



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

**PROPERTY ADDRESS:** 801 Eleanor St 37917

**FILE NO.:** 6-A-15-HZ

**DISTRICT:** Fourth and Gill H-1

---

**MEETING DATE:** 6/18/2015

**APPLICANT:** Sean Martin (architect)

**LEVEL OF WORK:** Level II. Major repair or replacement of materials or architectural elements

---

**PROPERTY DESCRIPTION:** Folk Victorian (Altered) (c. 1910)

Two-story frame with weatherboard wall covering. Front gable roof with asphalt shingle roof covering, sawn wood octagonal attic vent. Replacement vertical two-over-two windows. Off-center front door. Late side and rear additions. Porch and chimneys removed. Concrete stoop. Rectangular plan. Noncontributing.

---

► **DESCRIPTION OF WORK:**

Proposed Level I repairs:

1. Repair of deteriorated brick foundation walls after removal of concrete porch. Use historic mortar recipe (9:2:1)
2. Repair damaged siding and replace rotten or missing siding with wood siding to match. Paint entire exterior and add aluminum gutters.

Proposed Level II changes:

1. Remove concrete porch and replace with new wood porch floor (framing and tongue & groove decking) on new CMU foundation piers with painted parge coat (see phase 1). Piers and floor framing to be built to accommodate construction of future porch roof (see Phase 2 dwgs).
  2. Wrap non-original square back porch columns with wood fascia (see Phase 1 dwgs) and add treated wood trellis for climbing plants (see exterior views).
  3. Replace non-original double-hung windows with wood double-hung. Add appropriate window casing (see submitted drawings) (Phase 1 dwgs).
  4. Replace front door with wood half-lite door with 2 vertical or horizontal wood panels below (see Phase 1 dwgs).
- 

► **APPLICABLE DESIGN GUIDELINES:**

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

**WINDOWS**

4. If replacement windows are necessary, they should be the same overall size as the originals, with the same pane division, and the same muntin style and exterior depth, width and profile. False muntins or grids should not be used.
  5. Windows should not be replaced with fixed thermal glazing or permitted to be inoperable. In many cases fixed or inoperable glazing violates code requirements for egress.
  6. Tinted or reflective glass should not be used on primary or other important elevations. LO-E glass, which selectively removes ultraviolet light, is allowed.
-



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

**PROPERTY ADDRESS: 801 Eleanor St 37917**

**FILE NO.: 6-A-15-HZ**

**DISTRICT: Fourth and Gill H-1**

**PORCHES**

1. Repair porches on historic houses using wood floors, balustrades, posts and columns, or replace duplicating the original size and design. Reconstruction of the documented original porch is also appropriate.
2. Porches visible from a street may not be completely enclosed.
3. New front porches in Fourth and Gill must be large enough to provide seating, i.e., six to eight feet in depth.
4. In new construction, the proportion of the porches to the front facades should be consistent with the historic porches in the neighborhood. Details such as columns, posts, piers, balustrades and porch flooring must use materials that present a visually and physically appropriate appearance historically.
5. Do not replace a wooden porch floor with a poured concrete or masonry floor. The concrete floor will change the historic appearance of the building, and can retain moisture that eventually damages the building.
7. Porches on the fronts of dwellings may be partially enclosed with lattice panels for privacy. This screening should not exceed more than one-third of the porch area in order to maintain the traditional open appearance, and lattice panels should be added behind, not in front of, porch columns and railings. Owners considering adding lattice screening should think carefully about the seclusion it can create, which can make it easier for burglars to enter the house without adequate surveillance from nearby neighbors.

**DOORS**

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:**

**STAFF FINDINGS:**

1. The house is listed as noncontributing to the Historic District due to removal of the original chimneys, porch and windows.
2. The existing porch floor is concrete, and the proposed tongue-and-groove is the appropriate porch flooring material. Stuccoed pilings are appropriate supports for the porch floor.
3. The proposed wood railings at the porch stair are not connected to the house or a porch balustrade in the Phase I proposal, and therefore have a "floating appearance."
4. A simple wrought iron railing at the stairs would have lower profile in the Phase I proposal, and have less of "floating" or disconnected appearance.
5. The hipped roof full-front porch with asphalt shingles and chamfered wood porch posts as proposed in Phase 2 is appropriate based on the appearance of similar houses in the historic district.
6. The existing windows are not original. The proposed window casing trim would add appropriate historical detail to the windows. Wood double-hung windows are an appropriate window-type for the house.
7. The proposed half-lite wood front door is appropriate for the style and era of the front porch.
8. The trellis and chamfered wood posts are appropriate on the nonoriginal rear porch, which faces the Lovenia Street r-o-w.



