



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

**PROPERTY ADDRESS:** 1019 Eleanor St  
**DISTRICT:** Fourth and Gill H-1

**FILE NO.:** 8-I-16-HZ

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**MEETING DATE:** 8/18/2016

**APPLICANT:** Bob Whetsel (owner)

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

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**PROPERTY DESCRIPTION:** Queen Ann with Neoclassical influence (c. 1900)

Two-story frame with weatherboard wall covering. Hip roof with lower cross gables, arched one over one attic vent window, partial cornice returns. One-story full front porch with one-half balcony. Round wood columns with Doric capitals on first story and square wood columns on second story. Turned wood balustrade on front porch and balcony. Interior offset rear brick chimney. Brick foundation with lattice panels at front porch. Irregular plan. Cutaway-bay on side elevation. (Contributing)

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► **DESCRIPTION OF WORK:**

Work on front and south side of house:

1. Remove non-original enclosure for staircase between the front porch and the upper porch. Staircase will be replaced with new interior stair. Patch, repair, or provide new wood siding where stair and doorways are removed. Original porch beam at top of wall will be preserved. A new column with scamozzi capital and new wood railing will be built to match the existing porch columns and railings.
2. Remove exterior concrete basement stairs, wood door at bottom of stairs, and small metal roof above stairs on south side.  
Remnants of the original interior basement stair were discovered and a new stair will be constructed in that location. All damaged siding to be patched and repaired in-kind. Add wood steps from the front porch to the south side yard in this location.
- 3.-4. Remove non-original doors to former apartments upstairs and down on front porch. Openings will be filled with wood siding to match existing.

Work on rear of house:

- 5.-6. Partially enclose rear porches, upstairs and down. New walls will have wood siding to match existing.
  7. Remove upper rear deck and staircase - patch porch roof below as required.
  8. Remove non-functioning rear partial staircase downstairs.
  9. Remove single, double hung, vinyl window facing the alley and replace with new wood, double hung, 2-over-2 window to match original windows.
  10. Replace existing back door with door salvaged from front, exterior stair (matches front door).
  11. Remove non-original non-functioning door. Opening will be filled with wood siding to match existing.
  12. Remove single, double hung, 2-over-2 window facing the alley and replace with new pair of wood, double hung, SDL 2-over-2 windows. Move single window from downstairs to upstairs back wall.
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► **APPLICABLE DESIGN GUIDELINES:**

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

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**WINDOWS**

2. Original windows should be reused.

7. It can be appropriate to design and install additional windows on the rear or another secondary elevation. The designs should be compatible with the overall design of the building.

**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.

**WOOD FEATURES**

4. Repair wooden features by patching, piecing-in, or otherwise reinforcing the wood. Repair may also include limited replacement with matching or with other compatible substitute materials, when elements remain and can be copied.

7. An entire wooden feature that is too deteriorated to repair or is completely missing should be replaced in kind. If features are replaced, the materials they are made from should be compatible with the original in size, scale, and material. Replacement parts should be based on historical, pictorial, and physical documentation.

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**COMMENTS:**

**STAFF FINDINGS:**

1. The restoration of the front porch will be based on documentation provided by physical evidence as the design guidelines recommend.
2. Staff believes the installation of the twin double-hung windows in wood in place of the single window will not compromise any important character-defining elements of the house. The early or original window will be reused as the guidelines recommend.
3. The window to replace the vinyl window at the lower rear level of the house will be a wooden SDL 2/2 double-hung window.
4. It appears that the first and second-level porch spaces have been altered from the original configuration of the house. The 1917 Sanborn map indicates that there was a one-story rear portion, but the current one-story rear portion appears to be smaller. The one-story rear porch is now longer extant. The upper level recess that is proposed to be filled in could be original or partially original.

▶ **STAFF RECOMMENDATION:**

Staff recommends approval of the proposal with the condition that a trim piece equal to the existing corner board be retained in the location of the right-hand side of the upper-level rear recess to indicate where it was originally located.

