



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

PROPERTY ADDRESS: 920 Eleanor St 37917

FILE NO.: 5-C-19-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 5/16/2019

APPLICANT: Harrison Boyd (Owner)

LEVEL OF WORK: Level II Major replacement of materials or architectural elements; construction of addition or outbuilding.

PROPERTY DESCRIPTION: Craftsman (c.1910)

One and 1/2 story frame with brick veener wallcovering. Side gable roof with front gable dormer, asphalt roll roof covering, exposed rafters, six over one double hung windows. One story full front porch with brick piers and splayed wood posts, tongue and groove floor. Brick foundation. Rectangular plan. Original multi-light front door entry.

▶ **DESCRIPTION OF WORK:**

Replace handrail on the front porch with a more decorative-vintage hand rail selected by the owner as seen at 1203 Luttrell Street.

▶ **APPLICABLE DESIGN GUIDELINES:**

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

COMMENTS:

STAFF FINDINGS:

- The applicant was issued a stop work order for installing a handrail without permits.
- Based on a photos from a HZC application submitted in March of 2015, it appears the handrail on the front porch was removed sometime after March 2015.
- The handrails installed were modeled after a Queen Anne style house on the same street and are not typically found on a craftsman style porch.

▶ **STAFF RECOMMENDATION:**

Replace the handrail with a handrail appropriate to a craftsman style house.

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

Please print all information:

1. NAME OF APPLICANT: HARRISON BOYD George SANFORD
Address: 920 ELEANOR STREET GES CUSTOM REMODEL
Telephone: 898-1740 E-mail address: 207 Center Park DR ST 2040
Relationship to Owner: OWNER KNOX TN 37922
eddie@eddiesanford.com

2. NAME OF OWNER: HARRISON BOYD
Address: 920 ELEANOR STREET
Telephone: 898-1740 E-mail address: _____

3. LOCATION OF PROPERTY:
Address: 920 ELEANOR ST Tax ID/Lot/Parcel No: 081 MK008 / 11

4. LEVEL OF WORK (circle Level)

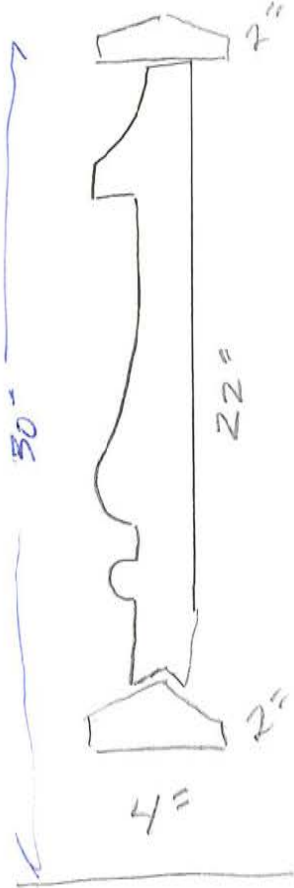
- Level I** Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure; renewal of COA
- Level II** Major replacement 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.)

Replace handrail on front porch with more decorative - vintage handrail selected by owner as seen at 1203 Luttrell St.

6. SIGNATURE OF APPLICANT:  Date: 4/29/19

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			

To Knoxville Historic Zoning Commission

Date: April 29, 2019

Reference property owned by Harrison Boyd, 920 Eleanor Street, 37917. Cell 898-1740

Client requested to have his handrail replaced with something more in line with the neighborhood. Existing handrail when the home was purchased was only on the sides. Client wanted handrail in front also.

We found a home at 1203 Luttrell Street that was built around the same time and Client liked this custom handrail. We built and installed the handrail using treated lumber and primed before installation. Client is having painted by other.

Thank you

A handwritten signature in blue ink, appearing to read "Eddie Sanford".

