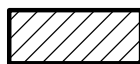




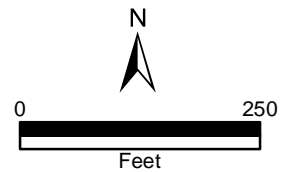
**11-F-22-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**125 W. Glenwood Ave. 37917**  
**Old North Knoxville H**

Original Print Date: 11/9/2022  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Richard-Allen Foster Open Door  
 Architecture



**Meeting:** 11/17/2022  
**Applicant:** Richard-Allen Foster Open Door Architecture  
**Owner:** Jana Morgan Nate Kelly

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## Property Information

**Location:** 125 W. Glenwood Ave. **Parcel ID** 81 L F 02301  
**District:** Old North Knoxville H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Craftsman, c.1930

One-and-one-half-story frame residence with a side-gable roof, an exterior of brick veneer, and a brick foundation. House features two front-gable roof dormers on front and rear roof slopes and a full-length porch supported by brick columns.

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## Description of Work

Level II Major Repair or Replacement

Removal of non-historic enclosed rear porch and wood steps; existing roofline, frieze board, water table, and foundation to remain.

New enclosure to feature a new wood patio door with simulated divided lights, new painted wood trim below the existing frieze boards, new adjoining wood casement windows, and a new painted beadboard knee wall below the windows. A new pressure-treated wood deck and steps will extend to the rear of the property.

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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.
5. Before expanding the size of the historic building with a new addition, try reconfiguring interior space that does not define the historic character of the building in order to accommodate the new space needs.
6. Do not cause a loss of historic character through a new addition.

### Entrances

4. A replacement entrance shall not create a false historic appearance. A new entrance or porch must be compatible in size, scale, or material.
-

7. Secondary entrances must be compatible with the original in size, scale, and materials, but clearly secondary in importance.

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## Comments

N/A

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## Staff Findings

1. 125 W. Glenwood Ave is a contributing resource to the Old North Knoxville National Register Historic District and the local overlay.
  2. All work is concentrated on a rear corner massing, which features a non-historic enclosed porch with T-111 siding, non-historic windows, and a non-historic patio door. No original features will be modified in the application.
  3. The proposed new features, including wood casement windows, a new wood patio door, and the painted beadboard knee wall, meet the design guidelines and are compatible with the overall design of the house.
  4. The enclosed porch will resemble a sunroom with a significant amount of transparency, and will be clearly differentiated from original features of the house.
- 

## Staff Recommendation

Staff recommends approval of Certificate 11-F-22-HZ as submitted.



# DESIGN REVIEW REQUEST

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

Applicant

11-F-22-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

Name

Company

Address

City

State

Zip

Phone

Email

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

Please Print

10.28.22

Date

*Richard Allen Foster*  
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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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>
100.00		
<b>FEE 2:</b>		
<b>FEE 3:</b>		100.00

A RENOVATION TO THE  
**MORGAN-KELLY RESIDENCE**



125 W. GLENWOOD AVENUE  
KNOXVILLE, TN 37917

HISTORIC ZONING APPLICATION  
OCTOBER 28, 2022

**BRIEF DESCRIPTION OF WORK**

- Removal of previous non-historic enclosure of back porch and associated wood steps.
- New enclosure as part of kitchen renovation to look like enclosed screen porch.
- Back door relocated to rear façade with new pressure-treated wood deck and steps.
- New wood casement windows will sit above new knee wall with vertical bead board.
- Existing roofline, frieze board and watertable to remain.

