



# Staff Report

Knoxville Historic Zoning Commission

File Number: 11-H-25-HZ

**Meeting:** 11/20/2025  
**Applicant:** Cory King, Kingsize Homes LLC  
**Owner:** Cory King, Kingsize Homes LLC

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## 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.

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## Staff Recommendation

Staff is recommending approval of Certificate 11-H-25-HZ, subject to the following conditions:

- 1) denial of proposed vinyl-clad wood windows;
  - 2) approval of 1/1 double-hung wood or aluminum-clad wood windows, with final specifications to be approved by staff;
  - 3) no mechanical demolition be undertaken, but allowing for the use of mechanical equipment to disassemble the building; and
  - 4) any salvageable historic materials be identified during reconstruction and reused, particularly the timbers that frame the roof.
- 

## Description of Work

Level II Major Repair or Replacement

Revisions to 11-D-24-HZ and 4-F-24-HZ. Proposed installation of 1/1 vinyl-clad wood double-hung windows (Andersen 200 Series) instead of the 1/1 wood double-hung windows approved with 4-F-24-HZ. Requesting to fully deconstruct and rebuild the structure matching the elevations and site plan approved with 11-D-24-HZ, which reflect the historic footprint and design.

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## Comments

1. 218 Cansler Avenue is a contributing resource to the Mechanicsville National Register Historic District and the local overlay.
2. Prior to recent work, the house demonstrated extensive deferred maintenance and non-historic modifications. An after-the-fact COA was issued for exterior rehabilitation scopes in April 2024 with 4-F-24-HZ, which required that the recently installed vinyl windows be removed and replaced with 1/1 double-hung wood windows. The property changed ownership, and the house sat vacant for months without siding, further deteriorating. A rear addition and

further exterior rehabilitation scopes were approved in March 2025 with COA 11-D-24-HZ, with the condition that “final window specifications be submitted to staff for review.”

3. Vinyl replacement windows have frequently been denied in Mechanicsville, and vinyl-clad wood replacement windows were denied in 2012 (2-L-12-HZ). Only wood replacement windows have been approved, except for a 2014 case in which aluminum-clad wood windows were approved to replace deteriorated wood windows on a brick commercial building within the overlay (8-G-14-HZ). Aluminum-clad wood windows have been approved for new construction and outbuildings. The proposed 1/1 double-hung vinyl-clad wood windows do not meet the guidelines, which state that “[replacement windows] must be the same materials as the original windows, which are generally wood.” In the opinion of staff, aluminum-clad wood can be appropriate for replacement windows because so little of the original materials on the house are extant, and the house has had vinyl windows since at least 2007.

4. According to the project’s contractor, the damaged structure is currently a safety hazard that puts workers at risk. They are requesting to deconstruct the building, reusing existing materials, and to reconstruct it as previously approved.

The guidelines state that “demolition of any original feature or part of a historic building should be avoided” and that “demolition of any building which contributes to the historic or architectural significance of the Old Mechanicsville neighborhood should not occur unless public health and safety require the removal of the building or structure.” The provided documentation demonstrates that the structure is a safety hazard. In the opinion of staff, deconstruction and reconstruction following the plans approved with 11-D-24-HZ is appropriate. However, no mechanical demolition (i.e. use of excavators, bulldozers, wrecking balls) should be undertaken, but mechanical equipment can still be used to disassemble the structure. Every effort should be made to reuse any salvageable historic materials, in particular the timbers that frame the roof. Any other deviations from 11-D-24-HZ will require additional review by the Commission.

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## Applicable Design Guidelines

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

### B. Rules for 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.

3. True divided lights shall be used in replacement window sashes with more than one pane. True divided lights consist of glass panes, whether single glass or double insulated glass that are completely separate units, separated by the window muntins. Double-insulated glass that uses interior and exterior grids to suggest pane divisions is not a true divided light window, although some manufacturers refer to them by a proprietary description of “tru (sic) divided light.” If true divided lights are not available, non-divided lights (one over one sashes) may be substituted if windows must be replaced and no alternative exists.

### N. Rules for Demolition of Historic Structures

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

2. Demolition of any building which contributes to the historic or architectural significance of the Old Mechanicsville neighborhood should not occur unless public health and safety require the removal of the building or structure.

3. Demolition may be considered if the building does not contribute to the historical or architectural character of the district or is in such a deteriorated or damaged state that, in the judgment of the Knoxville Historic Zoning Commission, it has lost its architectural significance.



