



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

PROPERTY ADDRESS: 809 Eleanor St 37917

FILE NO.: 4-H-18-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 4/19/2018

APPLICANT: Stephanie Drinnen; Scott Redmon (owners)

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

PROPERTY DESCRIPTION: Bungalow (1910s)

Two-story frame with weatherboard wall covering. Low-pitched side-gable roof with asphalt shingles. Replacement windows. One-story full projecting front porch with front gable roof, exposed rafters, truncated splayed wood posts on brick piers, pierced brick balustrade. Currently the gable is covered with horizontal siding, which is covering earlier wood shingle siding. Two interior offset stuccoed chimneys. Brick foundation. Rectangular plan.

► **DESCRIPTION OF WORK:**

Install shingles of "straight-edged" fiber cement board in front porch gable. Removal of a portion of the non-original horizontal board siding reveals wood shingles which previously covered the gable.

► **APPLICABLE DESIGN GUIDELINES:**

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

WOOD

Historic Characteristics

Wood shingles, usually used on second stories or in gables, are no wider than four inches and may have been shaped in fishscale, squared, or diamond patterns.

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.

SECRETARY OF INTERIORS STANDARDS

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

Excerpt from National Park Service's "Standards for Restoration and Guidelines for Restoring Historic Buildings"
"Using traditional materials to depict lost features is always the preferred approach; however, using compatible substitute material is an acceptable alternative in restoration because, as emphasized, the goal of this treatment is to replicate the appearance of the historic building at a particular a time, not to retain and preserve all historic materials as they have evolved over time."



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COMMENTS:

REPLACEMENT MATERIAL CHECKLIST

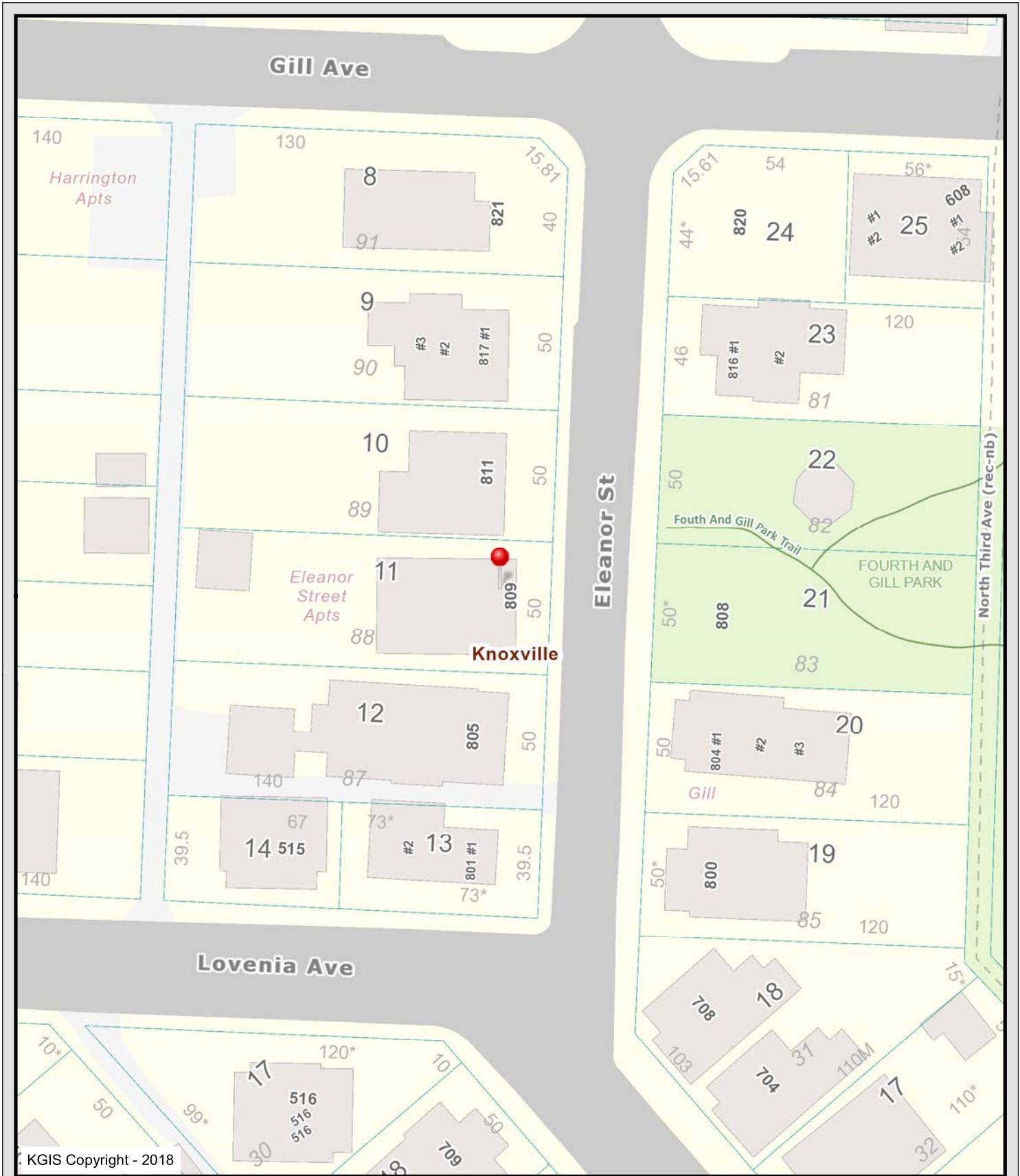
- Does the proposed substitution replicate the original feature?
- What is the visual impact of the new material?
- Is the new material compatible with the existing fabric of the building?
- Can parts of the existing feature be salvaged for reuse elsewhere?

