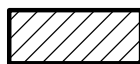


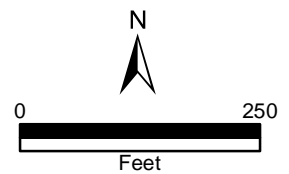
**3-G-21-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



1121 Eleanor St. 37917  
 \_\_\_\_\_  
 Fourth and Gill H

Original Print Date: 3/9/2021  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Sean Martin



**Meeting:** 3/18/2021  
**Applicant:** Sean and Sara Martin  
**Owner:** Sean and Sara Martin

---

## Property Information

**Location:** 1121 Eleanor St. **Parcel ID** 81 M H 003  
**District:** Fourth and Gill H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Craftsman (c.1915)

One story frame residence with a front gable roof clad in asphalt shingles, an exterior of brick veneer, and a brick foundation. A front-gable roof porch projects from the left half of the façade, supported by brick columns and featuring decorative wood brackets. Windows are one-over-one, double-hung wood sash.

---

## Description of Work

Level II Major Repair or Replacement

Exterior rehab to rear addition (c.2006), including modifications to roofline, construction of a new back porch, replacement windows (on rear addition only) and replacement of existing fiber cement lap siding with new shingle siding. Installation of new exterior basement stair with sloped steel doors on south side of house. Repair to brick foundation and brick veneer at northwest corner of house, repointing of front porch masonry. Repair to north side roof overhang; possible replacement of existing asphalt shingle roof with new asphalt shingles.

Rear elevation will include two new wood casement windows on left side, and three adjoining three-light wood casement windows (approximately 7' wide by 5' tall overall). Rear elevation will be clad in shingle siding (specifications propose 1) cedar shingles with 7" reveal, 2) Hardie shingles with 7" reveal, or 3) LP Smartside composite shake siding with 7" reveal). Rear elevation will also feature decorative wood brackets, a triangular wood louvered vent, and 5/4 cedar trim with copper flashing.

New recessed corner porch on right side of rear (west) elevation to feature a half-light wood door and a wood porch floor, supported by an 8" by 8" wood post with a wood bracket.

Sloped steel basement access doors will be approximately centered on left (south) side elevation to match Bilco specs submitted in application packet (or similar). South elevation work also includes converting existing basement window into small painted wood door into storage closet.

---

## Applicable Design Guidelines

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

New 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 Historic 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.
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.

#### Windows

7. It can be appropriate to design and install additional windows on the rear or another secondary elevation. The designs should be compatible with the overall design of the building.

#### Entrances

3. 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 entries 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. 1121 Eleanor Street is a contributing resource to the Fourth and Gill National Register Historic District and local historic overlay.
2. The installation of sloped steel basement access doors on the south side elevation will not affect any significant historic features and will be very minimally visible from the street, if visible at all. The basement access doors could be removed without affect on the house's character-defining features.
3. All other work is proposed for a non-historic addition on the house's rear, constructed in 2006. Overall, the revised design will be compatible but differentiated from the original section of the house. New details will connect the addition with the house's Craftsman design, including cedar support brackets, a triangular wood louvered vent, and cedar trim.
4. The rear addition, previously clad in fiber cement lap siding, will receive new shingle siding - cedar, Hardie, and LP Smartside composite with 7" exposure are all included in the proposal for discussion. In staff's opinion, any of the three proposed materials would be appropriate, as work will occur on a non-historic addition which is not visible from the public right-of-way. Cedar shingles meet the design guidelines most directly; however, the existing addition currently has fiber cement lap siding and any of the three materials will sufficiently differentiate the addition from the main house's brick exterior, while not detracting from the house's historic character.
5. The proposed materials and design for the small recessed corner porch meet the design guidelines, including a repurposed existing half-light wood door, wood porch flooring and an 8" by 8" wood post.
6. The addition also includes new windows, including two, two-light wood casement windows on the left side and one wood triple casement window (approximately 7'-0" tall wide and 5'-6" tall) on the right. The proposed windows

are compatible with the overall design of the house. The applicant has included for discussion the possibility of using Marvin "Elevate" brand windows (paintable fiberglass composite material) in the same dimensions and design as the submitted drawing. The composite windows would be limited to the rear addition, not visible from the street, which is a west-facing elevation that receives significant sun and weather impact through the year.

