



**KNOX COUNTY HISTORIC ZONING COMMISSION  
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

**PROPERTY ADDRESS:** 10907 Gilian Ln 37934  
**DISTRICT:** Village of Concord HZ

**FILE NO.:** 11-F-13-HZ

**MEETING DATE:** 11/21/2013  
**APPLICANT:** William Threlkeld and Jennifer (owners)  
**LEVEL OF WORK:** Level II. Construction of addition or outbuilding.

**PROPERTY DESCRIPTION:** Queen Anne Cottage (c.1914)  
One- and-one-half story frame with weatherboard wall covering. Brick foundation. Interior side brick chimney. Hip roof with lower cross gables and hipped dormers, standing seam metal roof. One-story three-quarters front porch with square wood columns, sawn wood porch railing. One-over-one double- hung windows. Transom at front entry. Irregular plan. C

**DESCRIPTION OF WORK:**

Construction of two one-story additions, one 18'x24' on each side of the east and west sides of the house. Both additions are set back from the front of the existing house by 10'-0". The corner boards of the original block of the house will be retained and additional corner boards between new and existing construction will be installed on the front west elevation as indicated on the submitted drawings. Repair two original windows on the west side and one on the east. The owner intends to store the historic windows with the house. The additions are to be wood-framed with siding, a brick foundation, and one-over-one wood windows. The roof of the additions will be hipped and covered with v-grooved natural- finish metal roofing to match that of the existing house. A porch/stoop is proposed to be added to the east side with a 3/12 hipped roof supported by square posts. The door on the stoop is proposed to be a half- or 3/4-light wood-framed door, with a clear glass transom above. A pair of wood-framed full-light doors is to be installed in the rear of the west addition.

**APPLICABLE DESIGN GUIDELINES:**

Village of Concord Design Guidelines, adopted by the Knox County Commission on October 22, 2001.

- NEW DEVELOPMENT: RESIDENTIAL BUILDINGS - ADDITIONS (any and all design guidelines may apply):**
- 12. New additions shall be located at the rear or on an inconspicuous side of a historic building, limiting the size and scale in relation to the historic building.
  - 13. New additions shall be designed so that it is clear what is new and what is old, but should be compatible with existing buildings.
  - 14. New additions shall not alter the basic character of the building, or cause a lessening of historic character.

**INFILL GUIDELINES (Excerpts) :**  
Recessed or projecting porches, bays and other details should be incorporated in any new construction. New buildings should also be designed with a mixture of wall areas with door and window elements in the facade like those found on neighboring historic houses. New additions to existing houses should use foundation materials that match the foundation already present on the house.



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SECRETARY OF INTERIORS STANDARDS FOR REHABILITATING HISTORIC BUILDINGS

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. Wherever possible, new additions or alterations to structure shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

**COMMENTS:**

**STAFF FINDINGS:**

- 1) The basic proposal was approved in August 2007 but expired in August 2009 before work commenced.
- 2) This new application differs from the original in that a small stoop or porch is proposed to be added to the eastern proposed addition to the house, and a projecting bay for the eastern proposed addition to the house.
- 3) Although the proposed new roof form of the west addition blends seamlessly into the original, the proposed vertical trim piece helps to delineate the block of the original house.
- 4) The stoop and bay proposed to be added lend architectural interest and break up the length of the proposed additions.
- 5) The additions will cause the removal of some early siding, which is not known to be original. The additions will also cause the removal of two original windows from the west side and one from the east. Since these elements are not particularly unique and are on the sides of the house, significant historic material will not be lost. The additions may be removed in the future to return the house to its original form.
- 6) The proposal does not meet the guideline which states: "New additions shall be located at the rear or on an inconspicuous side of a historic building." However, a side addition was approved in May 2013 for the house at 10801 Lake Ridge Drive that projected from the side of the house. Although at 8-feet long, it was smaller in scale.
- 7) Side additions are not as impactful on the large lots of Concord as they are in the urban neighborhoods where consistent front façade massing and spacing on narrow lots are important to the visual rhythm of the streetscape.

**► STAFF RECOMMENDATION:**

Approval with the condition that the two trim boards proposed for the front west addition be painted a contrasting color to highlight where the original house block ends and the addition begins. Also conditioned that if it is determined that any original windows will need to be replaced, photographs of the degree of deterioration be provided to the HZC for review as well as a specification for the proposed new windows.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION**

Please print all information

1. NAME OF APPLICANT: William + Jennifer Threlkeld

Address: Mailing: 925 Olive Rd Knoxville TN 37934

Telephone: 865 719 8490 E-mail address: wcthrcl5@tva.gov

Relationship to Owner: owner

2. NAME OF OWNER: Same

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail address: \_\_\_\_\_

3. LOCATION OF PROPERTY:

Address: 10901, 10905, 10907 Tax ID/Lot/Parcel No: \_\_\_\_\_  
Gilman Ln. Knoxville TN 37934

*lot the house is on, in process of removing interior lot lines*

4. LEVEL OF WORK (circle Level)

- Level I Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure
- Level II** Major replacement of materials or architectural elements; construction of addition or outbuilding; renewal of COA
- Level III Construction of a new primary building; subdivision of property
- Level IV Demolition or relocation of a contributing structure