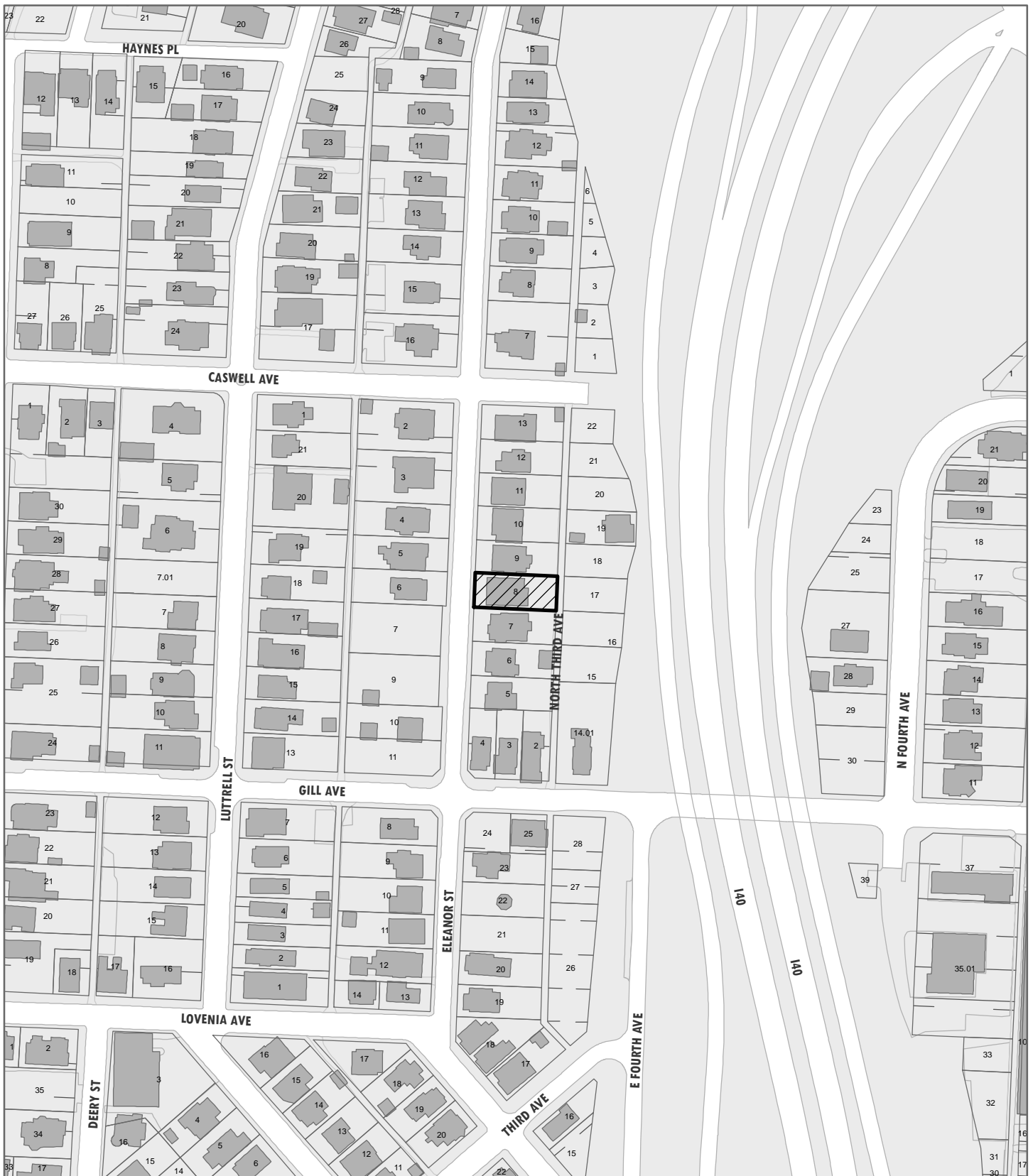
Eddie Sanford

865-805-5321

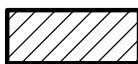
GES Custom Remodel LLC

207 Center Park Drive Suite 2040

Knoxville TN 37922



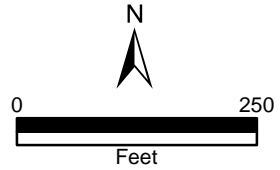
5-C-19-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



920 Eleanor St 37917
Fourth and Gill H-1

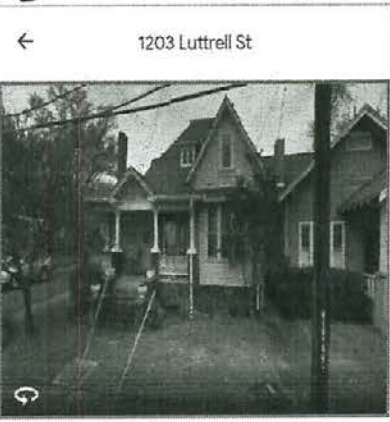
Original Print Date: 5/9/2019
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Harrison Boyd