---

## **Staff Recommendation**

Staff recommends approval of the work as submitted.



# DESIGN REVIEW REQUEST

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

Sean Martin

Applicant

3/1/21

3/17/21

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

Sean Martin

Open Door Architecture

Name

Company

1121 Eleanor St

Knoxville

TN

37917

Address

City

State

Zip

865-386-8909

sean@opendoorarchitecture.com

Phone

Email

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

1121 Eleanor St

081MH003

Property Address

Parcel ID

Fourth & Gill

RN-2/H

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

3.1.21

Please Print

Date

*Sean R. Martin*  
Applicant Signature

Sean R. Martin

3.1.21

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: Renovate a rear addition (built in 2006) to include changes to the roofline, construction of a new back porch, new windows (on addition only), and replacement of existing fiber cement lap siding with new shingle siding (cedar or composite). Install new exterior basement access stair with sloped steel doors on south side of house. Repair foundation and brick veneer at northwest corner of original house as well as small areas of repointing at front porch. Repair rot in north side roof overhang (which may require a complete reroof of house).  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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**

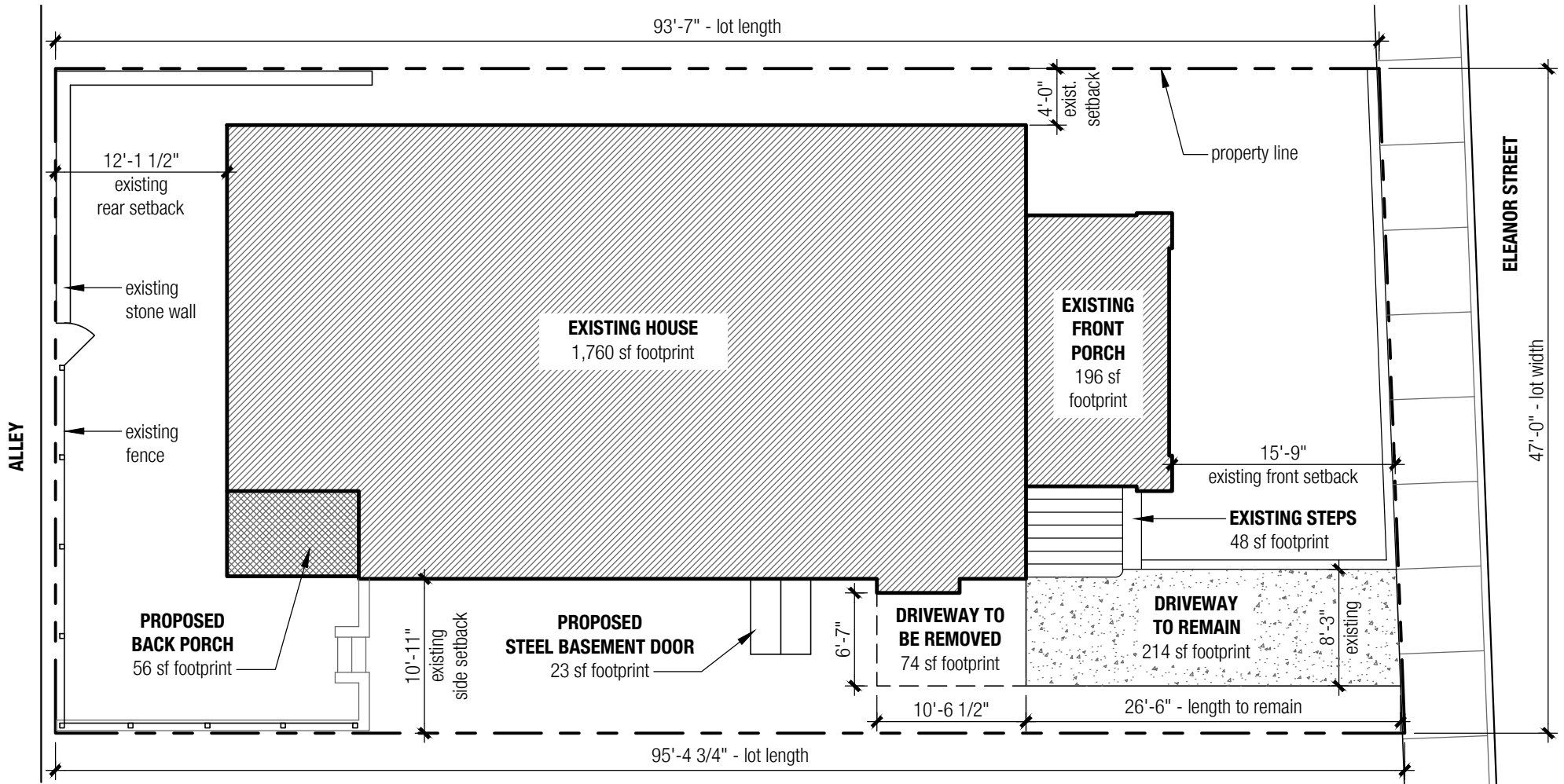
- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

