

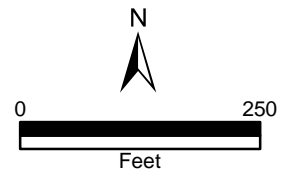
**7-G-20-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



1111 Eleanor St. 37917  
 \_\_\_\_\_  
 Fourth and Gill H-1

Original Print Date: 6/30/2020  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Marshall Prado





# Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 7-G-20-HZ

**PROPERTY LOCATION:** 1111 Eleanor St. / Parcel ID 81 M H 005

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

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**MEETING DATE:** 7/16/2020

**APPLICANT:** Marshall Prado

**LEVEL OF WORK:** Level II. Construction of addition or outbuilding

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**PROPERTY DESCRIPTION:** Queen Anne Cottage, c.1915

One-story residence with a hipped roof with lower projecting gables, clad in asphalt shingles, an exterior of aluminum siding, and a brick foundation. A hipped-roof porch extends two-thirds of the façade (east) supported by metal posts. A portion of the front porch has been enclosed. Replacement windows.

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► **DESCRIPTION OF WORK:**

Removal of existing aluminum siding; repair (and patching when necessary) of wood clapboard siding underneath.

Repair to existing shed-roof dormer and window on rear elevation.

Chimney removal: applicant proposes removal of the left (south) side chimney due to deterioration of flashing, mortar, and bricks.

Rear addition: removal of non-historic, rear, shed-roof screened-in porch. Rear addition to be constructed on existing CMU foundation and will not expand the footprint of the existing porch. Addition will measure 24'-1" long by 12'-2" deep and be clad in 1x6 atlantic white cedar wood vertical siding, which will be stained. The addition will be 10'-10" tall, with the top of the roof aligning with the existing roof fascia.

Foundation will receive new parge coat. Addition is proposed to have a flat roof with new metal coping along the roofline, and new metal coping along an existing roof on the south elevation. South (side) elevation to feature a single-light wood casement window. North (side) elevation to receive two adjoining wood casement windows. Rear (west) elevation to feature aluminum-clad sliding patio doors with cedar carriage doors on each side (hinged to swing closed over patio door), one rectangular wood awning window, and a pressure-treated wood stoop.

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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.

Roofs

2. The eaves on additions or new buildings should have an overhang that mimics the original eave, or where this is not feasible, mimics the existing buildings near the property. A minimum eave overhang of at least eight inches



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should be used on new construction. Fascia boards should be included on the gables.

3. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding, and other unique roof features). Use some of these details in designing new buildings.

## Additions

1. Locate attached exterior additions at the rear or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building. Proportion is very important.
2. Design new additions in a manner that makes clear what is historic and what is new.
3. Consider the attached exterior addition both in terms of the new use and the appearance of other buildings in the district. Design for the new work may be contemporary or may reference design motifs from the historic buildings. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, size, texture, scale, relationship of solids to voids, and color.
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.
5. Rather than expanding the size of the historic building by constructing a new addition, try to alter interior spaces that do not define the character of the building to accommodate the new space needs.
6. It is best not to add additional stories. If required for the new use, make sure they are set back from the wall plane and are as inconspicuous as possible when viewed from the street.
7. New work should not appear to be as old as the historic building. Do not duplicate the exact form, material, style, and detailing of the historic building in the new addition.
8. New additions should not cause a lessening or loss of historic character, including the historic building's design, materials, workmanship, location, or setting.

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## COMMENTS:

N/A

## STAFF FINDINGS:

1. Due to changes in exterior materials, 1111 Eleanor is listed as non-contributing to the National Register Historic District. However, the overall form of the historic house is retained.
2. Removal of the aluminum siding and repair of the existing wood siding underneath, along with repair to the shed-roof dormer and window, is appropriate.
3. Guidelines encourage repairing or replacing unique roof details such as chimneys. The two symmetrical masonry chimneys are character-defining features of the house and should be retained.
4. Removal of the non-historic, shed-roof, screened-in porch on the rear elevation is appropriate.
5. The addition is proposed for the rear elevation of the house, and will utilize the existing foundation for the screened-in porch. The placement of the addition is appropriate. Due to the house's placement on an interior lot,



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the addition will be very minimally visible from the public right-of-way.