OLD HANDRAIL ON SIDES
W/ FRONT HANDRAIL MISSING



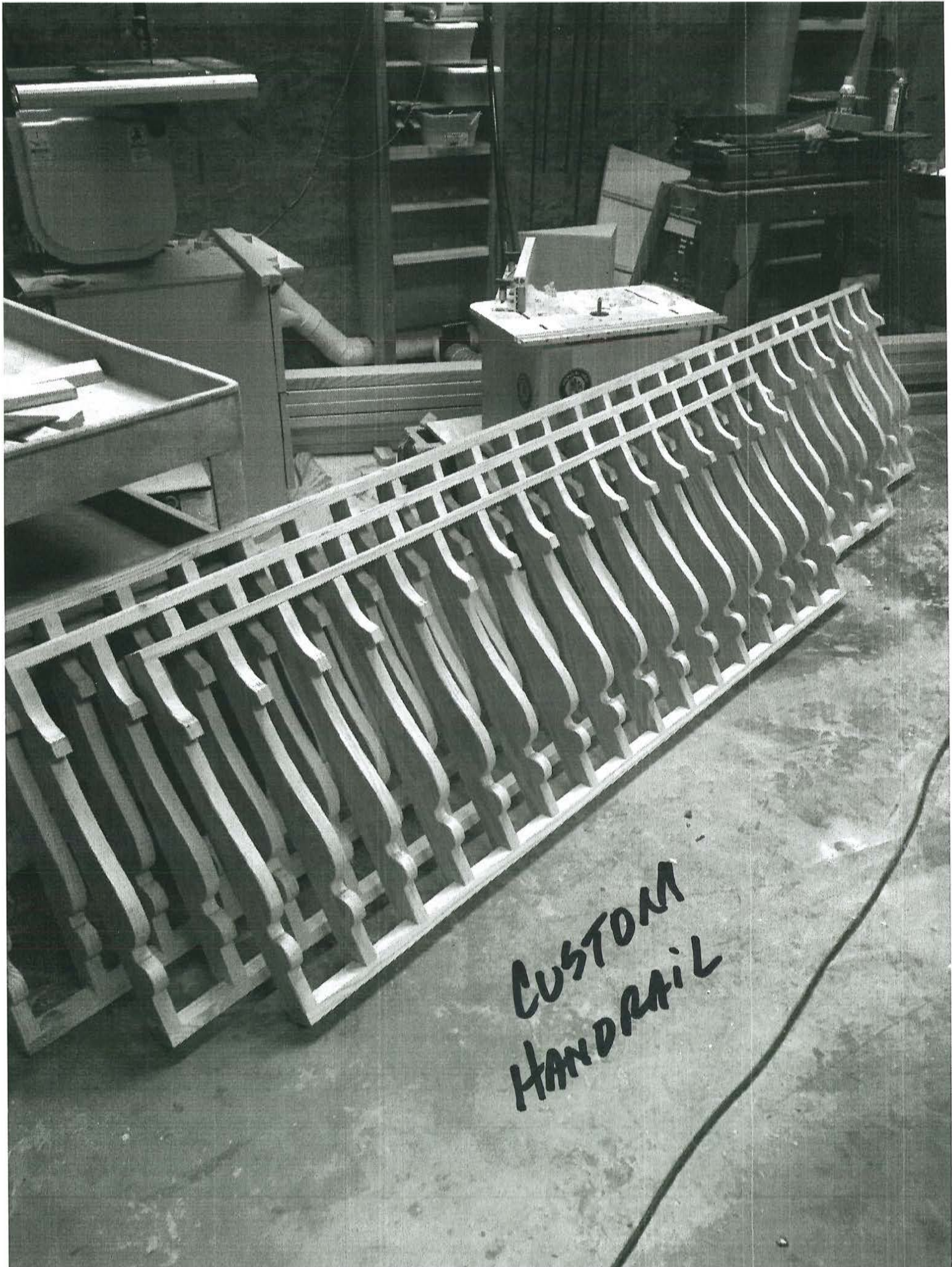
1203
Luttrell

1202 Luttrell St
Knoxville, Tennessee
Google
Street View - Apr 2015



Google

PROPERTY w/ SAME HAND RAIL



CUSTOM
HANDRAIL

HARRISON BOYD



CUSTOM HAND RAIL INSTALLED
920 ELEANOR ST.

ZONING NOTICE OF VIOLATION

Date of Inspection 4/26/19 Inspector Rebecca Johnson

Violations To Be Corrected (Compliance Date) By: 5-3-19

Property Address: 920 Eleanor St.

Property Zoning: R-1A / H-1 CLT #: 081MK008

Property Owner: Boyd Harrison Deles

Tenant (if applicable): _____

By order of the Chief Building Official of the City of Knoxville you are hereby notified you are in violation of the Knoxville City Code, Appendix B, Zoning Regulations as listed below. Compliance with these regulations must be met prior to continuing with any work, use or occupancy.

Violation: Unpermitted handrail
without Certificate of Appropriateness

See City of Knoxville Zoning
Ordinance Article 4, Section 5.1.I.1

Failure to comply may result in citation to City Court and a fine for each day of violation, plus administrative court cost.

