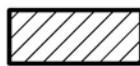




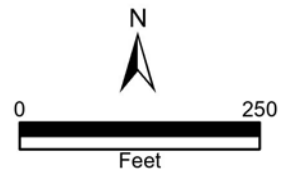
**8-E-24-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**150 Major Reynolds Place 37919**  
**Knollwood Individual H Landmark**

Original Print Date: 8/6/2024  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Brian Pittman





# Staff Report

Knoxville Historic Zoning Commission

File Number: 8-E-24-HZ

**Meeting:** 8/15/2024  
**Applicant:** Brian Pittman  
**Owner:** Knollwood Historic Preservation LLC

---

## Property Information

**Location:** 150 Major Reynolds Place **Parcel ID** 121 A A 02807  
**District:** Knollwood Individual H Landmark  
**Zoning:** C-G (General Commercial)  
**Description:** Neoclassical, c.1851 with modifications dating to 1890s and 1930s.  
See attached designation report and design guidelines for architectural description of house.

---

## Description of Work

Level II Construction of Addition or Outbuilding

Revisions to previous approvals (6-B-22-HZ, 4-I-24-HZ). Removal of rear sunroom (small hipped-roof massing on the rear of the house, featuring flat pilasters, wood lap siding below screens, and decorative wood trim). New sunroom will feature a Georgian design with four square engaged pilasters on the right (east) side and two on the rear (north). Three bays of paired, six-light French doors topped by full-light transoms are located within the pilasters, with three multi-light windows on the rear elevation.

---

## Applicable Design Guidelines

Secretary of the Interior's Standards for Rehabilitating Historic Buildings.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

---

## Comments

## Staff Findings

1. Knollwood is an individual historic (H) landmark overlay and listed on the National Register of Historic Places. Knollwood was constructed in 1851, with a porte-cochere addition dating to the late 1880s, a two-story rear addition dating to the early 1900s, and a two-story front porch constructed in approximately 1919. The design guidelines note that the additions “have effectively dated the appearance of Knollwood to some 40 years after its original construction,” and “these additions should be preserved as contributing to the significance of the building.”
2. The overall exterior rehabilitation project has been reviewed by the HZC multiple times. The most recent COA was issued administratively (4-I-24-HZ) as minor revisions to the previous COAs (“Sunroom: removal of c.1998 posts and decorative trim, installation of new square columns to reflect house”) and other repair elements. Investigatory demo and repair has resulted in the full removal of the sunroom; the applicant now proposes a new sunroom with modest Georgian details, flat pilasters, and multi-light French doors with transoms and sidelights.
3. The sunroom underwent rehabilitation in the late 1990s to receive new storefront windows, new siding, and new flooring. The age of the existing columns and wood trim is not known. The curved trim on the previous (now removed) design aligned with the house’s Victorian era.
4. The porch is located on a rear, recessed massing and will not be visible from the right-of-way.
5. The new sunroom will be differentiated from the original house via a new design with clearly new materials, including new French doors, transoms, and sidelights in a simple pattern not visible on the original house. The sunroom could be removed without effect on the primary house.

---

## Staff Recommendation

Staff recommends approval of Certificate 8-E-24-HZ as submitted.



# DESIGN REVIEW REQUEST

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

Knollwood Historic Preservation LLC

Applicant

7/29/2024

8/15/2024

6-B-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

Brian Pittman

Johnson Architecture

Name

Company

2018 Davenport Road

Knoxville

TN

37920

Address

City

State

Zip

865-671-9060

bpittman@jainc.com

Phone

Email

## CURRENT PROPERTY INFO

Knollwood Historic Preservation LLC

150 Major Reynolds Place

865-686-2661

Owner Name (if different from applicant)

Owner Address

Owner Phone

150 Major Reynolds Place

Property Address

Parcel ID

Knollwood Historic Park

H1 C-G-1

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

7.29.24

Please Print

Date

*Jordan Mollenhour*  
Applicant Signature

Jordan Mollenhour, Co-CEO

Please Print

7/26/2024

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: Replacement of Sunroom construction. Due to the lack of existing foundations and poor condition of the Sunroom overall, the restoration of the Sunroom has now expanded to the point of new construction. With the necessity of new construction, the building Owner has requested the proposed design modification from the previously approved.  
 \_\_\_\_\_  
 \_\_\_\_\_

