



**KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 9320 Kingston Pike 37922
DISTRICT: N/A

FILE NO.: 2-E-14-HZ

MEETING DATE: 2/20/2014
APPLICANT: Bill A. Hodges Franklin Development (owner)
LEVEL OF WORK: Level II. Construction of addition or outbuilding

PROPERTY DESCRIPTION: Federal (1849)

Two-story front section one- room deep, with a lower, two -story rear portion set at a right angle to the front section. A one- story brick wing with a gable roof and a corbelled brick cornice was added to the west elevation of the north façade c. 1859. Common bond six-course brick construction, and is topped by a gable end roof of standing seam metal. A brick foundation supports the house, which is topped by a corbelled brick cornice. Interior end brick chimneys with corbelling appear on the two story portion of the house; a newer modern brick chimney is located on the rear (south) elevation at the eastern half of the structure. Six-light wood double-hung sashes appear on all elevations, with the façade exhibiting a three-rank division. Arched brick lintels top the downstairs façade windows flanking the primary entrance, which is capped by a fanlight and flanked by several light sidelights. A fanlight also tops the entry on the west wing, which is accessed by a nine-light half-view door with bottom panels. A now demolished screened porch was located along the east façade of the rear ell.

► **DESCRIPTION OF WORK:**

A November 15, 2012 application was approved to reconstruct a rear porch on the east side based on design elements of front and side porches. During renovation planning since that time, it has become apparent that accessible bathrooms and an interior fire exit stair will be required for commercial/office use of the house. By reconstructing an enclosed addition on the rear east side of the house, these required features can be provided without altering the intact original floor plan of the house. The proposed addition will be constructed within the original footprint, and the elevation design will be based on the submitted photo from August of 2007 that indicates wood lap siding and a multi-light window. The central exit door will closely replicate the other exterior wood paneled doors. Six-over-six wood double-hung windows will flank the door.

Additionally, the steps to the basement level on the rear of the house are proposed to be enclosed with a front gabled lap-sided structure. Roof shingles will match those on the house.

The drive aisle is proposed to be eliminated from the front of the house. This area will be grassed and landscaped instead as per site plan submitted 1-30-2014.

► **APPLICABLE DESIGN GUIDELINES:**

Secretary of the Interior's Standards for Rehabilitating Historic Buildings.
SECRETARY OF INTERIORS STANDARDS
FOR REHABILITATING HISTORIC BUILDINGS

2. The distinguishing original qualities or character of a building, structure, or site and its environmental shall not be destroyed. The removal or alteration of any historic material



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or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities and, where possible, materials. Replacement or missing features shall be substantiated by documentary, physical or pictorial evidence.

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:

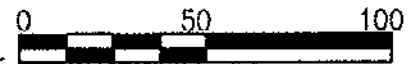
- 1) The design proposal and wooden materials for the rear frame addition and enclosed stair are based on documentary photos.
- 2) The date of the enclosures shown in the 2007 photos is not known, but were likely constructed sometime between the 1920s and 1940s.
- 3) The rear porch was screened-in at the time of the historic resource survey, but had been demolished in more recent years.
- 4) Locating the restrooms and part of the fire exit stair in this addition will preserve the original floor plan and servant stairs in the rear of the house.
- 5) Enclosing the rear steps to the basement will help preserve the house by keeping moisture out of the basement entrance.
- 6) The proposed driveway and parking layout will eliminate the drive aisle in front of the house and allow for more grassed area and landscaping there, which is more appropriate for the context of the house.

► **STAFF RECOMMENDATION:**

Approval for rear frame addition, enclosed steps to the basement, and parking and drive aisle as shown on the plan submitted 1-30-2014.



GRID NORTH



SCALE: 1" = 50'

KINGSTON PIKE
(PUBLIC RIGHT-OF-WAY)

N 76°31'15" E
26.04'

COUNTY
CITY

EXISTING 1/2"
IRON ROD & CAP
(MBI 1829)

EXISTING IRON
ROD AND CAP
(CCI)

SEVEN OAKS UNIT 3, BLOCK A
PLAT BOOK 415 / PAGE 1

N 76°31'15" E
146.68'

50'
BUFFER

**PROPOSED
LOT 1R2R1**
31,907.16 S.F.
0.732 AC.

1R2R

**NEWLY
PROPOSED HISTORIC
OVERLAY AREA (H-1)**

N 102°42'27" W
210.07'

50' BUFFER LINE

S 13°34'35" E
210.46'

