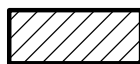




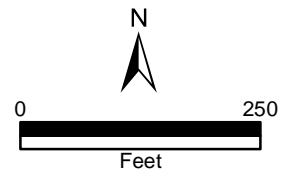
**5-I-21-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



215 W. Glenwood Ave. 37917  
 Old North Knoxville H

Original Print Date: 5/5/2021  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Aaron Pennington





# Staff Report

Knoxville Historic Zoning Commission

File Number: 5-I-21-HZ

**Meeting:** 5/20/2021  
**Applicant:** Aaron Pennington  
**Owner:** Julie Belcher

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## Property Information

**Location:** 215 W. Glenwood Ave. **Parcel ID** 81 L F 027  
**District:** Old North Knoxville H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Craftsman with Neoclassical influence, c.1925

Two-story frame residence clad in brick, resting on a brick foundation. House features a hipped roof with a lower front gable, featuring partial cornice returns and eave overhangs, and sawn wood brackets. A hipped-roof front porch extends the length of the façade, supported by square brick columns.

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## Description of Work

Level II Construction of Addition or Outbuilding

Revision to previously approved rear addition to modify proposed roofline. Addition was approved in August 2020 (8-K-20-HZ), with a hipped standing-seam metal roof. Current proposal does not involve any modifications to footprint, design, or exterior elevations of new addition. New roof will feature a low-sloped, membrane roof with a parapet wall and a linear metal scupper. Roof design will still feature painted wood corbels (to correspond with existing house) immediately below parapet. Parapet will extend along all three elevations of new addition.

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## Applicable Design Guidelines

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

L. Additions

1. Locate exterior additions at the rear of or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building, and using appropriate proportions.
  2. Design new additions so that it is 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. Additions shall be distinguishable from the historic building, but shall be compatible in terms of mass, materials, size, texture, and scale. Additions shall be designed so they can be removed without destroying the form of the historic building.
  4. New additions should not be visible from streets.
  6. Do not cause a loss of historic character through a new addition.
- 

## Comments

N/A

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## Staff Findings

1. 215 W. Glenwood Ave is a contributing resource to the Old North Knoxville National Register Historic District and local overlay.
  2. The application involves roof modifications to a previously-approved, new, rear addition that has not yet been built. The proposal does not involve any other changes to the addition's footprint, design, or details. The addition approved in August 2020 (8-K-20-HZ) featured a hipped roof, to be clad in standing seam metal, with a pitch to reflect the existing roof pitch.
  3. The primary house has a complex roofline, featuring two intersecting hipped massings clad in a unique concrete tile.
  4. Changing the addition to feature a flat roof will minimize the addition's visibility from the public right-of-way, and won't introduce any new contradicting roofing materials, maintaining the concrete tile as the primary character-defining roof element. The flat roof will actually have less of an effect on the historic house, as the flat roof won't require major modifications to the primary roofline to connect the existing roof with the addition.
  5. The low-sloped roof with a parapet and metal coping will maintain the proposed painted wood corbels on a cornice to match details on the existing house
- 

## **Staff Recommendation**

Staff recommend approval of the project as submitted.



# DESIGN REVIEW REQUEST

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

Aaron Pennington

Applicant

5/3/2021

5/20/2021

5-I-21-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

Aaron Pennington

Name

Company

935 Eleanor Street

Knoxville

TN

37917

Address

City

State

Zip

865-696-6137

pennington.aaron@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Julie Belcher

215 W. Glenwood

865-405-8275

Owner Name (if different from applicant)

Owner Address

Owner Phone

215 W. Glenwood Ave.

081LF027

Property Address

Parcel ID

Old North

RN-2/ H overlay

Neighborhood

Zoning

## AUTHORIZATION

Lindsay Crockett

5.3.21

Staff Signature

Please Print

Date

Aaron Pennington

5-3-2021

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: Request to alter proposed roofline of addition from previously approved COA. (8-K-20-HZ)  
Previously approved as a hipped roof. Proposed roof to be a low sloped flat roof with parapet wall.  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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**