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

**PROPERTY ADDRESS: 801 Eleanor St 37917  
DISTRICT: Fourth and Gill H-1**

**FILE NO.: 6-A-15-HZ**

---

**► STAFF RECOMMENDATION:**

Approval of Phases 1 and 2 with conditions of providing underpinning in the form of landscaping or lattice between porch support pilings; simple wrought iron railings at the front porch stair, and a reduction of the 6x6-inch-square rear porch post dimension as much as possible.

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

Please print all information

1. **NAME OF APPLICANT:** Open Door Architecture, Sean Martin

Address: 1121 Eleanor St. Knoxville, TN 37917

Telephone: (865) 386-8909 E-mail address: sean@opendoorarchitecture.com

Relationship to Owner: Architect

2. **NAME OF OWNER:** Laura Cole / John Gresham

Address: 316 Bob Smith Lane Knoxville, TN 37924

Telephone: 865-414-3803 E-mail address: llcole712@gmail.com

3. **LOCATION OF PROPERTY:**

Address: 801 Eleanor St. Knoxville, TN 37917 Tax ID/Lot/Parcel No: 081MM013

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

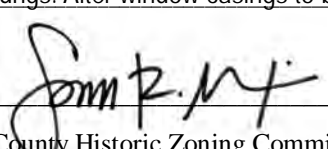
5. **DESCRIPTION OF WORK:** (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

**Proposed Level I repairs include:**

- 1. Repair of deteriorated brick foundation walls after removal of concrete porch. Use historic mortar recipe (9:2:1)
- 2. Repair damaged siding - replace rotten or missing boards with wood boards to match. Paint entire exterior and add alum. gutters.

**Proposed Level II changes include:**

- 1. Remove concrete porch - replace with new wood porch (framing and decking) on new cmu foundation piers with painted parge coat (see phase 1). Piers and floor framing to be built to accommodate construction of future porch roof (see phase 2).
- 2. Wrap back porch columns with new wood fascia (see phase 1) and add trellis for climbing plants (see exterior views).
- 3. Replace windows with wood double-hungs. Alter window casings to be more historically appropriate (see details) (phase 1).
- 4. Replace front door (see phase 1).

6. **SIGNATURE OF APPLICANT:**  Date: June 1, 2015

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.**

<b>FOR STAFF USE ONLY</b>			
Date Received _____	Approved _____	Disapproved _____	Approved As Modified _____
Date Acted On _____			