6. The addition will not expand the overall footprint of the house. At 10'-10" tall with a flat roof, the addition is significantly lower in profile than the tall, steeply-pitched hipped roof on the existing house. The overall size, scale, and mass of the addition meets the design guidelines.

7. The new work is contemporary in design, exhibiting a flat roof. The roofline serves to differentiate the addition from the historic building. The use of a vertical wood siding and wood windows connect the materials of the addition with those of the historic house. The side elevation windows are placed to align with the existing side elevation windows, and the top of the addition will align with the existing roof fascia, providing a visual consistency. The rear addition will not detract from the historic house's overall integrity.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the work as proposed, with the condition that the chimney be retained and repaired to meet the design guidelines.



# DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Marshall Prado

Applicant

06.25.20

7/16/2020

7-G-20-HZ

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Marshall Prado

Name

Company

4212 S. Garden Rd.

Knoxville

TN

37919

Address

City

State

Zip

865.765.6055

marshallprado@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

1111 Eleanor St.

081MH005

Property Address

Parcel ID

Fourth and Gill

SFR

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

6/29/2020

Please Print

Date

Marshall Prado

06.25.20

Applicant Signature

Please Print

Date

# REQUEST

## DOWNTOWN DESIGN

**Level 1:**

- Signs     Alteration of an existing building/structure

**Level 2:**

- Addition to an existing building/structure

**Level 3:**

- Construction of new building/structure     Site design, parking, plazas, landscape

**See required Downtown Design attachment for more details.**

Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## HISTORIC ZONING

**Level 1:**

- Signs     Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

**Level 2:**

- Major repair, removal, or replacement of architectural elements or materials     Additions and accessory structures

**Level 3:**

- Construction of a new primary building

**Level 4:**

- Relocation of a contributing structure     Demolition of a contributing structure

**See required Historic Zoning attachment for more details.**

Brief description of work: Renovation to interior spaces and adding additional space in the back of the house. The addition will reuse the foundations of an existing screen porch. The existing walls and roof, which are not original to the house, will be replaced with a new single story kitchen, bedroom and bathroom.

## INFILL HOUSING

**Level 1:**

- Driveways, parking pads, access point, garages or similar facilities     Subdivisions

**Level 2:**

- Additions visible from the primary street     Changes to porches visible from the primary street

