



Staff Report

Knoxville Historic Zoning Commission

File Number: 4-D-26-HZ

Meeting: 4/16/2026
Applicant: Larry F. & Megan G. Brown
Owner: Larry F. & Megan G. Brown

Property Information

Location: 621 Eleanor St. **Parcel ID** 94 D F 024
District: Fourth and Gill H
Zoning: RN-3 (General Residential Neighborhood)
Description: Queen Anne, c.1900

Two story frame with weatherboard wall covering and imbricated shingles in gables. Hip roof with lower cross gables, asphalt shingle roof covering, diamond-paned attic windows, upper gable projection with sawn modillions in cutaway two story bay forming front gable. One story two-thirds front porch, partially enclosed, with three over one windows, chamfered wood columns, patterned spandrel, bead board ceiling and tongue and groove floor.

Staff Recommendation

Staff recommends approval of Certificate 4-D-26-HZ as submitted.

Description of Work

Level II Construction of Addition or Outbuilding, Demolition/Relocation of Noncontributing Structure
Demolition of historic secondary structure and new secondary structure.

Demolition of historic shed (appx. 10' wide by 20' deep) at the rear of the lot that features a front-gable roof with exposed rafter tails, wood board-and-batten siding, and two doors on the front elevation.

New shed measures 12' wide by 14' deep and will be placed at the rear of the lot in a similar location to the current shed, 5' from the rear lot line. It features a front-gable roof (8/12 pitch) clad in asphalt shingles with 1' eave overhangs, an exterior of wood board-and-batten siding, a concrete block foundation with a small ramp at the entrance, a wood window on the rear elevation, and wood double doors with x-bracing timbers on the front elevation.

Comments

- 621 Eleanor Street is a contributing structure to the local overlay and the National Register district. Although the shed proposed for demolition is not listed as a contributing structure, it was likely constructed at or around the same time as the house and appears on the 1917 Sanborn Map.
 - The shed proposed for demolition is in poor condition. The roof is bowing inwards, the building has begun collapsing to one side, and there are sections of rotted wood. In the opinion of staff, demolition is appropriate because structural deterioration makes the building unsafe.
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3. The new proposed shed features a similar design, placement, and size to the existing historic shed. The proposed wood board-and-batten siding, window, and door materials correspond to the materials on the primary house.

Applicable Design Guidelines

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

Outbuildings

1. Buildings resembling servants' quarters or carriage houses, work buildings, or simple one story garages are appropriate to be constructed in the Fourth and Gill Historic District. Their size and construction should use materials that correspond to the original primary buildings on the lot.

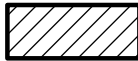
Demolition

2. Demolition of any building which contributes to the historic or architectural significance of the Fourth & Gill neighborhood should not occur unless public health and safety require the removal of the building or structure.

3. Demolition may be considered if the building does not contribute to the historical or architectural character of the district.