**EXISTING CONDITIONS:** FRONT ELEVATION (FACING ELEANOR ST.)



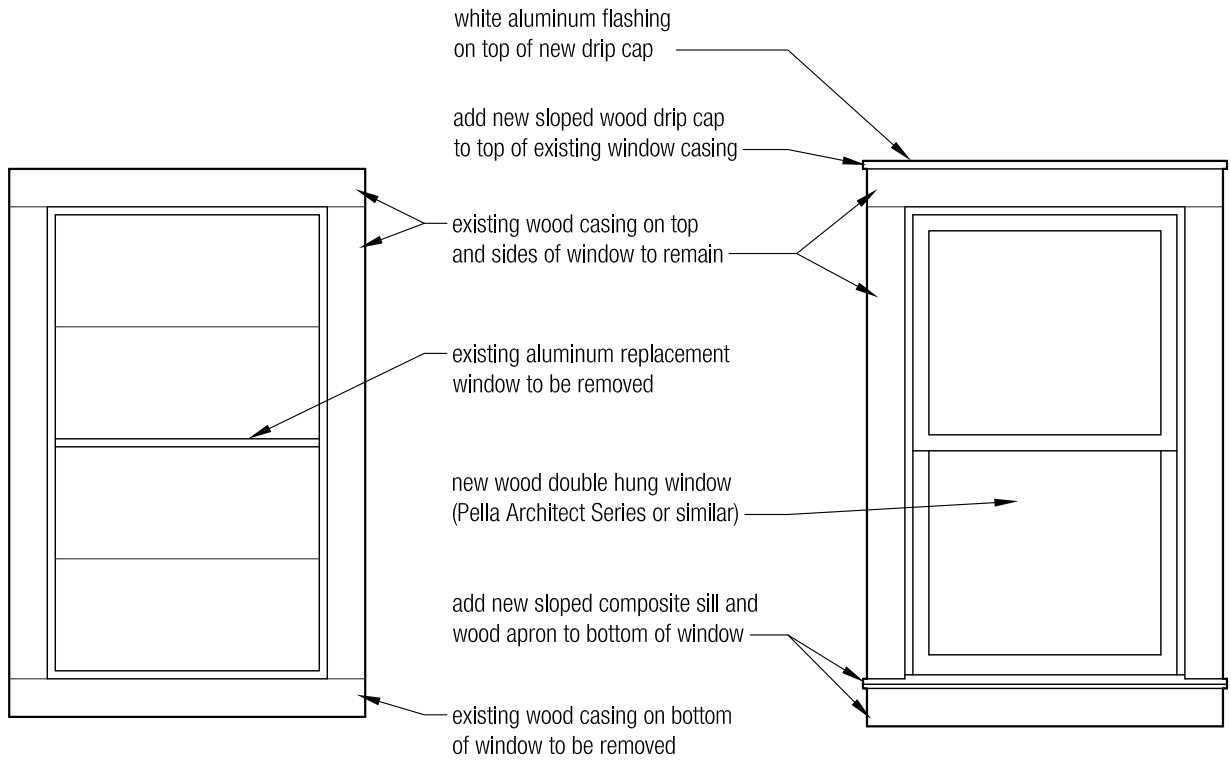


**EXISTING CONDITIONS:** VIEW FROM CORNER OF ELEANOR & LOVENIA

**EXISTING CONDITIONS:** SIDE ELEVATION (FACING LOVENIA ST.)



**note: casing around front door will be modified with a drip cap to match window casings**

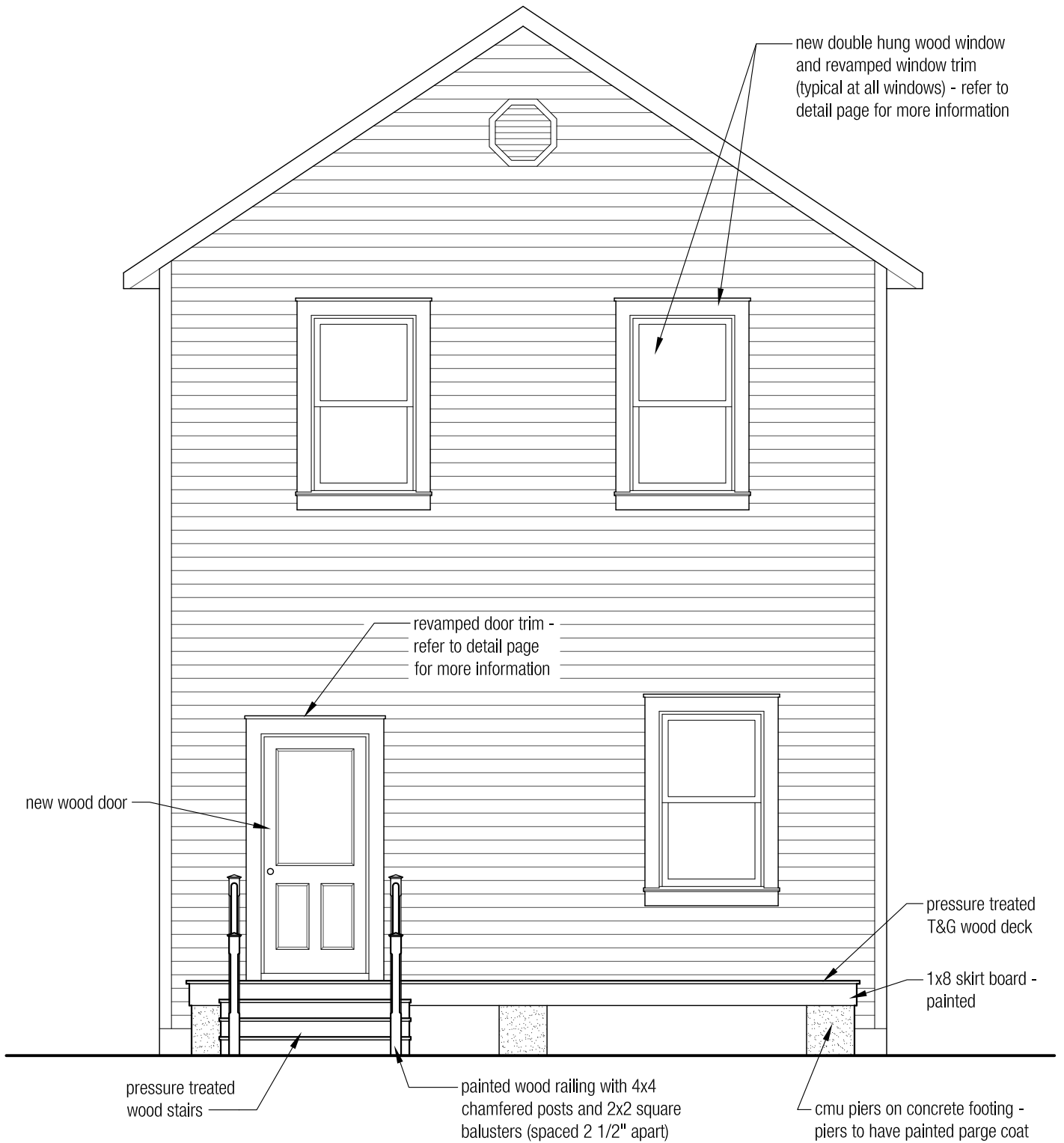