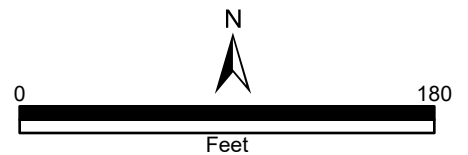
**11-H-25-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**218 CanSLer Ave. 37921**  
**Mechanicsville H**

Original Print Date: 11/7/2025  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Cory King, Kingsize Homes LLC





# DESIGN REVIEW REQUEST

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

Kingsize Homes LLC by Cory King, Member

Applicant

10/30/2025

~~11/18/2025~~  
11-20-2025

11-H-25-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

Kingsize Homes LLC

Name

Company

9408 Kimborough Dr

Knoxville

TN

37922

Address

City

State

Zip

321.501.1953

coryking101@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

218 Cansler Ave Knoxville, TN 37921

Property Address

Parcel ID

Mechanicsville

Neighborhood

Zoning

## AUTHORIZATION

*Malynda Wollert*

Malynda Wollert

10-31-25

Staff Signature

Please Print

Date

*[Signature]*

*Cory King*

10-30-2025

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: Condition of the structure is such that it's largely not salvageable and little if any elements remain from original structure Seeking to take down current structure and rebuild a new one, keeping in design guidelines.

The footprint and already approved exterior elevations will not change

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>	\$100	<b>TOTAL:</b> 100.00 Paid 10/31/25 DD
<b>FEE 2:</b>		
<b>FEE 3:</b>		

## **Historic Zoning Commission Presentation – 218 Cansler Avenue**

As work has progressed at 218 Cansler Avenue, we've discovered that the structure is unfortunately beyond repair. Our original plan was to preserve as much of the existing framing as possible and rebuild the home in sections, but once the walls and floors were opened up, it became clear the framing isn't strong enough to safely stay in place.

There's extensive termite and water damage throughout the house. Most of the wall studs are deteriorated, the floors and walls are significantly out of level, and the roof structure has failed. Even with heavy shoring and temporary supports, there's simply nothing solid enough to rebuild around. The way to approach this within our approved plans would be to remove each section of framing and rebuild one section at a time, however this leads to extensive time and money constraints.

At this point, trying to repair it piece by piece is essentially the same as building new construction—but at three to four times the cost and effort, and creating a very unsafe working environment for the same result. Because of that, we're asking approval to fully deconstruct and rebuild the home within the same footprint, floor plan, and elevations that have already been approved by the Historic Zoning Committee.

New foundation walls and footings have been built under the house and will remain, and the new structure will match the approved drawings in every way—same massing, rooflines, and exterior materials. The home will stay a two-bedroom, one-bathroom residence that fits the scale and character of the historic neighborhood.

This isn't about aesthetics or convenience—it's about structural safety and long-term stability. The current materials can't safely support the house, and rebuilding on the existing footprint is the only viable way to restore it properly and ensure it stands for decades to come.

We remain fully committed to following the Historic Zoning Commission's process and to rebuilding this home in a way that respects its history and contributes to the character of the district.

Thank you for your time and consideration.





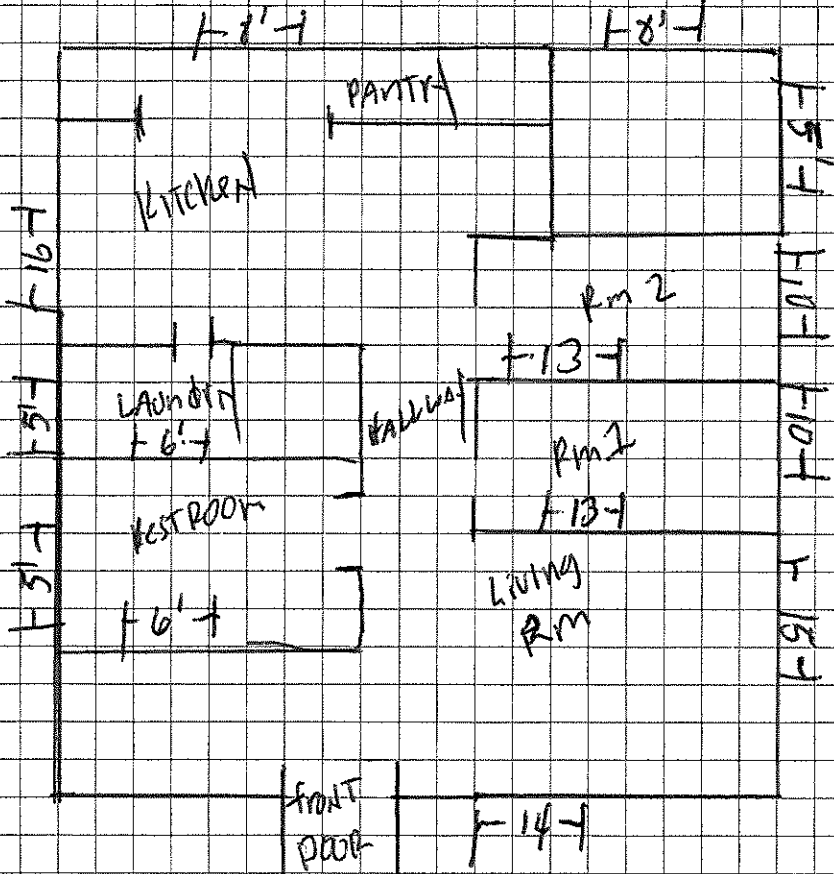
SUB-TOTAL:	\$4,713.27
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$435.98
TOTAL:	\$5,149.25

