



# Staff Report

Knoxville Historic Zoning Commission

File Number: 12-A-25-HZ

**Meeting:** 12/18/2025  
**Applicant:** Brian Dennison, Goss Design/Development  
**Owner:** Clinch Development Group LLC

---

## Property Information

**Location:** 1618 Clinch Ave. **Parcel ID** 94 N H 013  
**District:** Ft. Sanders NC  
**Zoning:** O (Office)  
**Description:** Queen Anne with Neoclassical influence, c.1907

2.5-story, side-gable roof house with wide eave overhangs and partial cornice returns, clad in shingle siding on the second story and stuccoed on the first story, with a flat-roof porch.

---

## Staff Recommendation

Staff recommends approval of the demolition based on the applicant's structural engineer's assessment, subject to one condition: 1) any salvageable historic materials to be identified and retained prior to demolition, with documentation provided to staff.

---

## Description of Work

Level IV Demolition/Relocation of Contributing Structure  
Demolition of a contributing structure due to structural issues.

---

## Comments

1. 1618 Clinch Avenue is a contributing resource to the Fort Sanders National Register Historic District and local overlay.
2. In May 2025, the HZC approved the exterior rehabilitation of this house (5-D-25-HZ). The owner commenced the necessary demolitions to complete the approved renovations and halted work once structural deficiencies were discovered.
3. Guidelines note that the HZC may approve demolitions if they find "that structural problems and associated costs to address problems warrant demolition." The applicant provided photo documentation of the house's existing condition and a letter from their structural engineer outlining the deficiencies and the structural improvements necessary to the existing house to meet current building code requirements, as recommended by the guidelines.

The primary structural problems that, in the opinion of the engineer, "make the renovation financially unfeasible" are inadequate floor joists and load bearing walls and a significantly deteriorated two-wythe brick foundation. In the opinion of staff, the condition of the brick foundation constitutes a significant structural issue where demolition

may be appropriate per guideline recommendations. Any salvageable historic materials should be identified and retained prior to demolition, as possible.

4. The applicant is proposing new construction (12-I-25-HZ) on the current lot to reconstruct the building following the elevations approved with 5-D-25-HZ. Under the Secretary of the Interior's Standards, the demolition of the house and construction of a new house to match the old creates a resource that is no longer contributing to the National Register Historic District.

---

## **Applicable Design Guidelines**

Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.

### J. Demolition

#### 1. PHYSICAL CONDITION:

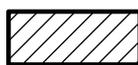
The HZC may allow demolition if a building has been condemned by the City of Knoxville for structural reasons, or if the HZC finds that structural problems and associated costs to address the problems warrant demolition; the decision shall be based on an assessment by a licensed structural engineer or architect.

#### 2. ARCHITECTURAL INTEGRITY:

The HZC may allow demolition if the original design is so compromised that historic architectural integrity is lost and cannot, in the Commission's view, be reasonably re-established.



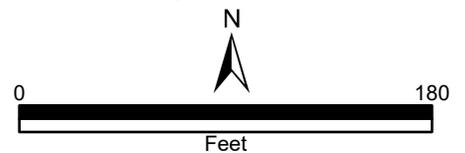
**12-A-25-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



1618 Clinch Ave. 37916  
 Ft. Sanders NC Ft. Sanders NC

Original Print Date: 12/5/2025  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Brian Dennison, Goss Design/  
 Development Brian Dennison, Goss  
 Design/Development





# DESIGN REVIEW REQUEST

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

Goss Design/Development

Applicant	12-18-25	12-A-25-HZ
11/14/25	<del>11/20/25</del>	<del>5-D-25-HZ</del>
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 Dennison	Goss Design/Development		
Name	Company		
110 W. Summit Hill Drive	Knoxville	TN	37902
Address	City	State	Zip
703.855.5619	brian@marblealley.com		
Phone	Email		

## CURRENT PROPERTY INFO

Clinch Development Group LLC	110 W. Summit Hill Drive, Knoxville, TN 37902	865-230-1860
Owner Name (if different from applicant)	Owner Address	Owner Phone
1618 Clinch Ave.	94 N H 013	
Property Address	Parcel ID	
Ft. Sanders NC	Office	
Neighborhood	Zoning	

## AUTHORIZATION

<i>Malynda Wollert</i>	Malynda Wollert	11-17-25
Staff Signature	Please Print	Date
<i>Brian Dennison</i>	Brian Dennison	11/14/25
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: After an inspection of the existing two-wythe brick foundation wall, it was determined the foundation was structurally deficient. Fretting of the mortar, often the entire bed width, was observed and sections could be easily removed. Also observed were prior locations of foundation reinforcement. Remediation of the foundation would be cost prohibitive. We propose to rebuild the structure to previously approved design.