EXISTING LOT LINE

KENNEDY-BAKER-WALKER-
SHERRILL HOUSE

**EXISTING LIMITS OF
HISTORIC OVERLAY
ZONING**

2

1R3R

**PROPOSED
LOT 1R3R1**
108,169.01 S.F.
2.483 AC.

**NEWLY PROPOSED
H-1 BOUNDARY**

S 76°46'17" W
157.02'

PC-1 ZONING

**EXISTING LIMITS OF
HISTORIC OVERLAY
ZONING**

N 102°42'27" W
151.15'

50'
BUFFER

OWNER INFORMATION (LOT 1R2R):

KINGSTON PIKE LLC
6151 POWERS FERRY RD, SUITE 690
ATLANTA, GA 30339
CLT MAP 132, PARCEL 02709

3

S 76°46'17" W
8.17'

EXISTING MAGNETIC NAIL

EXISTING IRON
ROD AND CAP
(CCI)

1R7

S 76°46'17" W, - 182.33'

EXISTING MAGNETIC NAIL

S 76°46'17" W
194.45'

1R1R



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**KENNEDY-BAKER-WALKER
SHERRILL HOUSE
HISTORIC OVERLAY LOT 1R2R
9320 KINGSTON PIKE
KNOXVILLE, TENNESSEE**

