



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

PROPERTY ADDRESS: 1019 Eleanor St 37917

FILE NO.: 7-M-17-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 8/17/2017

APPLICANT: Sara Martin Open Door Architecture (Architect)

LEVEL OF WORK: Level II. Construction of outbuilding - POSTPONED from 7-20-2017 HZC meeting

PROPERTY DESCRIPTION: Queen Anne with Neoclassical influence (c. 1900)

Two-story frame with weatherboard wall covering. Hip roof with front cross gable, arched one-over-one attic vent window, partial cornice returns. One-story full front porch with one-half balcony. Round wood columns with Ionic capitals on first story and second stories. Turned wood balustrade on front porch and balcony. Interior offset rear brick chimney. Brick foundation with lattice panels at front porch. Irregular plan. Cut-away-bay on side elevation. (Contributing)

► **DESCRIPTION OF WORK:**

Construct a 25-foot by 30-foot two-car frame garage in the the rear yard, facing the alley. The hipped-roof structure, at an overall height of 25'-2" (revised from 27' high), is to have a pitch to match that on the main house, as well as cross gables on the east and north elevations. A gabled dormer will be featured on the west elevation. The structure is proposed to be sided in wood clapboard or smooth fiber cement board, and have two roll-up metal garage doors facing the alley that have a carriage-style appearance and hardware. The second level will have 1/1 wooden (revised) double-hung windows, and the front gable and north and south (revised) elevations will feature 3x3 square wood fixed or casement windows. The three service doors (1 single and 1 pair), facing the house, will be of smooth fiberglass with solid or glass half panels above and half-panels below. The eave, cornice, and soffit design is similar to that on the main house.

► **APPLICABLE DESIGN GUIDELINES:**

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

OUTBUILDINGS

Typical outbuildings would have included carriage houses or servants' quarters, often taller than one story and built with steeply pitched gable roofs, or combined gable and shed roofs, with weatherboard or board and batten wall covering. Newer houses in the district might have had garages, with the same roof shapes 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 materials should be compatible with the original primary building on the lot.

COMMENTS:

The project will require a variance to increase the measured code height from 15' to 18'-4" and the lot coverage from 30 % to 37% from the BZA, which will meet on 8/17/17 at 1:30.



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STAFF FINDINGS:

- 1) The Queen Anne/Neoclassical main house is a contributing property in the Fourth and Gill H-1 and National Register Historic District.
- 2) The shape of the garage and hip and cross-gabled roof form are compatible with the hipped roof and front-gabled form of the main house.
- 3) The horizontal siding and asphalt shingle materials are compatible with those of the main house.
- 4) The 1/1 double-hung windows and square windows are proportionate to those on the main house and match the configuration.
- 5) The proposed metal garage door with multi-lights across the top has a carriage-style appearance and handle hardware will be applied to further that appearance.
- 6) The HZC has approved garages are constructed on a footprint that 35% of that of the main house. The footprint of the proposed garage is at 32% of that of the main house.
- 7) The purpose of establishing this footprint ratio is to assure that an accessory structure does not overwhelm the main house in size. In this case, the proposed garage is one-story, and the main house is two-story house, which renders it one of the larger houses in 4-G due to its mass and scale. The garage will be set 110 feet back from the public right-of-way, with only a small portion of it being visible.
- 8) The location of the garage in the rear corner of the yard abutting the alley would be the most appropriate location since all accessory structures within Fourth and Gill H-1 District are offset, according to KGIS footprints.
- 9) The setbacks are proposed to be 12'-6" (revised) feet from the south side setback and 12'-6" (revised) feet from the edge of the alley.
- 10) Adding corner trim boards would enhance the structure's compatibility with the main house, and reduce the need for mitering the siding at the corners.
- 11) Metal overhead garage doors have been approved in 4th and Gill as long as they are designed to appear to be side-opening carriage house-type doors.
- 12) An average height (to average roof pitch) between 15 and 19 would be an appropriate range, since the design guidelines mention that "typical outbuildings were often taller than one story.