5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

Construction of two additions, one on the west side and one on the east side. Both additions are set back from the front of the existing house by 10'-0" -

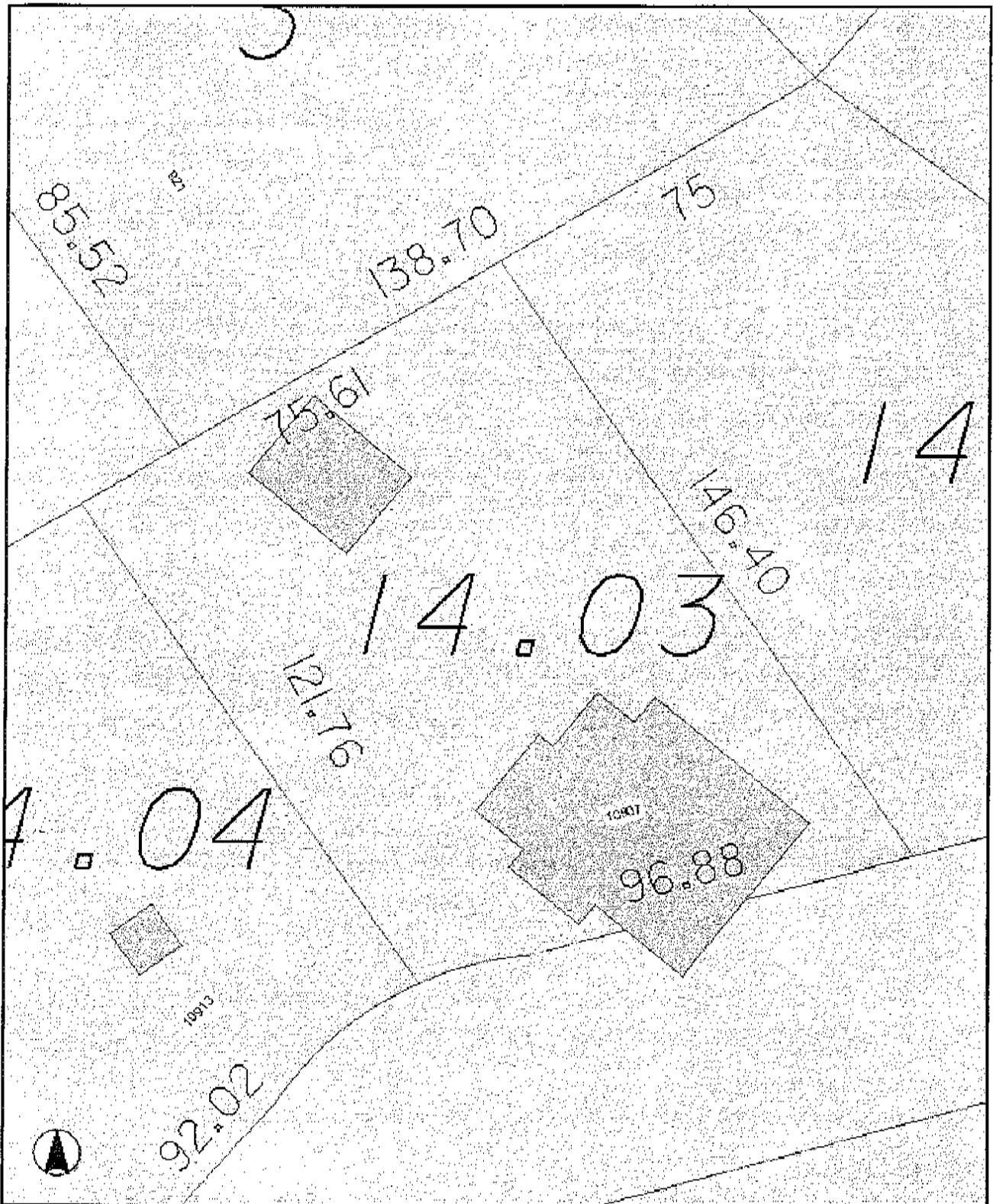
The West addition consists of a living room, wood framed with in kind siding, windows (one over one) and silver metal roof.

The East addition is a master bedroom, closet + bath, wood framed. We will retain the original corner boards and add an additional one between new construction and existing.

6. SIGNATURE OF APPLICANT: WC Threlkeld Date: 11.04.2013

Return application to: Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902. **Incomplete applications will not be accepted.**

FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			



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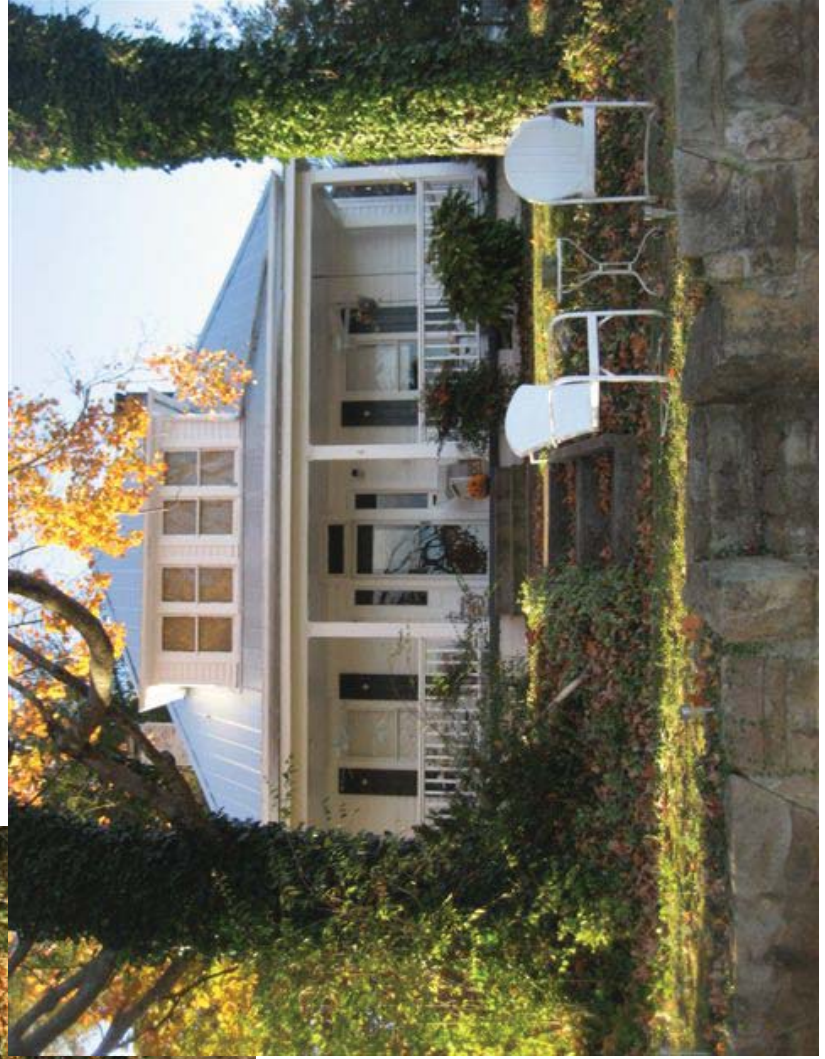
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**Certificate No. 80207CON. 925 Olive (10907 Gilian). Knox County Historic Zoning Commission Meeting of August 16, 2007.**

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - www.kgis.org

Printed: Tue Aug 7 2007

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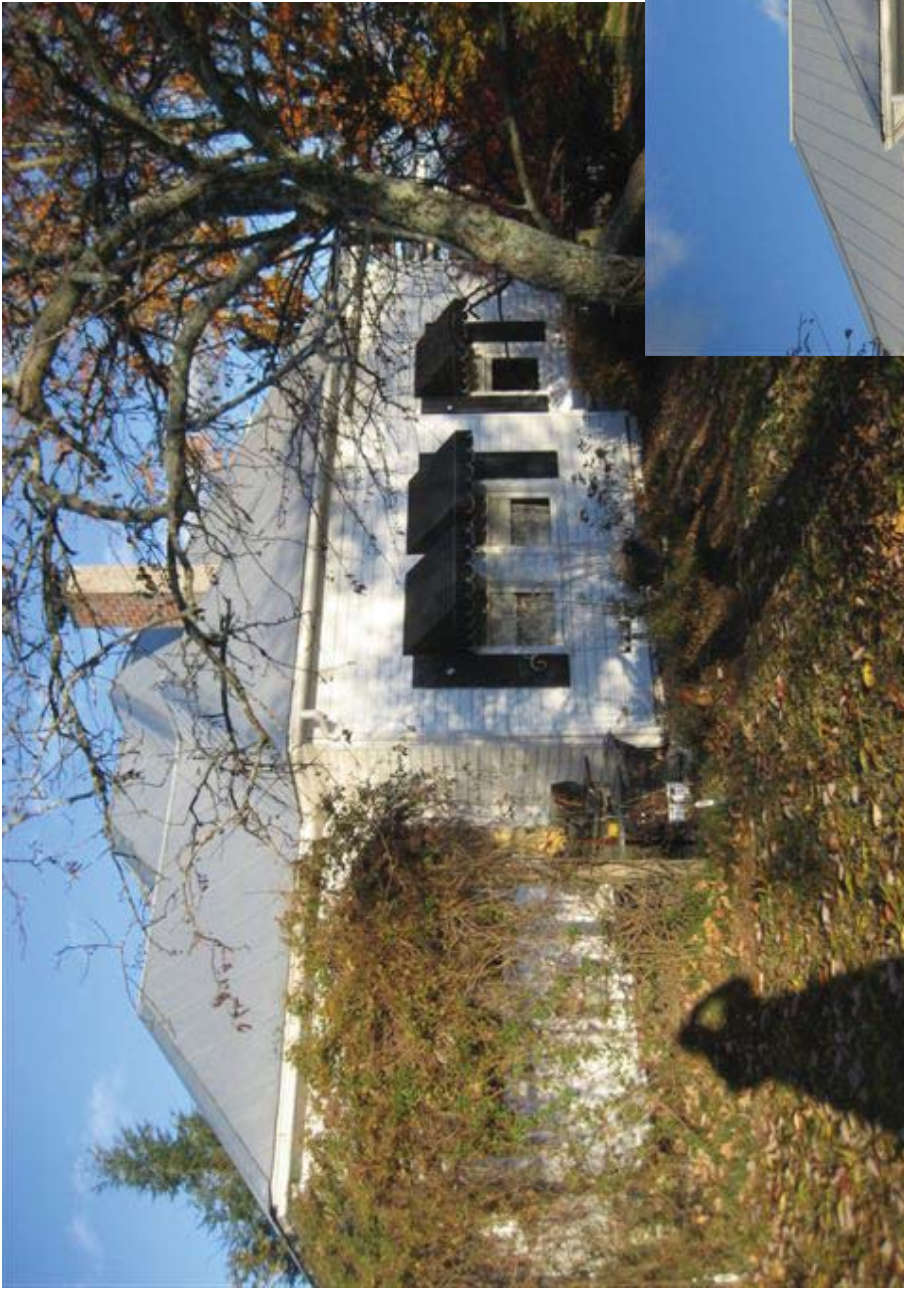
South, (front), elevation



