



**KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 705 Eleanor St 37917
DISTRICT: Fourth and Gill H-1

FILE NO.: 11-H-13-HZ

MEETING DATE: 11/21/2013
APPLICANT: Nina Phalen; Egar Smith (owners)
LEVEL OF WORK: Level II. Construction of addition or outbuilding.

PROPERTY DESCRIPTION: Queen Anne (1890)

Two-story frame with aluminum siding wall covering. Hip roof with lower cross gables, sawn wood bargeboard. Two-over-two and one-over-one double-hung windows. One-story two-thirds front porch and projecting bay with low sloped turreted roof, shaped sawn wood blustrade, turned wood columns, sawn wood brackets. Interior offset brick chimney. Brick foundation. Irregular plan. Original wood paneled door at front entry. C

▶ **DESCRIPTION OF WORK:**

Construct 14'x20' single-car garage in corner of rear yard, with door facing the alley. South wall to be 3 feet from property line and opening to be setback 5 feet from alley. Materials to be, board and batten, asphalt shingle roof. Install 10'x7' overhead garage door with carriage-house-type hardware. Install 36" fiberglass door. Roof pitch to be 12 /12. No windows are proposed, but a round louvered vent in the front gable to match that on the house is proposed to match that on the house.

▶ **APPLICABLE DESIGN GUIDELINES:**

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

OUTBUILDINGS

. . .houses in the district might have had garages, with the same roof shapes and wall coverings, or with wall coverings that matched the primary building on the lot. It is acceptable to construct new outbuildings to the rear of lots on Fourth and Gill, with designs that respect the original designs.

Recommendations:

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.

COMMENTS:

Specification sheets for garage doors are included at the end of this staff report exhibiting 1) a "Gallery Collection" door requested by the applicant with molded panels but no windows and proposed to have carriage house-like hardware (spade strap hinges and lift handles and 2) one for 1310 Luttrell approved in 2005 exhibiting a "Coachman Collection" door with side-swing look, small windows, diagonal framing, spade strap hinges and lift handles.

STAFF FINDINGS:

1. The proposed location of the garage is typical, in the rear corner of the yard, with the garage door facing the alley. The garage will be visible from the public alley but not from Eleanor Street.



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2. The board and batten wallcovering is typical of the era and the 12/12 roof pitch reflects the steep pitch of the roof of the main house. The fiberglass material (no faux wood grain) of the 36-inch door adequately simulates wood when painted.

3. The size and shape, 14'x20', is appropriate and does not overpower the house.

4. The garage door (see Gallery Collection door, sans windows) is proposed to have carriage house-like hardware (spade strap hinges and pull handles). The fiberglass material for the garage door (without faux wood-grain) more adequately simulates wood than does a steel door.

5. A steel garage door with carriage house-styling (see Coachman Collection side-swing appearance, small windows, diagonal framing, spade strap hinges and pull handles) was approved for a garage 1310 Luttrell Street in 2005. It appears that this garage was not ever constructed. A specification sheet for that garage door is included at the end of this staff report.

► **STAFF RECOMMENDATION:**

Approve garage with steel or fiberglass overhead door that has a framed side-swing appearance, spade strap hinges and pull handles, and that does not have a faux wood-grain finish.

Certificate (File) No: _____

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION**

Please print all information

1. **NAME OF APPLICANT:** Christina Phalen + Edgar Smith
Address: 705 Eleanor Street, Knoxville, TN 37917
Telephone: 484-951-5733 E-mail address: ninaphalen@gmail.com
Relationship to Owner: self

2. **NAME OF OWNER:** Christina Phalen + Edgar Smith
Address: 705 Eleanor Street, Knoxville, TN 37917
Telephone: 484-951-5733 E-mail address: ninaphalen@gmail.com

3. **LOCATION OF PROPERTY:**
Address: 705 Eleanor St, Knoxville, 37917 Tax ID/Lot/Parcel No: Dis 2 67 29 1

