



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

**PROPERTY ADDRESS:** 209 W Glenwood Ave 37917

**FILE NO.:** 10-G-16-HZ

**DISTRICT:** Old North Knoxville H-1

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**MEETING DATE:** 10/20/2016

**APPLICANT:** Tim Sparer Cathy Shuck (owners)

**LEVEL OF WORK:** Level II. Construction of addition

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**PROPERTY DESCRIPTION:** Craftsman (c. 1915)

One-and-a-half story frame with siding on first story and wood shingles on the second story. Side-gabled roof with shed dormer over balcony, asphalt shingle roof. One-story, one-bay full front porch with square columns, and sawn wood balustrade. Two brick chimneys, one interior and one interior offset. Rectangular plan. (Contributing)

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► **DESCRIPTION OF WORK:**

Construct addition of approximately 170 square feet on rear elevation of house. The addition will include interior space as well as a wood frame porch landing. Two original 8/1 windows will be removed from the west rear of the house to accommodate the addition. The bank of four small wooden replacement casement windows will match the existing windows on the east side of the house in size and muntin configuration of 2/2 with simulated-divided-lights. The window casing and sills will match existing. One of the removed original windows will be re-used on the east side of the new "mud room." The exterior materials are to match those on the existing house: wood siding, cedar shakes, and asphalt roof shingles. The roof pitch of the addition will match and tie into the existing. The roof overhang and fascia board will match existing. The new roof will overhang the stair landing area creating a covered recess with exposed rafters over the rear door. On the west side of the house, the new roof overhang will tie into the existing wall projection. The corners of the new lap siding on the rear will be mitered to match the existing siding on the west side. The stair landing will have a wood board floor and the 2x2 balusters will be set into the top and bottom rails. A wooden replacement door to replace the non-original c.1970s rear door will have 9 lights in the top portion.

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► **APPLICABLE DESIGN GUIDELINES:**

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

L. Additions p. 28

1. Locate exterior additions at the rear of or on an inconspicuous side of a historic building . . . using appropriate proportions.
  2. Additions shall be designed so that they can be removed without destroying the form of the historic building
  3. Do not cause a loss of historic character through a new addition.
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**COMMENTS:**

**STAFF FINDINGS:**

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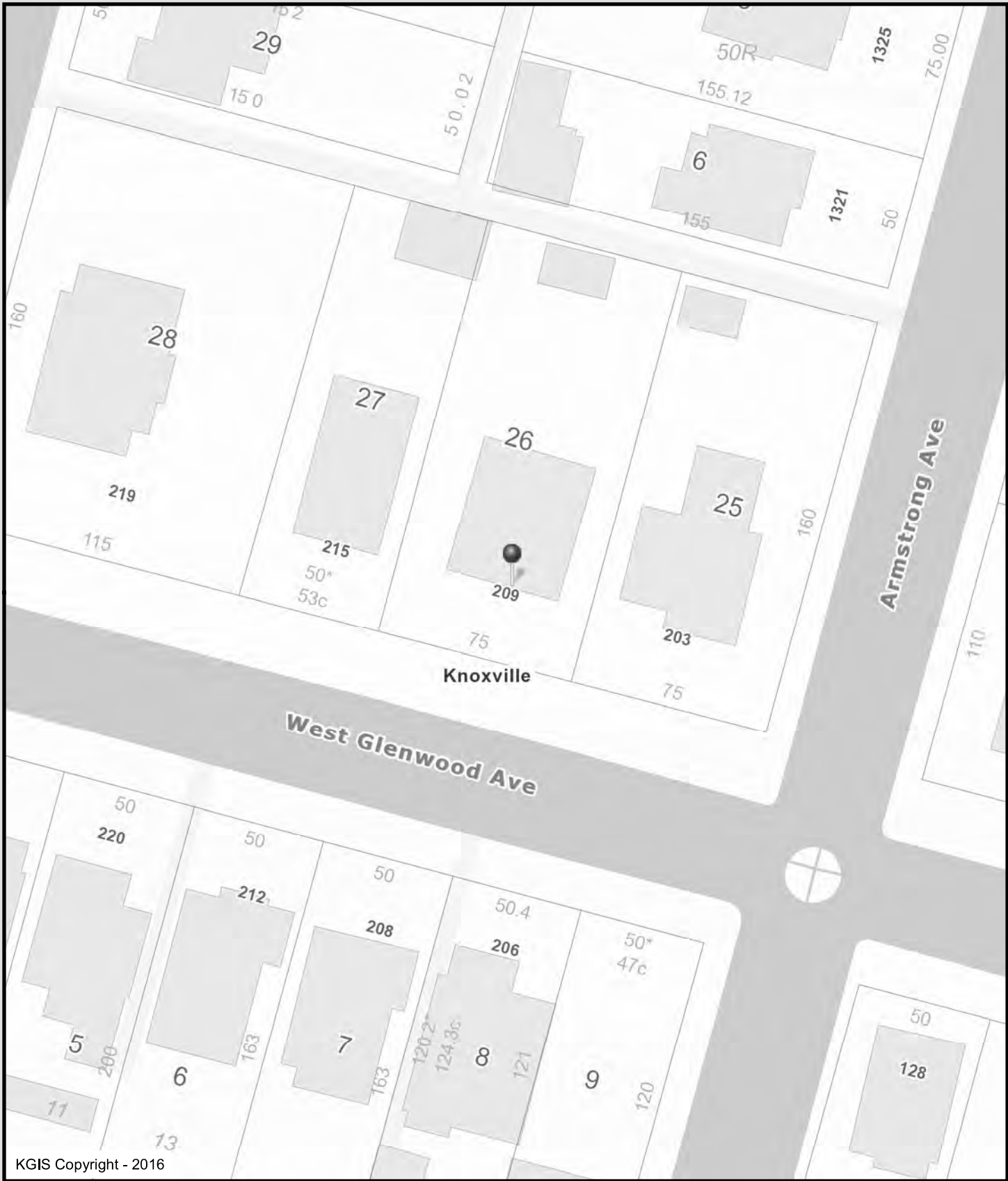
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**DISTRICT: Old North Knoxville H-1**