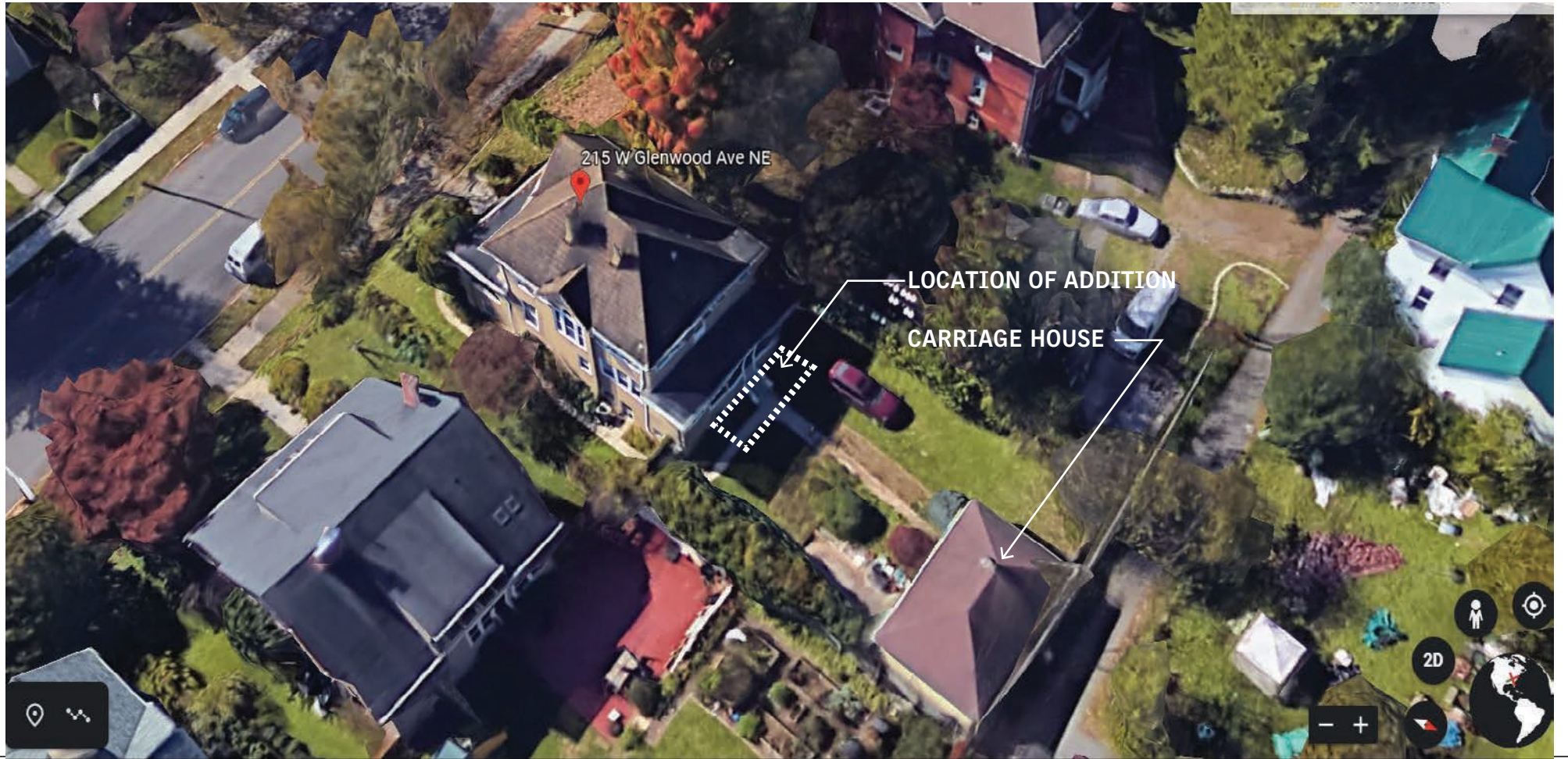
- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