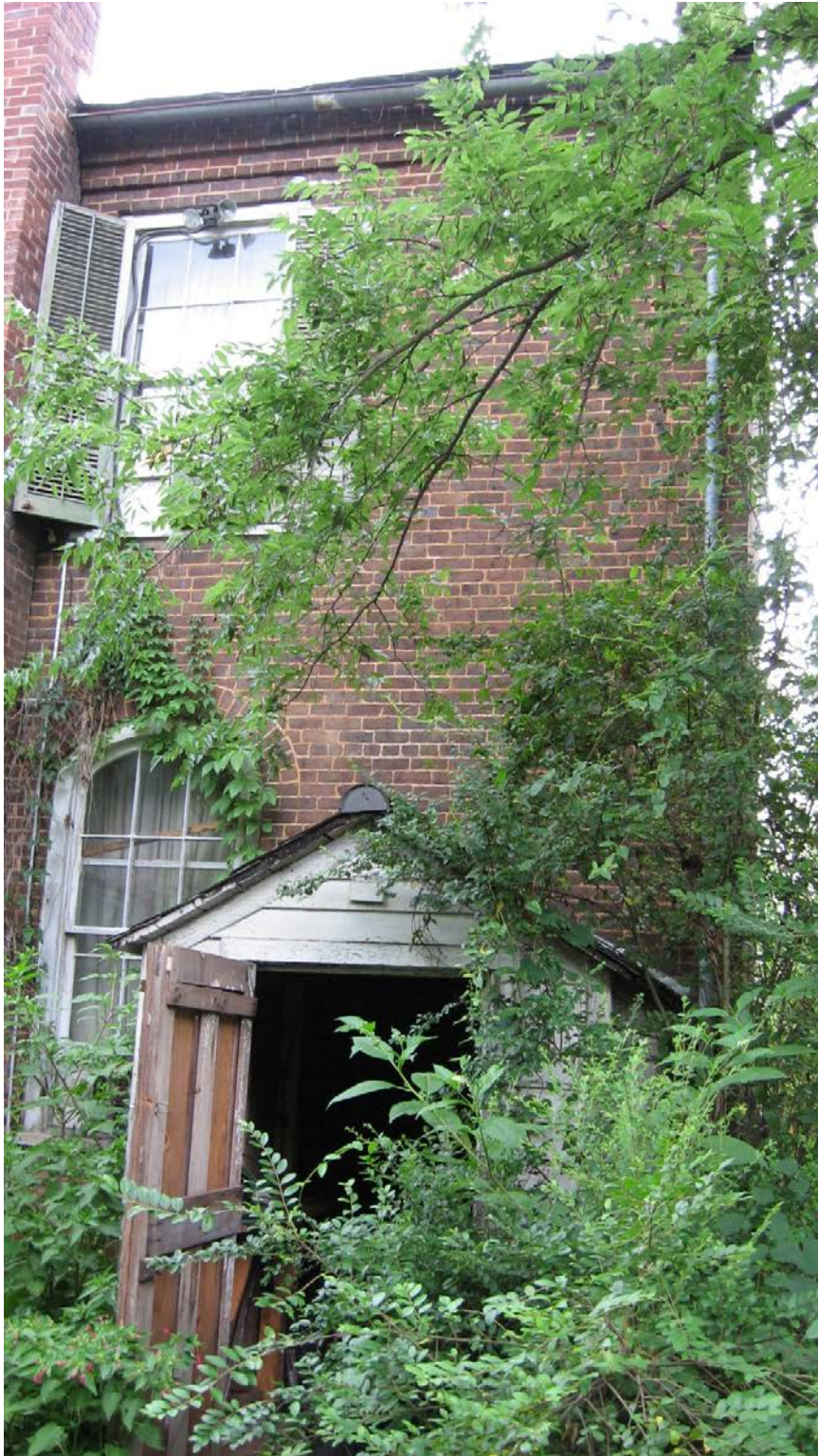


Sherrill House – South (rear) and east sides

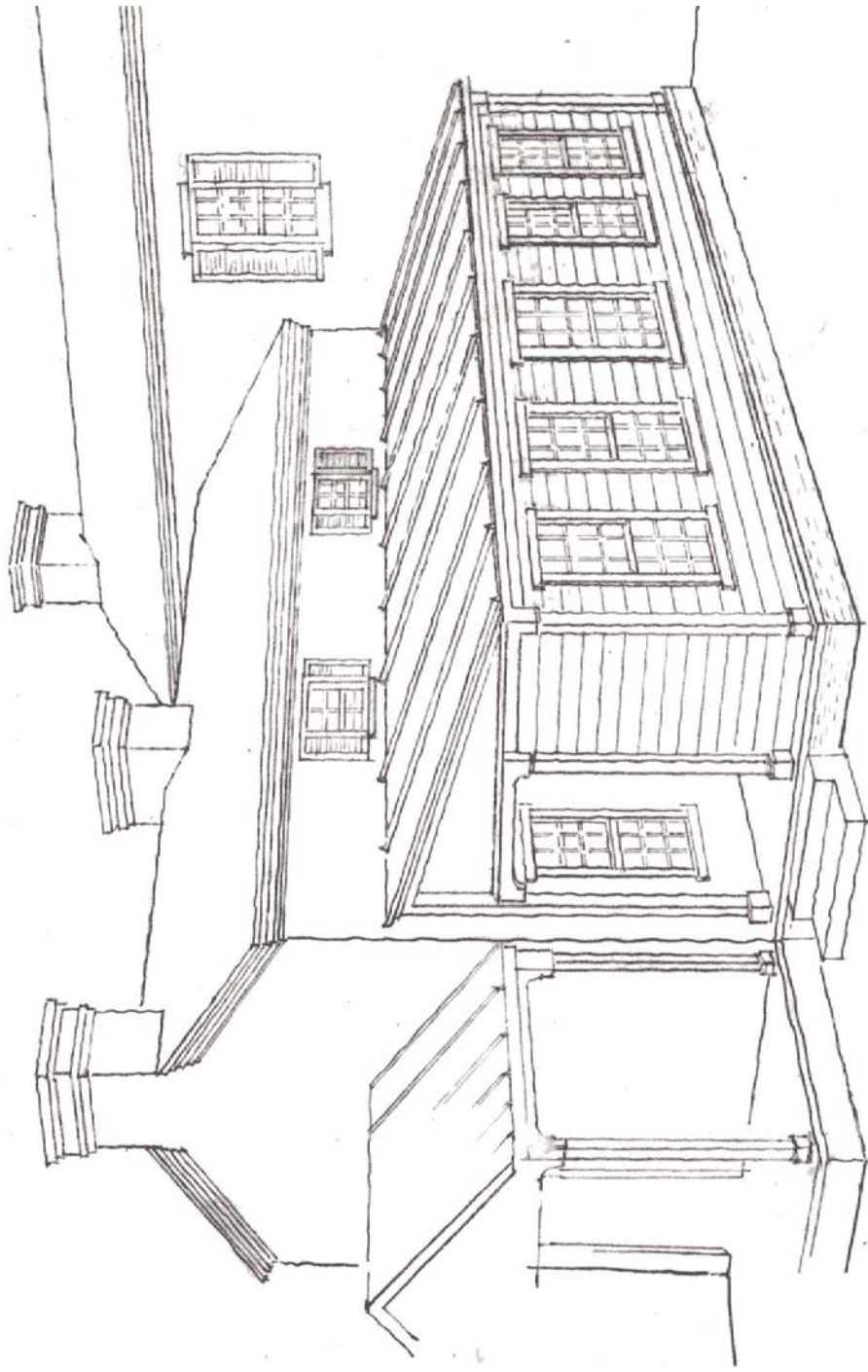




9320 Kingston – Rear east addition



9320 Kingston – Covered entrance at basement



Walker-Sherrill House – Proposed rear porch enclosure 2-20-14