► **STAFF RECOMMENDATION:**

Based on the above findings and the Fourth and Gill Design Guidelines, staff recommends approval with the condition that 1) corner trim boards similar to those on the main house be added; and 2) that the location of the garage be offset by at least 2 feet to one side of the rear yard. Final approval of the plans is contingent on Board of Zoning Appeals (BZA) approval for the height and lot coverage increase. Should the BZA deny the height variance to increase to 18'-4" to the average roof pitch, then the lower height of 15' to the average roof pitch (which is required by the underlying R1-A zoning) is also recommended for approval by the HZC.

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

Please print all information:

1. NAME OF APPLICANT: Sara Martin, Open Door Architecture

Address: 1121 Eleanor St.

Telephone: 865-603-4756 E-mail address: sara@opendoorarchitecture.com

Relationship to Owner: Architect

2. NAME OF OWNER: Mike & Jennifer Torgeson

Address: 1019 Eleanor St. Knoxville, TN 37917

Telephone: 865-719-9445 E-mail address: Jennifer.Torgeson@migonline.com

3. LOCATION OF PROPERTY:

Address: 1019 Eleanor St. Knoxville, TN 37917 Tax ID/Lot/Parcel No: 081MH013

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; renewal of COA

Level II Major replacement of materials or architectural elements; construction of addition or outbuilding

Level III Construction of a new primary building; subdivision of individually designated 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.)

The homeowners wish to construct a 25' x 30' 2-car garage in the rear yard of the property, facing the alley. Garage is to be 1-story with finished attic (bonus room).

6. SIGNATURE OF APPLICANT:  Date: July 5, 2017

Return application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902 or **Fax: 865-215-2068. Incomplete applications will not be accepted.**

FOR STAFF USE ONLY

Date Received _____	Approved _____	Disapproved _____	Approved As Modified _____
Date Acted On _____			



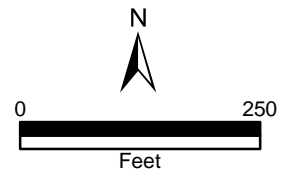
8-I-16-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1019 Eleanor St
Fourth and Gill H-1

Original Print Date: 8/9/2016
 Metropolitan Planning Commission - City / County Building - Knoxville, TN 37902

Petitioner: Bob Whetsel





1019 Eleanor Street front elevation



1019 Eleanor Street rear elevation showing location of garage to the right along alley

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FOR STAFF USE ONLY

Date Received _____ . Approved _____ Disapproved _____ Approved As Modified _____ .

Date Acted On _____ .

**INFORMATION REQUIRED TO BE SUBMITTED BEFORE
CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION CAN BE ACCEPTED**

Incomplete applications will not be accepted. All required information must be submitted before the COA application and fee will be accepted for the next available Historic Zoning Commission (HZC) agenda. Checks mailed with an incomplete application will be returned and the application will not be placed on the HZC agenda.

A. EXTERIOR ALTERATION OR REPAIR:

- Circle each work item for which approval is requested:

Accessory structure	Masonry (including painting)	Satellite dish
Architectural feature	Material changes	Shutters
Awning or canopy	Mechanical system unit	Siding
Deck	New construction	Signs
Door	Parking lot (entrance drives, paving, fencing)	Skylights or solar collectors
Fencing and walls	Porch (including any porch elements)	Storm windows or doors
Guttering	Roofing	Windows

- Describe the proposed work in detail and include the following information:
 - a. Sketches, photographs, manufacturer's specifications, illustrations, and detailed drawings are required for major changes in architectural features and materials
 - b. Samples, description, and specifications for proposed materials
 - c. Site plan for fence / retaining wall applications

B. NEW CONSTRUCTION:

- Describe the proposed project in detail and include the following information:
 - a. Dimensioned site plan showing building footprint
 - b. Dimensioned elevation drawings that clearly show the exterior appearance of the building
 - c. Samples, description, and specifications for proposed materials and architectural features
 - d. Description and drawings or photos of site improvements such as fences, walls, and paving

