



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

PROPERTY ADDRESS: 920 Eleanor St 37917

FILE NO.: 3-E-15-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 4/16/2015

APPLICANT: Home Pro, LLC Nathan Scott (contractor)

LEVEL OF WORK: Level II. Construction of addition or outbuilding, replace front door

PROPERTY DESCRIPTION: Craftsman (c. 1910)

One-and-one half-story frame with brick veneer wallcovering. Side-gable roof with front-gable dormer, asphalt roll roof covering, exposed rafters, six-over-one double-hung windows. One-story full front porch with brick piers and splayed wood posts, tongue-and-groove floor. Brick foundation. Rectangular plan. Original multi-light French door at front entry.

▶ **DESCRIPTION OF WORK:**

Construct 101x10 treated wood deck on back elevation with wood steps located perpendicular to the deck. 2x2 square balusters to die into top and bottom rails of deck balustrade.

▶ **APPLICABLE DESIGN GUIDELINES:**

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.

NEW ADDITIONS (all 4th and Gill Design Guidelines may apply)

Recommendations:

1. Locate attached exterior additions at the rear or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building.
2. Design new additions in a manner that makes 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. Design for the new work may be contemporary or may reference design motifs from the historic buildings. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, size, texture, scale, relationship of solids to voids, and color.
4. Place new additions, such as balconies or solar greenhouses, on non-character-defining elevations, and limit the size and scale in relationship to the historic building.
7. New work should not appear to be as old as the historic building. Do not duplicate the exact form, material, style, and detailing of the historic building in the new addition.
8. New additions should not cause a lessening or loss of historic character, including the historic building's design, materials, workmanship, location, or setting.

ENTRANCES



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1. Entry features that should be preserved include sidelights and transoms of plain, patterned, beveled or stained glass, fan light windows, entablatures, and the original doors. All add character to the structures within the Fourth and Gill Historic District.

5. Determine if a storm door will be instrumental to saving energy. If a storm door is used, it should have a color-clad frame and a full view glass, or be designed to respect the original entry door. Security doors should follow the same guidelines .

7. Missing doors should be replaced with new doors appropriate for the style and period of the building. In replacing missing original doors, replacement doors should mimic doors typical for that architectural style, including materials, glazing, and pane configuration. Solid six-panel or flush wood or steel design doors should only be used for entrances not visible from the public street. "Decorator" designed doors available from wholesale hardware stores are usually not appropriate for the architectural styles of the Fourth & Gill Historic District.

COMMENTS:

If fiberglass material is proposed as an alternative, a sample must be submitted to the HZC for approval. If the fiberglass is found to be acceptable, a smooth finish is recommended for approval rather than a faux wood-grain.

STAFF FINDINGS:

- 1) The proposed deck will not be visible from Eleanor Street, but is viewable from the rear alley.
- 2) The proposed deck design meets the design guidelines, except that no design is submitted for the handrail, which will need to meet the Building Code for grip circumference.

► **STAFF RECOMMENDATION:**

Approval of new deck construction with the condition that the handrails on deck and steps to be molded to meet building code for circumference of grip.

Certificate (File) No: _____

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

Please print all information:

1. **APPLICANT NAME:** HOME PRO LLC

Address: 207 CEDAR ST LOUDON TN 37774

Telephone: 865 591-1848 E-mail address: nathan@homeprollc.net

Relationship to Owner: CONTRACTOR

2. **OWNER NAME:** JARED RUSSELL

Address: 920 ELEANOR ST KNOX TN 37917

Telephone: 865-556-8293 E-mail address: jaredjrussell@iclaw.com

3. LOCATION OF PROPERTY:

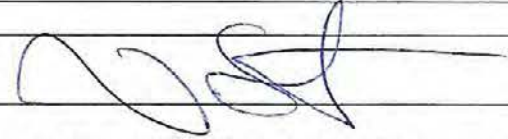
Address: 920 ELEANOR ST Tax ID/Lot/Parcel No: Parcel # 0 081MK 008

4. LEVEL OF WORK (circle Level)

- Level I Routine repair; replacement of deteriorated materials in-kind; removal of artificial siding; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure or a late addition; renewal of COA
- Level II Major replacement of materials or architectural elements; construction of an addition or outbuilding
- Level III Construction of a new primary building; subdivision of individually designated 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.)

