



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

PROPERTY ADDRESS: 203 W Glenwood Ave 37917

FILE NO.: 6-J-18-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 6/21/2018

APPLICANT: Aaron Streeter (architect)

LEVEL OF WORK: Level II. Construction of addition

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

Two-story frame with brick veneer at first story and wood shingle wall covering at second story. Flared belt course. Hip-and-gable roof with asphalt shingle covering. Double-hung one-over-one windows. Cottage window on front elevation with leaded, beveled glass transom. Stone lintels with keystones and sills on first-story windows. Two-story wrap-around front and side porch with turned wood balustrade at second level, round fluted wood columns with Ionic capitals at first. One-story projecting bay on east elevation. Stone foundation with stone water table. Irregular plan. Recessed transom and sidelights at front entry. Built by Briner and England.

► **DESCRIPTION OF WORK:**

Construct rear frame porch with a ~3:12 pitch hipped roof to match the existing. The overall height is approximately 16'. The foundation height will be about 16"-18" to the rim band with the intent to match existing. Porch decking, columns, cornice fascia, soffit and railings are to be of wood. Matching wood clapboard siding would be utilized to infill certain areas as needed.

There are two original wood-framed back doors in the rear façade of the main block of the house. The one on the left is almost full glass and is currently obscured by iron grillwork. It is proposed to be moved forward to the face of the new porch enclosure. The door on the right is half glass and is proposed to remain as is.

The balustrade is proposed to be 31 inches high and incorporate turned spindles, similar to that of the front porch. The floor is below 30 inches in height above grade so it will not be required to meet the code height of 36 inches.

► **APPLICABLE DESIGN GUIDELINES:**

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

C. PORCHES (p.17)

The individual design elements of the neighborhood porches include turned wood columns, elaborate railing and balusters, heavy wood posts or columns, wood bead board ceilings and tongue-and-groove floors, gingerbread or sawn wood trim. All are important to the style of the houses. These individual details should be repaired and preserved, or replicated if good documentation of the original porch exists.

2. Design elements to be incorporated in any new porch design must include tongue-and-groove wood floors, beadboard ceilings, wood posts and/or columns and sawn and turned wood trim when appropriate. If balustrades are required, they must be designed with spindles set into the top and bottom rails.



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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.

D. ENTRANCES (p. 19)

4. A replacement entrance shall not create a false historic appearance. A new entrance or porch must be compatible in size, scale, or material.
6. Service (rear) entrances may not be altered to make them appear to be formal entrances by adding paneled doors, fanlights, transoms or sidelights.
7. Secondary entrances must be compatible with the original in size, scale and materials, but clearly secondary in importance.

COMMENTS:

STAFF FINDINGS:

- 1) The Neoclassical house is a contributing resource in the Old North Knoxville H-1 and the National Register District.
- 2) The proposed porch replicates individual wooden design elements of neighborhood porches as recommended by the design guidelines.
- 3) The addition is located on the rear and is on an inconspicuous side of the house as recommended by the design guidelines.
- 4) The porch is compatible in size, scale, proportion and material.
- 5) The porch addition is to be designed so that it will not destroy the form of the historic building, and does not obscure or remove historically significant details on the rear façade.
- 6) The porch addition will not cause a loss of historic character. The relocated original back door will be re-installed in a more prominent position rather than being replaced.
- 7) The porch would read as more modern than the front porch if it were to utilize 2x2 square pickets in the balustrade. It would be appropriately less formal than the front porch than if embellished with turned spindles, and help to avoid a false sense of history by not creating an earlier appearance. The square pickets would help to distinguish the back porch from the front, which has turned spindles, and render it more clearly secondary in importance.

► STAFF RECOMMENDATION:

Staff recommends approval of the proposal with the condition that 2x2 nominally sized square balusters are utilized.