East, (side), elevation

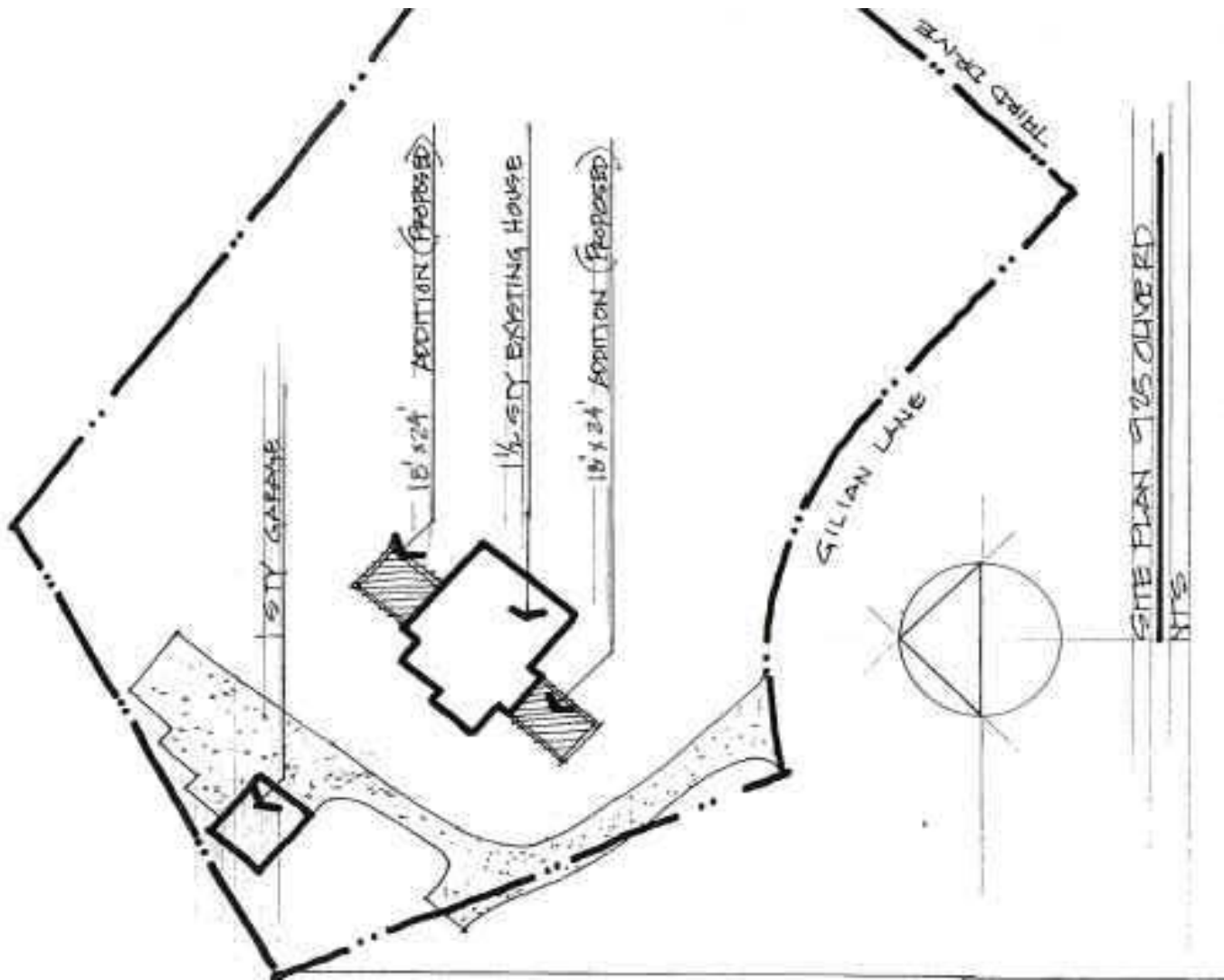


North, (Rear), Elevation

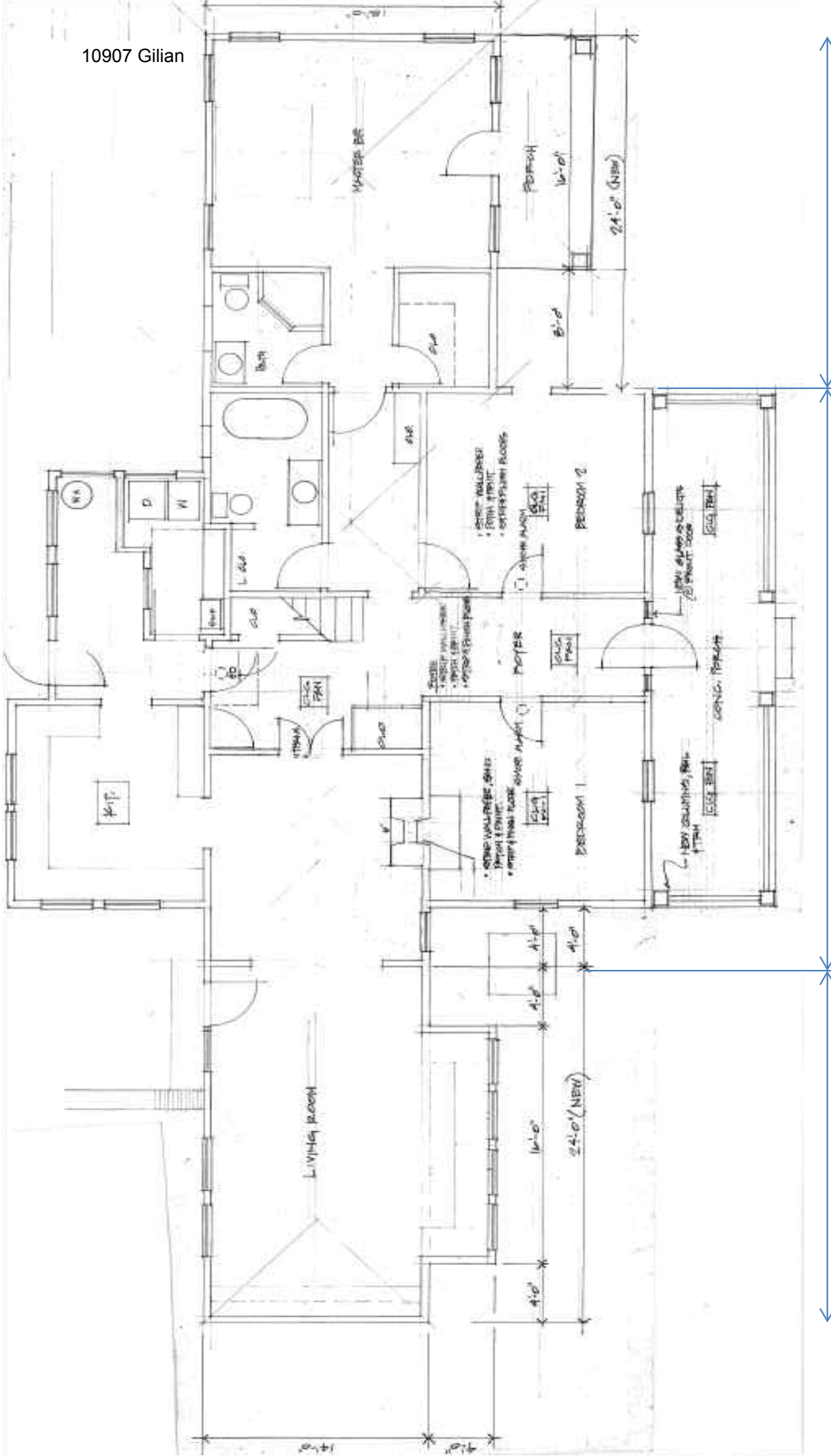


West, (side), Elevation





10907 Gilian

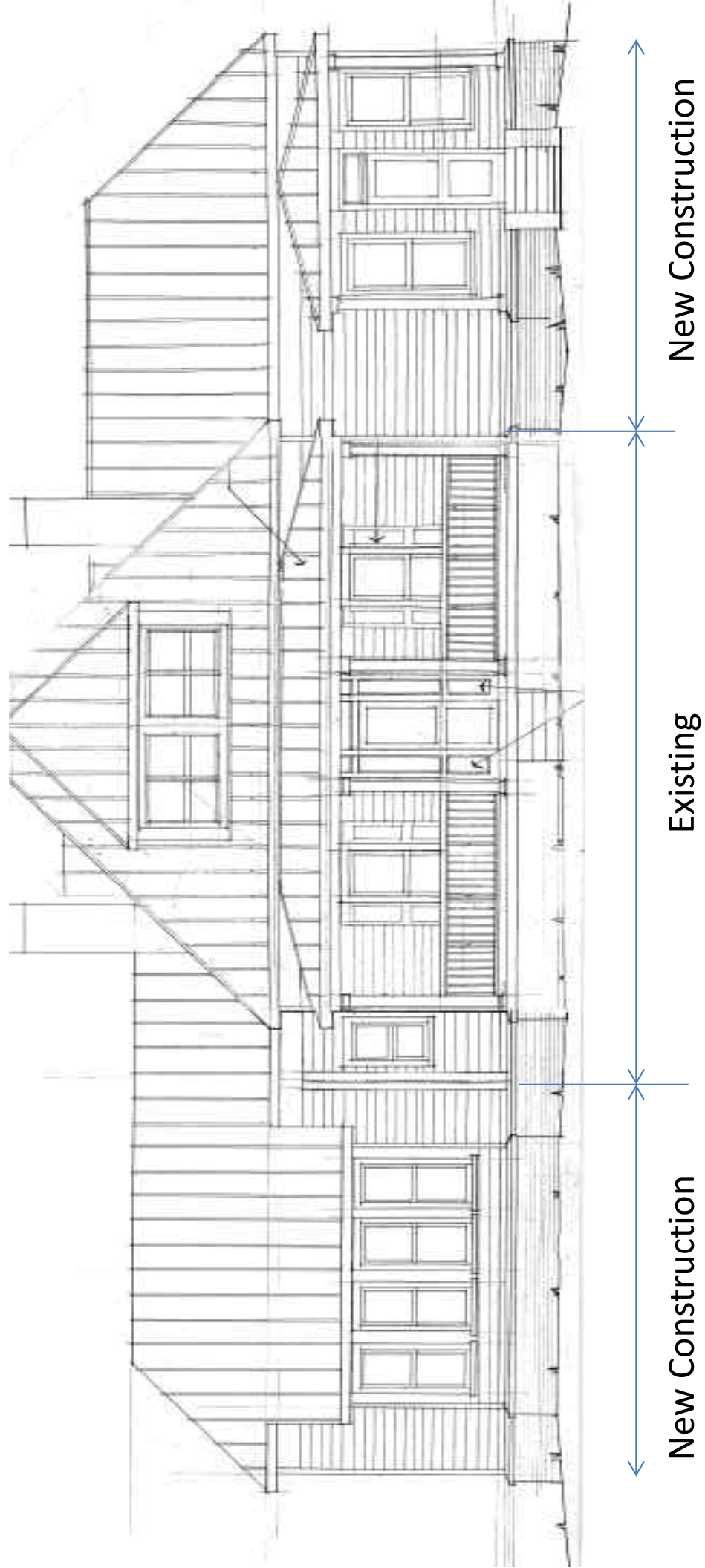


New Construction

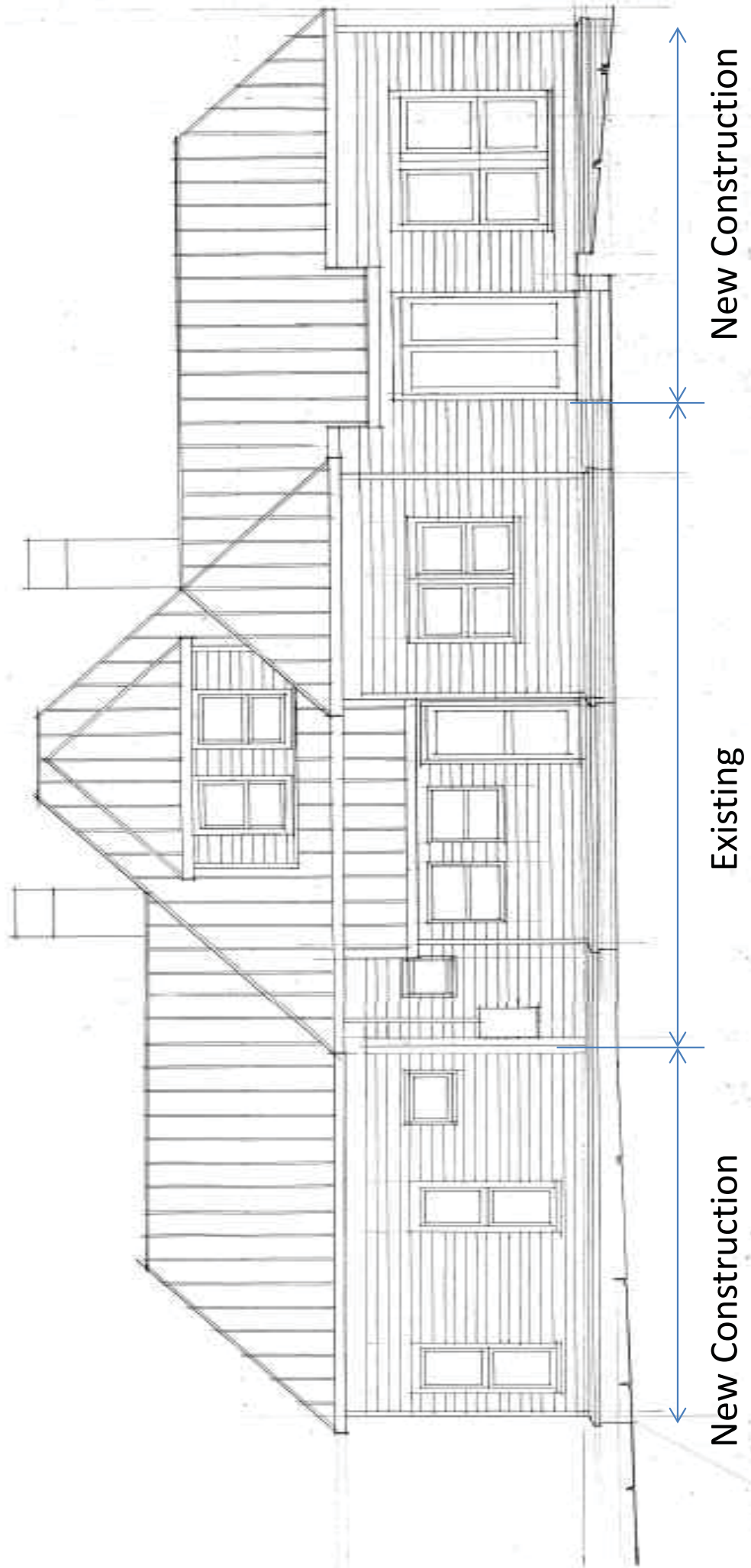
Existing

New Construction

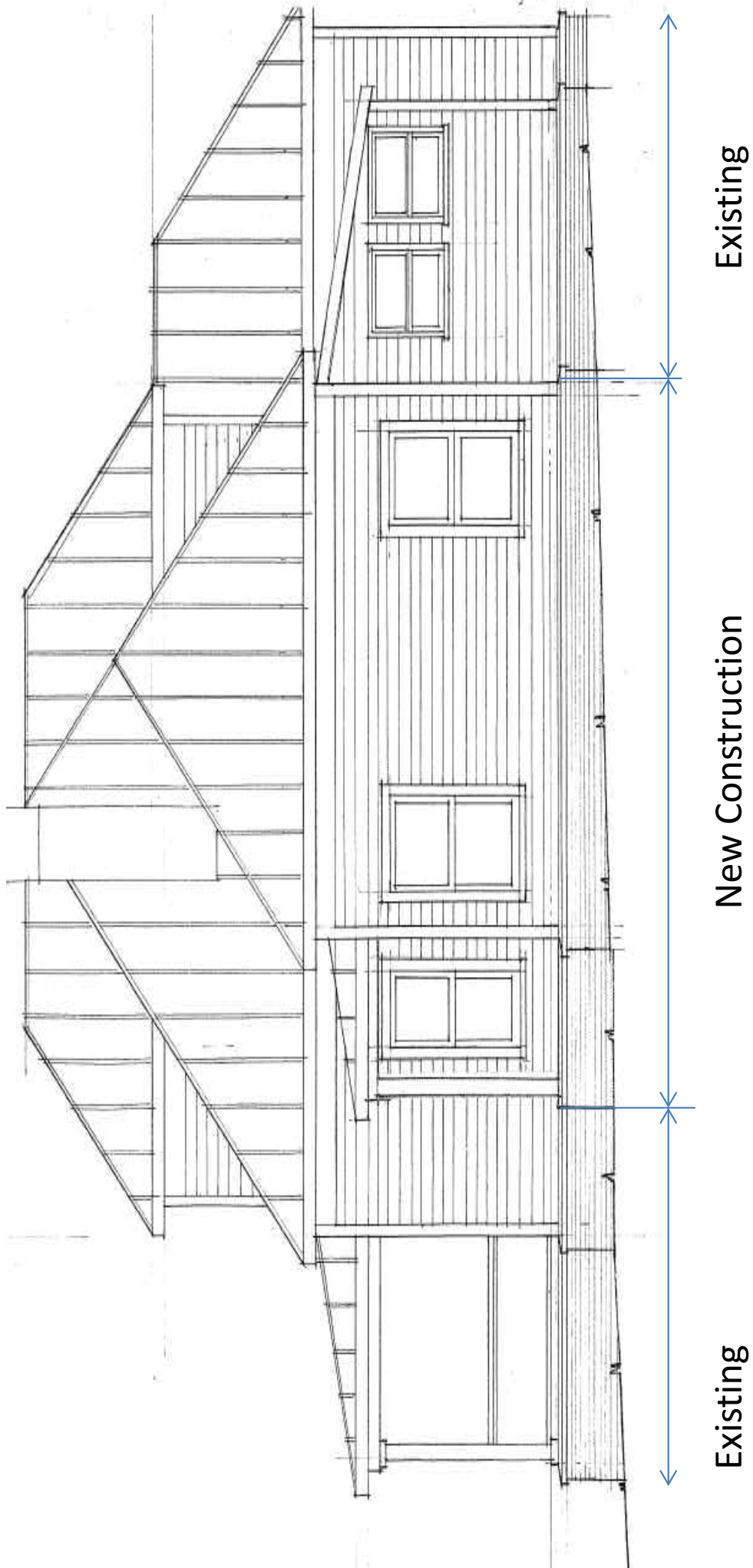