4-D-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS


621 Eleanor St. 37917
Fourth and Gill H

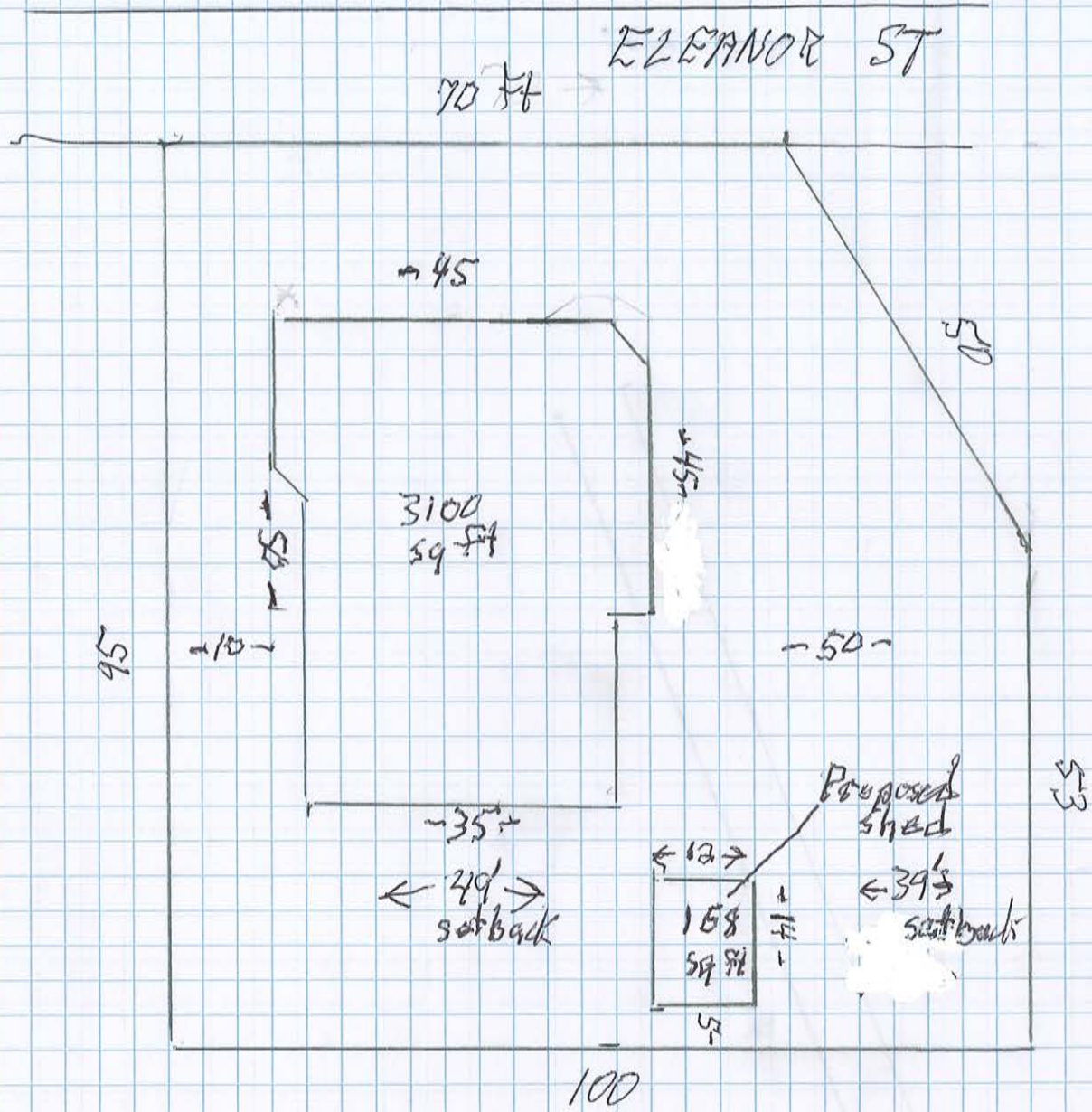
Original Print Date: 3/25/2026
 Knoxville/Knox County Planning -- Historic Zoning Commission