**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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

<b>STAFF USE ONLY</b>	<b>ATTACHMENTS</b>	<b>FEE 1:</b>	<b>TOTAL:</b>
	<input type="checkbox"/> Downtown Design Checklist		
	<input type="checkbox"/> Historic Zoning Design Checklist		
	<input type="checkbox"/> Infill Housing Design Checklist	<b>FEE 2:</b>	
	<b>ADDITIONAL REQUIREMENTS</b>		
	<input type="checkbox"/> Property Owners / Option Holders	<b>FEE 3:</b>	
	<b>Level 1:</b> \$50 • <b>Level 2:</b> \$100 • <b>Level 3:</b> \$250 • <b>Level 4:</b> \$500		

## **Brief description of work:**

We propose an articulate, thoughtful, & thorough restoration/renovation of a pre-Civil War house into a private companies office headquarters while sharing the more public spaces, including an expanded-cohesive new landscaped site, with community members and organizations. Structural remediation, maintenance savvy yet respectful details & finishes, new mechanical/electrical/plumbing/fire protection updates-will all be engaged in returning it back to it's original glory while simultaneously maintaining safer, more versatile modern expectations of day to day usage while conserving its overall historical integrity.

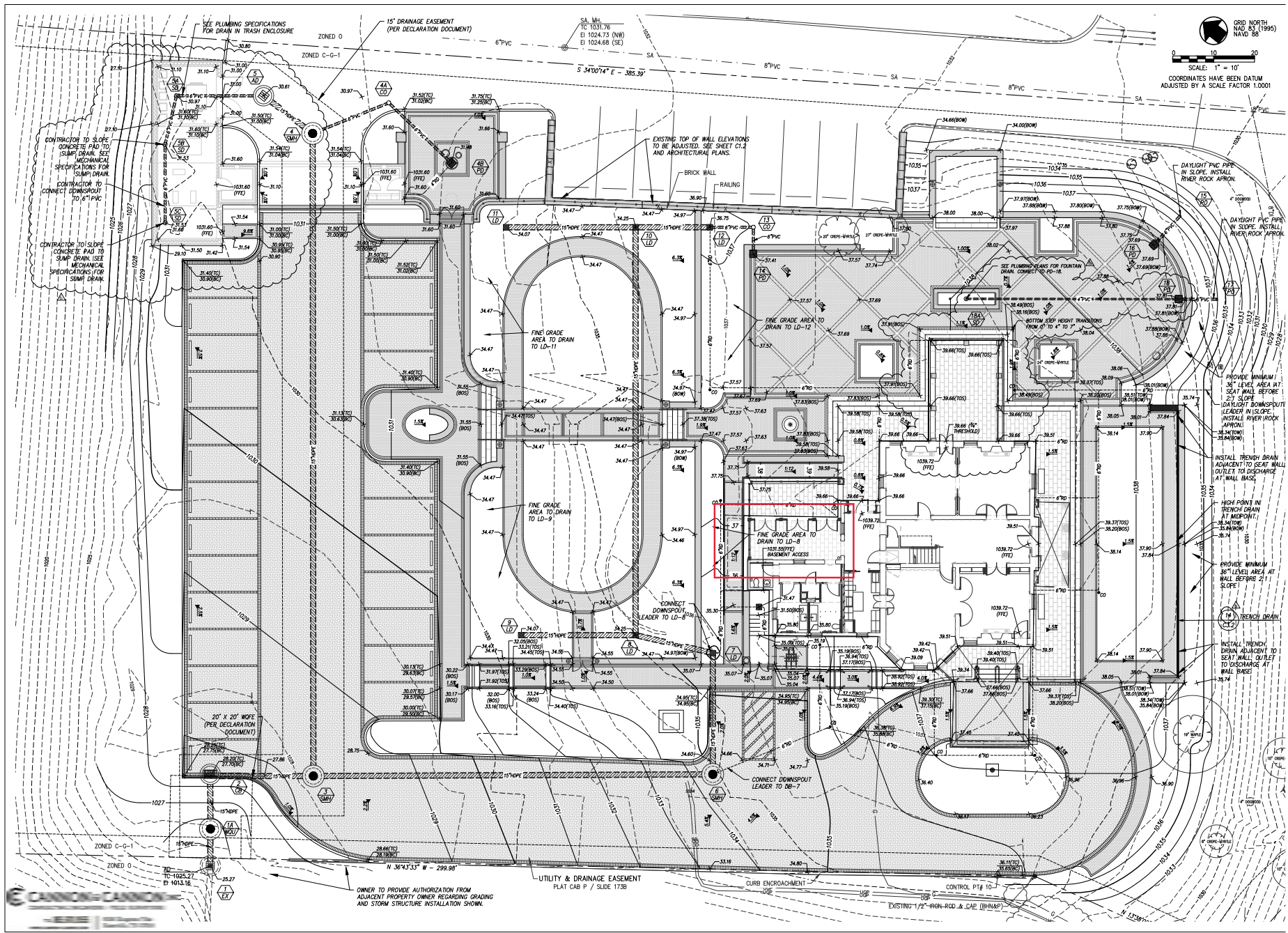
Restoration / construction progress is actively revealing new elements to be addressed. Added application items are being submitted in real time as we are working to keep HZC reviews ahead of changes.

