



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

**PROPERTY LOCATION:** 810 Deery St. /  
Parcel ID 94 D E 012

**FILE NO.:** 8-D-19-HZ

**DISTRICT:** Fourth and Gill H-1

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**MEETING DATE:** 8/15/2019

**APPLICANT:** Allison Watson

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

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**PROPERTY DESCRIPTION:** Picturesque Vernacular (c.1890)

Two-story frame house with a cross-gable metal roof. Entrance flanked by sidelights and a transom, recessed below a hipped metal porch roof that wraps around the southeast elevation. Porch is one-story and supported by round wood columns with Ionic capitals.

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► **DESCRIPTION OF WORK:**

Porch repair:

- Repair to existing tongue and groove wood flooring, with replacement in-kind in locations where flooring is significantly deteriorated.
- Repair to rotted existing wood columns. Columns to be repaired to fullest extent possible, only replaced if significantly deteriorated. Should columns be replaced, replacement columns will replicate existing in size, design, and material. Columns only support the porch roof, not the house's second story.

Modifications to rear (northeast) elevation (rear kitchen wall):

- Removal of existing door and window (non-historic) on rear elevation, and insertion of double doors in center of the wall.
- Proposed doors are historic six-light wood doors from an architectural salvage shop. Doors are to open outwards to the back porch. Elevation is not visible from the street.

Modification to rear (northeast) corner elevation (rear dining room wall):

- Removal of window on northeast wall (recessed from primary rear elevation), and insertion of single door in its place.
  - Proposed door is historic multi-light wood door from an architectural salvage shop. Door will open outwards to a back porch. Elevation is not visible from the street.
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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.

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.
5. Do not replace a wooden porch floor with a poured concrete or masonry floor. The concrete floor will change the historic appearance of the building, and can retain moisture that eventually damages the building.

Entrances

2. It may be appropriate to design or construct a new entrance if the historic one is missing. Any restoration should



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be based on historical, pictorial, and physical documentation and should be compatible with the historic character of the building and with adjacent buildings. It should not create a false historic appearance. Entrances should not be removed when rehabilitating a building, either in adapting a new use or continuing a historic one.

3. Service (rear or side) entrances should not be altered to make them appear to be formal entrances by adding paneled doors, fanlights, or sidelights.

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

**COMMENTS:**

N/A

**STAFF FINDINGS:**

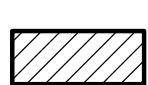
1. The house is a contributing resource to the Fourth and Gill H-1 Overlay and National Register Historic District.
2. The porch flooring and columns demonstrate sufficient deterioration to warrant repair, and replacement as necessary. If necessary, replacement columns will replicate the existing in materials, shape, and size.
3. Both rear walls to receive door installation are at the rear of the structure, behind a fence, and not visible from the street.
4. The window and door proposed to be removed from the rear kitchen wall are located within a shed-roof deck, are non-historic, and do not contribute to the house's architectural integrity.
5. The wood materials of the replacement doors make it compatible with the historic materials of the building.
6. The front door to the house is clearly defined as the primary entry, featuring a nine-light wood door flanked by wood sidelights. The installation of repurposed historic doors on the rear elevations will not detract from the historic character of the primary entry, especially as the proposed door locations are not visible from the street or accessible from the public right-of-way.

**STAFF RECOMMENDATION:**

Staff recommends approval of the work as proposed.



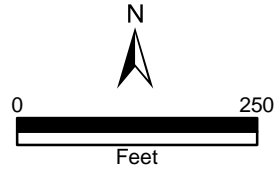
**8-D-19-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



810 Deery St. 37917  
 Fourth and Gill H-1

Original Print Date: 8/1/2019  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Allison Watson



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

Please print all information:

1. **NAME OF APPLICANT:** Allison Watson  
Address: 810 Deery St Knoxville TN 37917  
Telephone: 931-260-4303 E-mail address: abwatson17@gmail.com  
Relationship to Owner: self

2. **NAME OF OWNER:** Allison + Travis Watson  
Address: Same  
Telephone: Same E-mail address: same

3. **LOCATION OF PROPERTY:**  
Address: 810 Deery St 37917 Tax ID/Lot/Parcel No: 94 D E 012

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.)

