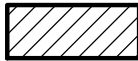


**8-E-23-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



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 **1000 Olive Rd. 37934**  
**Village of Concord HZ**

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Original Print Date: 8/7/2023  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Charles and Stephanie Ellis

  
  
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# Staff Report

Knox County Historic Zoning Commission

File Number: 8-E-23-HZ

**Meeting:** 8/17/2023  
**Applicant:** Charles and Stephanie Ellis  
**Owner:** Charles and Stephanie Ellis

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## Property Information

**Location:** 1000 Olive Rd. **Parcel ID** 153 G A 009  
**District:** Village of Concord HZ  
**Zoning:** RA (Low Density Residential)  
**Description:** Bailey-Smith House. Altered Folk Victorian, c.1895.  
One-story frame residence with a side-gable roof with intersecting front-gable massing. Non-historic rear additions.

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## Description of Work

Level II Major Repair or Replacement

Revision to previously approved COA (3-F-23-HZ) as part of a broad exterior rehabilitation project. The applicants received approval for a wood lap siding or a wood board-and-batten siding, pending evidence of original siding uncovered when vinyl was removed. The applicants now propose to install a fiber cement (Hardie Plank) lap siding instead of wood.

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## Applicable Design Guidelines

Village of Concord Design Guidelines, adopted by the Knox County Commission on October 22, 2001.

External Wall Coverings: Wood

1. Wood siding and shingles or other features original to the building shall be repaired rather than replaced, and only modified at all if they are deteriorated.
2. If replacement of original features is necessary, the new materials shall match the old in size, placement, and design, including not only wood siding but also wood or asphalt shingles.
5. The application of synthetic or substitute materials such as vinyl or aluminum over original wood siding is not appropriate. To be approved, the application of these materials must not result in the concealment or removal of original decorative detailing or trim, including window surrounds. Synthetic siding materials should match the dimensions of the original wood siding as closely as possible. Care should be taken to have synthetic sidings vented on 12-inch centers.
6. Consideration for determining the appropriateness of a change in siding will be based on the following criteria:
  - What is the age of the building?
  - Is it contributing or significant to the district?
  - Where is the building located within the district?
  - Are the proposed changes visible from the street or on a primary façade?
10. Repair wooden features by patching, piecing-in or otherwise reinforcing the wood. Repair may also include

limited replacement with matching or compatible substitute materials when elements remain and can be copied.

11. Wood features that are important in defining the overall historic character of the building should not be removed.

12. Replace only deteriorated wood. Reconstructing in order to achieve a uniform or "improved" appearance is inappropriate because of the loss of good historic materials.

13. An entire wooden feature that is too deteriorated to repair or is completely missing shall be replaced in kind. If features are replaced, the materials they are made from should be compatible with the original in size and scale. Replacement parts should be based on historical, pictorial and physical documentation.

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## Comments

N/A

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## Staff Findings

1. 1000 Olive Road is a contributing resource to the Village of Concord National Register Historic District and local overlay. The house has been significantly modified, including mid-century decorative brick veneer on the façade, the installation of vinyl siding, and a large, two-story garage addition on the rear dating to approximately 1990. The proposed siding change is part of a broader exterior rehabilitation project approved by the Knox County HZC in March 2023.

2. The applicant had initially proposed to remove the existing vinyl siding and replace with new wood or repair the existing wood. The guidelines first speak to repairing or replacing existing wood siding; there was not extant wood siding below the vinyl.

3. The Concord design guidelines contain provisions for the use of fiber cement siding, including that the siding match the dimensions of the original wood siding as closely as possible and must not result in the concealment or removal of original decorative detailing or trim, including window surrounds. Typically, fiber cement siding is approved in the City's historic districts as 4" lap, smooth-finished, with associated cornerboards and window trim (including sills, instead of flat panel trim).

4. Synthetic siding, including fiber cement and vinyl, have been approved for new construction and secondary structures in Concord, along with one approval for removal of aluminum siding and replacement with fiber cement board siding in 2012 (2-J-12-HZ). The 2012 approval noted that the guidelines for synthetic siding were written to consider aluminum and vinyl siding, and the neighborhood supported the 2012 installation.