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> 500.00 Paid 11/17/25 DD
	\$500	
<b>FEE 2:</b>		
<b>FEE 3:</b>		



FRONT FAÇADE



LEFT FAÇADE



REAR FAÇADE



RIGHT FAÇADE

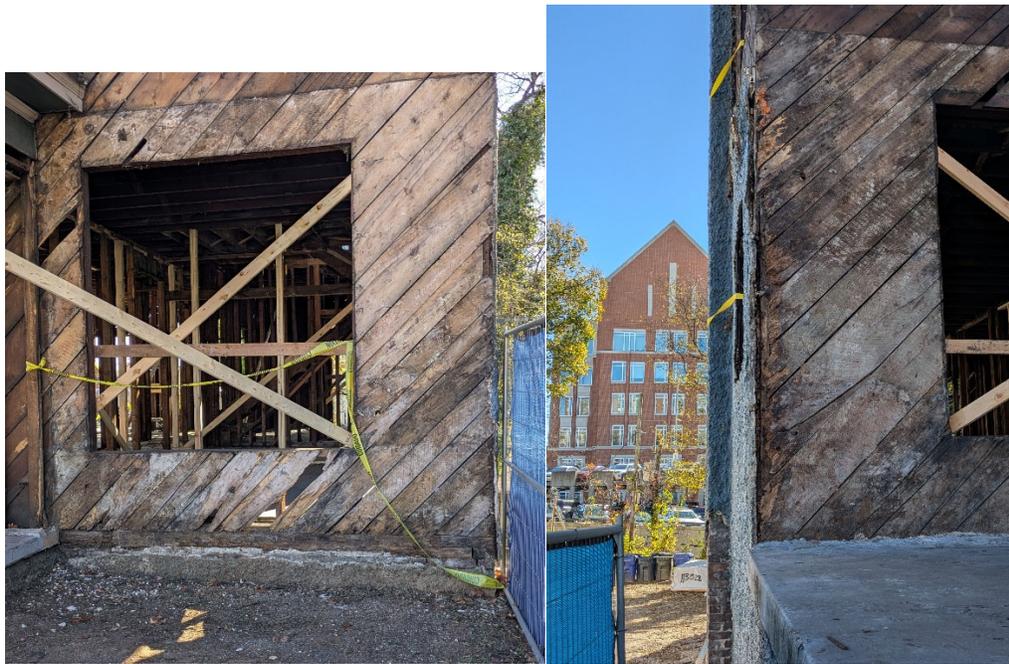
Letter:

Regarding: 1618 Clinch Ave  
Knoxville TN 37902

Date: 17 November 2025

Memo: See below for photographic documentation of structural concerns based on field visit with Engineer of Record.

Regards,  
Brian Dennison



Rot at wood/sill in contact with stucco



Depiction of two wythe foundation



area of foundation falling apart



Evidence of mortar integrity loss



sill plate rot and foundation issues



Brick easily removed due to fretting



prior foundation repair at front of house



Fretting at chimney base



fretting at interior of building



November 14, 2025

Re: 1618 Clinch Avenue  
Knoxville, Tennessee 37916

To whom it may concern:

As the Structural Engineer of Record for the renovation of the subject residence, I have visited and explored the said residence several times. I have conducted a structural analysis of the residence and found several structural deficiencies.

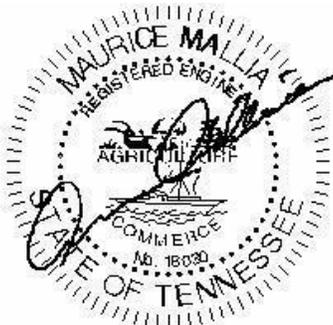
The existing floor framing is not adequate to support the combination of the International Residential Code required live load and dead load. Furthermore, the deflection of the floor joists exceeds that recommended by the building code. In order to make the existing floor framing abide by the code, each floor joist must be doubled up with a new joist of the same size. Also, the interior load bearing wall that runs north-south, is inadequate to support a third living floor, which is required to make the project viable. Additionally, the basement brick walls are constructed with two wythes of brick; some of the mortar in the brick joints have lost most of the lime and are left with mostly sand, hence the mortar has lost its binding capacity. The thickness of the basement wall and condition of the mortar precludes the ability to safely excavate the basement floors to achieve enough head room to make the space occupiable.

It is my opinion that the repairs and required improvements to the structure make the renovation financially unfeasible. I recommend that the structure be demolished to make room for a new and safer building.

Sincerely,

A handwritten signature in black ink that reads "Maurice Mallia". The signature is fluid and cursive.

Maurice Mallia, PE



Digitally signed by Maurice Mallia, 11-14-2025.