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

\* All graphics as viewed from the exterior. \*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

218 CANSLER AVE  
MADISONVILLE TN



RESTROOM  
ADDITION HIGHLIGHTED  
7x5 RESTROOM  
ADDITION



1

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25' x 48' x 73 1/2" (1866.9mm)  
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25' x 48' x 74 1/2" (1892.3mm)  
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25' x 48' x 75 1/2" (1917.7mm)  
25' x 48' x 76" (1930.4mm)  
25' x 48' x 76 1/2" (1943.1mm)  
25' x 48' x 77" (1955.8mm)  
25' x 48' x 77 1/2" (1968.5mm)  
25' x 48' x 78" (1981.2mm)  
25' x 48' x 78 1/2" (1993.9mm)  
25' x 48' x 79" (2006.6mm)  
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25' x 48' x 80" (2032.0mm)  
25' x 48' x 80 1/2" (2044.7mm)  
25' x 48' x 81" (2057.4mm)  
25' x 48' x 81 1/2" (2070.1mm)  
25' x 48' x 82" (2082.8mm)  
25' x 48' x 82 1/2" (2095.5mm)  
25' x 48' x 83" (2108.2mm)  
25' x 48' x 83 1/2" (2120.9mm)  
25' x 48' x 84" (2133.6mm)  
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25' x 48' x 90 1/2" (2298.7mm)  
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25' x 48' x 92" (2336.8mm)  
25' x 48' x 92 1/2" (2349.5mm)  
25' x 48' x 93" (2362.2mm)  
25' x 48' x 93 1/2" (2374.9mm)  
25' x 48' x 94" (2387.6mm)  
25' x 48' x 94 1/2" (2400.3mm)  
25' x 48' x 95" (2413.0mm)  
25' x 48' x 95 1/2" (2425.7mm)  
25' x 48' x 96" (2438.4mm)  
25' x 48' x 96 1/2" (2451.1mm)  
25' x 48' x 97" (2463.8mm)  
25' x 48' x 97 1/2" (2476.5mm)  
25' x 48' x 98" (2489.2mm)  
25' x 48' x 98 1/2" (2501.9mm)  
25' x 48' x 99" (2514.6mm)  
25' x 48' x 99 1/2" (2527.3mm)  
25' x 48' x 100" (2540.0mm)





TOSH

mot

VE







# Certificate of Appropriateness

Knoxville Historic Zoning Commission

File Number: 11-D-24-HZ

A Certificate of Appropriateness is hereby granted for the following property by the Knoxville Historic Zoning Commission:

**Property Address:** 218 Cansler Ave.  
**Parcel ID:** 94 K D 005  
**District:** Mechanicsville H  
**Owner:** Cory King  
**Applicant:** Cory King

---

**Level of Work:** Level II  
Construction of Addition or Outbuilding

**Work Items:**  
Additions

**Description of Work:**

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.

APPROVED 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; 3) any visible parts of foundation to be clad in brick or brick veneer.

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**Action:** Approved with Conditions

**Certified By:** Lindsay Lanois

**Date Certified:** 3/11/2025

**COA Expiration Date (3 years):** 3/10/2028

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## This Certificate Is Not A Building Permit

To obtain a building permit, drawings stamped as approved by the Historic Zoning Commission (HZC) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department or the Knox County Codes Administration Department, as appropriate. Any deviation from the drawings and written conditions approved by the HZC will require subsequent review and approval by the HZC or its staff.

*Contact the appropriate building inspections office for permit requirements:*

City of Knoxville Development Services: 865-215-2992 or 865-215-2991  
Knox County Building Codes Administration: 865-215-2325





# Certificate of Appropriateness

Knoxville Historic Zoning Commission

File Number: 4-F-24-HZ

A Certificate of Appropriateness is hereby granted for the following property by the Knoxville Historic Zoning Commission:

**Property Address:** 218 Cansler Ave.

**Parcel ID:** 94 K D 005

**District:** Mechanicsville H

**Owner:** Mark Friedrich

**Applicant:** Mark Friedrich

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**Level of Work:** Level I

Removal of Artificial Siding, Routine Repair

**Work Items:**

Doors, Porch Elements, Roofing, Siding, Windows

**Description of Work:**

Removal of non-historic aluminum siding and rotted wood siding beneath; installation of new cedar lap siding, with an exposure to match the exposure pattern on remaining wood siding on the façade. New wood cornerboards. Removal of metal roof; installation of new three-tab asphalt shingle roof cladding. Removal of non-historic vinyl windows and installation of new, double-hung, 1/1 wood windows in existing fenestrations. New wood exterior trim and sills to match specification in application. Repair to existing porch flooring. New front door to replace non-historic door; 1/4-light wood door.

No additions or modifications to building footprint approved; COA related to removal of non-historic materials and repair scopes only.

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**Action:** Approved

**Certified By:** Lindsay Crockett

**Date Certified:** 4/12/2024

**COA Expiration Date (3 years):** 4/12/2027

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## This Certificate Is Not A Building Permit

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