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

<b>FEE 1:</b>	100.00	<b>TOTAL:</b>
<b>FEE 2:</b>		
<b>FEE 3:</b>		



VARIANCE APPLICATION FOR:  
**1121 ELEANOR ST.**  
**Parcel ID: 081MH003**

BY:  
 Sara & Sean Martin  
 865-603-4756  
 sara@opendoorarchitecture.com

**SITE CALCULATIONS:**

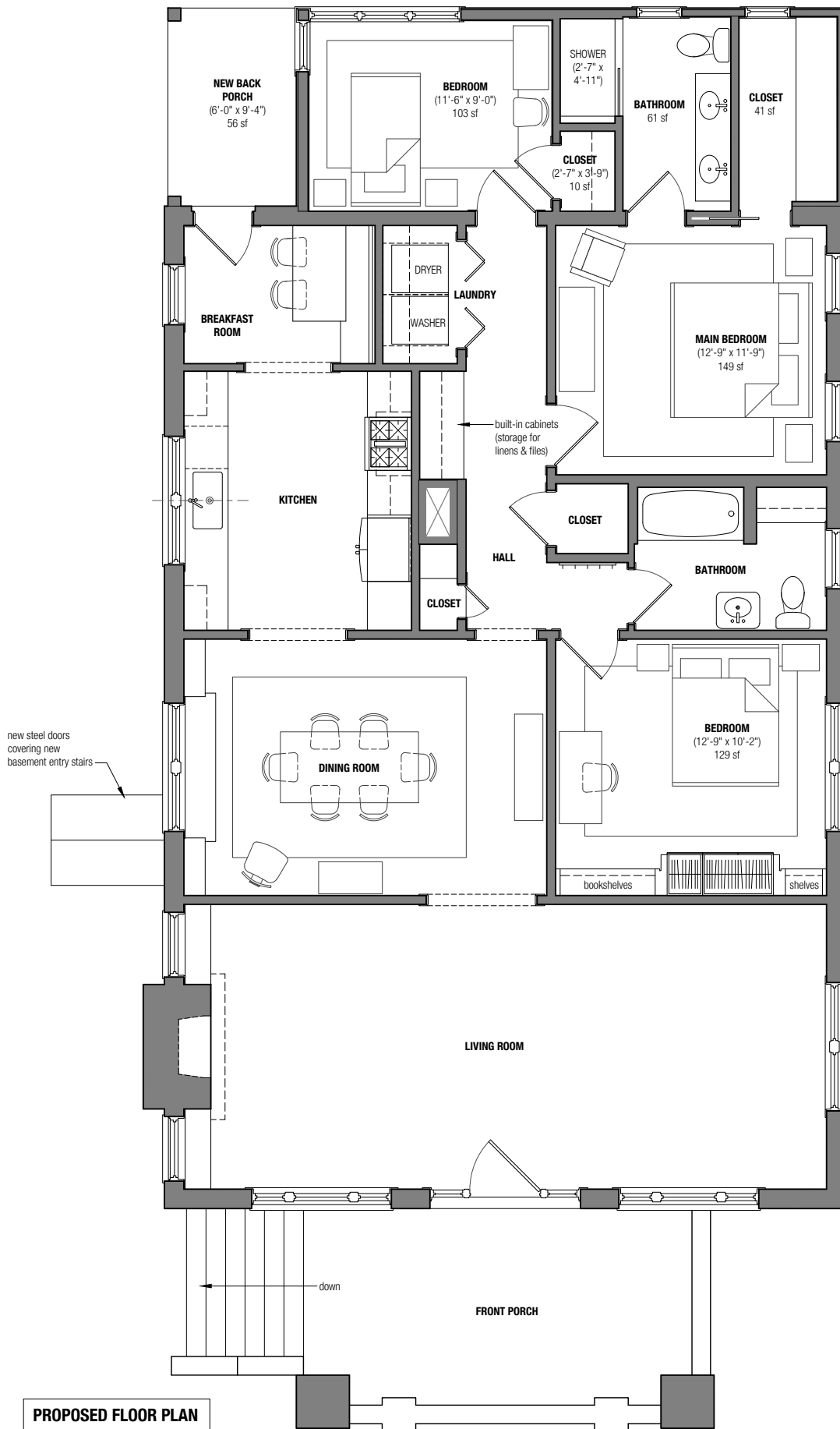
lot size: 4,441 sf  
 existing house & front porch: 1,956 sf  
 existing impervious items (1,956 + 48 + 288): 2,292 sf  
**existing building coverage: 44%**  
**existing impervious coverage: 51.6%**  
 proposed back porch: 56 sf  
 proposed steel basement door: 23 sf  
 proposed removal of part of existing driveway: - 74 sf  
**proposed building coverage: 45.3%**  
**proposed impervious surface coverage: 51.7%**