**Floor Plan**



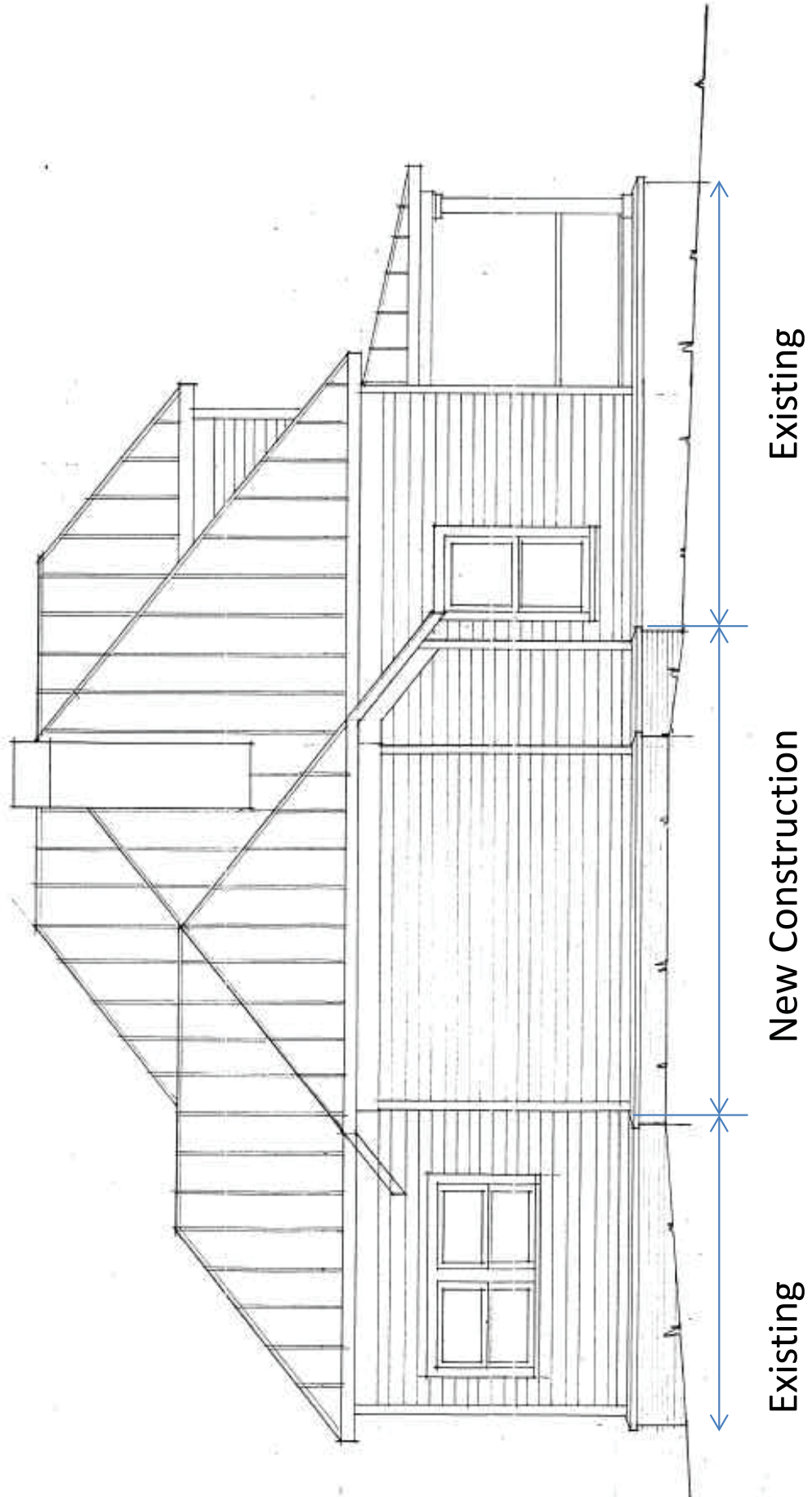
**South, (Front) Elevation**



**North, (Rear) Elevation**



**East, (Side) Elevation**



**West, (Side) Elevation**

***KNOX COUNTY HISTORIC ZONING COMMISSION***

***Minutes – August 16, 2007***

***10917 Gillian (925 Olive)*** – Bill Threlkeld (Applicant/Owner) – Certificate No. 80207CON

**Description of Work**

Constructing additions on side elevations, with 18'x18' addition on west elevation and 14'x18' addition on east, both to have brick faced foundation, hipped roofs with standing seam metal covering, three over one double hung wood windows, horizontal lap siding, corner boards and skirt boards.

**Staff Recommendation**

APPROVE Certificate No. 80207CON. Proposed additions are consistent with adopted design guidelines.

**Additional Comments**

Village of Concord Design Guidelines call for shapes and materials that are consistent with historic shapes and materials (pg. 26, #1); windows (pg. 28, #6); wall coverings (pg. 34, #1, #2); and pg. 44, #5, #7, #9, #13 and #14.

Bennett there are discrepancies in the address. 10917 Gillian is the official address and the applicant uses 925 Olive.

Bill Threlkeld, 925 Olive Road, stated that they bought the house in 1995 and it was comprised of four lots. We are adding on to the house. He is demolishing a house and using the material for his addition.

**MOTION BY MONTGOMERY AND SECOND BY CLAUSSEN TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED UNANIMOUSLY.**