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

<b>FEE 1:</b>		<b>TOTAL:</b>
50.00		
<b>FEE 2:</b>		
		50.00
<b>FEE 3:</b>		



EXISTING CONDITIONS

NTS

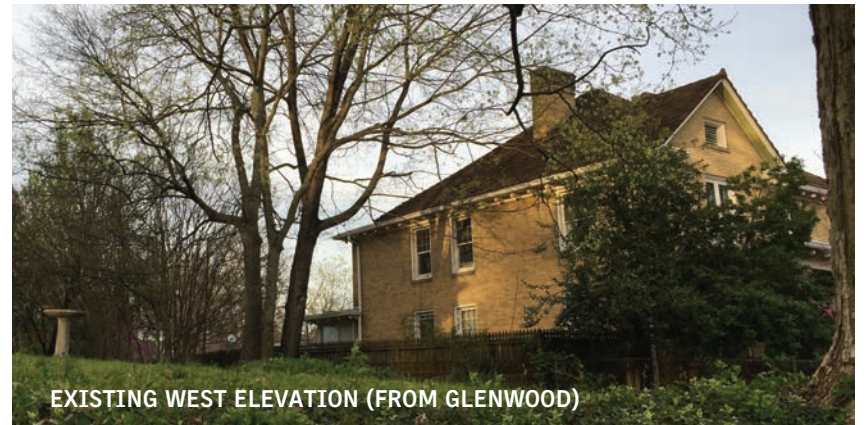
215 W. GLENWOOD



EXISTING NORTH ELEVATION (FROM BACK YARD)