4. **LEVEL OF WORK** (circle Level)

- Level I Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure
- Level II Major replacement of materials or architectural elements; construction of addition or outbuilding; renewal of COA
- Level III Construction of a new primary building; subdivision of property
- Level IV Demolition or relocation of a contributing structure

5. **DESCRIPTION OF WORK:** (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

14' x 20' single car garage, board & batten, 30 year architectural shingle, 10' x 7' garage (see photos), (1) 36" exterior door (see photos), 12x12 pitch roof, no windows, simple round vent to match on house

6. **SIGNATURE OF APPLICANT:** Christina Phalen Date: _____

Return application to: Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902. **Incomplete applications will not be accepted.**

FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			



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0 50 Feet

705 Eleanor Street

4th and Gill H-1
HZC agenda item

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705 ELEANOR STREET

IPN

50.00'
N 41°25' W

IPN

50'

TH

11.4'

11.7'

95.00'
N 48°35' E

2SF

12.1'

95.00'
N 48°35' E

28

14'

20'

5'

13'

CONC. DW

0.8'

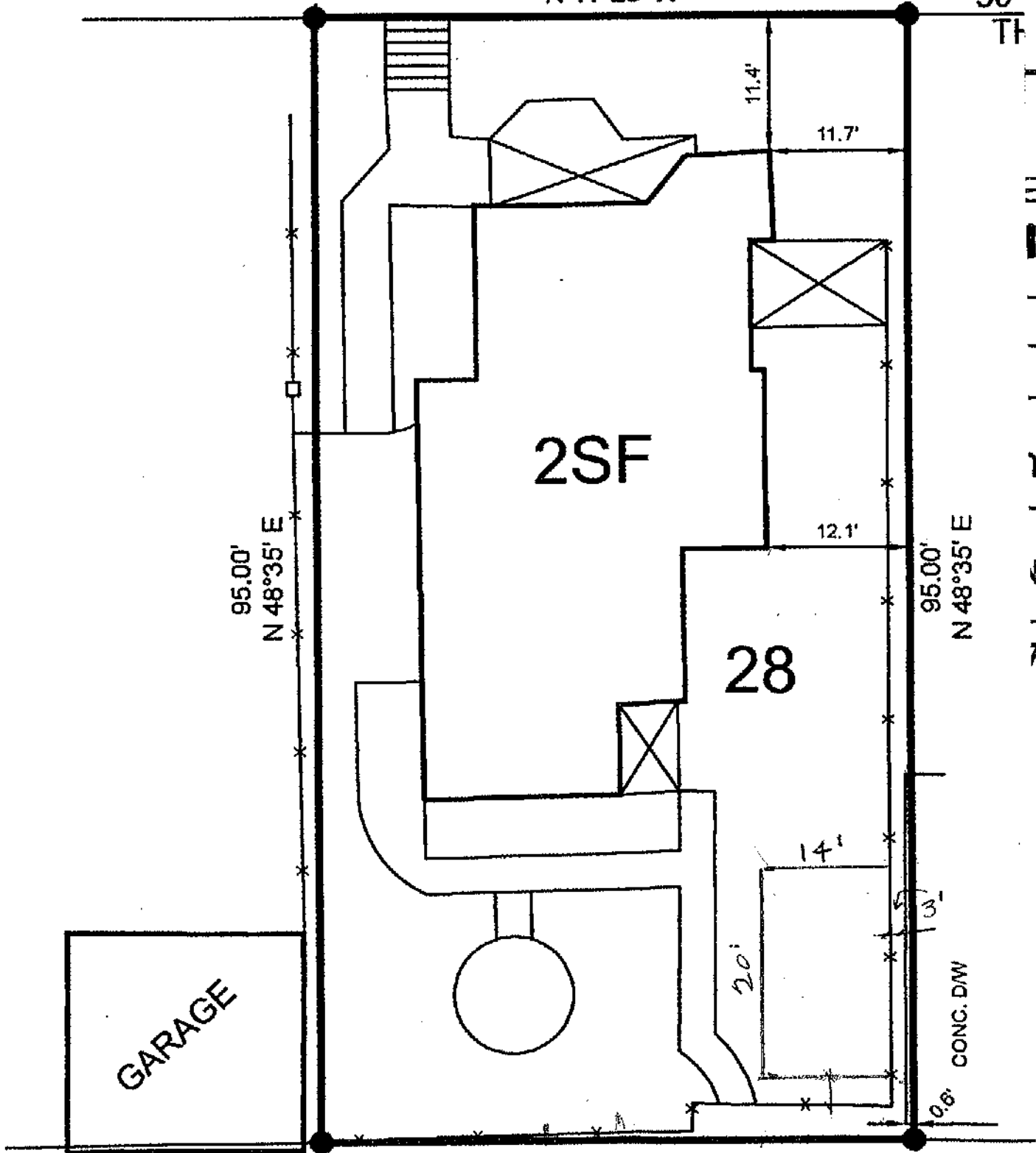
IPN

50.00'
N 41°25' W

NAIL

GARAGE

10' ALLEY

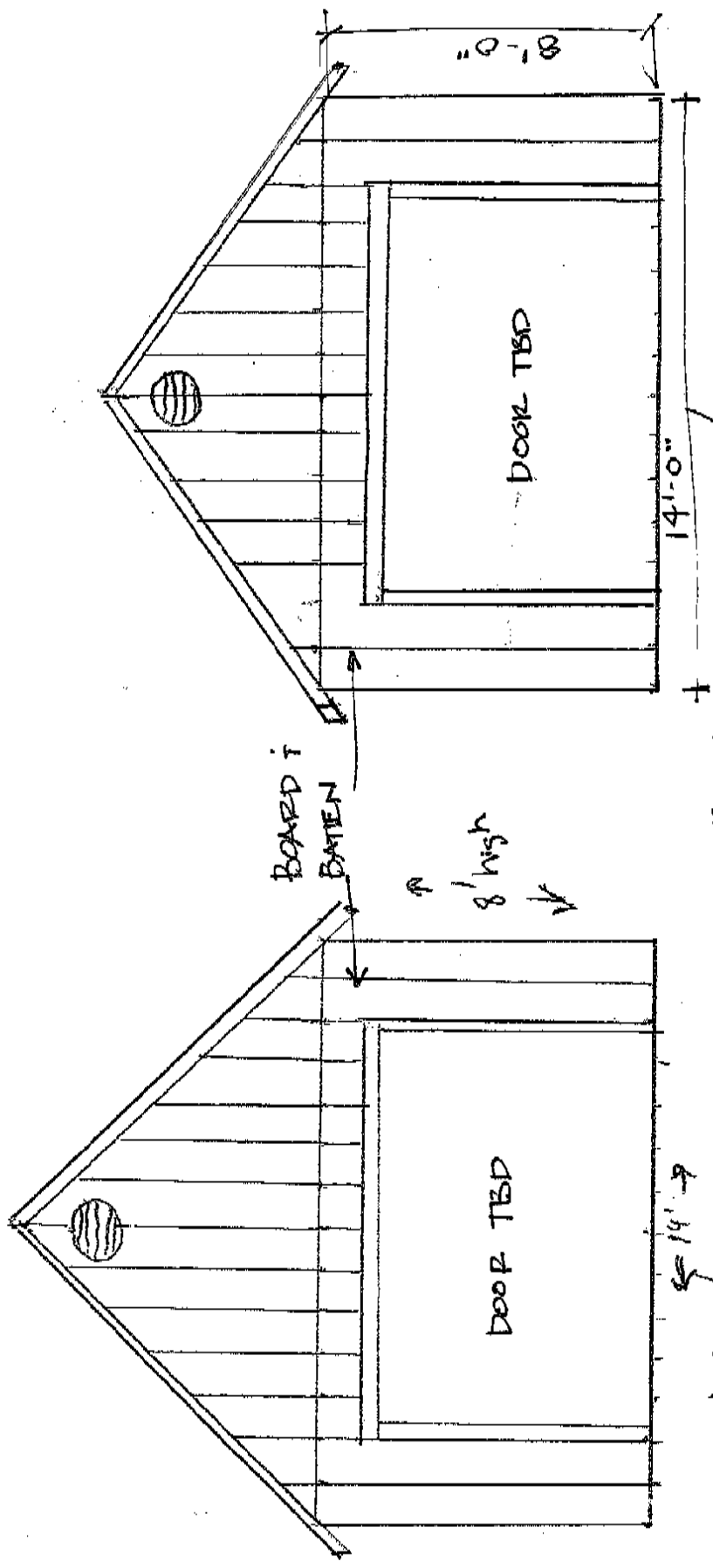


PHALEN / SMITH - OWNERS

705 ELEANOR STREET, 4th & GULL

11.21.13 H2C MTG.

ALLEY VIEWS OF GARAGE (PROPOSED)



7/12 roof pitch

FACES (ALLEY)

12/12 roof pitch
* STAFF RECOMMENDED

Exterior 14'x20' Single Car Garage



Picture A represents the general shape of the proposed garage.

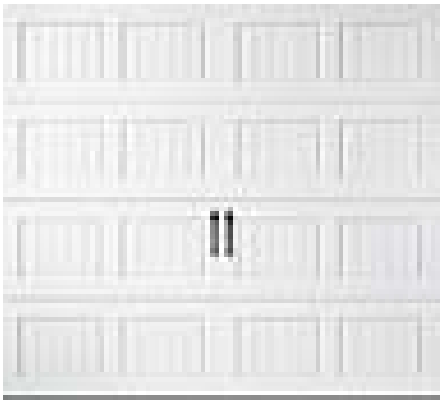
Picture B represents the board & batten exterior only.

Details:

1. 12x12 roof pitch
