



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

**PROPERTY ADDRESS:** 1701 Washington Ave 37917

**FILE NO.:** 7-K-15-HZ

**DISTRICT:** Edgewood-Park City H-1

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**MEETING DATE:** 7/16/2015

**APPLICANT:** Sandy Greek; Luke Lanzoni (owners)

**LEVEL OF WORK:** Level II. Construction of outbuilding

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**PROPERTY DESCRIPTION:** Craftsman (c. 1915)

One-and-a-half-story frame with weatherboard wallcovering. Front gable roof with knee braces, rafters, and asphalt shingles. One-story full front porch with rusticated stone columns. Double-hung three-over-one windows. Interior offset chimney. Stone foundation. Rectangular plan. Sidelights at front entry.

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► **DESCRIPTION OF WORK:**

Construct front-gabled frame 8'x16' accessory structure with board and batten and wood composite cladding located in east corner of rear yard. The roof will have at least a 7/12 to 8/12 pitch. No windows are proposed.

**CONSTRUCTION SPECS FROM APPLICANT:**

Treated 4x4 runners on ground

Then treated 2x4 floor joist 16" oc topped with 3x4" tongue and groove flooring.

Walls and trusses all 2x4 constructed 24" oc spf non treated materials.

Roof is 7/16" osd topped with 1515lb felt and 25yr three tab shingles.

Service door at front gable is constructed out of the same materials with locking black t handle hasp.

Siding is board and batten.

All exterior trim is 2x4 treated.

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► **APPLICABLE DESIGN GUIDELINES:**

Edgewood-Park City Design Guidelines, adopted by the Knoxville City Council on July 29, 1997.

Auxiliary or outbuildings were common in Edgewood-Park City, and would have included carriage houses, barns, outhouses and servants' quarters. They were often built in styles that duplicated the style of the primary building on the lot. Buildings that resemble servants' quarters, carriage houses, work buildings or simple one-story garages are appropriate for the historic district. Their size and construction should duplicate the original outbuildings that would have been found there. Their materials should reflect the materials found on the original primary building on the lot.

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**COMMENTS:**

**STAFF FINDINGS:**

- 1) The property is situated on a corner lot, with an alley to the rear.
  - 2) The shed will be visible from the frontage street, Washington Avenue, as well as the side street, Monroe Avenue.
  - 3) The front gable and entry of the shed will face the side street. The KGIS site map included with this application indicates at least 4 other sheds on corner lots facing the side street, so this configuration is not an uncommon placement of sheds in the neighborhood context.
  - 4) The board and batten appearance is compatible with the era and style of the Craftsman main house.
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5) The asphalt-shingled front-gabled roof and pitch is compatible with the main house, as is a pitch of either 7/12 or 8/12.

► **STAFF RECOMMENDATION:**

Approval with the condition that 1) the board and batten sheathing exhibits no faux wood grain, and 2) underpinning of treated wood be utilized if the bottom edge of the shed is more than 6 inches above the ground, and 3) a roof pitch of either 7/12 or 8/12 be utilized.