STAFF FINDINGS:

- 1) The houses is a contributing resource in the Fourth and Gill H-1 Zoning Overlay.
- 2) Wood shingles are visible underneath the horizontal wood siding in the front gable of the porch.
- 3) Wood shingles would have been typical in the gable of a Craftsman bungalow porch. The existing shakes provide physical documentation to guide to replicate the size, shape, and texture of new shingles to be installed.
- 4) Fiber cement board shakes have been installed on new renditions of Craftsman houses at 817 Deery and 809 Gratz Street.
- 5) The fiber cement board shakes provide a good rendition of a wood-shingle appearance, moreso than fiber cement board horizontal lap siding. Approval fiber cement board shingles on historic houses would not extend approval to fiber cement board for horizontal lap siding. However, staff believes the proposed fiber cement board shingles are compatible with the early ones in size, scale, and texture.
- 6) Staff believes the existing shingles are too deteriorated to repair, and that it would not be necessary to salvage this material from another source.

STAFF RECOMMENDATION:

Staff recommends approval of the proposal with replication of the existing shingles as closely as possible.

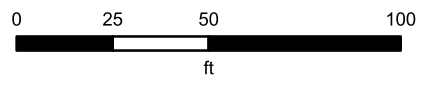


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 Fourth and Gill

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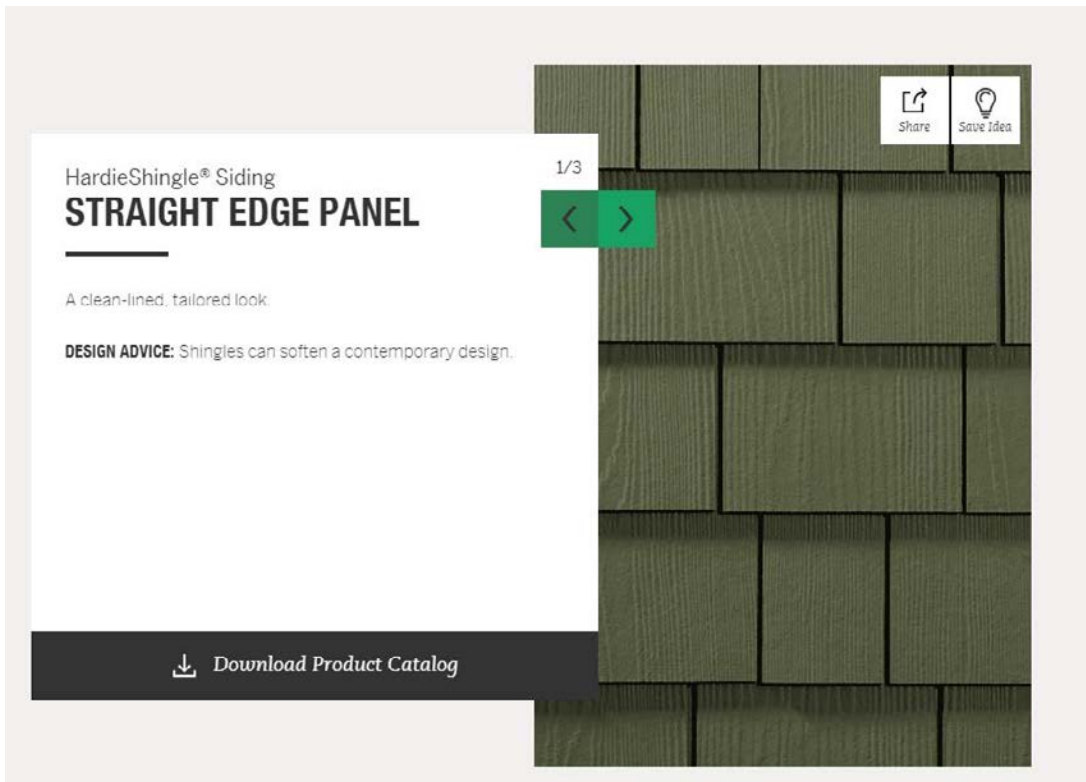
Report a problem



809 Eleanor - Removed siding in front porch gable showing shingles



809 Eleanor- Close-up of shingles in front gable



Straight-edge fiber cement board shingles proposed to be installed



809 Eleanor - photo of fiber cement shingles installed in front gable at 817 Deery (new construction)



RESTORATION the approach



When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

Choosing Restoration as a Treatment

Rather than maintaining and preserving a building as it has evolved over time, the expressed goal of the **Standards for Restoration and Guidelines for Restoring Historic Buildings** is to make the building appear as it did at a particular--and most significant--time in its history. First, those materials and features from the "restoration period" are identified, based on thorough historical research. Next, features from the restoration period are maintained, protected, repaired (i.e., stabilized, consolidated, and conserved), and replaced, if necessary. As opposed to other treatments, the scope of work in **Restoration** can include removal of features from other periods; missing features from the restoration period may be replaced, based on documentary and physical evidence, using traditional materials or compatible substitute materials. The final guidance emphasizes that only those designs that can be documented as having been built should be re-created in a restoration project.