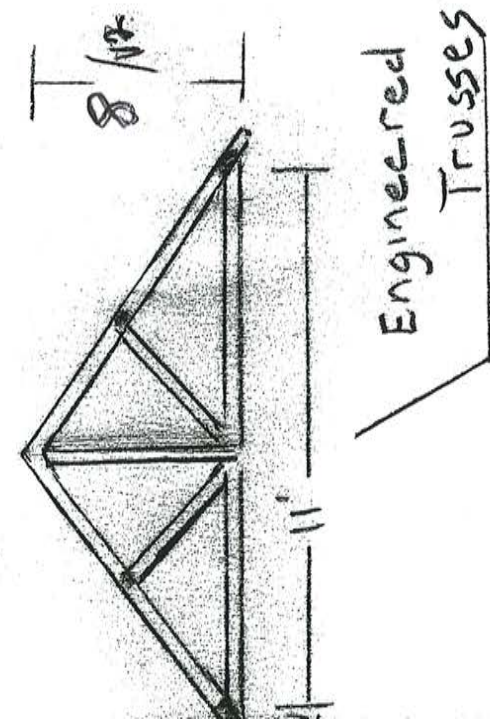
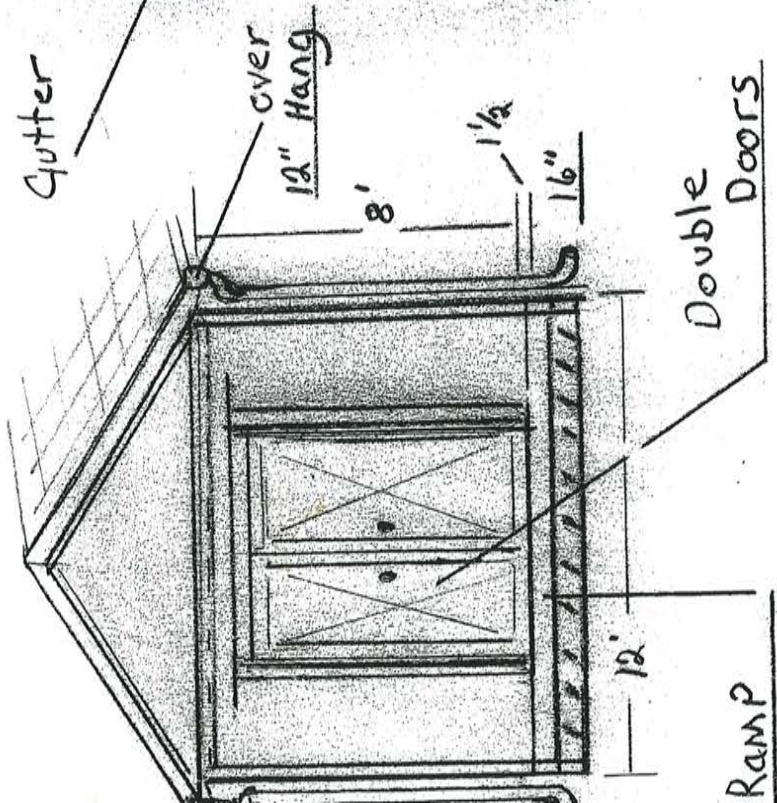
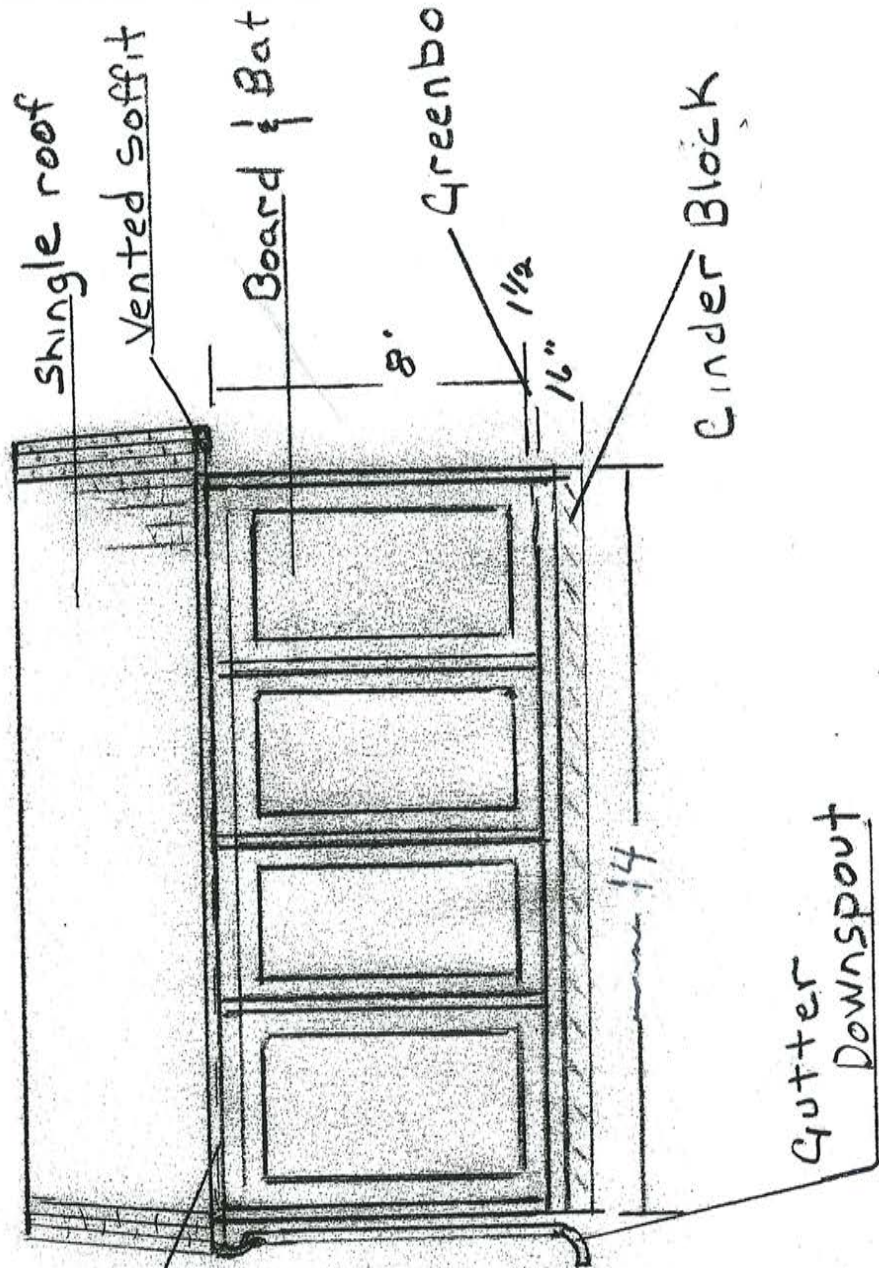
Petitioner: Larry F. & Megan G. Brown