- see attached*
- ① Repair/Rebuild front porch floor decking + columns - no change in size/design
  - ② Remove window + insert antique door in dining room (back of house)
  - ③ Remove door + window + insert antique double doors in kitchen (back of house)

6. **SIGNATURE OF APPLICANT:** Allison Watson Date: 7/16/19

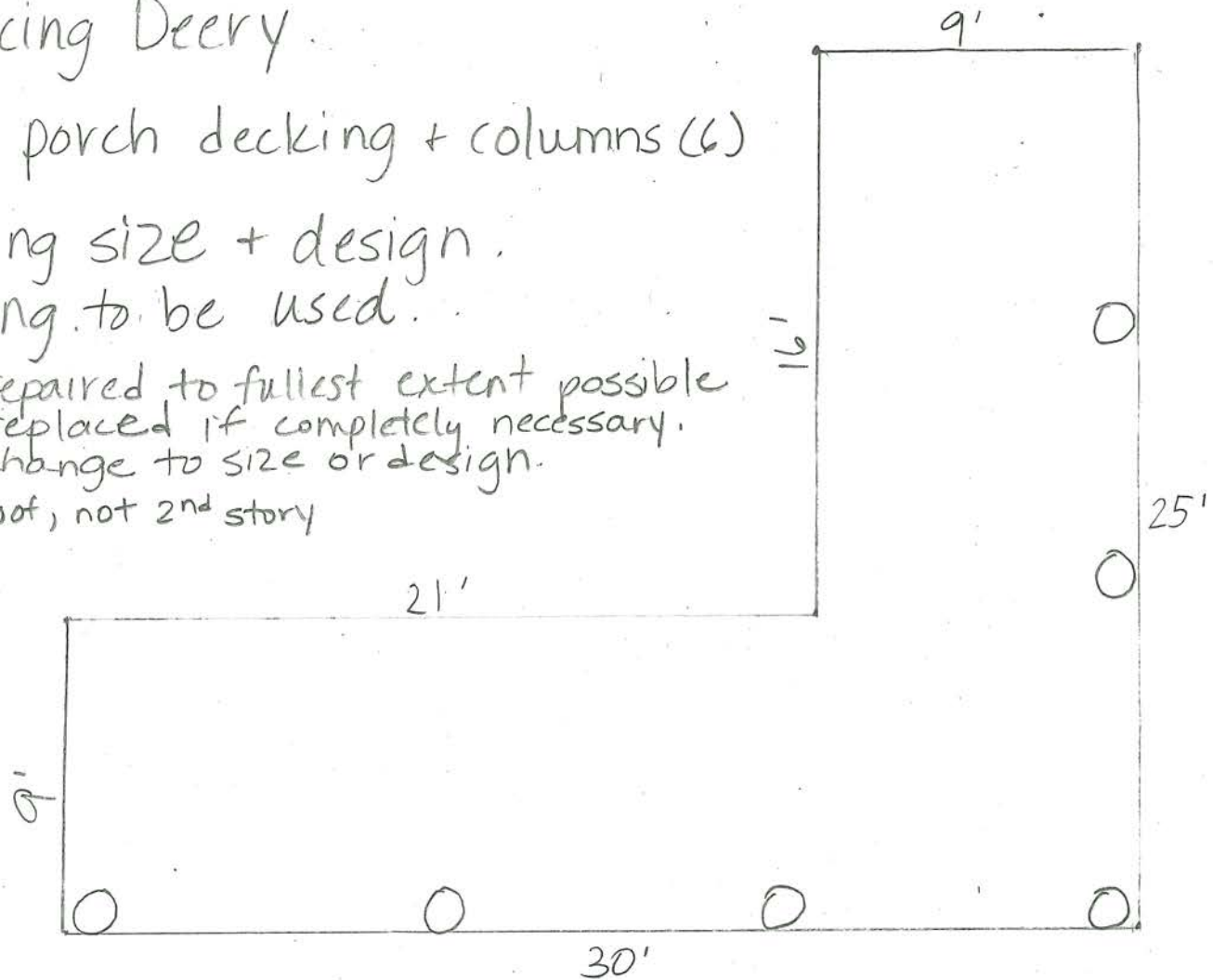
Return application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902 or Fax: 865-215-2068. **Incomplete applications will not be accepted.**