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Identify, Retain, and Preserve Materials and Features from the Restoration Period

The guidance for the treatment Restoration begins with recommendations to identify the form and detailing of those existing architectural materials and features that are significant to the restoration period as established by historical research and documentation. Thus, guidance on **identifying, retaining, and preserving features from the restoration period** is always given first. The historic building's appearance may be defined by the form and detailing of its exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems; and the building's site and setting.

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Protect and Maintain Materials and Features from the Restoration Period

After identifying those existing materials and features from the restoration period that must be retained in the process of **Restoration** work, then **protecting and maintaining** them is addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will

-GUIDELINES-

The Approach

Exterior Materials

[Masonry](#)

[Wood](#)

[Architectural Metals](#)

Exterior Features

[Roofs](#)

[Windows](#)

[Entrances + Porches](#)

[Storefronts](#)

Interior Features

[Structural System](#)

[Spaces/Features/Finishes](#)

[Mechanical Systems](#)

Site

Setting

Special Requirements

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THE STANDARDS

usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

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Repair (Stabilize, Consolidate, and Conserve) Materials and Features from the Restoration Period

Next, when the physical condition of restoration period features requires additional work, **repairing** by **stabilizing, consolidating, and conserving** is recommended. **Restoration** guidance focuses upon the preservation of those materials and features that are significant to the period. Consequently, guidance for repairing a historic material, such as masonry, again begins with the least degree of intervention possible, such as strengthening fragile materials through consolidation, when appropriate, and repointing with mortar of an appropriate strength. Repairing masonry as well as wood and architectural metals includes patching, splicing, or otherwise reinforcing them using recognized preservation methods. Similarly, portions of a historic structural system could be reinforced using contemporary material such as steel rods. In **Restoration**, repair may also include the limited replacement in kind--or with compatible substitute material--of extensively deteriorated or missing parts of existing features when there are surviving prototypes to use as a model. Examples could include terra-cotta brackets, wood balusters, or cast iron fencing.

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Replace Extensively Deteriorated Features from the Restoration Period

In **Restoration**, **replacing** an entire feature from the restoration period (i.e., a cornice, balustrade, column, or stairway) that is too deteriorated to repair may be appropriate. Together with documentary evidence, the form and detailing of the historic feature should be used as a model for the replacement. Using the same kind of material is preferred; however, compatible substitute material may be considered. All new work should be unobtrusively dated to guide future research and treatment. If documentary and physical evidence are not available to provide an accurate re-creation of missing features, the treatment Rehabilitation might be a better overall approach to project work.



In a project at Fort Hays, Kansas, the wood frame officers' quarters were restored to the late 1860s--their period of significance. This included replacing a missing kitchen ell, chimneys, porch columns, and cornice, as well as closing a later window opening in the main block. The building and others in the museum complex is used to interpret frontier history. Photo: NPS files.

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Remove Existing Features from Other Historic Periods

Most buildings represent continuing occupancies and change over time, but in **Restoration**, the goal is to depict the building as it appeared at the most significant time in its history. Thus, work is included to remove or alter existing historic features that do not represent the restoration period. This could include features such as windows, entrances and doors, roof dormers, or landscape features. Prior to altering or removing materials, features, spaces, and finishes that characterize other historical periods, they should be documented to guide future research and treatment.

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Re-Create Missing Features from the Restoration Period

Most **Restoration** projects involve re-creating features that were significant to the building at a particular time, but are now missing. Examples could include a stone balustrade, a porch, or cast iron storefront. Each missing feature should be substantiated by documentary and physical evidence. Without sufficient documentation for these "re-creations," an accurate depiction cannot be achieved. Combining features that never existed together historically can also create a false sense of history. Using traditional materials to depict lost features is always the preferred approach; however, using compatible substitute material is an acceptable alternative in **Restoration** because, as emphasized, the goal of this treatment is to replicate the "appearance" of the historic building at a particular time, not to retain and preserve all historic materials as they have evolved over time. If documentary and physical evidence are not available to provide an accurate re-creation of missing features, the treatment Rehabilitation might be a better overall approach to project work.

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Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

These sections of the **Restoration** guidance address work done to meet accessibility requirements and health and safety code requirements; or limited retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of restoration projects, it is usually not part of the overall process of protecting, stabilizing, conserving, or repairing features from the restoration period; rather, such work is assessed for its potential negative impact on the building's historic appearance. For this reason, particular care must be taken not to obscure, damage, or destroy historic materials or features from the restoration period in the process of undertaking work to meet code and energy requirements.

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