1701 Washington Avenue  
Edgewood-Park City H-1

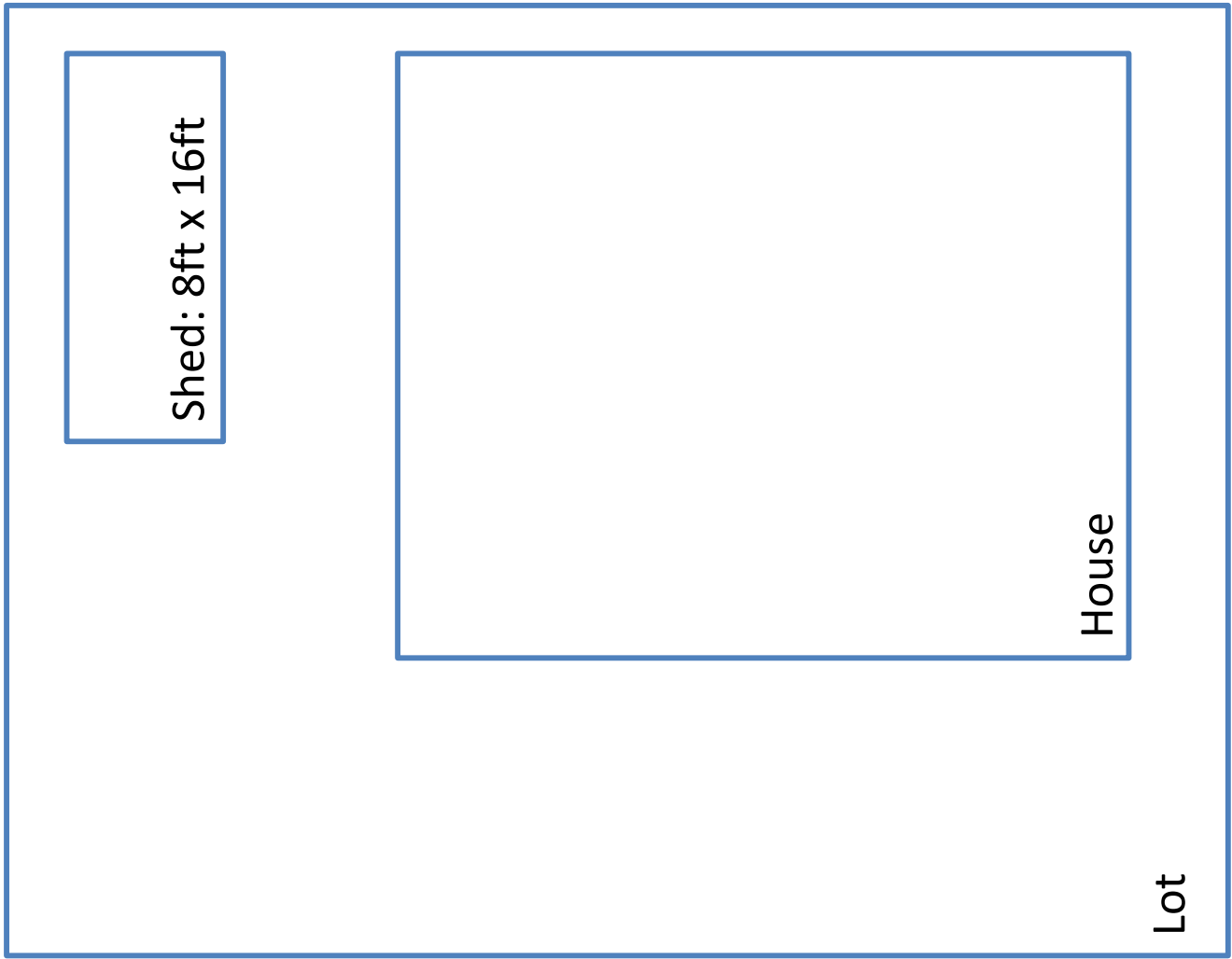
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1701 Washington - Front facade

Monroe Ave.



Washington Ave



# 1701 Washington Avenue corner lot



# 1701 Washington aerial view





872 Monroe St, Knoxville, Tennessee  
Address is approximate



1701 Washington - Street view of shed location in rear yard



858 Monroe St, Knoxville, Tennessee  
Address is approximate



1701 Washington - Street view of shed location



1701 Washington – Example of shed with 2 x 4 trim



1701 Washington – Example of shed with no window and louvered vent gable



1701 Washington – Example of shed with overhang and lattice underpinning



**2/12 pitch**



**4/12 pitch**



**5/12 pitch**



**6/12 pitch**



**7/12 pitch**



**8/12 pitch**



**9/12 pitch**



**10/12 pitch**



**12/12 pitch**



**Various roof pitches on additions and outbuildings**



**Various roof pitch profiles**

# Examples of Roof Pitches

From 4 to 12/12