EXISTING EAST ELEVATION

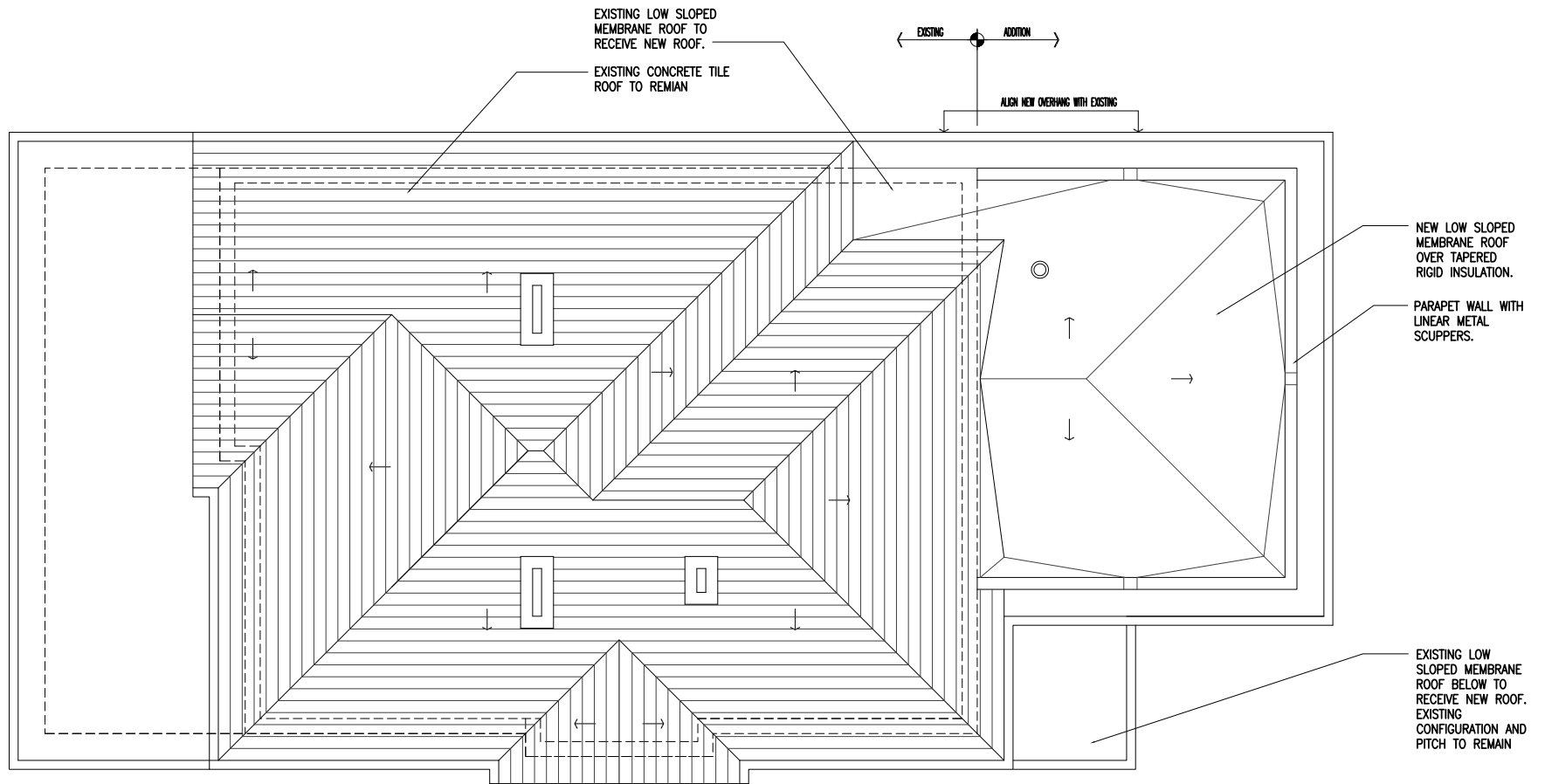


EXISTING WEST ELEVATION (FROM GLENWOOD)