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

Please print all information:

1. NAME OF APPLICANT: Bob Whetsel  
Address: 1015 Luttrell St., Knoxville, TN. 37917  
Telephone: 865-740-2769 E-mail address: bobwhetsel@comcast.net  
Relationship to Owner: Owner

2. NAME OF OWNER: Bob Whetsel  
Address: 1015 Luttrell St., Knoxville, TN. 37917  
Telephone: 865-740-2769 E-mail address: bobwhetsel@comcast.net

3. LOCATION OF PROPERTY:  
Address: 1019 Eleana St. Tax ID/Lot/Parcel No: 081MH013

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; renewal of COA
- Level II Major replacement of materials or architectural elements; construction of addition or onbuilding
- 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.)

Converting Duplex back to single family  
home as originally constructed.  
See attachments for detail of intended  
work.

6. SIGNATURE OF APPLICANT: [Signature] Date: 7-29-2016

Return application to: MPC, Knoxville/Knox County Historic Zoning Commission, Snite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902 or Fax: 865-215-2068. **Incomplete applications will not be accepted.**

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



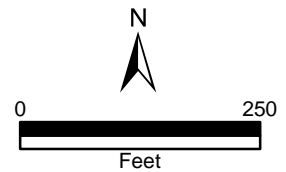
**8-I-16-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**1019 Eleanor St**  
**Fourth and Gill H-1**

Original Print Date: 8/9/2016  
 Metropolitan Planning Commission - City / County Building - Knoxville, TN 37902

Petitioner: Bob Whetsel





1917 Sanborn Map indicating 1019 Eleanor as 1119 Eleanor. The porch is shown wrapping around to the south. A one-story addition and a one-story porch that are no longer extant are indicated in the rear.

### Knoxville – 1917 – Sheet 76

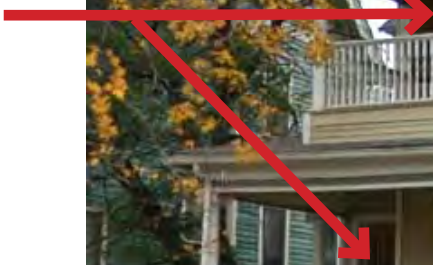


(Larger context 1917 Sanborn map)





1



1  
(alternate view)

2



3  
(door beyond)