- 1) The house is Craftsman-style house and is a contributing resource within the Old North Knoxville Historic District.
- 2) The proposed addition will not be visible from the front and only slightly from the west side. It will be fully visible from the public alley.
- 3) The eastern-most portion of the rear of the house has been altered, as it was formerly a porch which is now enclosed with siding and contains two non-original double-hung windows.
- 4) The western-most portion of the rear of the house has not been altered and contains two original 8/1 windows.
- 5) Since the two original windows proposed to be removed are of an unusual size and configuration unique to this house, it's staff's opinion that they are character-defining. One of the two original windows will be re-used on the east side of the mud room.
- 6) All materials listed are authentic and are to match existing. The use of simulated-divided-light wood windows is appropriate.
- 7) The bank of wooden 2/2 windows on the back to match those on the west side of the house is appropriate for the style of the house.
- 8) The proposed roof is of appropriate pitch to blend with the existing, and the exposed rafters at the porch landing is appropriate.
- 9) The proposed wooden replacement door for the back, with its multi-lights, and the wooden landing are of appropriate design and material for the house. The current back door is non-original possibly dating to the 1970s.

**► STAFF RECOMMENDATION:**

Staff recommends approval of the addition.

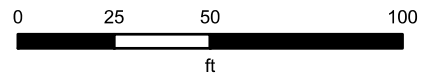


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**209 E. Glenwood Avenue**  
 Old North Knox H-1

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**Knoxville - Knox County - KUB Geographic Information System**



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**Project Narrative (209 West Glenwood Ave):**