**Level 3:**

- New primary structure  
 Site built     Modular     Multi-Sectional

**See required Infill Housing attachment for more details.**

Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## STAFF USE ONLY

**ATTACHMENTS**

- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

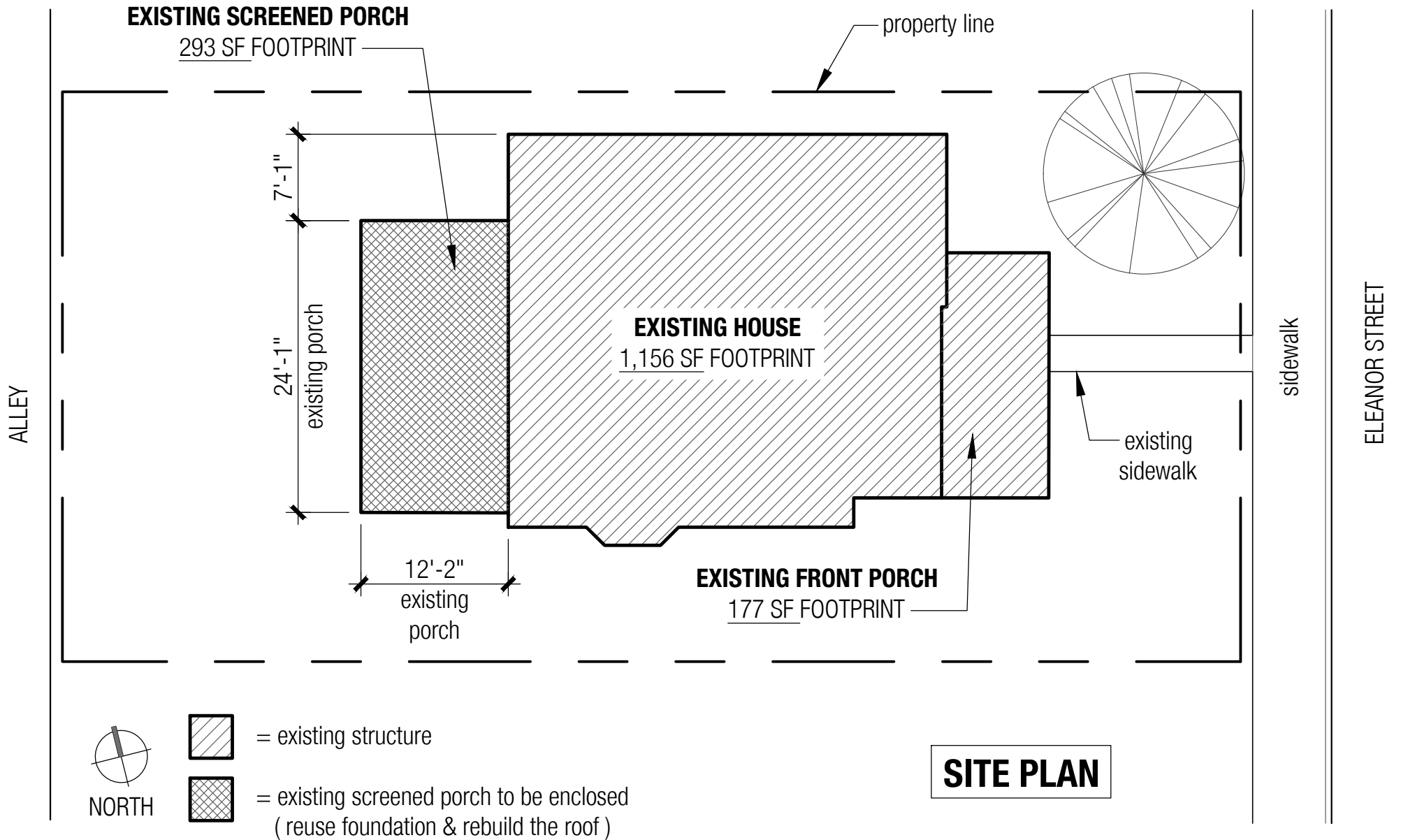
**Level 1:** \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

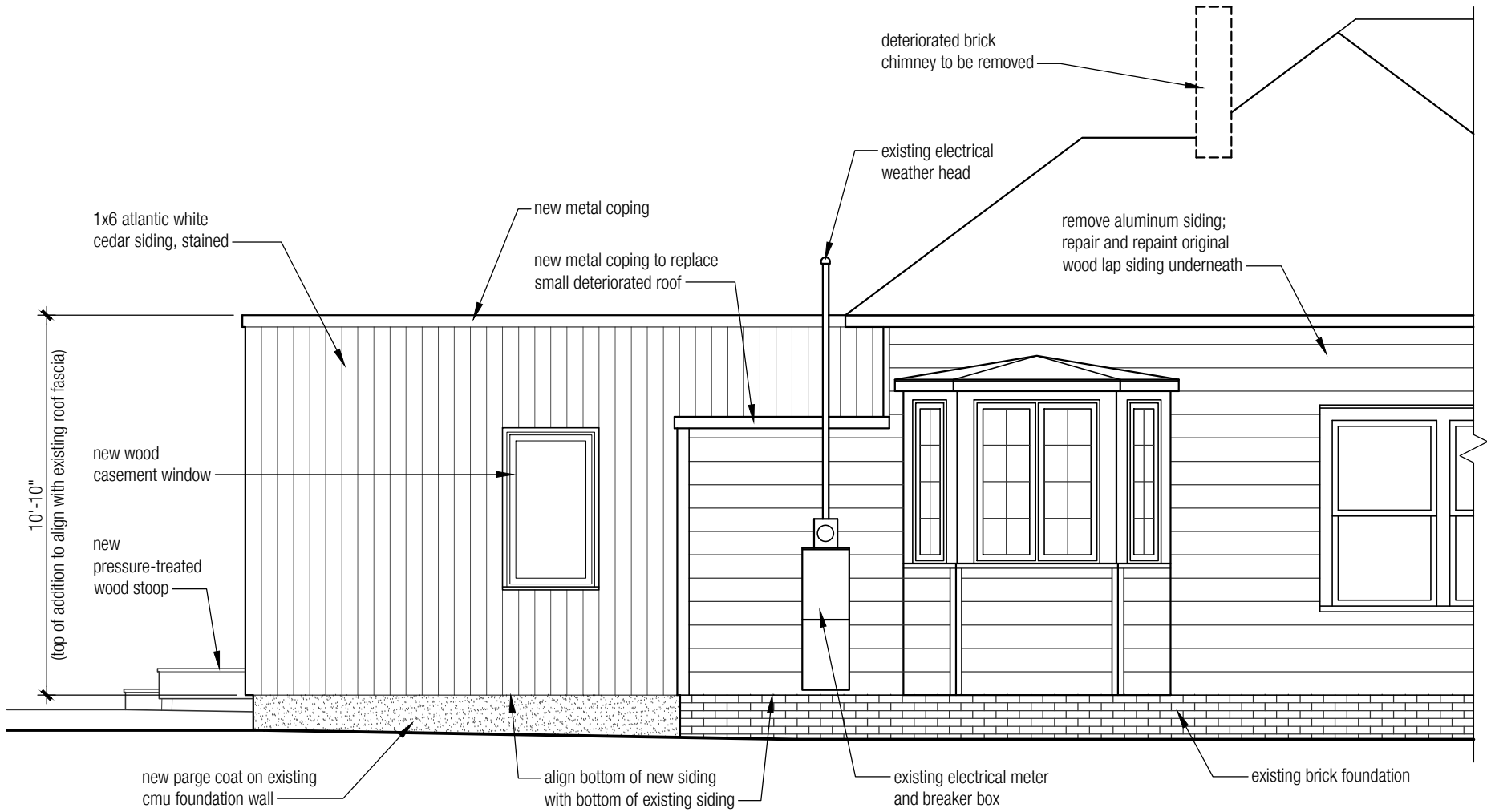
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**FEE 2:**