Certificate (File) No: 6-1-18-HZ

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

Please print all information:

1. NAME OF APPLICANT: Arin Streeter
Address: 925 Eleanor St
Telephone: 865 525-2707 E-mail address: astreeter@breneringremfuller.com
Relationship to Owner: architect

2. NAME OF OWNER: David Angel
Address: 203 W Glenwood Ave
Telephone: _____ E-mail address: loveangel57@yahoo.com

3. LOCATION OF PROPERTY:
Address: 203 W Glenwood Ave Tax ID/Lot/Parcel No: 081LF-025

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 outbuilding
- Level III Construction of a new primary building; subdivision of individually designated property
- Level IV Demolition or relocation of a contributing structure

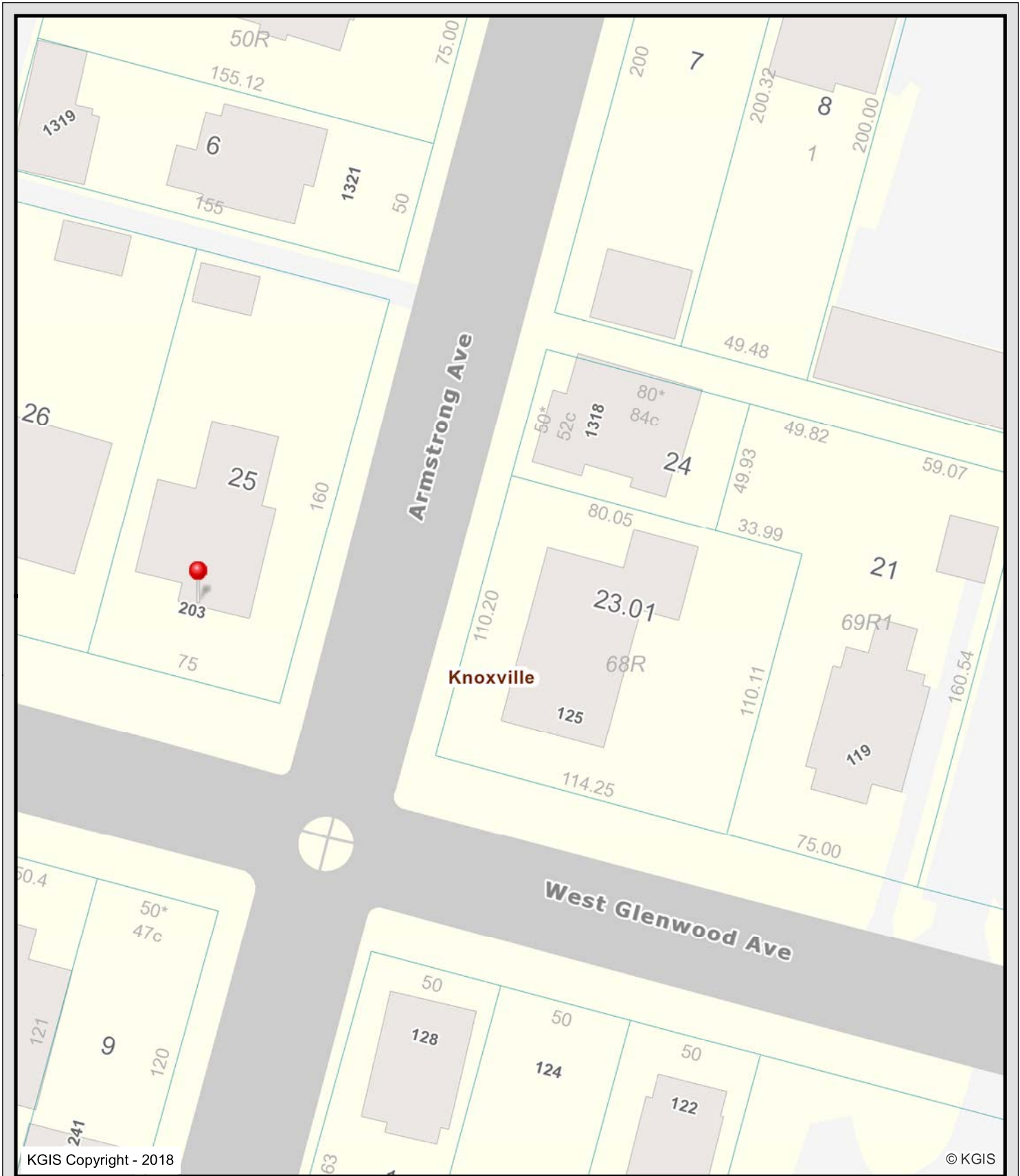
5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

Glass and clapboard enclosure of original back porch. Construction of new back porch emulating existing detailing.

