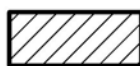




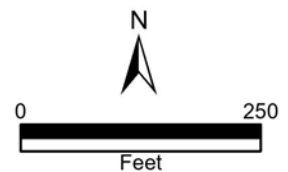
10-A-24-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1112 Gratz St. 37929
Fourth and Gill H

Original Print Date: 10/8/2024
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Dawn Irion, Beit Ventures LLC





Staff Report

Knoxville Historic Zoning Commission

File Number: 10-A-24-HZ

Meeting: 5/15/2025
Applicant: Dawn Irion, Beit Ventures LLC
Owner: Dawn Irion, Beit Ventures LLC

Property Information

Location: 1112 Gratz St. **Parcel ID:** 81 M F 02101
District: Fourth and Gill H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Craftsman, c.1920

One-story, front-gable roof residence with an exterior of vinyl siding and a rusticated CMU foundation. Full-length front-gable roof porch.

Description of Work

Level I/II Installation of Gutters, Storm Windows/Doors, Etc, Removal of Artificial Siding, Routine Repair, Major Repair or Replacement

After-the-fact review of chimney removal. CMU chimney on left-side roof slope and stucco-clad chimney on central roof slope both removed without permits or COA. After-the-fact review of front door replacement; the front door has been replaced with a quarter-light, flat door.

Applicable Design Guidelines

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.

Roofs

3. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding, and other unique roof features). Use some of these details in designing new buildings.

Masonry

2. Identify and preserve masonry features that define the historic character of the building, including walls, railings, columns and piers, cornices and door and window pediments.

3. Replace an entire masonry feature that is too deteriorated to repair. Use the remaining physical evidence to guide the new work, and match new to old. Examples can include large sections of a wall, a cornice, balustrade, column or stairway.

9. Chimneys should not be removed or altered if they are original and should match the original design if they must be replaced or have been removed.

Comments

N/A

Staff Findings

1. 1112 Gratz Street is a contributing resource to the Fourth and Gill National Register Historic District and local overlay.
 2. The chimneys were removed without permits or a COA in early fall 2024. Review is extensively after-the-fact. The applicant then applied for a level 1 COA for various exterior rehabilitation scopes, which have been completed.
 3. The application was postponed in October 2024. Work has continued on the property, including re-cladding the roof where the chimney was removed, and the house is currently actively listed for sale on the market.
 4. Design guidelines clearly note that “chimneys should not be removed or altered if they are original and should match the original design if they must be replaced or have been removed.” The front chimney, located on the right roof slope, may not be original to the structure; it is constructed clearly of CMU and taller and thinner than typical historic chimneys. A fireplace and mantel were located on the interior wall, indicating the chimney’s location as original. Both chimneys were visible from the street. There are multiple examples of comparable chimneys on Craftsman houses in the neighborhood.
 5. The proposed flat door does not meet the design guidelines. The applicant should select a wood Craftsman-style door and submit to staff for approval.
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Staff Recommendation

Staff recommends denial of the proposed chimney removal, and reconstruction of the two chimneys, with a size and masonry design to reflect the originals or similar houses in the neighborhood, with a detail drawing for both to be submitted to be staff for review. Staff recommends denial of the installed front door, with a revised door to be submitted to staff for approval.



DESIGN REVIEW REQUEST

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

Beit Ventures LLC

Applicant

8/8/24

October 16, 2024

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

Dawn Irion

Beit Ventures LLC

Name

Company

903 Luttrell St, Unit A

Knoxville

TN

37917

Address

City

State

Zip

865-809-1504

dawn@beit.llc

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

1112 Gratz St

081MF02101

Property Address

Parcel ID

4th and Gill

SFR - Historic (HZ)

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Lindsay Crockett

Please Print

9/11/24

Date

Dawn Irion

Digitally signed by Dawn Irion
Date: 2024.08.08 16:17:27 -04'00'

Dawn Irion

8/8/24

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: Repair existing windows, new roof - existing roof has several locations with significant rot. Unknown at this time if the exterior wall repairs will require removal of the vinyl siding, if so will patch with wood lap siding to match what is existing. The living room chimney had significant water damage and was removed down to the mantel level - the chimney was only visible from the roof and above as was constructed of concrete block

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:	TOTAL: 100.00
100.00	
FEE 2:	
FEE 3:	

Steps at rear of house are in poor condition and need to be repaired. Requesting approval to repair steps in its current size and design.

Concrete block chimneys were in poor condition and were allowing water to enter the home. Request retro-active permission for the removal of the chimneys.



Exterior photos of 1112 Gratz St

March 2024



Roofing is beyond its life and is letting water into the house. Requesting approval to have the roofing replaced with architectural asphalt shingles.