Please contact the Zoning Office at 865-215-4473 to speak with someone regarding this Notice of Violation.

This Notice Received By: _____

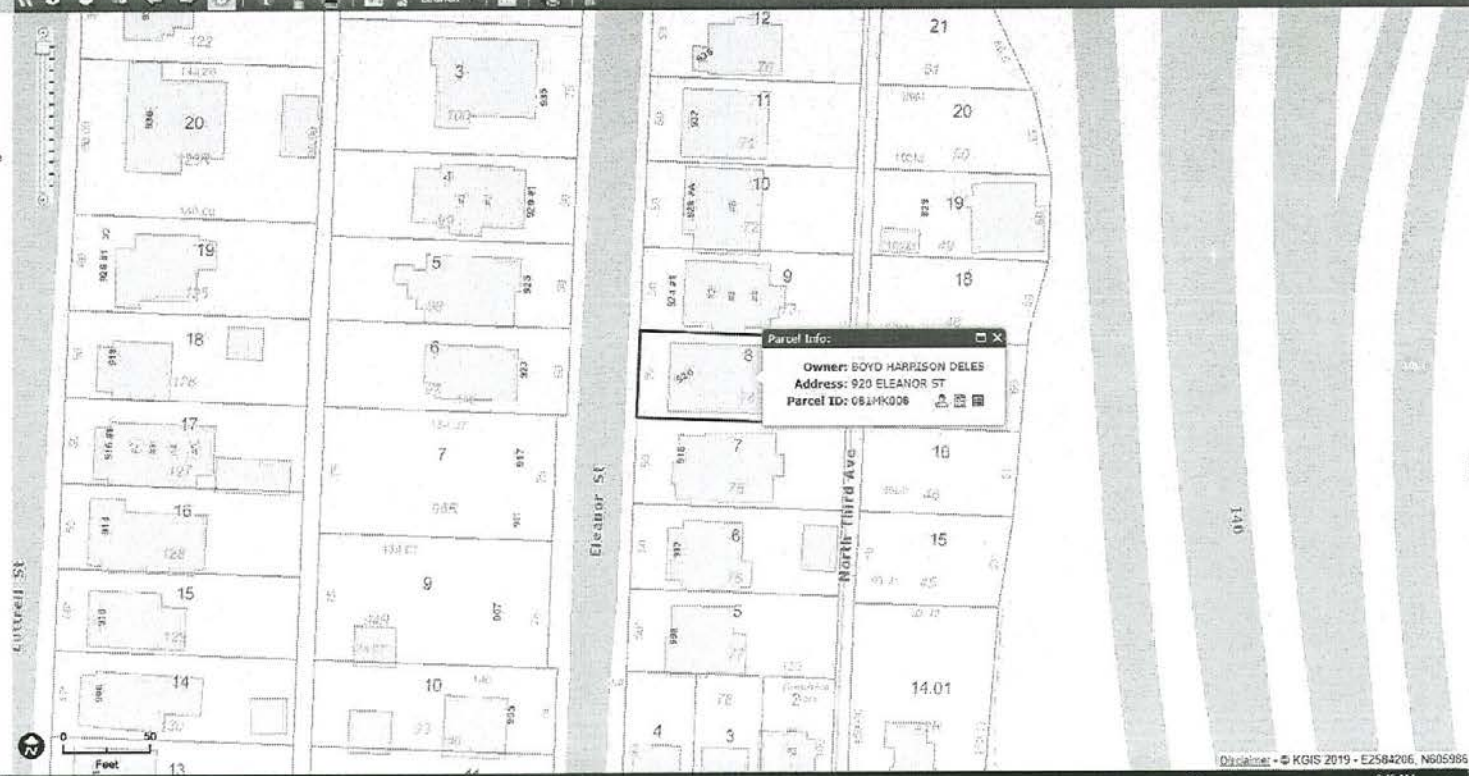
KGIS Maps - Introduction

This website is KGIS's latest web mapping solution. Unlike previous mapping solutions KGIS Maps gives the user a much faster mapping environment as well as a look at much more current data. It's browser compatibility has also been improved.

More information about this application can be found on the Help tab, including a short "Getting Started with KGIS Maps" tutorial video. We will continue to look for ways to improve and enhance the website, and we encourage your feed back and comments. Email us at kais@kais.org

Information on this website is derived from various governmental departments within the City of Knoxville, Knox County and the Knoxville Utilities Board (KUB), who together have created a centralized geographic information system: KGIS.

All maps and data made accessible in this website are subject to [Disclaimer](#).





920 Eleanor – Front view



920 Eleanor – Rear view



920 Eleanor – Rear view 2

920 Eleanor St, Knoxville, Tennessee
Address is approximate