6. SIGNATURE OF APPLICANT: WILLIAM DAVID ANGELO Date: 6-4-18

Return 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. **Incomplete applications will not be accepted.**

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



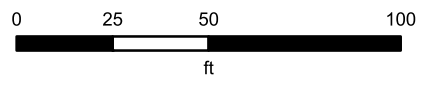
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203 W. Glenwood Avenue
 Old North Knoxville H-1

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Knoxville - Knox County - KUB Geographic Information System



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230 W. Glenwood Avenue—Front facade

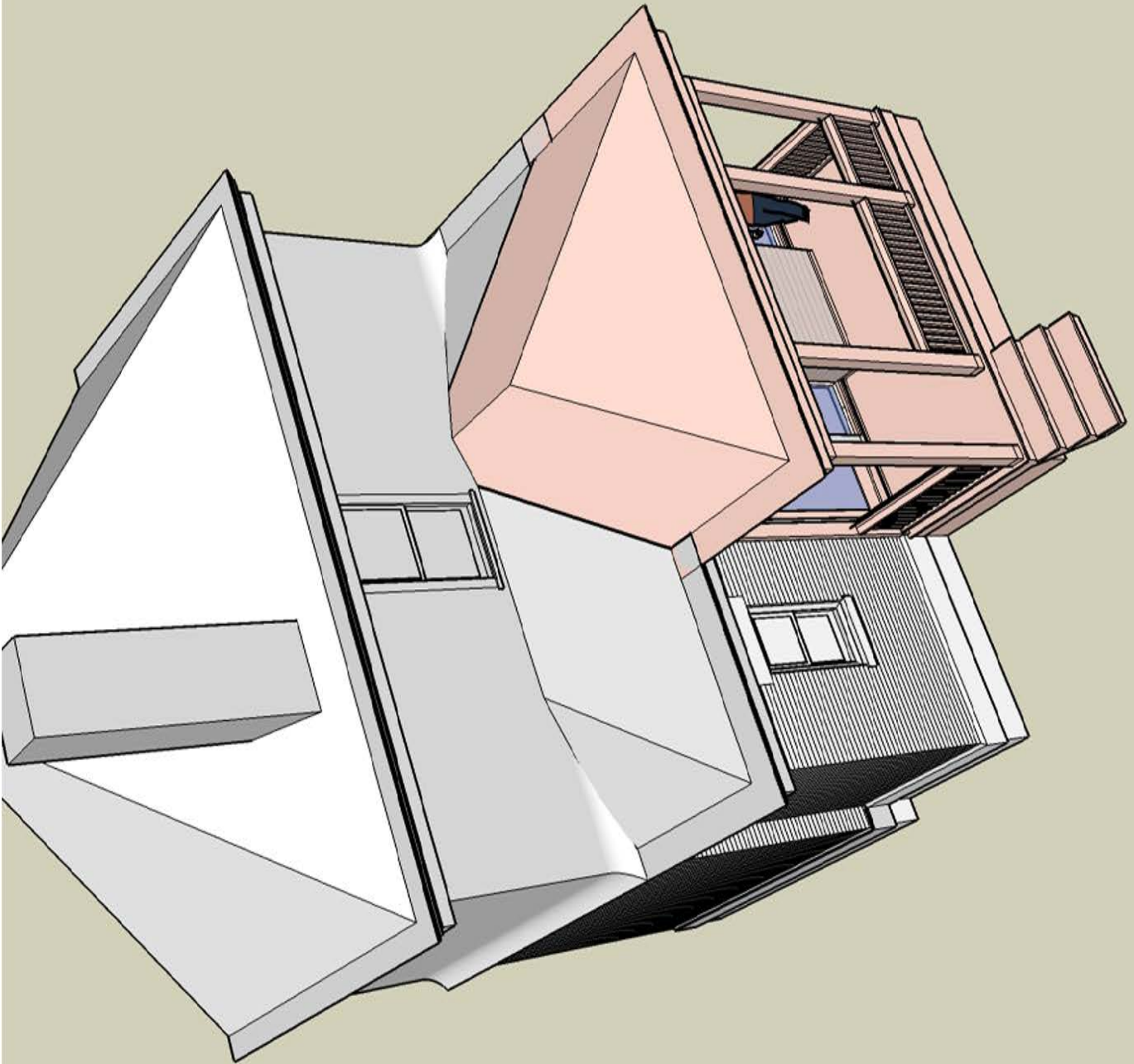


230 W. Glenwood Avenue—East side facade

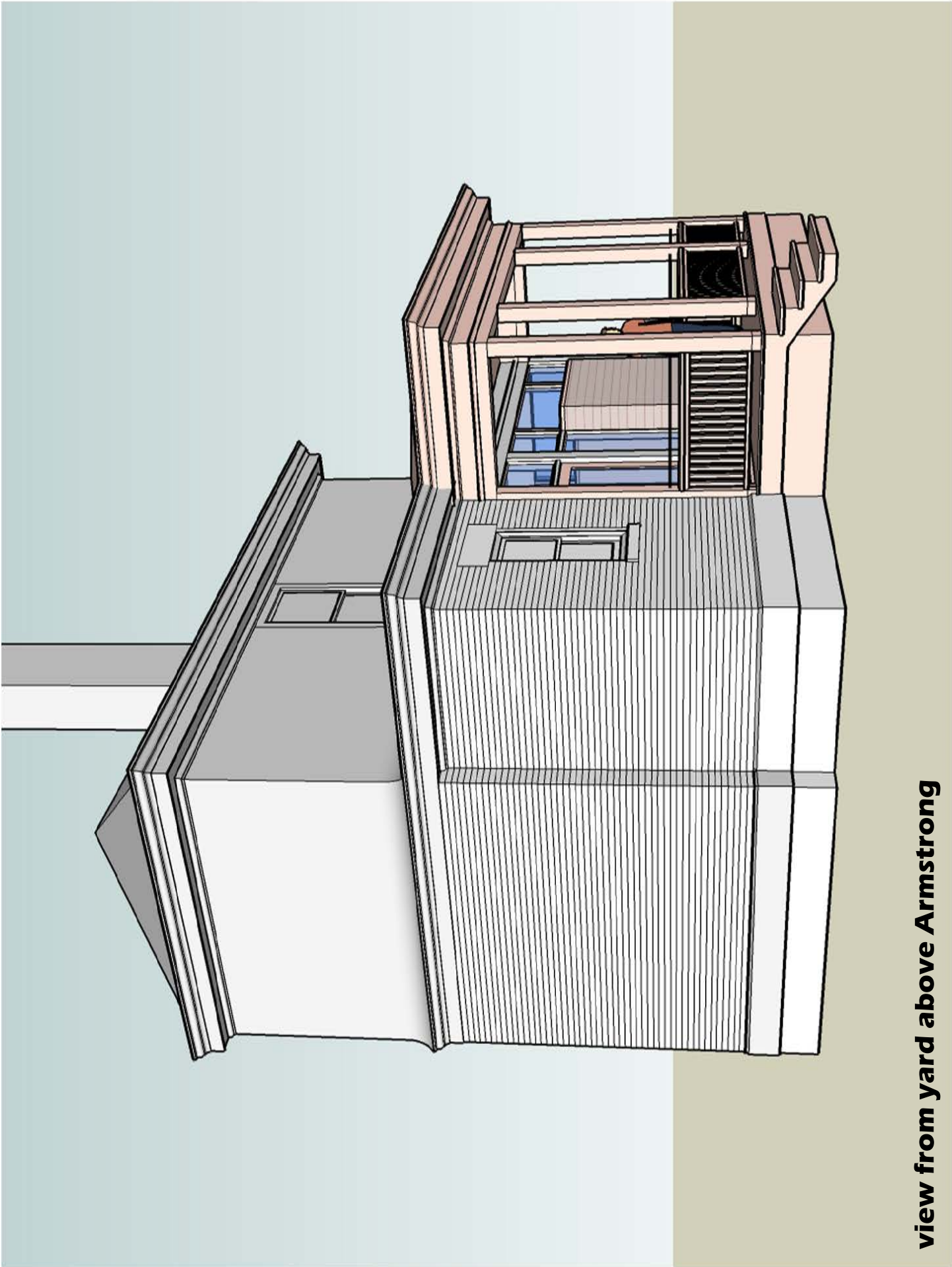


view from yard above Armstrong





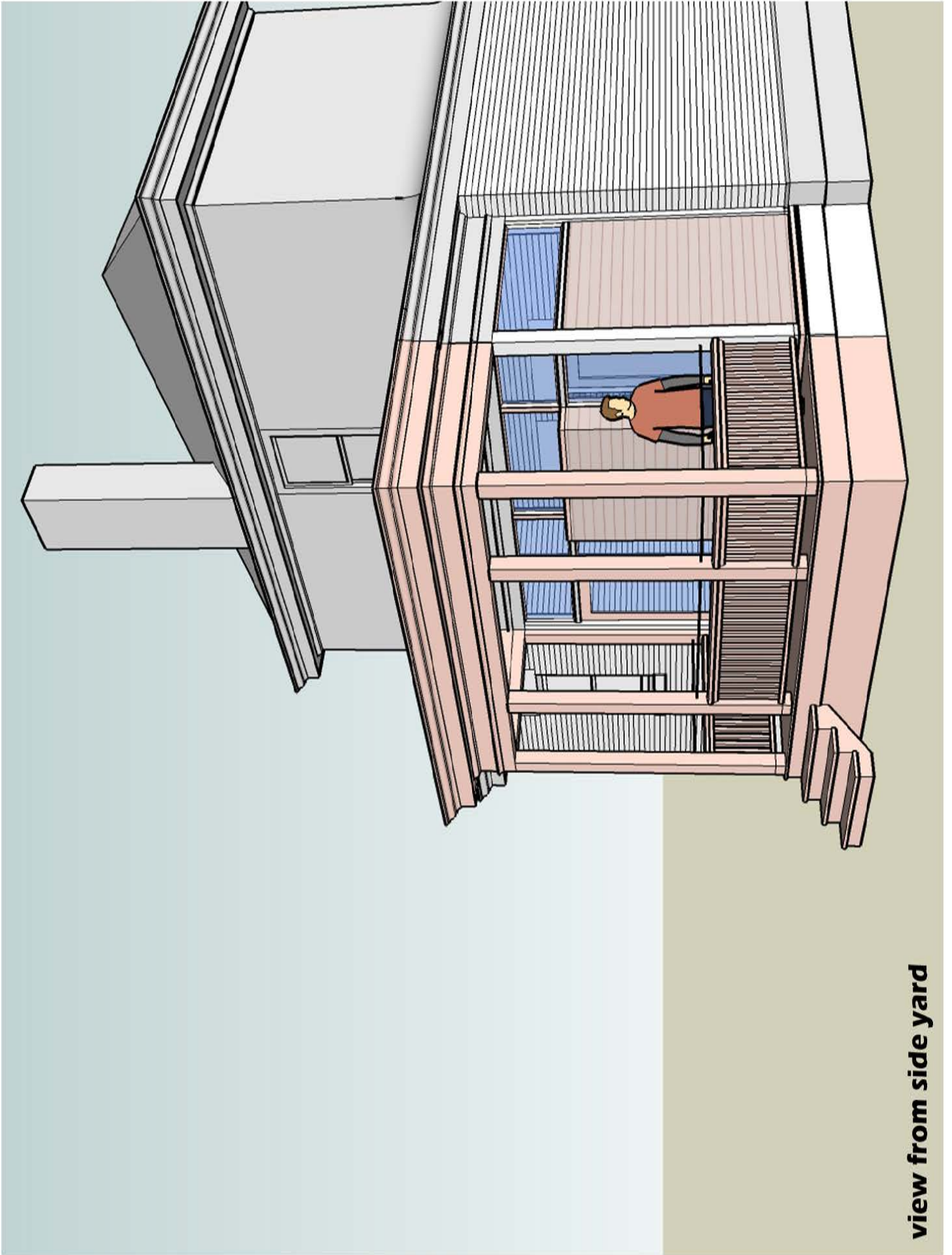
aerial view



view from yard above Armstrong



view from rear yard



view from side yard