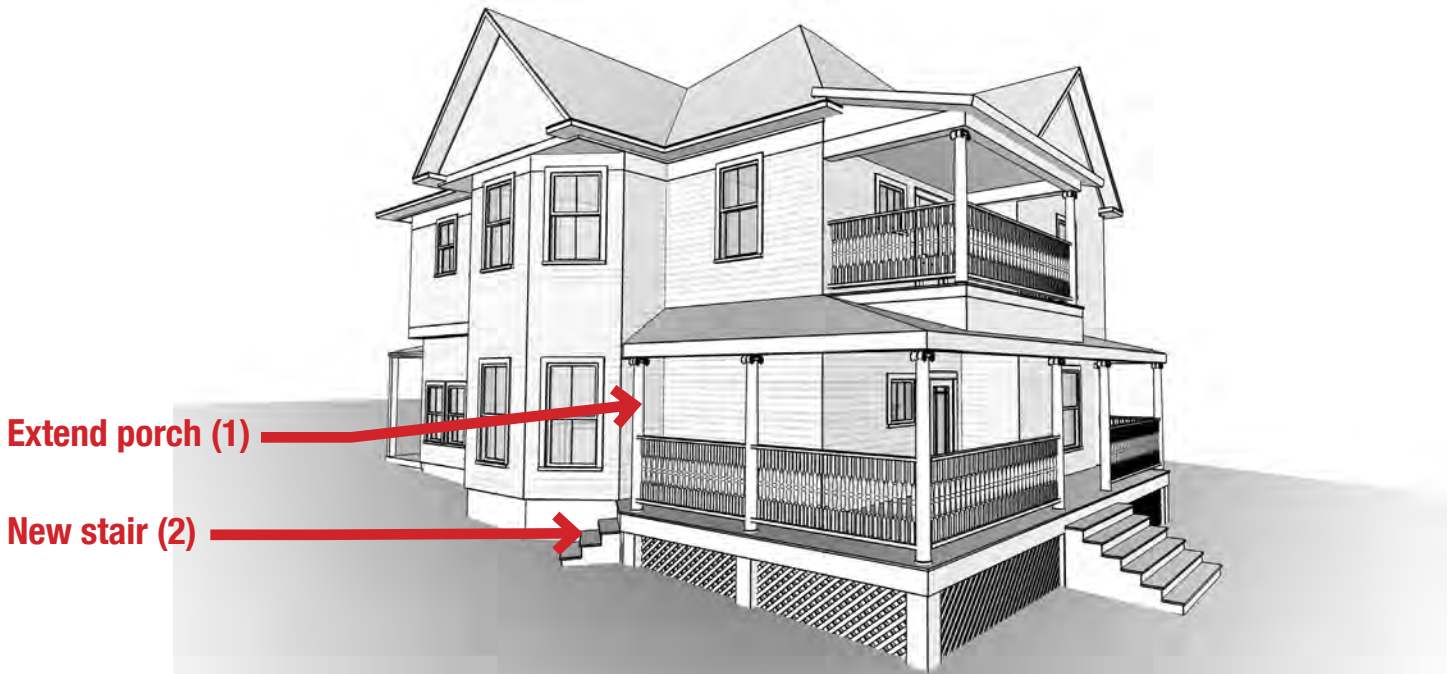
4



**FRONT OVERVIEW**

NUMBERS INDICATE PROPOSED CHANGES  
(DETAILED ON SUBSEQUENT PAGES)

- 1** Remove non-original, partially open-air staircase between the front porch and the upper porch. Staircase will be replaced with new interior stair. Patch, repair, or provide new wood siding where stair and doorways are removed. Original porch beam at top of wall will be preserved. A new column with scamozzi capital and new wood railing will be built to match the existing porch columns and railings.
- 2** Remove exterior concrete basement stairs, wood door at bottom of stairs, and small metal roof above stairs. Remnants of the original interior basement stair were discovered and a new stair will be constructed in that location. All damaged siding to be patched and repaired in-kind. Add wood steps from the front porch to the side yard in this location.