**EXISTING**

**PROPOSED**

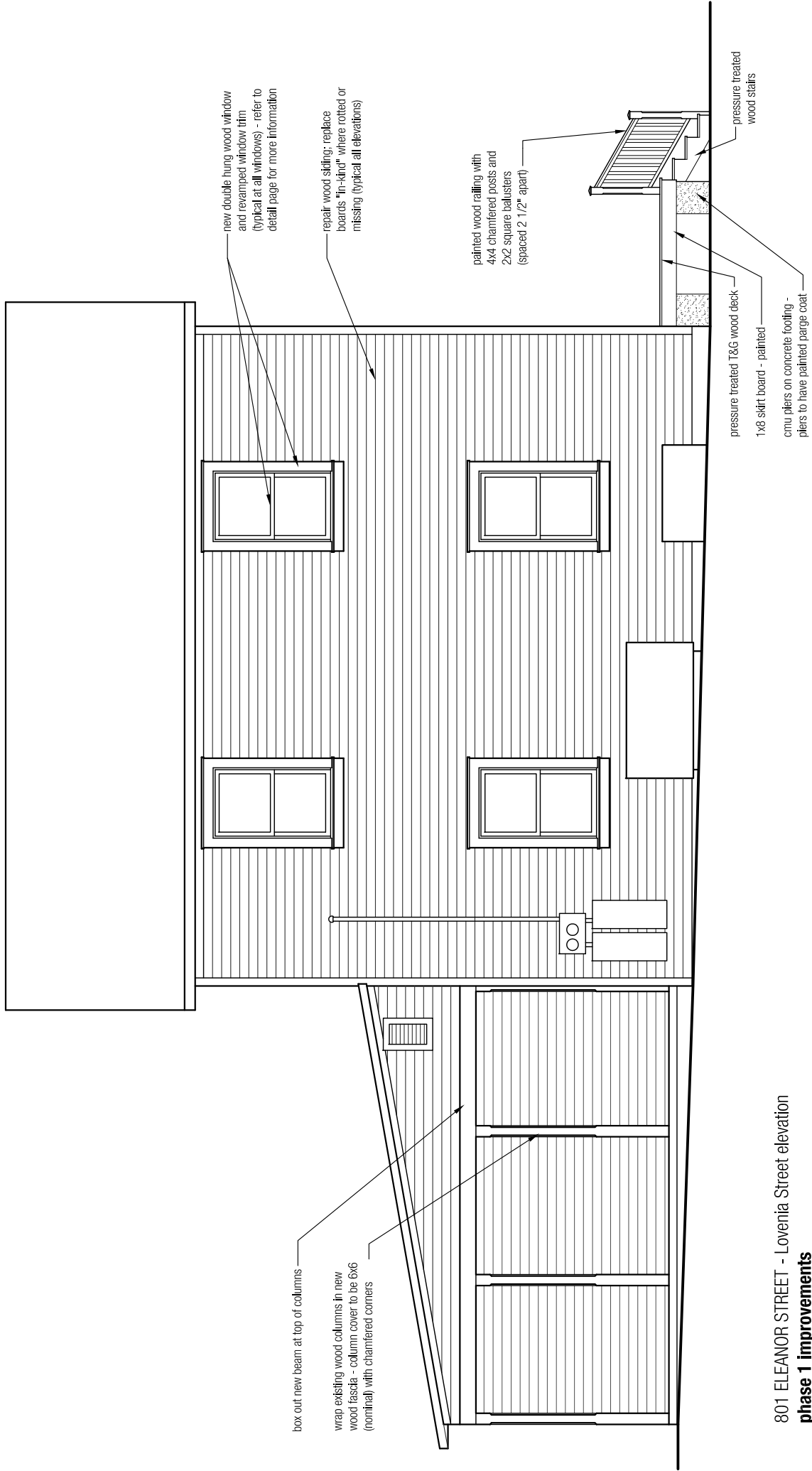
**DETAILS**

WINDOW AND DOOR CASING MODIFICATIONS



801 ELEANOR STREET - Eleanor Street elevation  
**phase 1 improvements**

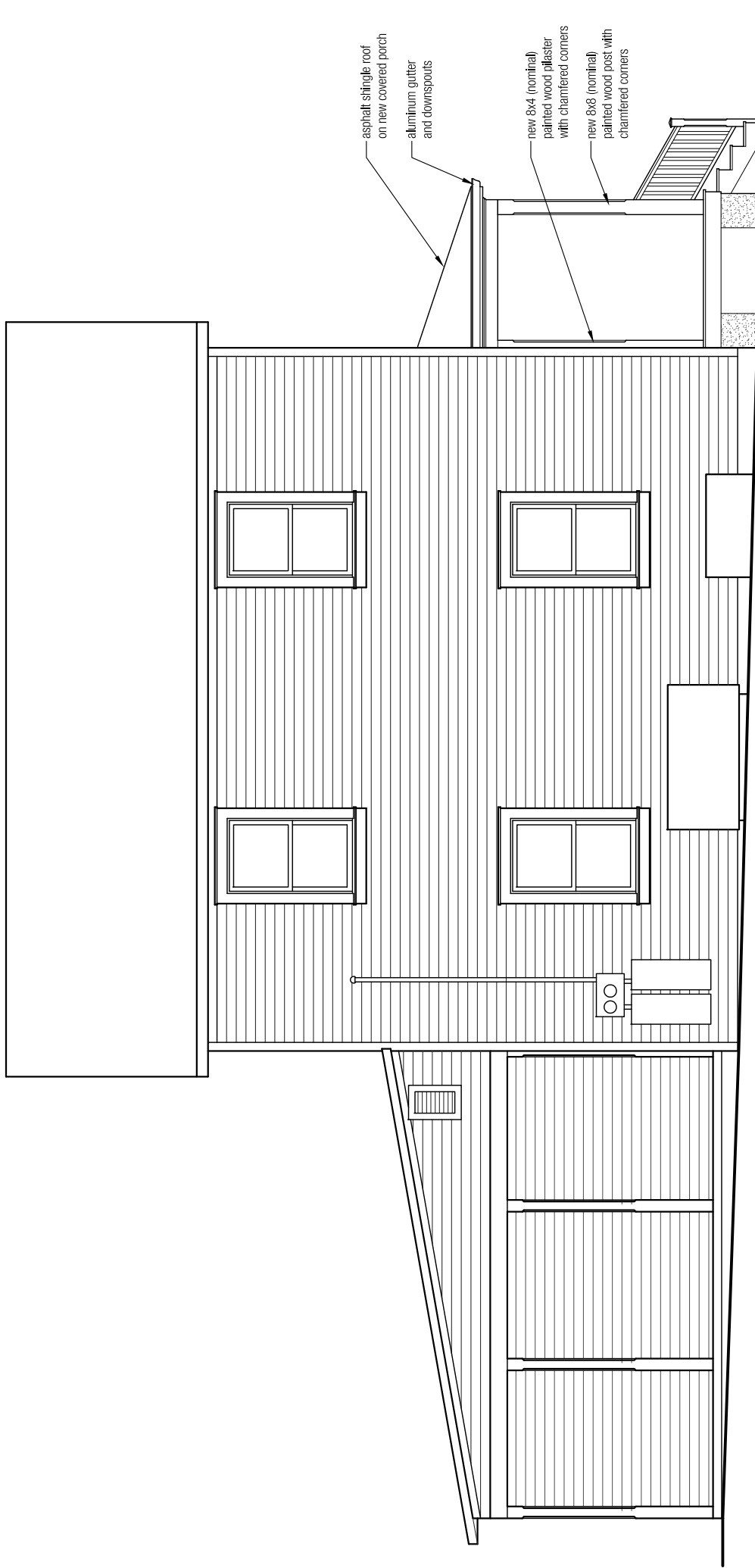




801 ELEANOR STREET - Lovenia Street elevation  
**phase 1 improvements**



801 ELEANOR STREET - Eleanor Street elevation  
**phase 2 improvements**



801 ELEANOR STREET - Lovenia Street elevation  
**phase 2 improvements**



**PHASE 1 IMPROVEMENTS: FRONT ELEVATION**



**PHASE 2 IMPROVEMENTS: FRONT ELEVATION**





**PHASE 1 IMPROVEMENTS: SIDE & REAR ELEVATION**

802 Eleanor St, Knoxville, Tennessee  
Address is approximate