**FEE 3:**

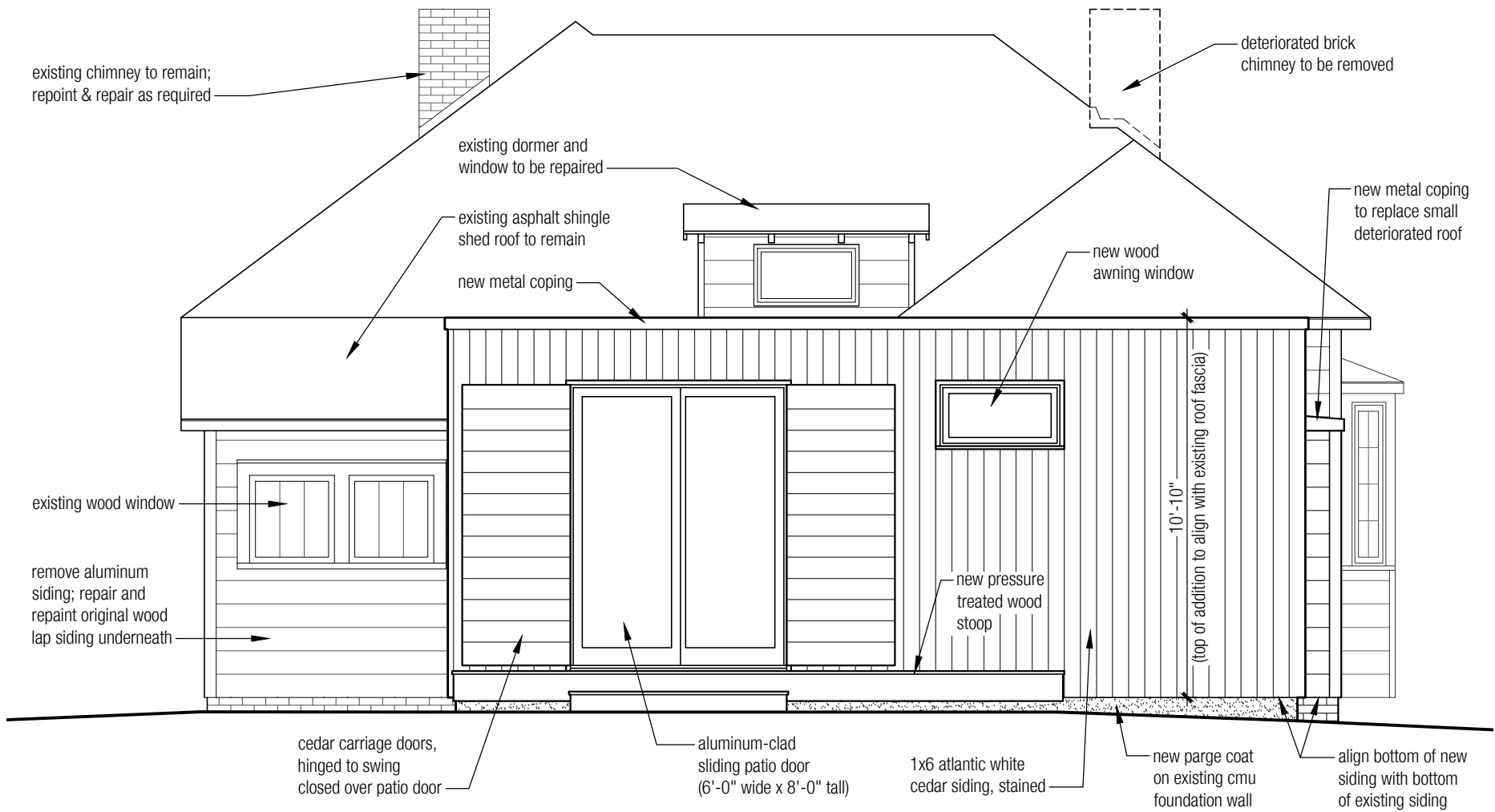
**TOTAL:**



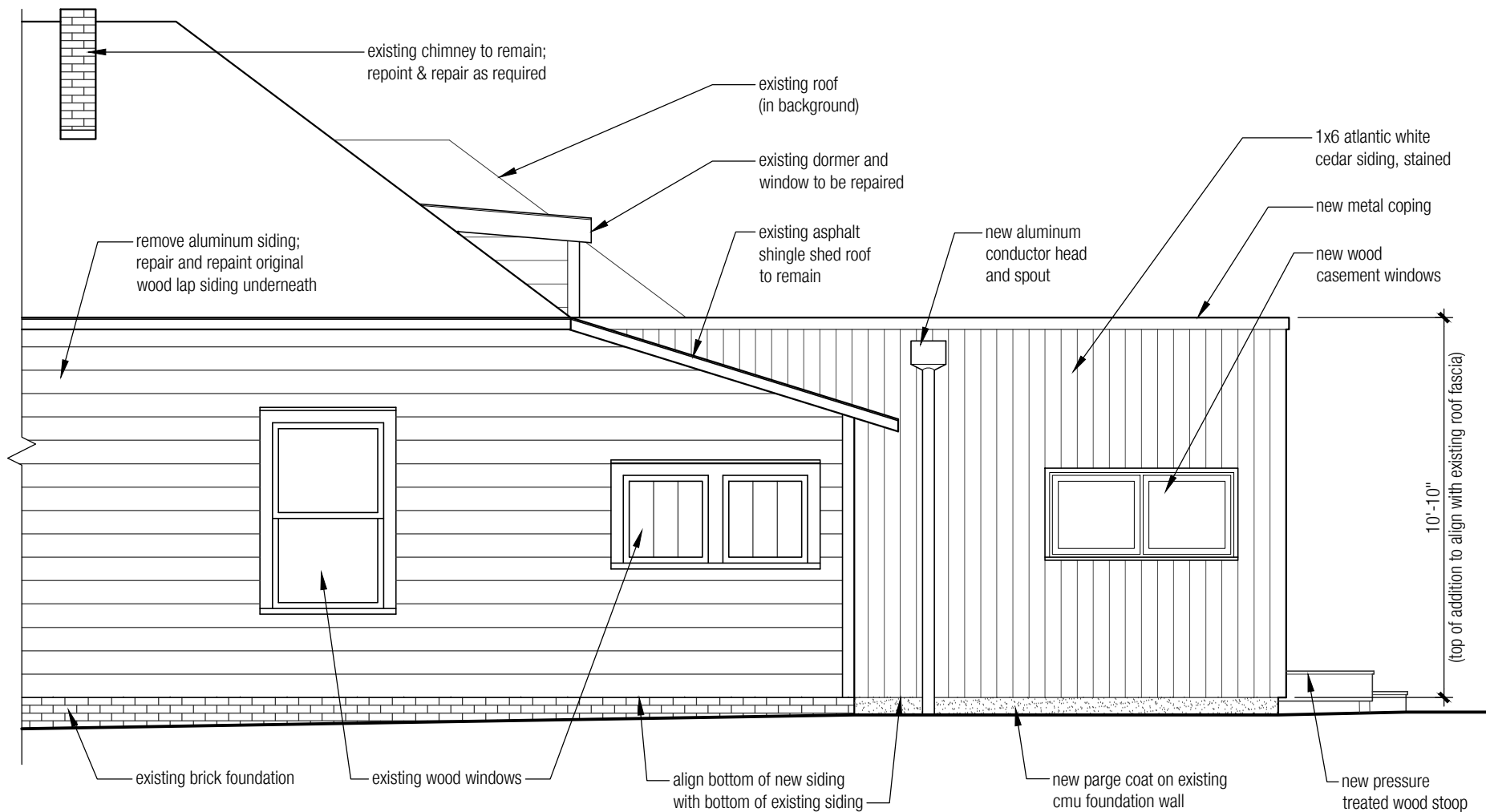


**SIDE ELEVATION (SOUTH)**





**REAR ELEVATION (WEST)**



**SIDE ELEVATION (NORTH)**









# National Property Inspections

Marshall Prado Scottie McDaniel, 1111 Eleanor St, Knoxville, TN, 37917

## FLASHING/VALLEYS

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |  |  |   |   |
|--|--|---|---|
| <input checked="" type="checkbox"/> Composition / Membrane | <input checked="" type="checkbox"/> Metal                  | <input checked="" type="checkbox"/> Exposed Nails     | <input checked="" type="checkbox"/> General Deterioration |
| <input checked="" type="checkbox"/> Improper Installation  | <input checked="" type="checkbox"/> Previous Repairs Noted | <input checked="" type="checkbox"/> Suspected Leak(s) |   |

### Comments:

Numerous sections of flashing around the house were improperly installed, have been previously repaired, and/or show signs of damage/deterioration. Recommend a qualified roofing contractor further evaluate all flashing and repair/replace prior to the end of the contingency period. Hidden damage may exist.



Flashing/Valleys:



Flashing/Valleys:



Flashing/Valleys:

Inspection Date:  
04/29/2020

Inspector: Cory Anderson  
Inspector Phone: (865) 523-6200

Email: cory.anderson@npiinspect.com



# National Property Inspections

Marshall Prado Scottie McDaniel, 1111 Eleanor St, Knoxville, TN, 37917