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

810 Deery St.

Front porch facing Deery

- Repair / replace porch decking + columns (6)
- Duplicate existing size + design.
- All wood decking to be used.
- Columns to be repaired to fullest extent possible  
+ will only be replaced if completely necessary.  
If replaced, no change to size or design.
- Columns only support roof, not 2nd story



□ = 1 foot



810 DEERY ST



810

810 DEERY ST.

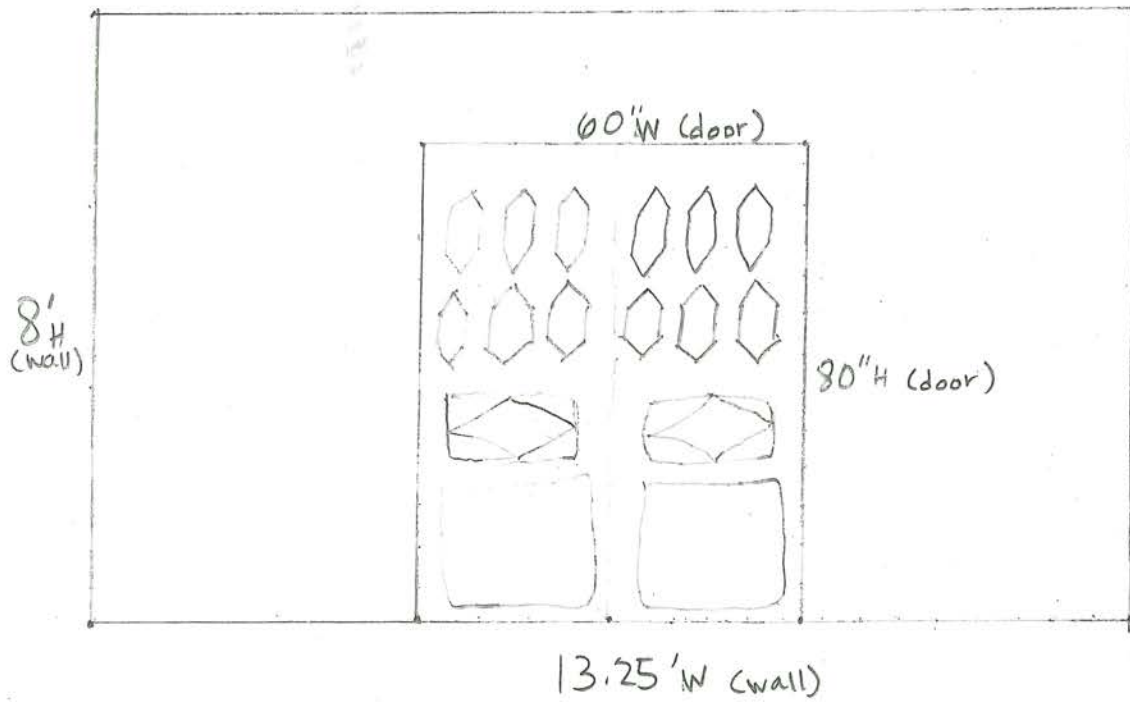