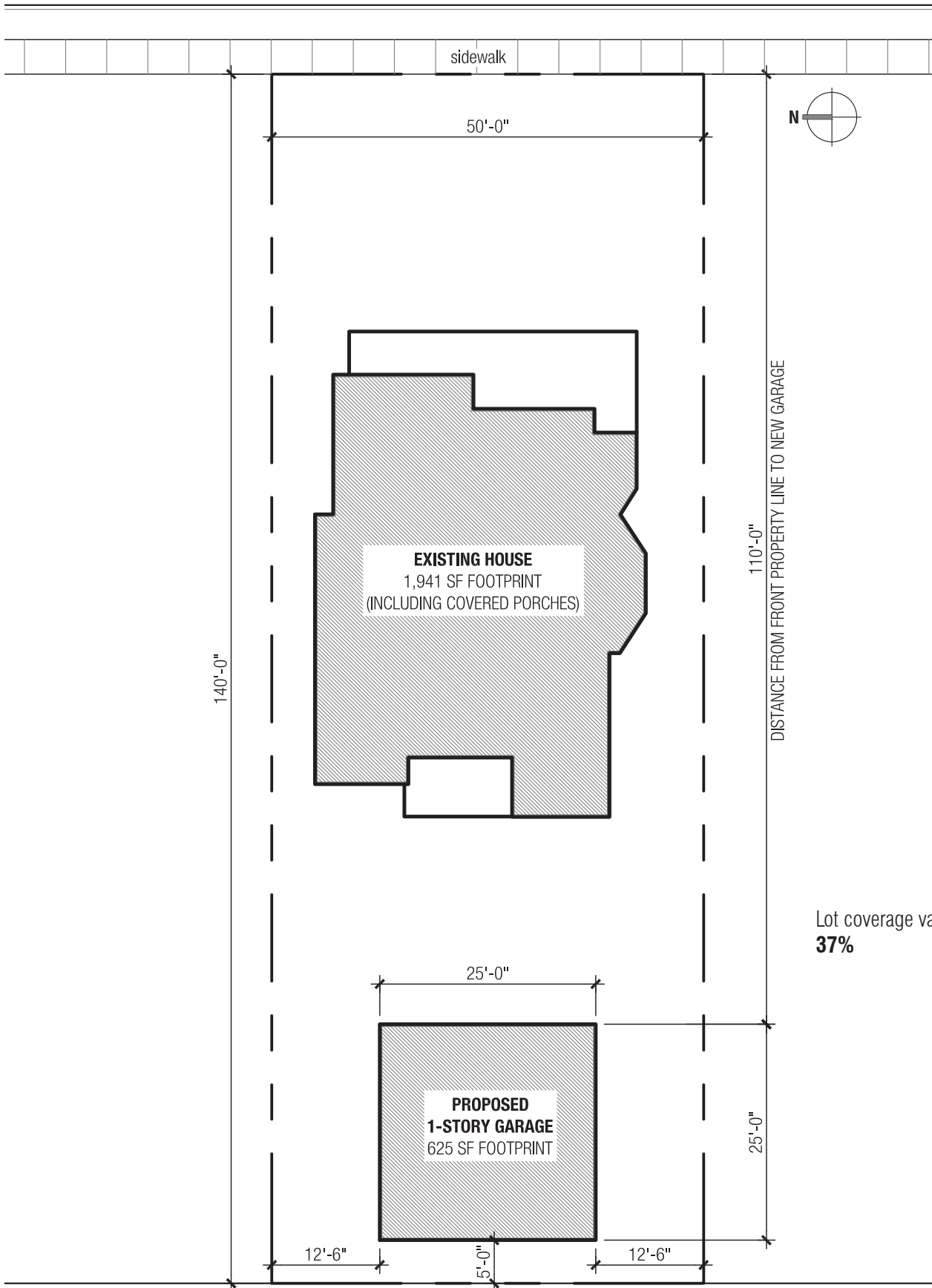
C. RELOCATION OF STRUCTURE:

- a. Description of structure and its condition and reason for relocation
- b. Photographs of the structure at existing location
- c. Site plan for, and photos of, proposed location
- d. Description of any site features that will be disturbed such as topography, retaining walls, fences

D. DEMOLITION OF CONTRIBUTING STRUCTURE:

- a. Description of the structure and its condition of the structure and reason for proposed demolition
- b. Photos of overall structure and its details