**REQUESTED VARIANCES:**

- Increase building coverage to 45.3% owing to the hardship of a small lot of record (less than the minimum 5,000 sf).
- Reduce off-street parking to 1 spot by removing 74 sf of existing driveway.
- Increase the allowed impervious coverage from 40% to 51.7% owing to the hardship of a small lot of record.

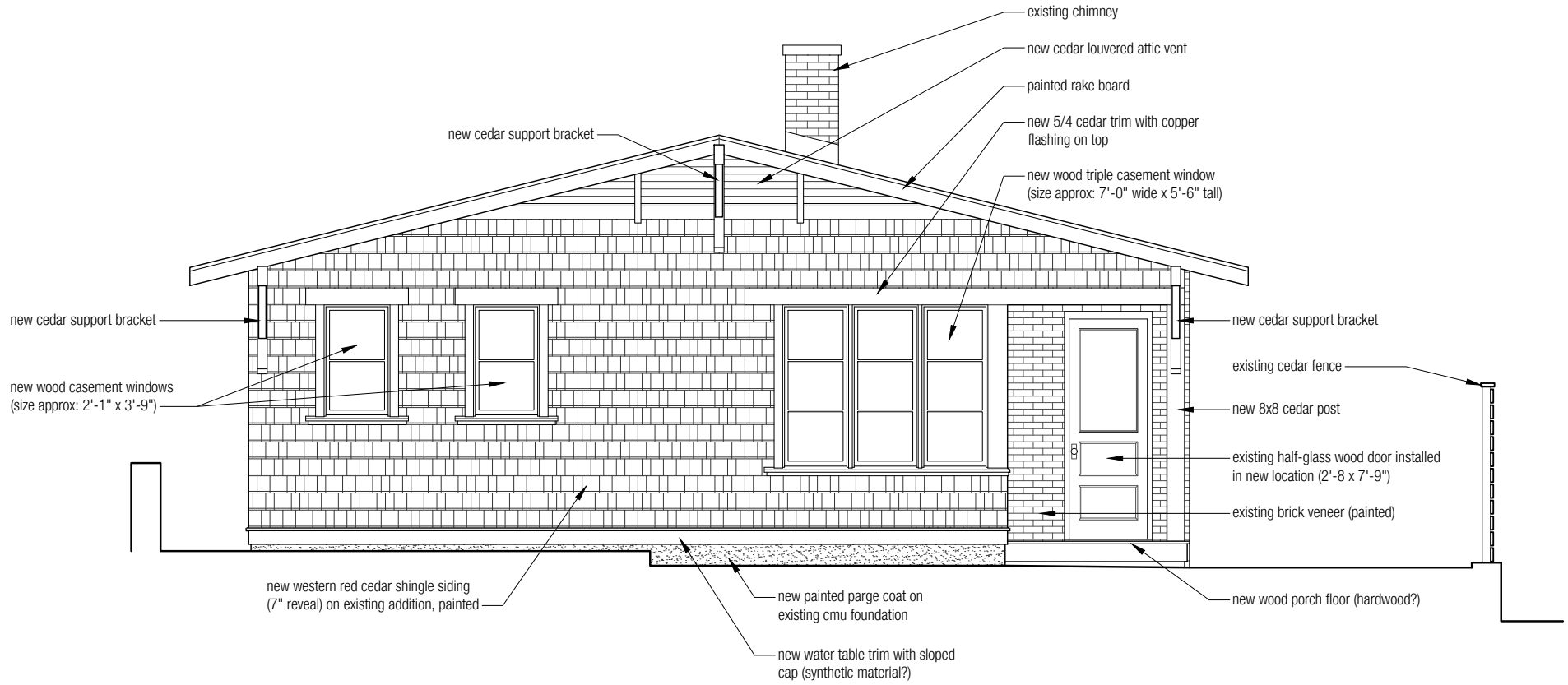