810 DEERY ST.





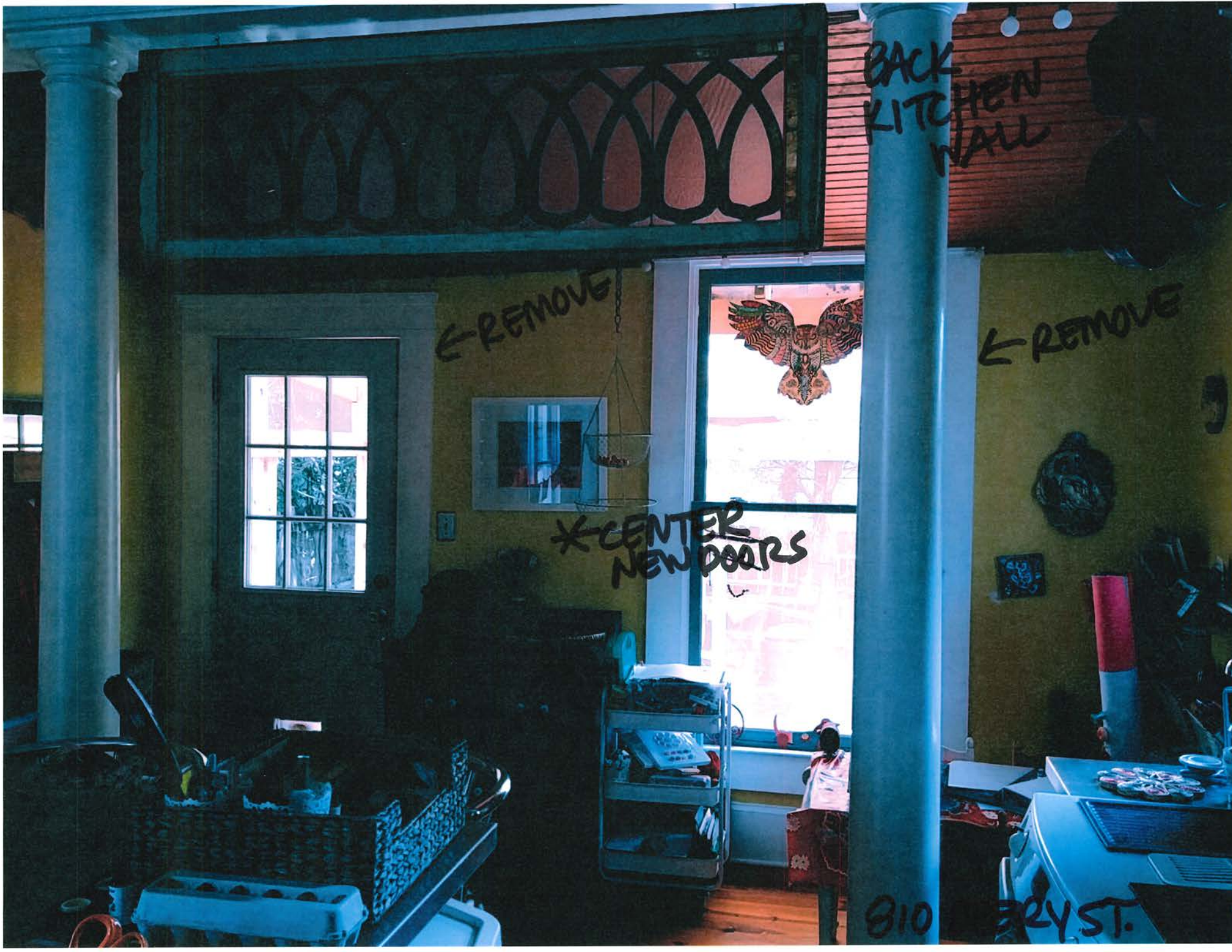
810 DEERY ST.



810 Deery St.  
 Plan For  
 Back kitchen wall

Remove existing door + window + insert double doors (antique) in center of wall.

Doors open out to back porch. Not visible from street. This part of house was a later addition (not part of original house). White columns inside the kitchen were original back porch based on what we've been told.



BACK  
KITCHEN  
WALL

← REMOVE

← REMOVE

X CENTER  
NEW DOORS

810 3RY ST.