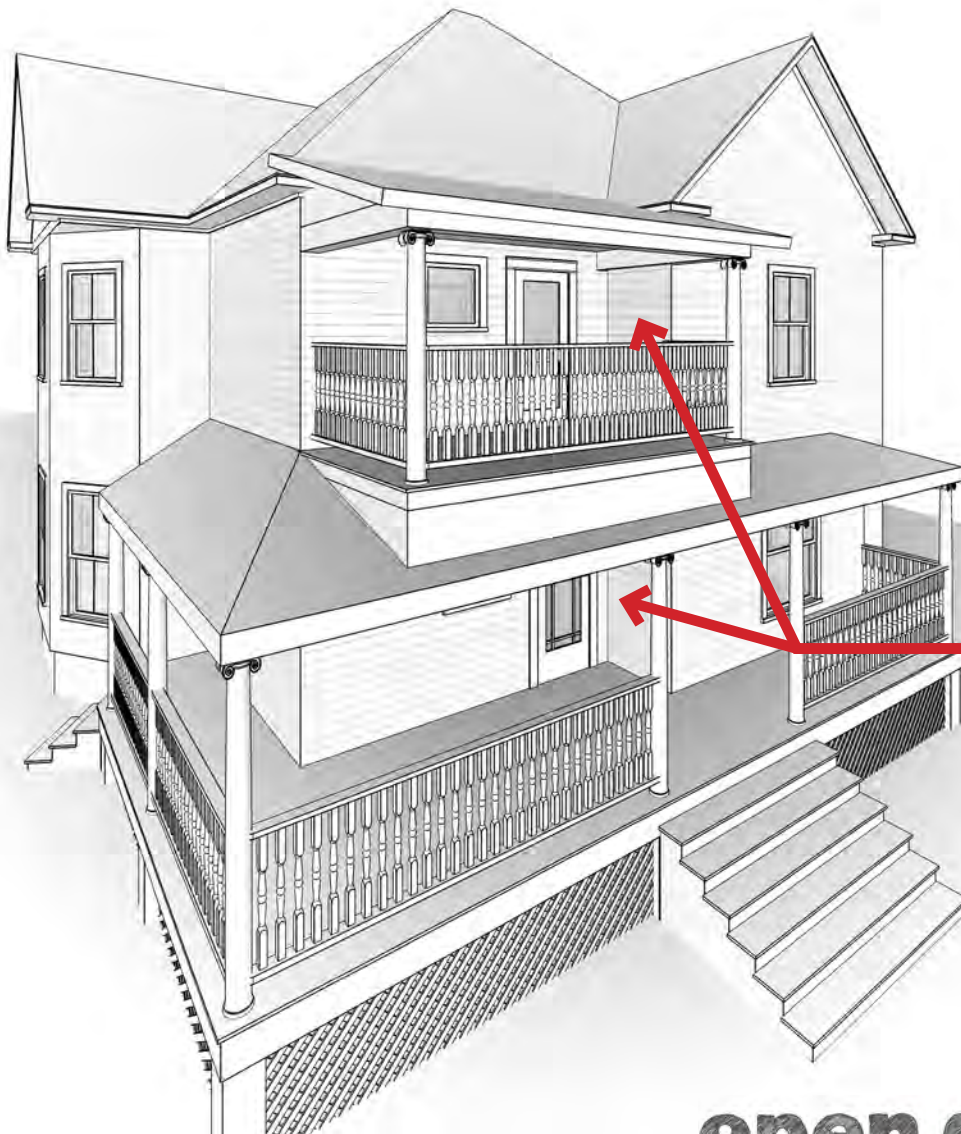




**3,4** Remove non-original doors to former apartments upstairs and down. Openings will be filled with wood siding to match existing.