5. The new HardiePlank siding should be smooth-finished, 4-5" in exposure, with cornerboards and window trim to reflect historic designs.

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## Staff Recommendation

Staff recommends approval of Certificate 8-E-23-HZ, subject to one condition: 1) new fiber cement lap siding be smooth-finished, 4-5" in exposure, with cornerboards and window trim to reflect historic designs.



# DESIGN REVIEW REQUEST

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

Charles and Stephanie Ellis

Applicant

7/20/23

8/17/23

8-E-23-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

Charles Ellis

Name

Company

8440 Faranda Way

Knoxville

TN

37917

Address

City

State

Zip

865-207-5481

charles@yeehawbrewing.com

Phone

Email

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

1000 Olive Road

153GA009

Property Address

Parcel ID

Concord Villiage Historic District

H-1

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*

Lindsay Crockett

7.25.23

Staff Signature

Please Print

Date

*Charles Ellis*

Charles Ellis

7/20/23

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: Previously approved COA listed board and batton as material for replacement of existing vinyl siding. We would like to edit that to reflect a request for Hardie Plank Lap Siding to be utilized instead.  
 \_\_\_\_\_  
 \_\_\_\_\_

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

FEE 1:

FEE 2:

FEE 3:

**TOTAL:**



# Certificate of Appropriateness

Knox County Historic Zoning Commission

File Number: 3-F-23-HZ

A Certificate of Appropriateness is hereby granted for the following property by the Knox County Historic Zoning Commission:

**Property Address:** 1000 Olive Rd.  
**Parcel ID:** 153 G A 009  
**District:** Village of Concord HZ  
**Owner:** Stephanie and Charles Ellis  
**Applicant:** Cheryl Baxter Baxter Architecture and Design, LLC

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**Level of Work:** Level II  
Major Repair or Replacement

**Work Items:**  
Doors, Siding, Windows

**Description of Work:**

Exterior rehabilitation, involving revisions to window and door placement. Removal of vinyl lap siding and brick veneer and installation of wood, board-and-batten siding.

Façade (west elevation, fronting Olive Road): replace centrally-located door with a new double-hung, one-over-one, wood window; replace existing window on leftmost bay with smaller sized double-hung, one-over-one, wood window.

Rear elevation (east, fronting Cedar Street): remove two-bay garage door and install two double-hung, one-over-one, wood windows and a secondary access door.

Right side elevation (south): reversing locations of centrally located doors and windows. On the right-most bay (non-historic, c.1990, two-story garage), adding paired double-hung wood windows to first story.

APPROVED 3.16.23, subject to the following conditions: 1) façade (west elevation) window and door placement to be retained; 2) final window specifications to be submitted to staff for approval; 3) documentation to be provided regarding board-and-batten siding, with wood lap siding as a secondary option.

Modifications approved by staff 6.1.23: windows to be 3/1, double-hung, wood with trim and casings to match submitted specs; diamond-patterned siding on gable fields.

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**Action:** Approved with Conditions

**Certified By:** Lindsay Crockett

**Date Certified:** 3/17/2023

**COA Expiration Date (3 years):** 3/16/2026

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**This Certificate Is Not A Building Permit**

To obtain a building permit, drawings stamped as approved by the Historic Zoning Commission (HZC) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department or the Knox County Codes Administration Department, as appropriate. Any deviation from the drawings and written conditions approved by the HZC will require subsequent review and approval by the HZC or its staff.

*Contact the appropriate building inspections office for permit requirements:*

City of Knoxville Development Services: 865-215-2992 or 865-215-2991

Knox County Building Codes Administration: 865-215-2325



1000 Olive Road;View facing North



1000 Olive Road;View facing South



# Exterior House Views



View facing East



Location Map

### a. Elevation Facing North

circa 1990 2-story addition



*Elevation facing North*

No proposed changes.