- 1. NEW FRONT DOOR
- 2. REAR DECK

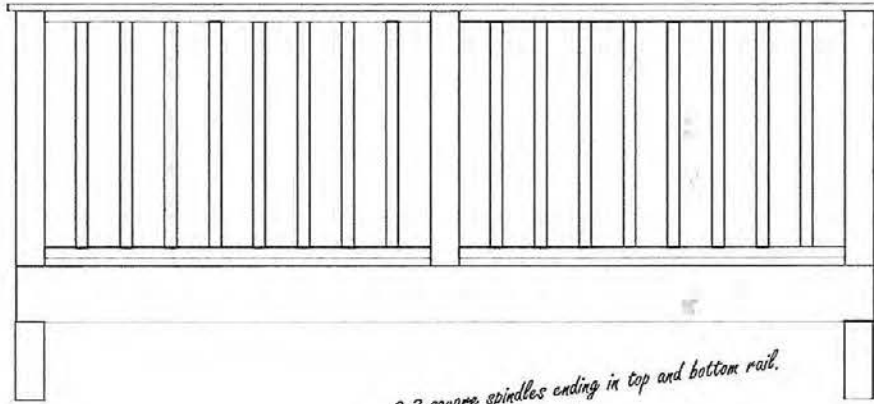
6. **SIGNATURE OF APPLICANT:**  Date: 2-25-15

Incomplete applications cannot be accepted.

Mail application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902; or Fax: (865) 215-2068; or E-mail to Kaye.Graybeal@knoxmpc.org
Phone: (865) 215-3795

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

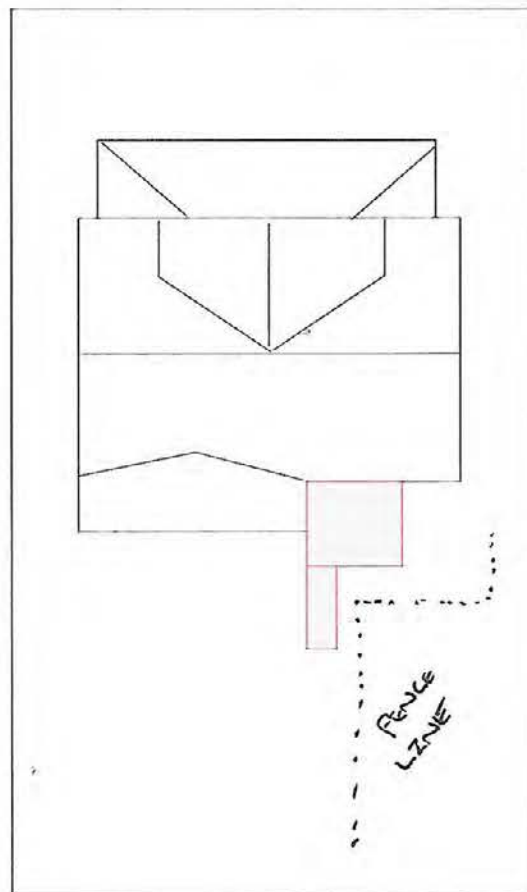
A



2x2 square spindles ending in top and bottom rail.
will match front porch

Treated lumber construction, rail no higher than 36"
meets all local building codes

B



10x10' deck location

FENCE
LINE

920 Eleanor Street
Deck proposal



920 Eleanor Street
Fourth and Gill H-1

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

Printed: 2/23/2015 at 10:51 AM

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920 Eleanor – Front view



920 Eleanor – Rear view



920 Eleanor – Rear view 2