**Remove**



**Fill openings with wood siding to match existing**



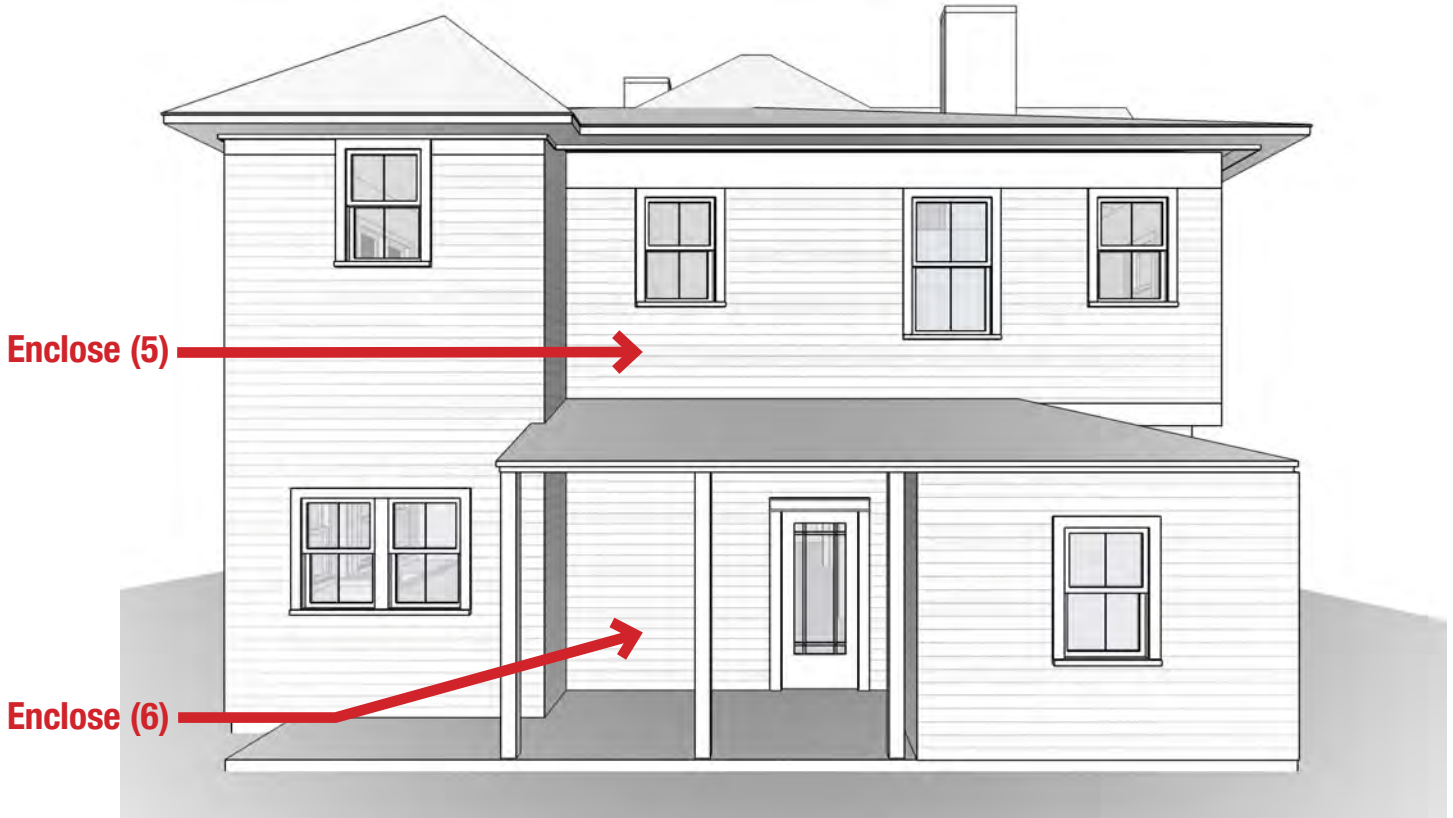


## BACK OVERVIEW

NUMBERS INDICATE PROPOSED CHANGES  
(DETAILED ON SUBSEQUENT PAGES)

**5,6** Partially enclose porches, upstairs and down. New walls will have wood siding to match existing.

**7,8** (7) Remove upper deck and staircase - patch porch roof below as required. (8) Remove non-functioning, partial staircase downstairs.