## EXISTING CONDITIONS

NTS

215 W. GLENWOOD [PRIMARY RESIDENCE]



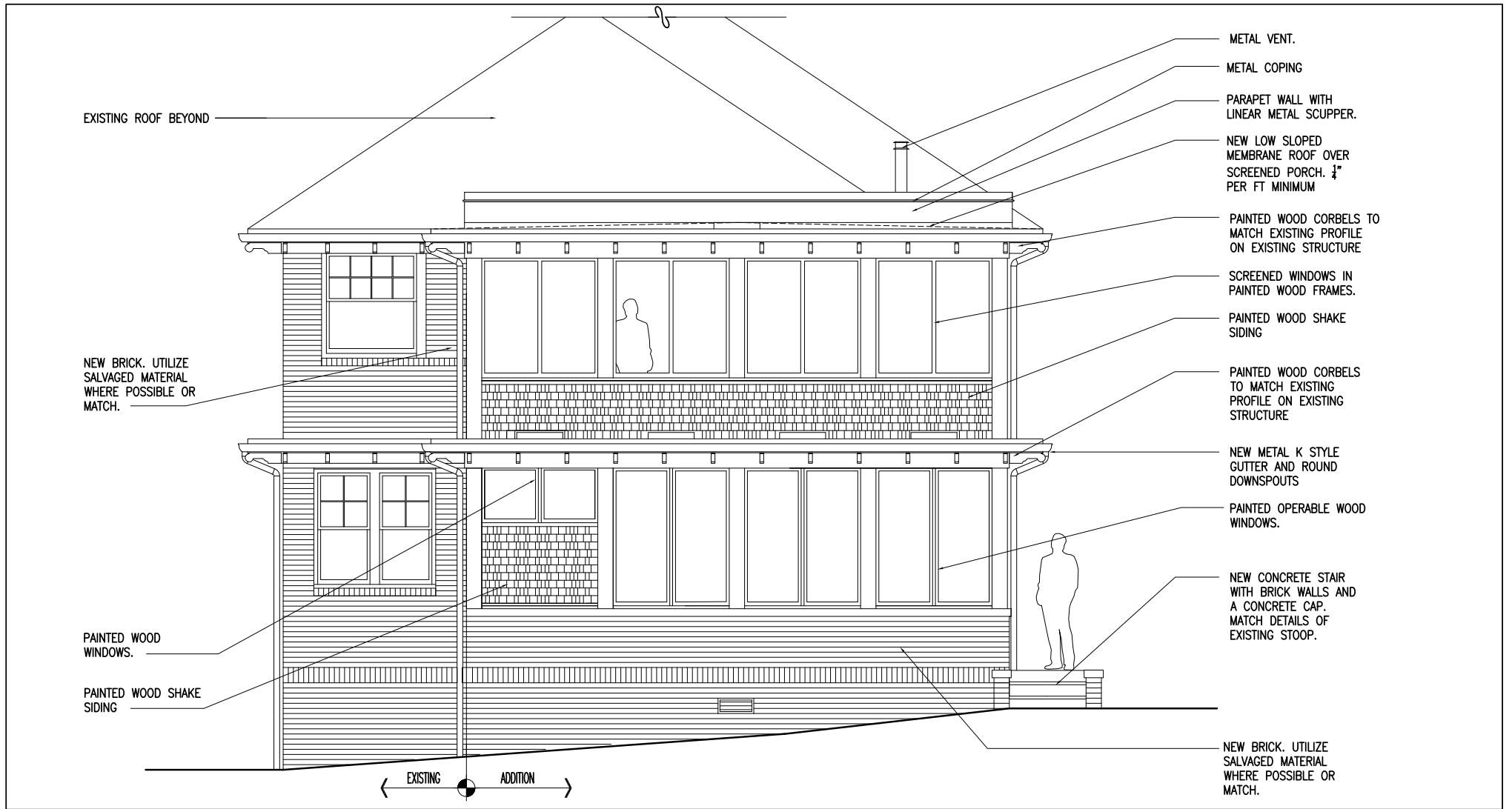
# ROOF PLAN

5/3/2021

3/16"=1'-0"

215 W. GLENWOOD [ADDITION]





05

NORTH ELEVATION (REVISED)

5/3/2021

1/4" = 1'-0"

215 W. GLENWOOD [ADDITION]

METAL VENT FOR WOOD  
BURNING STOVE

PARAPET WALL WITH  
LINEAR METAL SCUPPER.

NEW LOW SLOPED  
MEMBRANE ROOF OVER  
SCREENED PORCH.  $\frac{1}{4}$ "  
PER FT MINIMUM

PAINTED WOOD CORBELS  
TO MATCH EXISTING  
PROFILE ON EXISTING  
STRUCTURE

SCREENED WINDOWS IN  
PAINTED WOOD FRAMES.

PAINTED WOOD SHAKE  
SIDING

PAINTED WOOD CORBELS  
TO MATCH EXISTING  
PROFILE ON EXISTING  
STRUCTURE

NEW METAL K STYLE  
GUTTER AND ROUND  
DOWNSPOUTS

PAINTED OPERABLE WOOD  
WINDOWS.

PAINTED WOOD FULL  
GLASS DOOR

NEW BRICK. UTILIZE  
SALVAGED MATERIAL  
WHERE POSSIBLE OR  
MATCH.

NEW CONCRETE STAIR  
WITH BRICK WALLS AND  
A CONCRETE CAP.  
MATCH DETAILS OF  
EXISTING STOOP.



