



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

PROPERTY ADDRESS: 805 Eleanor St 37917

FILE NO.: 6-A-17-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 6/15/2017

APPLICANT: Jeff Rusk (owner)

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

PROPERTY DESCRIPTION: Queen Anne Cottage (c. 1890)

One-and-one-half-story frame with weatherboard wallcovering. Hip roof with lower cross front gable and dormer, imbricated rectangular and diamond-shaped shingles in gables. Canted bay under front porch gable. Asphalt shingle roof covering, Eastlake-style bargeboard (now missing), cornice returns, and arched attic window in dormer gable. One-over-one replacement windows. One-story full facade front porch supported by round-tapered wooden columns with Ionic capitals and square bases, replacement 2x2 wooden balustrade, tongue-and-groove flooring and beadboard ceiling. Interior offset brick chimney on south side. Brick foundation. Irregular plan. Transom at front entry. (Contributing)

► **DESCRIPTION OF WORK:**

Remove non-original window on rear and replace with a pair of 90"-high x 28"-wide wood doors each framing a ~3/4 rectangular glass panel and having a recessed, molded square panel at bottom. Doors to have 1"x4.5" wood trim on each side and a 4.5" to 6" wood header. The opening for the doors will align with the outside edge of the existing window opening and extend no closer than 30" to the north corner of the house. The is to serve as the landing. The existing tiled patio is to be raised so that only one 4" to 6" step is needed. The existing HVAC unit is proposed to be located to the south side of the house and screened with white picket fencing and landscaping similar to the current screening.

► **APPLICABLE DESIGN GUIDELINES:**

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

WINDOWS

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

ADDITIONS

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.

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

4. Secondary entrances should be compatible with the originals in size, scale or materials but should not give the appearance of a primary entrance.

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.



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MECHANICAL SYSTEMS

1. Heating and cooling units should be located where they are not visible from public rights-of-way, and should be screened with shrubbery or fencing and located on sides of 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 or distinctive architectural features should be avoided when possible.

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

10. Wherever possible, new additions or alterations to a 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 c.1890 Queen Anne cottage is a contributing resource within the Fourth and Gill H-1 Historic District.
- 2) The proposed additional double-leafed doors would not be visible from the street r-o-w, but would be visible from the alley.
- 3) The window opening that would be eliminated by the proposed double-leafed doors appears to be original; however, the window is a replacement.
- 4) The rear façade and its original fenestration have been altered by an addition that was constructed before the H-1 Overlay was established. The addition intersects the rear façade abutting the subject window opening. The addition had rendered the window to be inappropriately located in a corner.
- 5) The Secretary of Interiors Standards state: "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 or distinctive architectural features should be avoided when possible." Although the window opening appears to be original, its appearance has been altered by an addition, and staff believes that it is not a distinctive architectural feature and or retain distinguishing original qualities.
- 6) The design guidelines state: "New additions should not cause a lessening or loss of historic character, including the historic building's design, materials, workmanship, location, or setting." Staff believes the addition of the double-doors with the elimination of the original window opening will not cause a lessening or loss of historic character.
- 7) The proposed entrance design is similar in design to that of the front, but doors will be painted instead of stained, will be less ornate, have simpler hardware, and will not feature the top panels or transom that are present at the front entrance. It is not known if the front door is original.

► STAFF RECOMMENDATION:

Approval with the condition that the landing design is submitted for HZC staff and building code approval.

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

Please print all information:

1. APPLICANT NAME: Jeff Rusk
Address: 805 Eleanor St.
Telephone: 865-310-4588 E-mail address: jrusk@comcast.net
Relationship to Owner: Owner

2. OWNER NAME: Jeff Rusk
Address: 805 Eleanor St
Telephone: 865-310-4588 E-mail address: jrusk@comcast.net

3. LOCATION OF PROPERTY:
Address: 805 Eleanor St Tax ID/Lot/Parcel No: 081MM012

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. remove window (not original window) and replace with patio door 96" tall x 64" wide. Includes transom. Landing will be larger than 4'.
2. Add tool closet to side of garage. will not require footers or contact with ground.
3. Close in opening at 800 Eleanor in rear of house. not visible from Alley or Street

6. SIGNATURE OF APPLICANT: Jeff Rusk Date: 5/16/2017
Per: 0920A00438

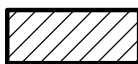
Incomplete applications cannot be accepted.

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			



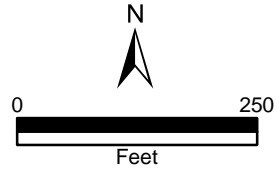
6-A-17-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



805 Eleanor St 37917
 Fourth and Gill H-1

Original Print Date: 6/6/2017
 Metropolitan Planning Commission - City / County Building - Knoxville, TN 37902

Petitioner: Jeff Rusk





805 Eleanor – Patio doors, dimensioned drawing



View of overall wall where doors are proposed to be installed



Close-up view of window to be removed

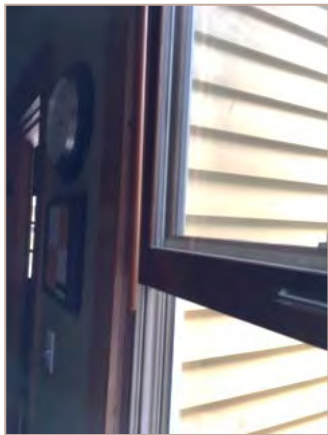
805 Eleanor Street door installation proposal

805 Eleanor Street Patio Doors Proposal



Proposed Outcome (first photo)
Doors to patio with dimensions (left)

Existing Window Photo 1
Interior sash (right)



Existing Window Photo 2
Interior sash and window (left)

Existing Window Photo 3
Exterior up close (right)



Page 2



**Exterior of
window 2**
Showing project
area (left)

**Exterior of
window 3**
Showing more of
project area
(right)



**Front of
house photo**
(left)

**Front door
photo**
(right)



Page 3



**Additional
view of
window area
(left)**

**View of pad
with heat/air
units (right)**

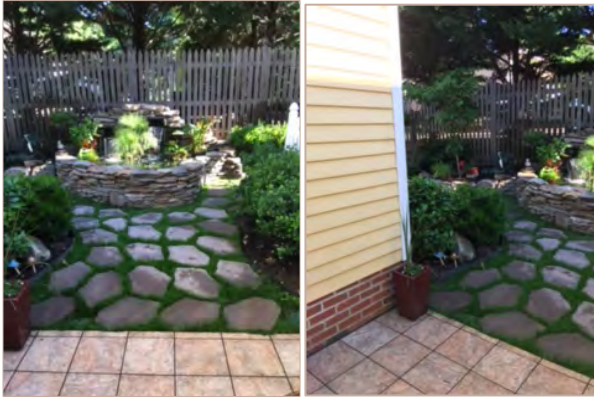


**Back yard view
(left)**

**Existing patio
view 1 (right)**



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**Existing patio view 2
Facing pond (left)**

**Existing patio view 3
Lower level patio
facing left of pond
(right)**



**Existing patio view 4
View from pond to
lower patio area (left)**

**Existing patio view 5
Lower patio with pad
to left and area for
new doors (not in
photo, right)**





Current HVAC unit screening in rear of house



Proposed HVAC unit placement on south looking toward Eleanor