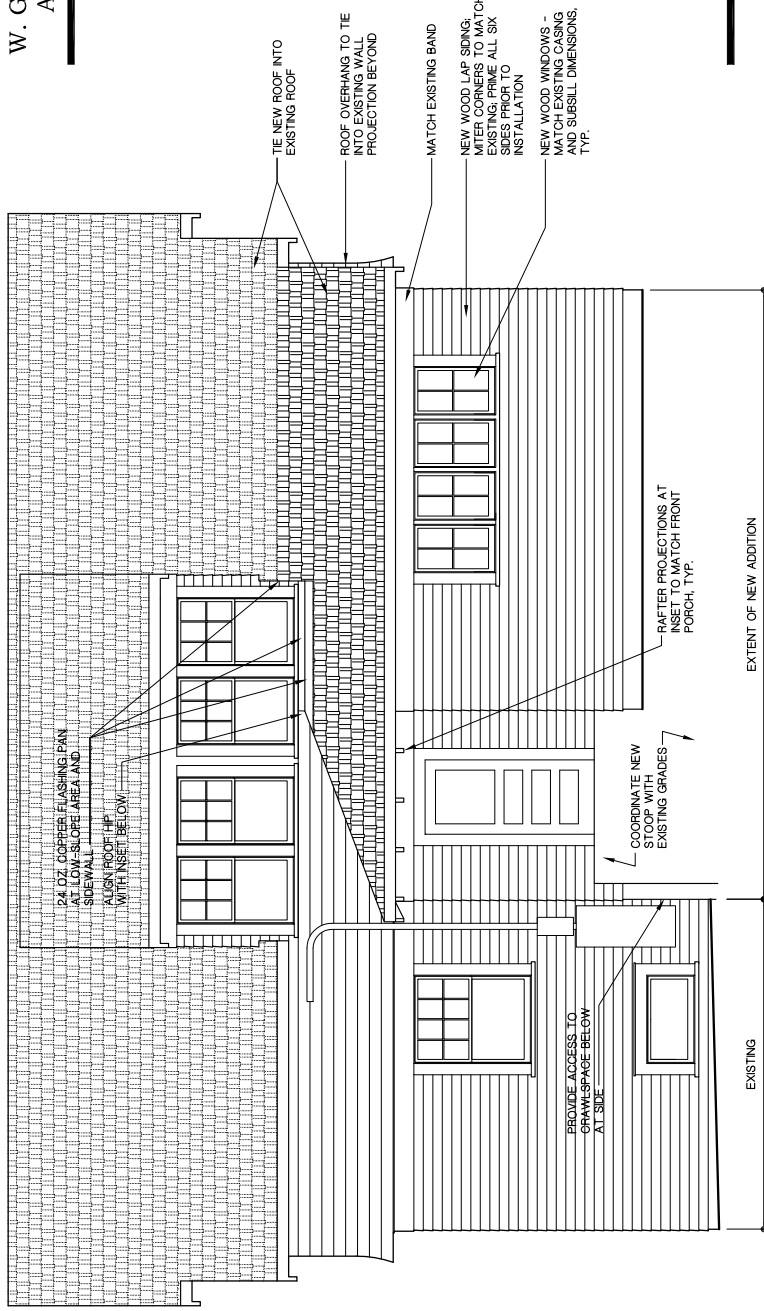
The project is an addition of approximately 170 square feet to rear of the home. See attached dimension elevation drawings by architect Arin Streeter and drawing showing addition to footprint. The addition will not be visible from the street.

The addition will include a new kitchen, mud room, and small back porch. Exterior materials will be chosen to match the existing structure, e.g. poplar siding, cedar shakes, and dimensional roof shingles. Per the design guidelines, new windows will be wooden (SDL) and will be the same pane division as windows in the existing kitchen (east side of house), which is not being modified. The new roof will continue the existing roof line. The roof line will carry over the back entrance to shelter a small porch. The porch will be wooden and up to code.



209

W. GLENWOOD AVENUE



ELEVATION

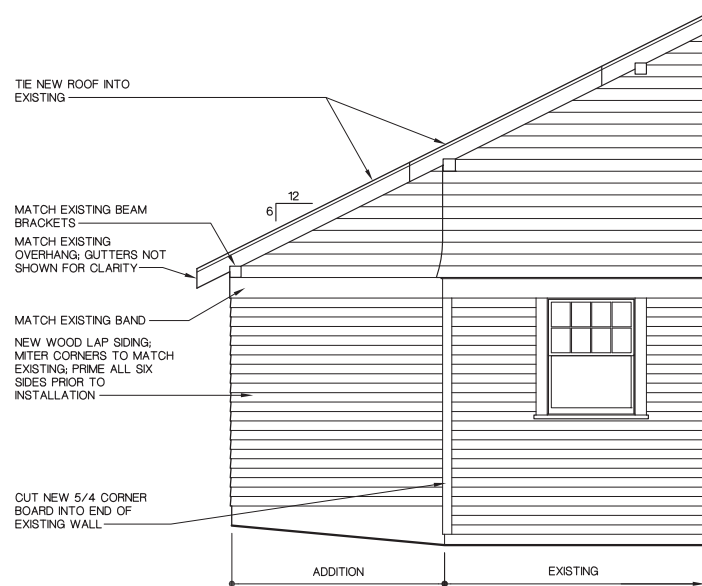
1 REAR ELEVATION  
B 1/4" = 1'-0"

B

MAY 6, 2008 FOR ESTIMATING

209

W. GLENWOOD  
AVENUE



ELEVATION

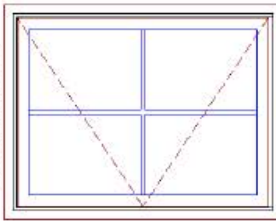
**1** REAR ELEVATION WEST ELEVATION  
**C** 1/4" = 1'-0"

MAY 5, 2015  
FOR ESTIMATING

C



Built around you.