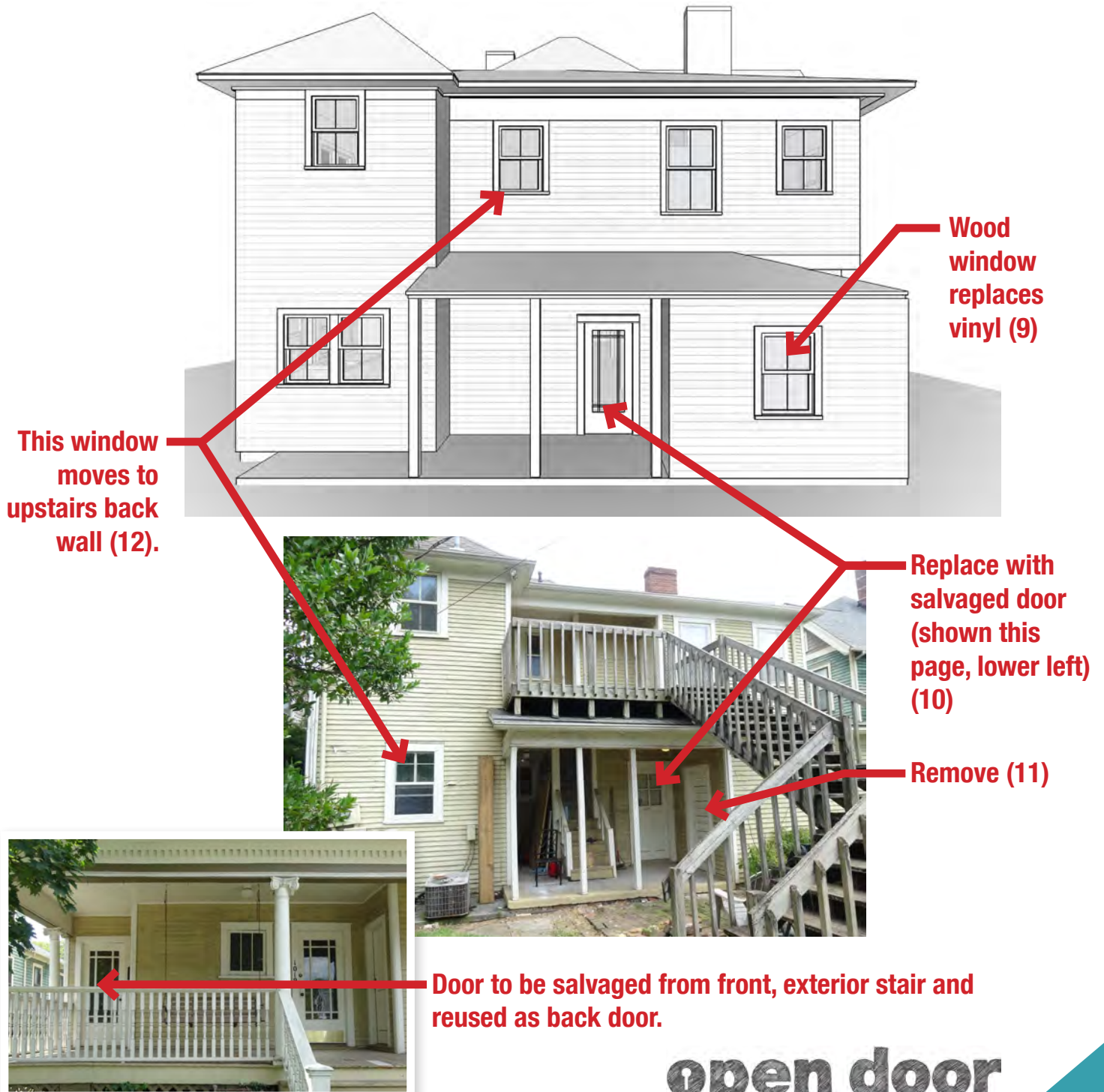


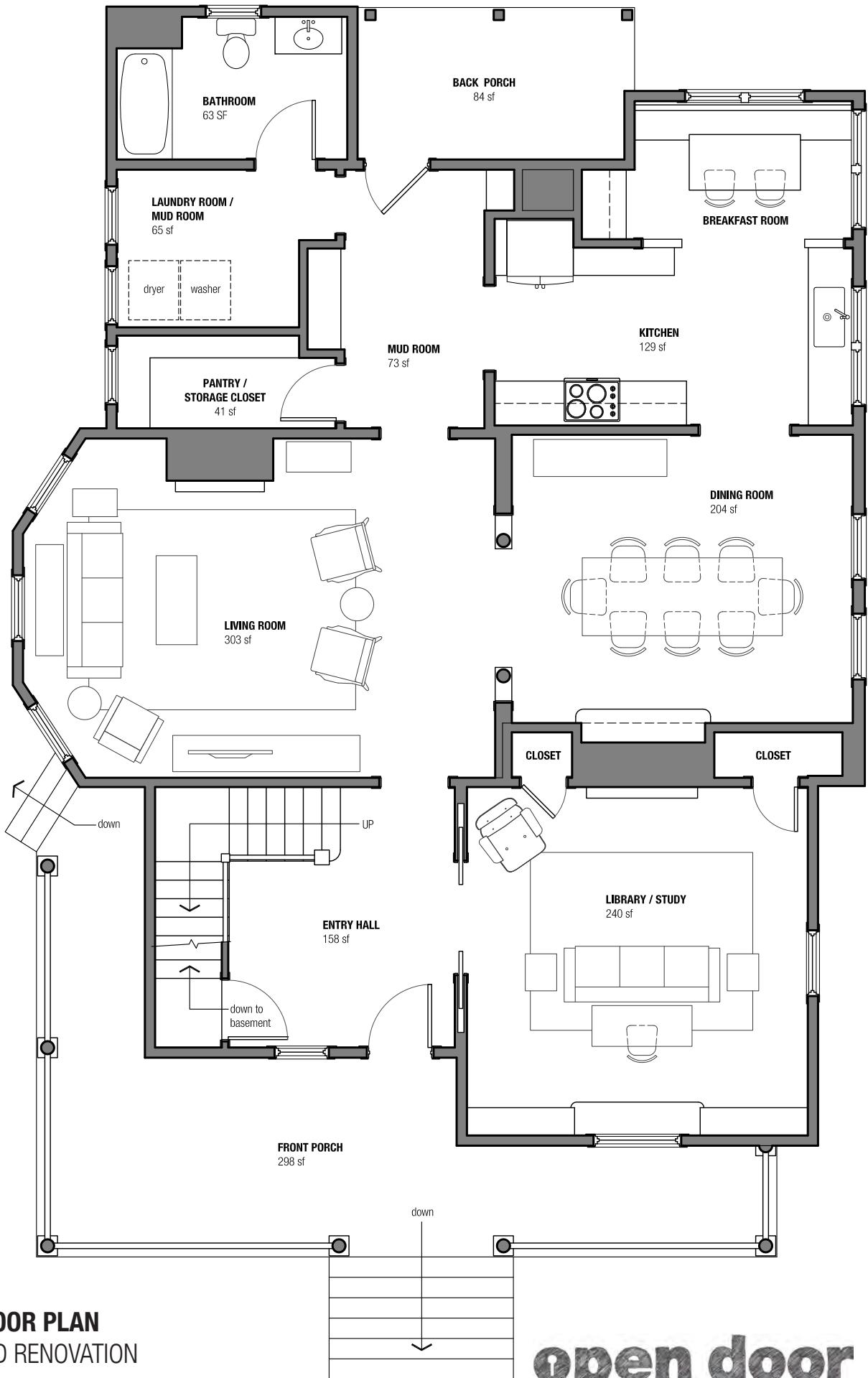
**9** Remove single, double hung, vinyl window facing the alley and replace with new wood, double hung, 2-over-2 window to match original windows.