REMOVE WINDOW

\* CENTER NEW DOORS

REMOVE DOOR

BACK VIEW OF BACK KITCHEN WALL

810 DEER ST.



NEW DOORS FOR  
BACK KITCHEN  
WALL

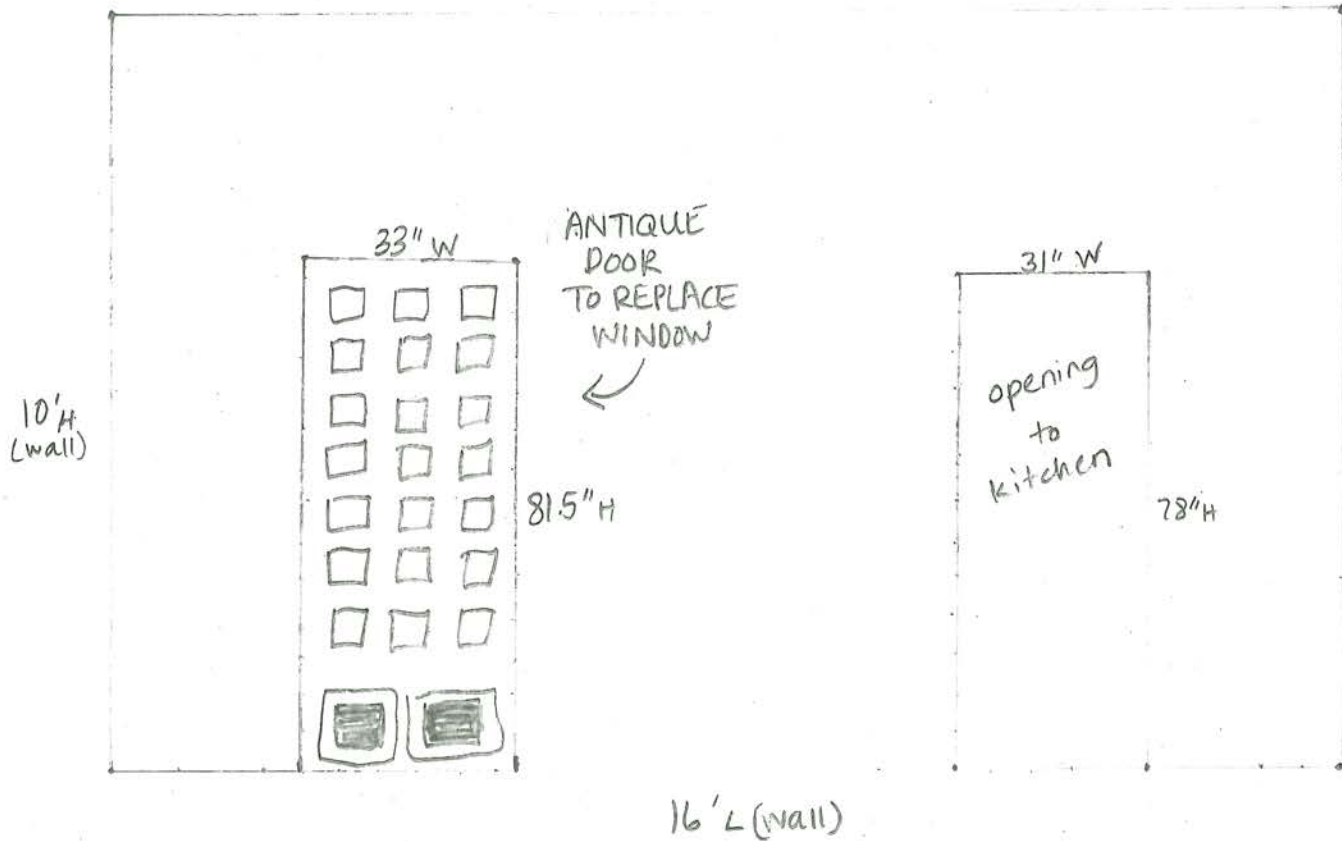


810 DEERY ST.

NEW DOORS  
ON BACK  
KITCHEN WALL  
& DINING ROOM  
NOT VISIBLE AT  
ALL FROM  
DEERY OR  
ANY STREET

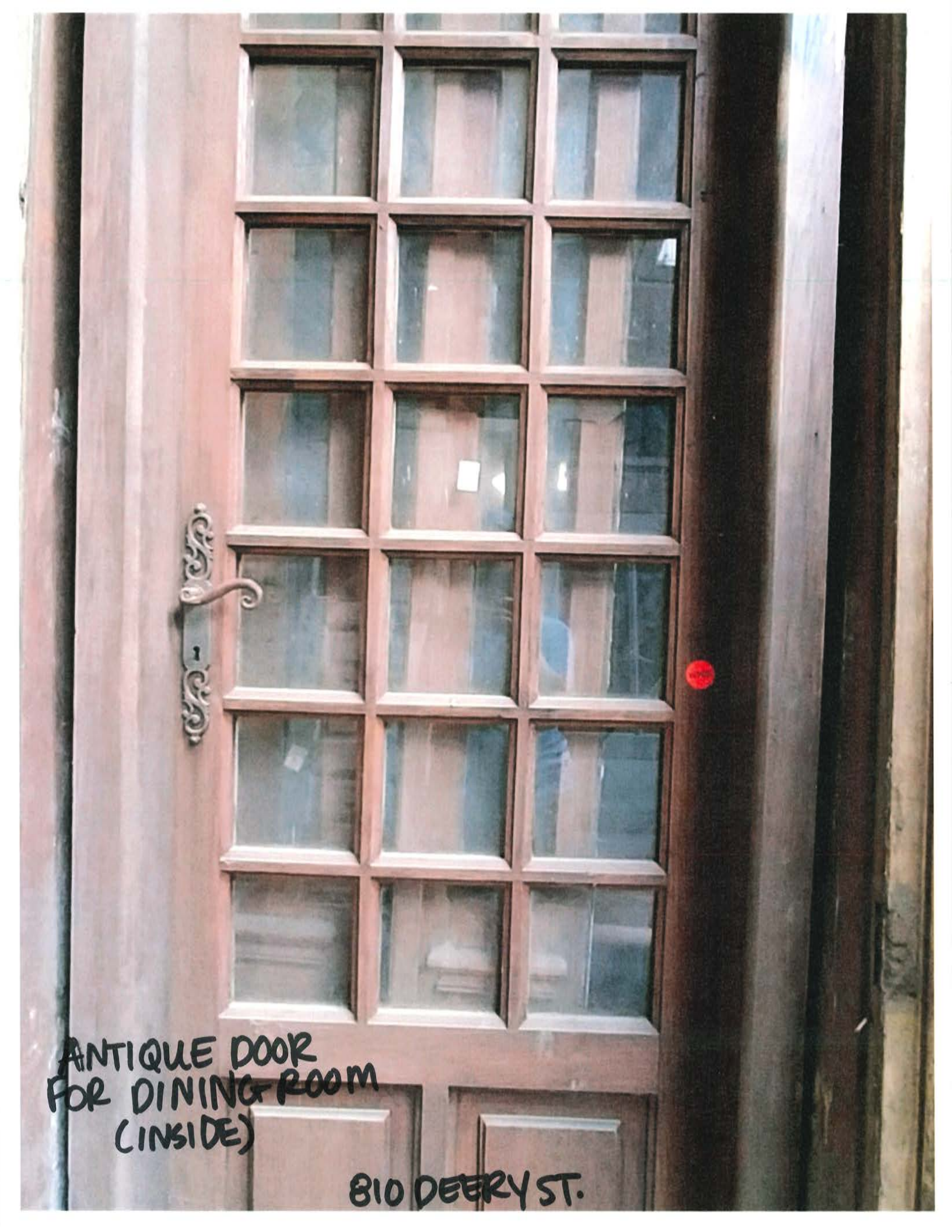
810 DEERY ST.





810 Deery St.  
Plan FOR  
Dining Room Back Wall

Remove existing window  
+ insert antique  
wooden door in its  
place. Leads out to  
small courtyard deck  
in backyard. Not  
visible from street.  
Existing window is not  
original to house.  
This section appears  
to be a later addition

An antique wooden door with a 6x3 grid of glass panes. The door is made of dark wood and features an ornate, curved metal handle on the left side. The glass panes are slightly aged and show some reflections. A small red circular sticker is visible on the right side of the door frame. The door is set within a dark wooden frame.

ANTIQUE DOOR  
FOR DINING ROOM  
(INSIDE)

810 DEERY ST.



ANTIQUE  
DOOR FOR  
DINING ROOM  
(OUTSIDE)

810 DEERY

810  
DEERY ST.  
BACK  
COURTYARD



810  
DEERY ST.  
BACK  
COURTYARD



BACK VIEW OF  
DINING ROOM  
(COURTYARD)

← REMOVE &  
INSERT  
ANTIQUE  
DOOR



810 DEER ST.

810 DEERY ST.  
BACK  
COURTYARD



DINING ROOM

REMOVE +  
INSERT ANTIQUE  
DOOR



810 DEERYST.

NEW DOORS  
ON BACK  
KITCHEN WALL  
& DINING ROOM  
NOT VISIBLE FROM  
ALL FROM AT  
DEERY OR  
ANY STREET

810 DEERY ST.