Chimney:



Chimney:



Chimney:



Chimney:

## EXTERIOR SURFACE

Recommend Repairs

Metal

General Deterioration

Missing / Loose

	ACC	MAR	NI	NP	RR
SIDING/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR LIGHTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Inspection Date:  
04/29/2020

Inspector: Cory Anderson  
Inspector Phone: (865) 523-6200

Email: cory.anderson@npiinspect.com



# National Property Inspections

Marshall Prado Scottie McDaniel, 1111 Eleanor St, Knoxville, TN, 37917

## Attic / Roof

Method of Inspection  Physical Entry

### ATTIC FRAMING/SHEATHING

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Plywood / Panel Board / OSB

Rafters

Broken Rafters / Trusses

Water Stains/Suspected Leak(s)

#### Comments:

- Many framing members throughout the attic were bowed and/or damaged. Many of the rafters were split. Recommend further evaluation of the framing members in the attic by a qualified contractor and repair/replace as necessary.
- Water stains noted in attic but did not test wet during inspection. Monitor condition for future leaks and have a qualified contractor further evaluate and repair if necessary.

Leaks not always detectable.



Attic Framing/Sheathing:



Attic Framing/Sheathing:

Inspection Date:  
04/29/2020

Inspector: Cory Anderson  
Inspector Phone: (865) 523-6200

Email: cory.anderson@npiinspect.com