**10** Replace existing back door with door salvaged from front, exterior stair (matches front door).

**11** Remove non-functioning door. Opening will be filled with wood siding to match existing.

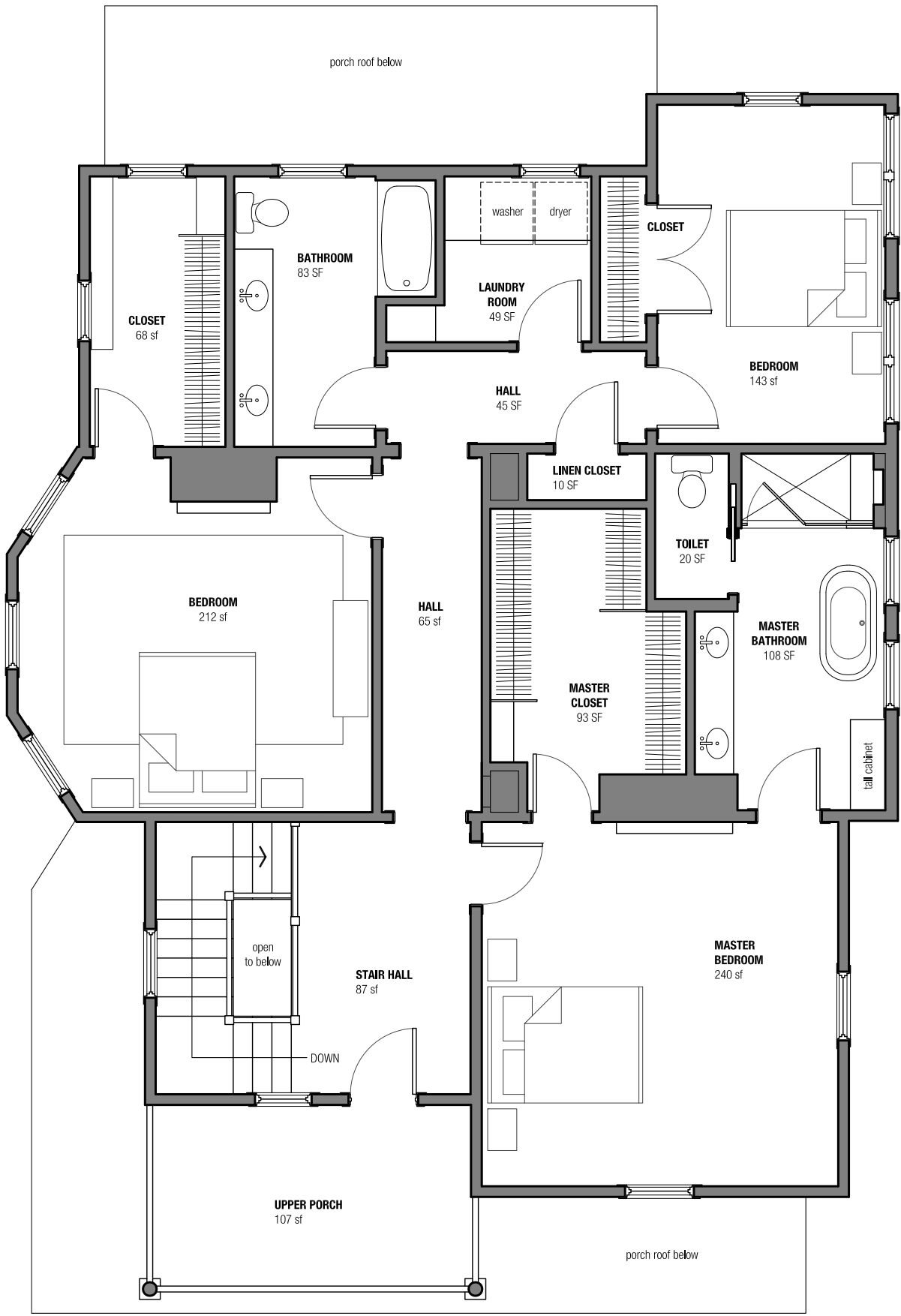
**12** Remove single, double hung, 2-over-2 window facing the alley and replace with new pair of wood, double hung, 2-over-2 windows. Move single window from downstairs to upstairs back wall.





