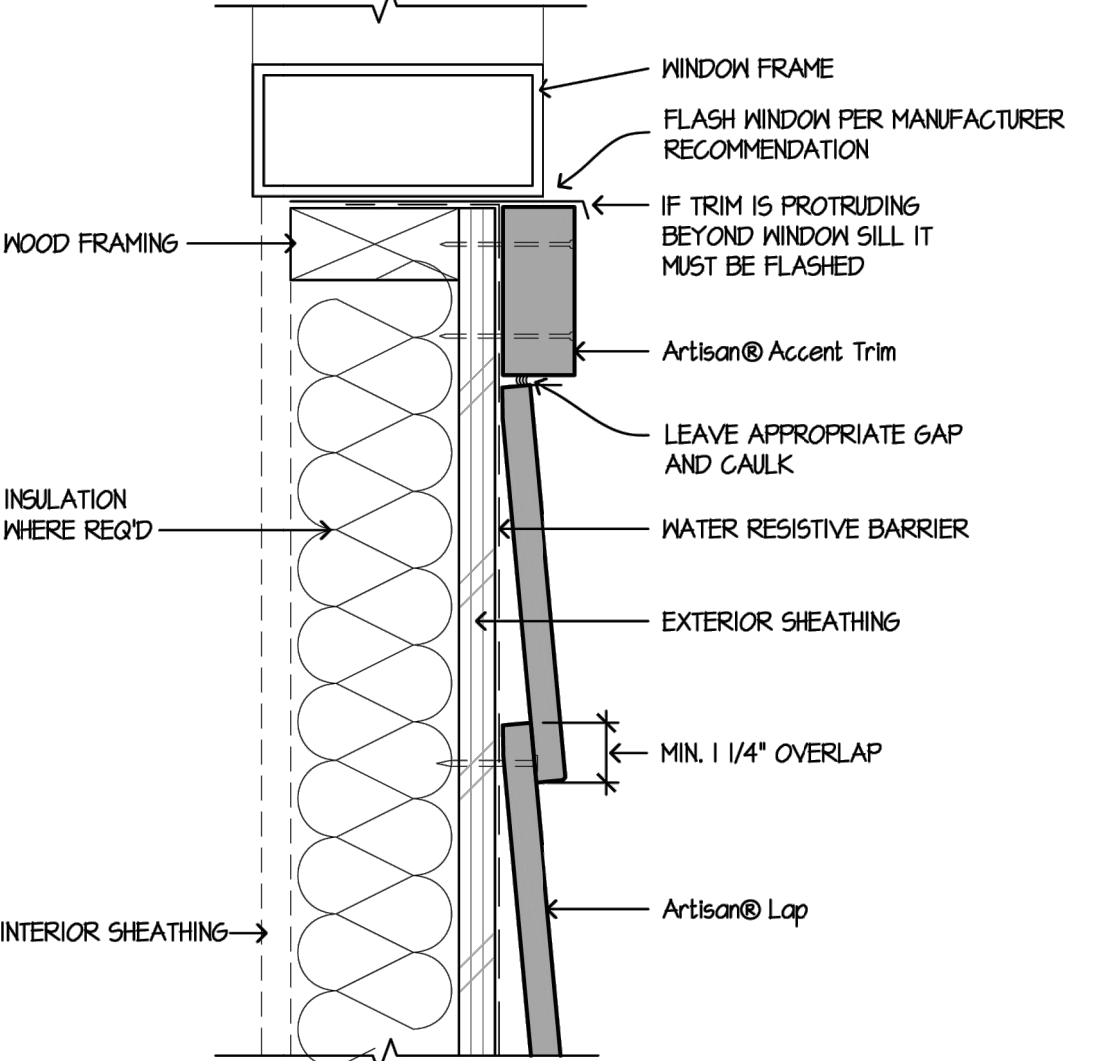
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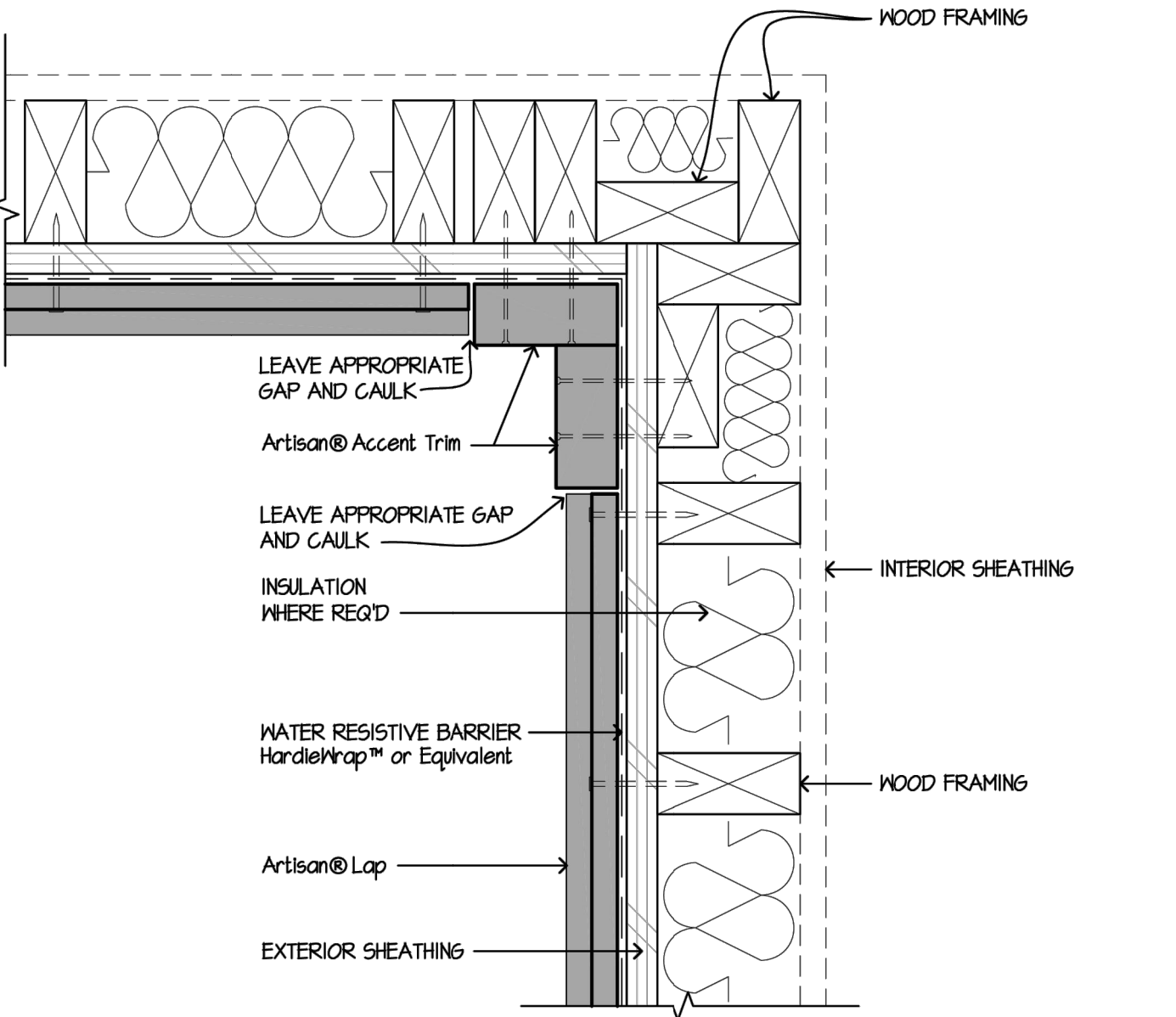
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7 FIXTURE PENETRATION
SCALE: 3/4"=1'-0"



4 WINDOW SILL
SCALE: 3/4"=1'-0"



1 INSIDE CORNER
SCALE: 3/4"=1'-0"