2. 30 yr old architectural shingle
3. T&G board used on roof overhang
4. 12" overhang with gutter
5. Firewall on property line side
6. All doors will be windowless
7. Simple round vent to match existing on house

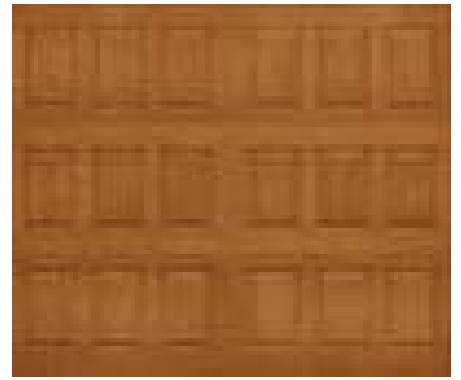
Garage Door
10'x7'

A



Option A:
Steel
Vertical Raised panels
Hardware

B



Option B:
Fiberglass
Vertical Raised panels
Hardware

Exterior Door
36"

A



Option A:
Fiberglass

B



Option B:
Fiberglass



705 Eleanor - Front



705 Eleanor – View from alley



705 Eleanor – View from alley



705 Eleanor – View from alley



America's Favorite Garage Doors®

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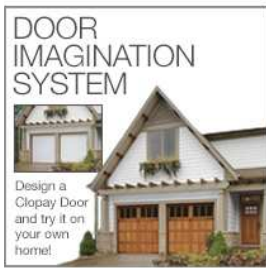
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Steel Garage Doors Gallery Collection



Gallery Collection Model GD2SU with Ultra-Grain® Medium Oak Paint Option.