**FIRST FLOOR PLAN**  
 PROPOSED RENOVATION



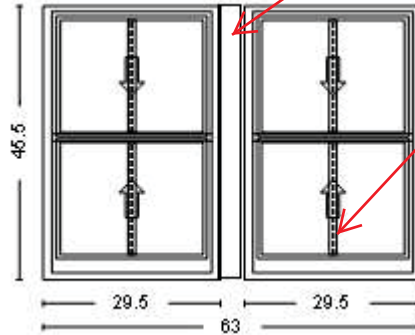


**SECOND FLOOR PLAN**  
 PROPOSED RENOVATION

# Customer Approval Form:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

DOUBLE WINDOW



center mullion will be 4" to match adjacent existing double windows

Pella's "Integral Light Technology Grille" (1 1/4" size) will be used. Wood grilles are permanently bonded to the interior and exterior of the glass, with a spacer bar between the glass panes (called "Simulated Divided Light" by other manufacturers).

Viewed from the Exterior

Quote Number: 8126368

Line Number: 10

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Architect, 2-Wide Double Hung, 63 X 45.5

Rough Opening: 63.75" X 47.375"

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual\*\* responsible for the project and are not intended to create any warranty or other liability. The user\*\* is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.  
\*\* building owner, architect, contractor, installer and/or consumer



Quote Name: WOOD DOUBLE HUNG

Project Name: SEAN MARTIN

Jobsite Location: ,

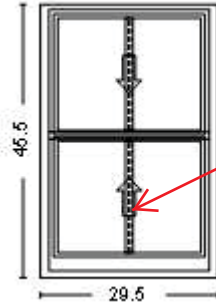
Room Location: None Assigned

Sales Branch Location: 33700 Pella W & D of TN, Inc.

# Customer Approval Form:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

SINGLE WINDOW



Pella's "Integral Light Technology Grille" (1 1/4" size) will be used. Wood grilles are permanently bonded to the interior and exterior of the glass, with a spacer bar between the glass panes (called "Simulated Divided Light" by other manufacturers).

Viewed from the Exterior

Quote Number: 8126368

Line Number: 15

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Architect, Double Hung, 29.5 X 45.5

Rough Opening: 30.25" X 47.375"

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual\*\* responsible for the project and are not intended to create any warranty or other liability. The user\*\* is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.  
\*\* building owner, architect, contractor, installer and/or consumer



Quote Name: WOOD DOUBLE HUNG

Project Name: SEAN MARTIN

Jobsite Location: ,

Room Location: None Assigned

Sales Branch Location: 33700 Pella W & D of TN, Inc.