**OPEN DOOR**  
 ARCHITECTURE



**PROPOSED FLOOR PLAN**

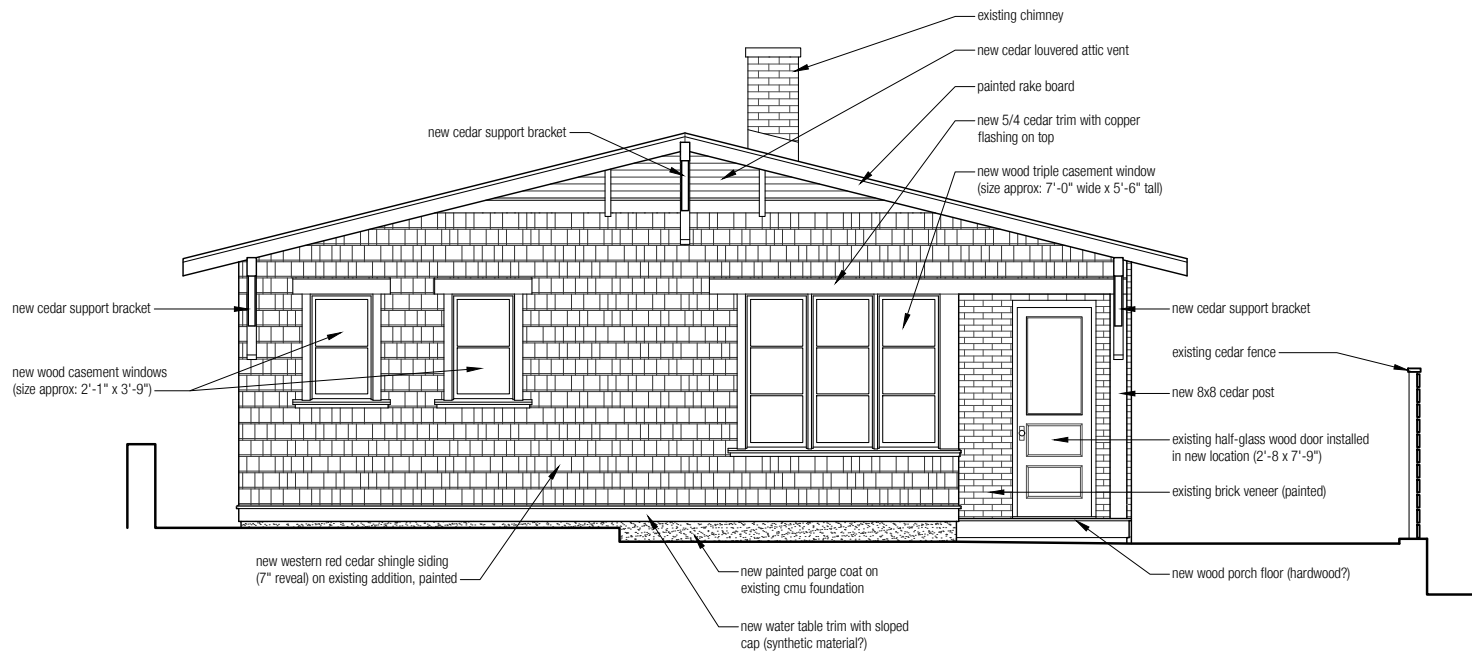




**PROPOSED BACK ELEVATION (WEST)**

**SHINGLE SIDING NOTE:**  
 We are requesting the option of using any of the following shingle siding options:

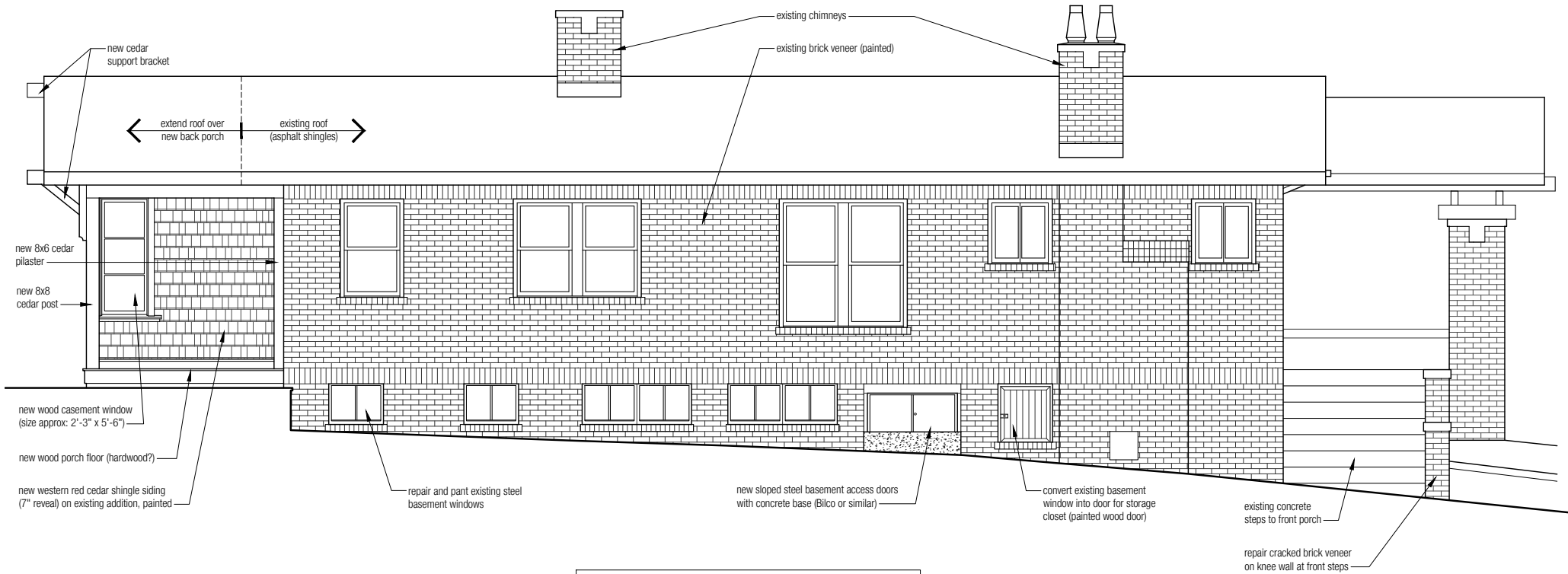
- Cedar shingles (7" reveal)
- HardieShingle fiber cement shingles (7" reveal)
- LP Smartside composite shake siding (7" reveal)



**PROPOSED BACK ELEVATION (WEST)**

**SHINGLE SIDING NOTE:**  
 We are requesting the option of using any of the following shingle siding options:

- Cedar shingles (7" reveal)
- HardieShingle fiber cement shingles (7" reveal)
- LP Smartside composite shake siding (7" reveal)



**PROPOSED SIDE ELEVATION (SOUTH)**