## **Summary Narratives:**

This is an update to the 6-B-22-HZ COA approved application which set us to work on the Sun Room/former porch. Upon starting work on the sunroom from our initial approval it was found that what was existing had no usable foundation and all its wooden parts were either found to be a contemporary 1998 era renovation or had simply rotted out leaving no structure to repair in place.

As a result, we are proposing a new construction porch design. Through historic narratives it suggests that at the time of construction of the rear addition (c. 1919) the original structure was built as a standard service porch on a kitchen wing and was last noted as being screened-in prior to 1998 renovations. With this in mind we propose continuing the Georgian elements on the new Sunroom to blend with the whole of the rest of all four elevations.

We propose installing 3 sets of wood French doors with sidelights equally-spaced between previously approved square Georgian columns on the east face with matching glass on the north face. All glass is noted to be installed with the wavy replacement glass that is in the window sashes circa 1920 with true divided lights.



GRID NORTH  
NAD 83 (1995)  
NAD 83

SCALE: 1" = 10'

COORDINATES HAVE BEEN DATUM  
ADJUSTED BY A SCALE FACTOR 1.0001

**Johnson  
Architecture**

2332 News Sentinel Dr., Suite  
230 Knoxville, Tennessee 37921  
865.671.9060  
jainc.com

A RENOVATION FOR:  
**KNOLLWOOD MANOR**  
150 MAJOR REYNOLDS PL.,  
KNOXVILLE, TN 37919

**SITE GRADING  
& DRAINAGE  
PLAN**

REVISIONS

Revision #	Description	Date
1	REV-1	11/03/2022
2	REV-2	12/02/2022
5	REV-5: Carriage House	08/11/2023
6	REV-6	09/28/2023