GARAGE DOORS



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- ▶ Learn
- ▶ Residential Garage Doors
 - ▶ Canyon Ridge Collection - Limited Edition Series
 - ▶ Canyon Ridge Collection - Ultra Grain Series
 - ▶ Coachman Collection
 - ▶ Grand Harbor Collection
 - ▶ Gallery Collection
 - ▶ Construction
 - ▶ Design Options
 - ▶ Image Gallery
 - ▶ Cypress Collection
 - ▶ Classic Collection
 - ▶ Avante Collection
 - ▶ Reserve Collection - Limited Edition Series
 - ▶ Reserve Collection - Semi-Custom Series
 - ▶ Classic Wood Collection
- ▶ WindCode Information
- ▶ Eco Friendly Garage Doors

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OVERVIEW

Vintage style steel garage doors with updated appeal.



Request A Quote

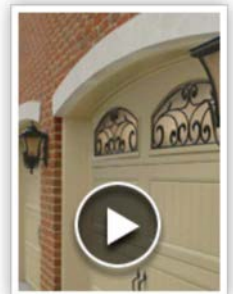
GALLERY® COLLECTION

- Available in insulated 2 or 3-layer sandwich steel construction or non-insulated 2" steel frame construction
- Two insulation options: polystyrene or Intellicore® providing R-values up to 18.4 (Calculated door section R-value is in accordance with DASMA TDS-163)
- Swing-out appearance, overhead operation
- Long or short grooved panel designs with optional windows and decorative hardware
- Five factory finish paint colors or Ultra-grain® stained wood look (shown here)
- Ultra-Grain is a unique paint finish, available in Medium and Dark Oak and Walnut wood-grains - available on 3-layer sandwich doors only.
- WindCode rated available

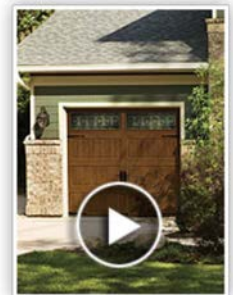


LIFT MASTER® ELITE SERIES™

Clopay recommends the LiftMaster® Elite Series opener for these garage doors.



Play Video Showcases design features of the Gallery® Collection. Download Script.



Play Video Showcases Ultra-Grain® stained wood look. Download Script.



America's Favorite Garage Doors®

Live Chat

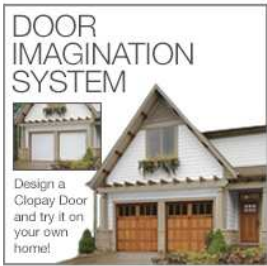
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Coachman Carriage House Garage Doors



GARAGE DOORS



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 - ▶ Reserve Collection - Semi-Custom Series
 - ▶ Classic Wood Collection
- ▶ WindCode Information
- ▶ Eco Friendly Garage Doors

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OVERVIEW

Insulated steel & composite carriage house style garage doors.

If you like the high-end look of wood carriage-house style garage doors, but still want the benefits of a durable, low-maintenance, insulated steel garage door, consider the Coachman® Collection. The designs vary to complement many architectural styles including Craftsman, Shaker, Traditional, French Country, Tudor and Victorian. Accented with decorative black wrought iron hardware, Coachman doors have the charming appearance of a swing-out door, but offer the built-in convenience of modern overhead operation.



Request A Quote

COACHMAN® COLLECTION

- Four-layer insulated steel + composite construction
- 2" Intellicore®insulated doors provide 18.4 R-value. 2" thick polystyrene doors provide 9.0 R-value and 1 3/8" thick doors provide 6.5 R-value (calculated door section R-value is in accordance with DASMA TDS-163)
- Swing out appearance, overhead operation
- Fifteen base designs with optional windows and decorative hardware
- Over 100 unique style combinations
- Four factory finish paint colors
- Lifetime Door Section Warranty
- WindCode rated available



[Play Video](#)
Showcases design features of the Coachman® Collection.
[Download Script](#)



LIFT MASTER® ELITE SERIES™

Clopay recommends the LiftMaster® Elite Series opener for these garage doors.