**MORGAN-KELLY RESIDENCE, RENOVATION**

HISTORIC ZONING APPLICATION  
OCTOBER 28, 2022

**PHOTOGRAPH - EXISTING CONDITIONS**



**MORGAN-KELLY RESIDENCE, RENOVATION**

HISTORIC ZONING APPLICATION

OCTOBER 28, 2022

**PERSPECTIVE VIEW - EXISTING CONDITIONS**

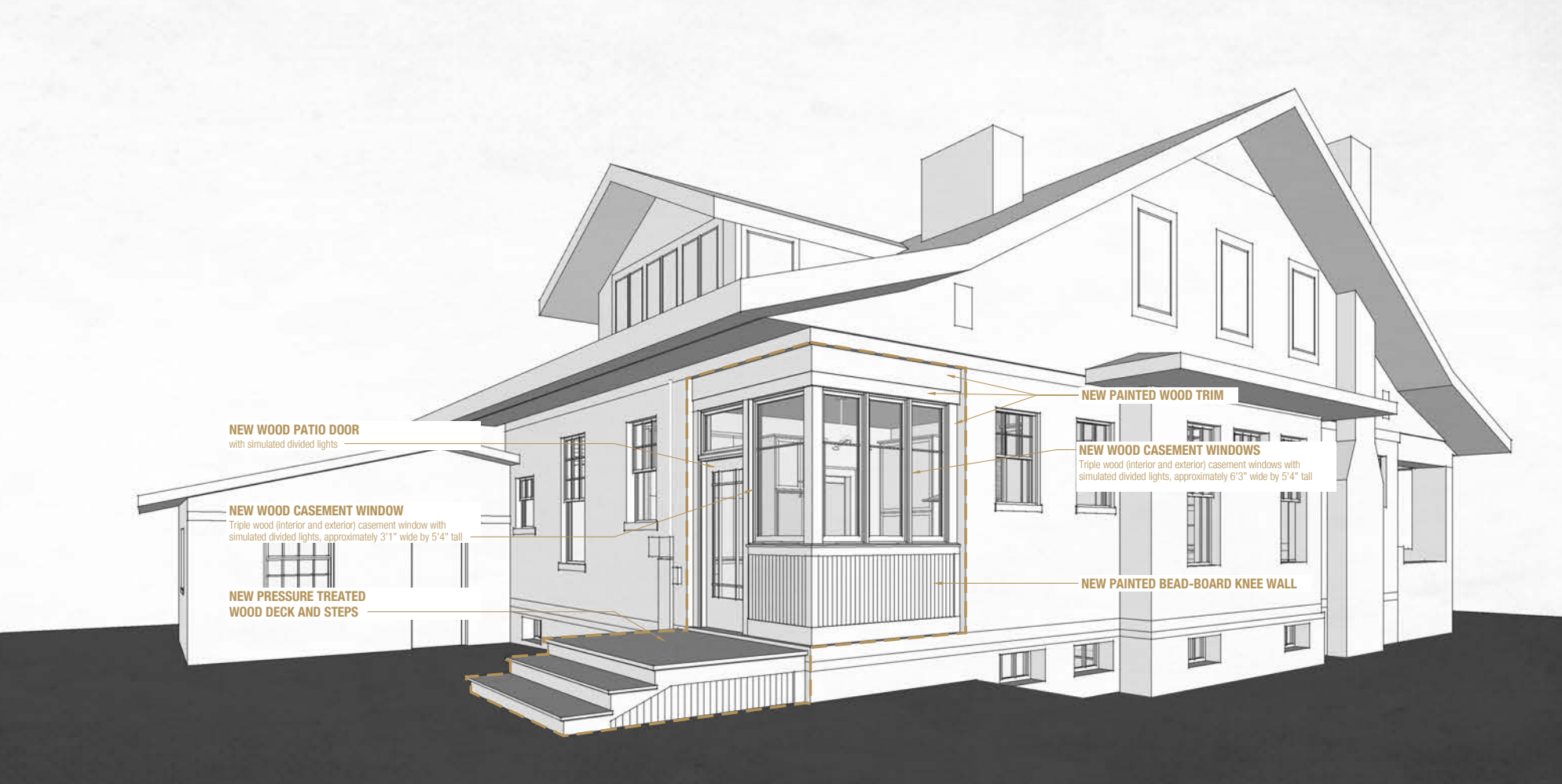




**MORGAN-KELLY RESIDENCE, RENOVATION**

HISTORIC ZONING APPLICATION  
OCTOBER 28, 2022

**PERSPECTIVE VIEW - NEW CONSTRUCTION**





**MORGAN-KELLY RESIDENCE, RENOVATION**

HISTORIC ZONING APPLICATION

OCTOBER 28, 2022

**PARTIAL RENOVATION FLOOR PLAN**

1/2" = 1'-0"