DATE: 09/16/2022  
PROJECT NO: 01595-0001

C1.1

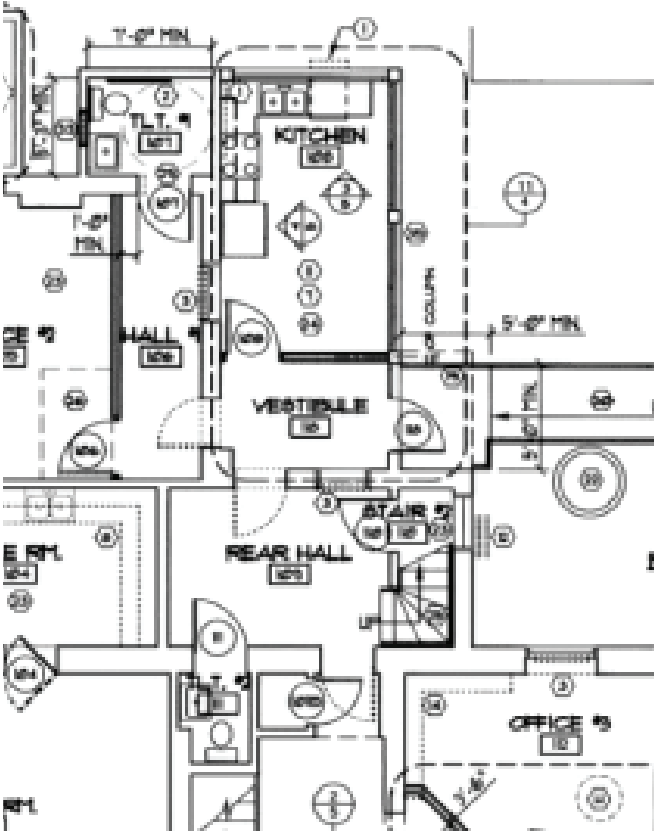
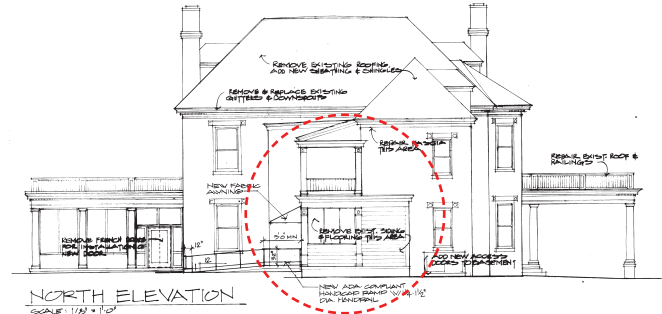


OWNER TO PROVIDE AUTHORIZATION FROM  
ADJACENT PROPERTY OWNER REGARDING GRADING  
AND STORM STRUCTURE INSTALLATION SHOWN.

UTILITY & DRAINAGE EASEMENT  
PLAT CAB P / SLIDE 1738



AS-BUILT CONSTRUCTION OF SUNROOM BASED ON 1998 RENOVATIONS



PLAN AND ELEVATIONS FROM 1998 CONSTRUCTION DRAWINGS NOTING THE "REMOVAL OF EXISTING SCREEN PORCH DOOR, PANELS, FRAME AND REPLACE WITH NEW WALL/DOOR SYSTEM."

ITEM 2 SUNROOM



Johnson Architecture Inc. 865.671.9060

2018 Davenport Road, Knoxville, Tennessee 37920





PREVIOUSLY APPROVED DESIGN



PROPOSED DESIGN

ITEM 2 SUNROOM



Johnson Architecture Inc. 865.671.9060

2018 Davenport Road, Knoxville, Tennessee 37920



ALTERNATE PROPOSED DESIGN

Design guideline breakdown	Design guidelines broken down	Sunroom design with matching bays, no sidelight, and full glass french doors applied against 9 and 10 guidelines
9.1.a	New additions, exterior alterations, or related new construction will not destroy historic materials	Meets guideline
9.1.b	New additions, exterior alterations, or related new construction will not destroy historic features,	Meets guideline
9.1.c	New additions, exterior alterations, or related new construction will not destroy historic spatial relationships that characterize the property	Meets guideline
9.2	The new work will be differentiated from the old	Meet guidelines.
9.3.a	The new work will be compatible with the historic materials to protect the integrity of the property and its environment.	Meets guideline. Wood doors will be utilized. All column construction and details are compatible with historic materials
9.3.b	The new work will be compatible with the historic features to protect the integrity of the property and its environment.	Meet guidelines.
9.3.c	The new work will be compatible with the historic size, scale and proportion to protect the integrity of the property and its environment.	Meet guidelines.
9.3.d	The new work will be compatible with and massing to protect the integrity of the property and its environment.	Meets guideline
10.1	New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Meets guideline. Removal of doors and window assemblies within the Sunroom as proposed would maintain most elements from original construction.



IMAGE 1 - ESTIMATED DATE: +/- 1870



IMAGE 2 - ESTIMATED DATE: +/- 1890



IMAGE 3 - ESTIMATED DATE: +/- 1919



IMAGE 4 - ESTIMATED DATE: +/- 1990

HISTORIC PHOTOS FOR REFERENCE



Johnson Architecture Inc. 865.671.9060

2018 Davenport Road, Knoxville, Tennessee 37920