← ADDITION ● EXISTING OUTSIDE CORNER (LOWER LEVEL) →

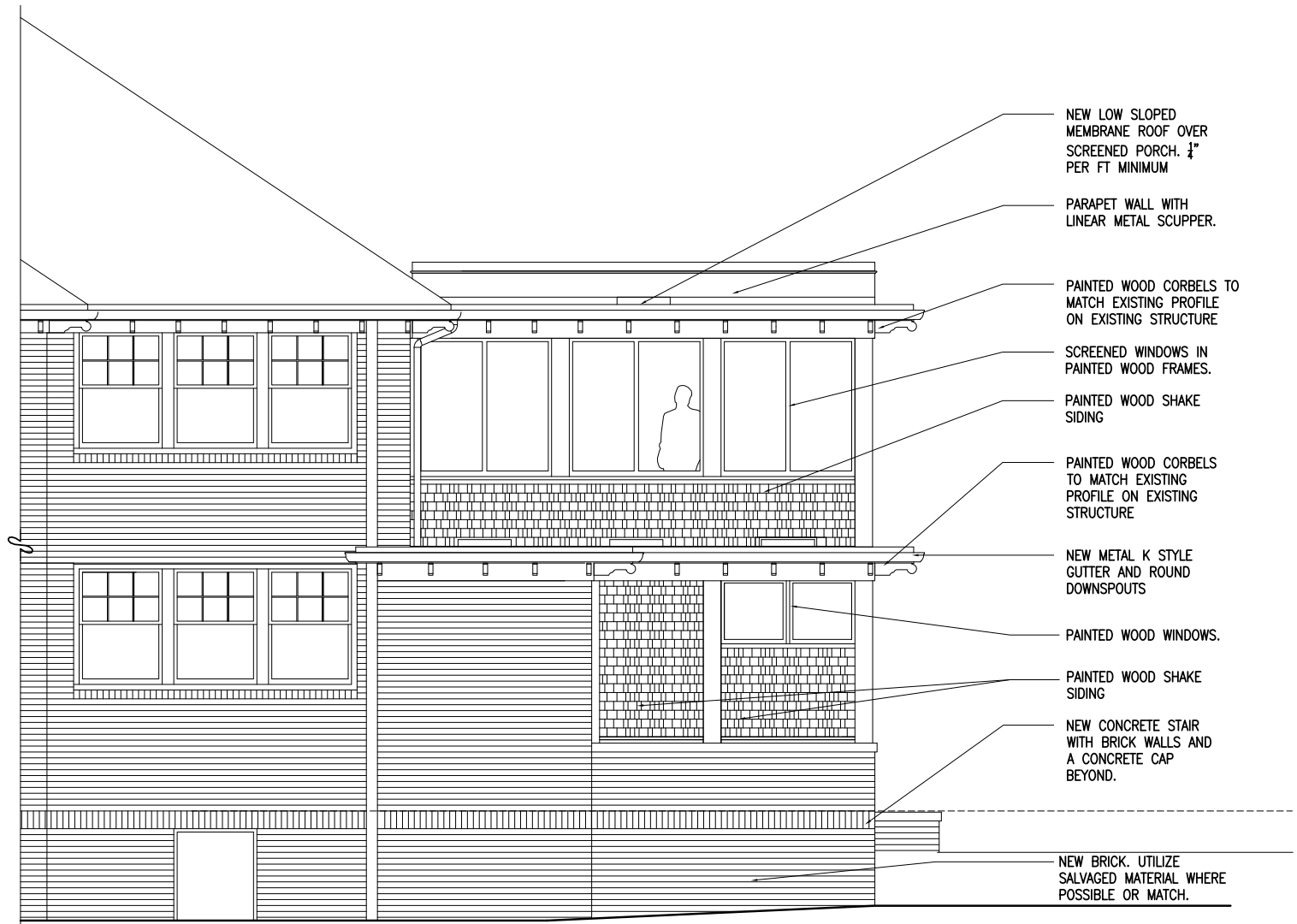
06

# PARTIAL WEST ELEVATION (REVISED)

5/3/2021

1/4" = 1'-0"

215 W. GLENWOOD [ADDITION]



07

PARTIAL EAST ELEVATION (REVISED)

5/3/2021

1/4" = 1'-0"

215 W. GLENWOOD [ADDITION]