As Viewed From The Exterior

**MO** 39 5/8" X 49 7/8"

**FS** 36" X 48 1/16"

**RO** 37" X 48 9/16"

Primed Pine Exterior	19.85
Primed Pine Interior	19.85
Wood Ultimate Casement - Left Hand CN 3648	
Rough Opening w/ Sub sill 37" X 48 9/16"	
Frame Size w/ Sub sill 36" X 48 1/16"	475.55
IG - 3/4 in - 1 Lite LoE 272 w/Argon	
7/8" SDL - With Spacer Bar	
Rectangular - Special Cut 2W2H	
Primed Pine Ext - Primed Pine Int	79.38
Ogee Glazing Profile	
Standard Bottom Rail	
Beige Weather Strip	
White Folding Handle	
White Multi - Point Lock	
Aluminum Screen	
White Surround	
Charcoal Fiberglass Mesh	
4 9/16" Jamb	
BMC	
Standard Sub sill	
No Installation Method	

Each window: approximately 23in x 29in  
 Total Size of casements across the back: 95in across 30in up



Existing back of the house



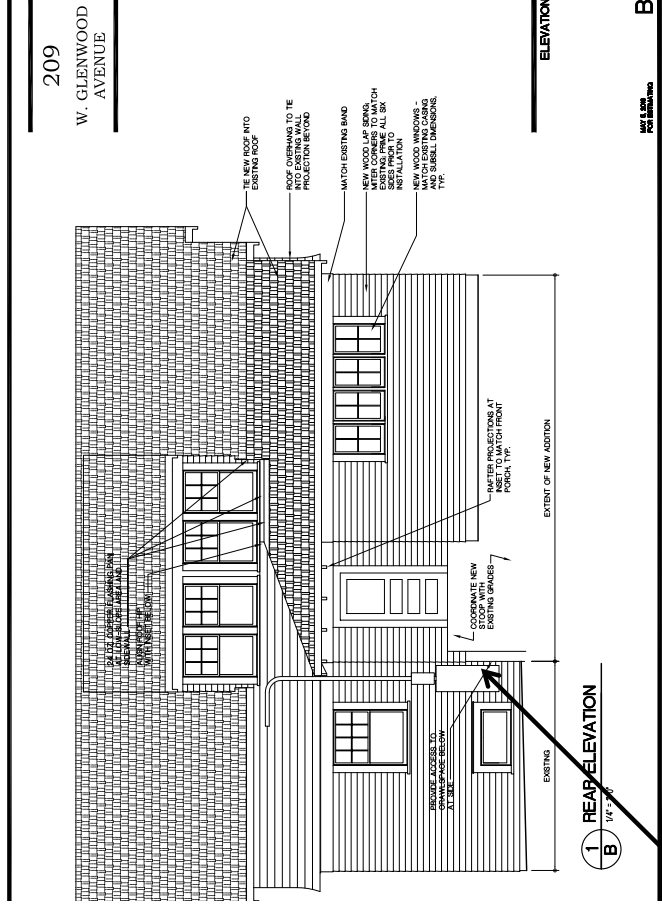
Original double hung windows with modern storms windows



Non-historic windows and door (former back porch)



Existing back of the house (from the utility line over)



Proposed finished view of the house

This is where the modifications will be made. The rest of the house is unchanged

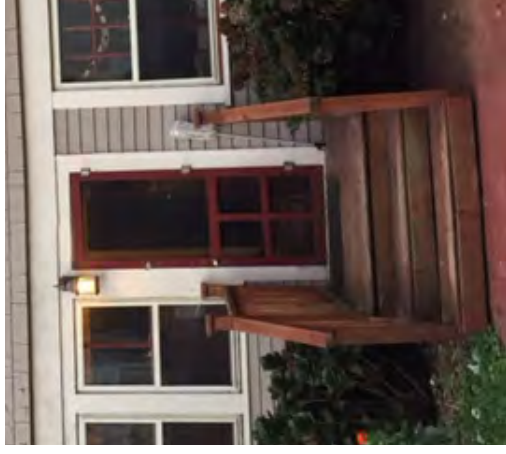


Side view of the house. Triple casements will be matched as replacements for the original windows in the back of the house. The replacement windows in the back will be simulated divided light (SDL) wood replacements.

This is the replacement back door to match historic panes



Replacement stoop will be a similar dimension with wooden slats to meet code.



Lot information for 209 West Glenwood Ave



Proposed addition





209 W. Glenwood Ave. – Front facade



209 W. Glenwood Ave. – Rear façade looking southwest



209 W. Glenwood Ave. – Rear façade looking southeast