 Feet

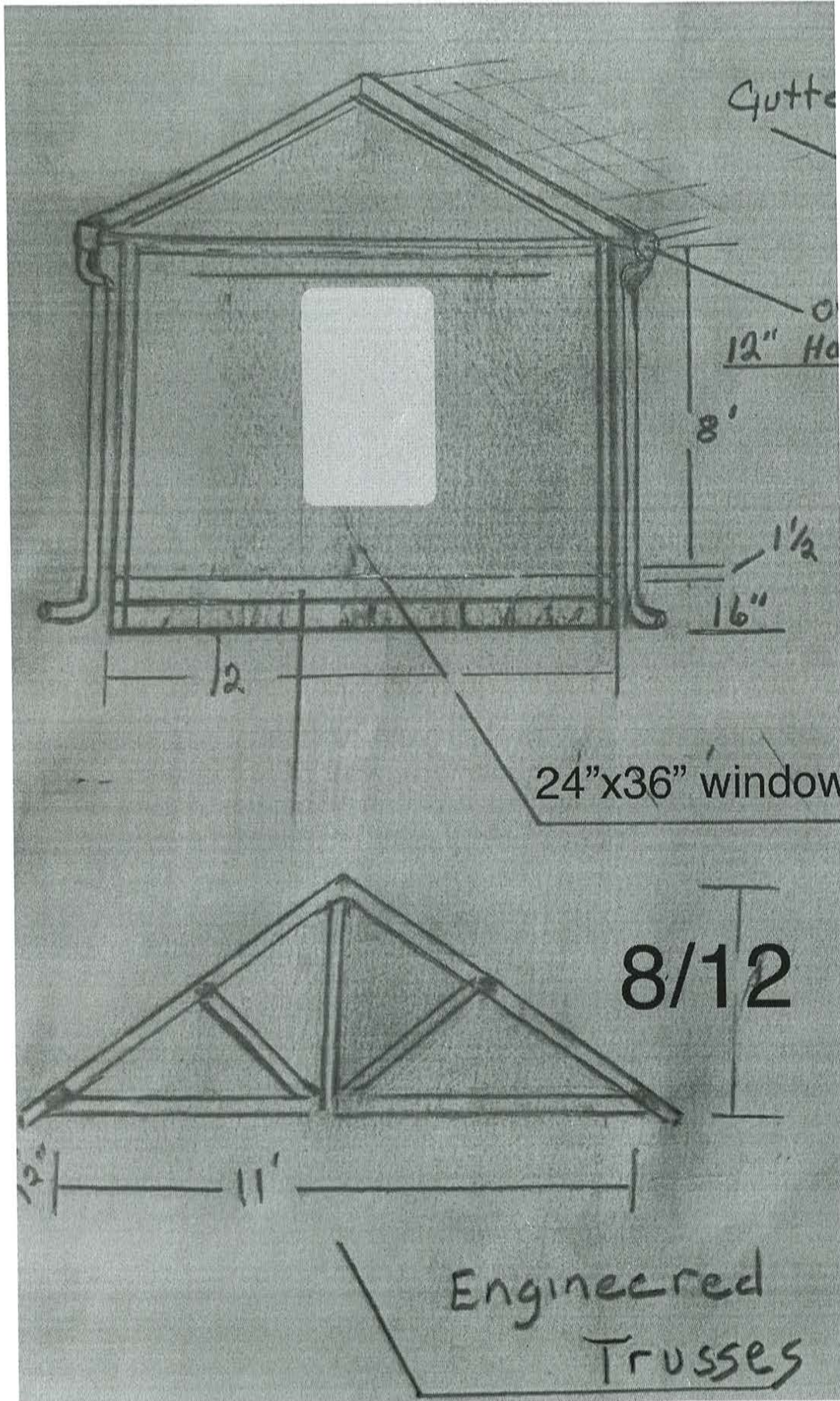
621 Eleanor St.

Plot





Rear View of Shed



- Wood door
- wood window
- wood siding
- asphalt dimensional shingles