ELEANOR STREET

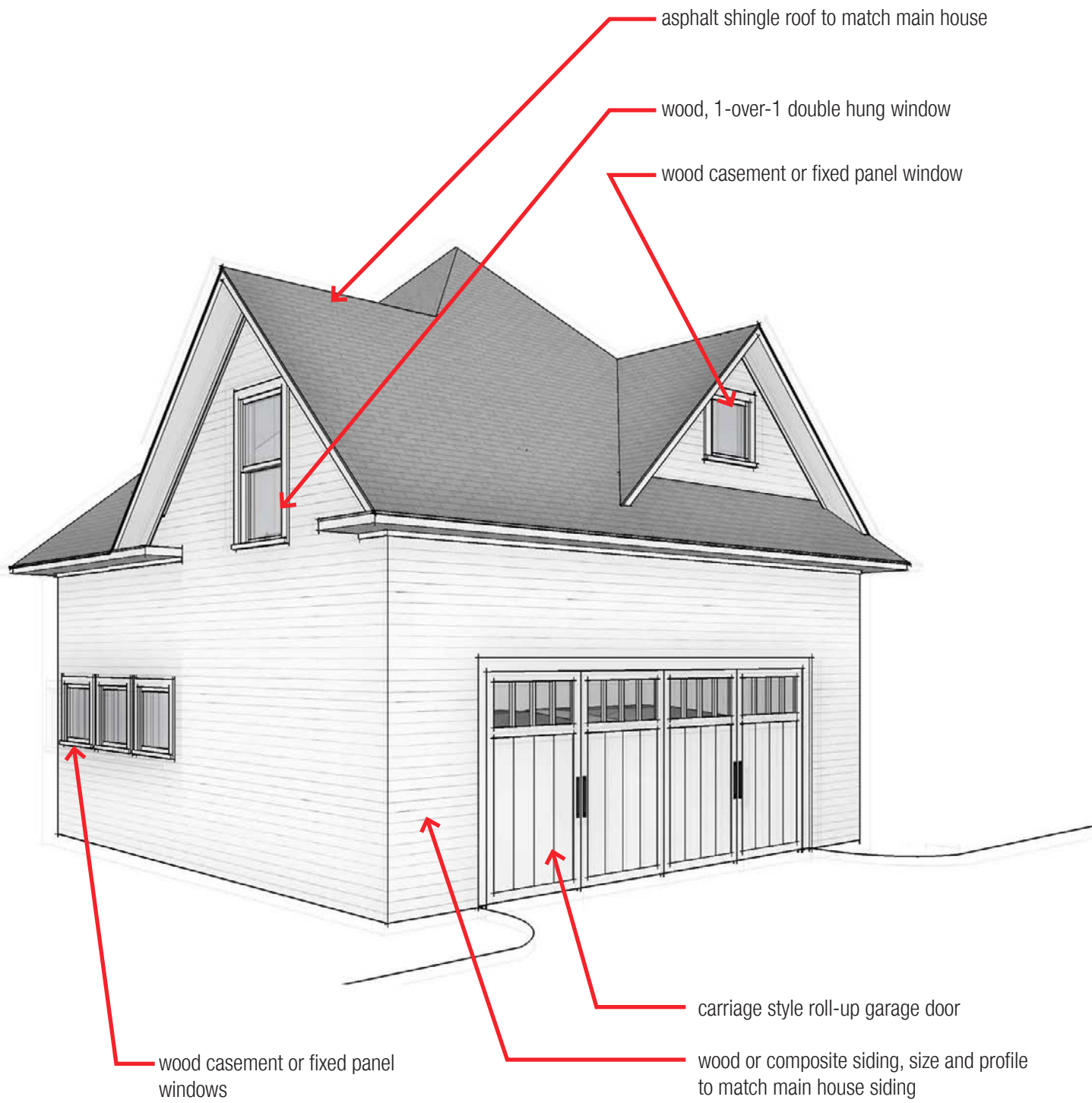


EXISTING HOUSE
1,941 SF FOOTPRINT
(INCLUDING COVERED PORCHES)

**PROPOSED
1-STORY GARAGE**
625 SF FOOTPRINT

Lot coverage variance request:
37%

ALLEY



asphalt shingle roof to match main house

wood, 1-over-1 double hung window

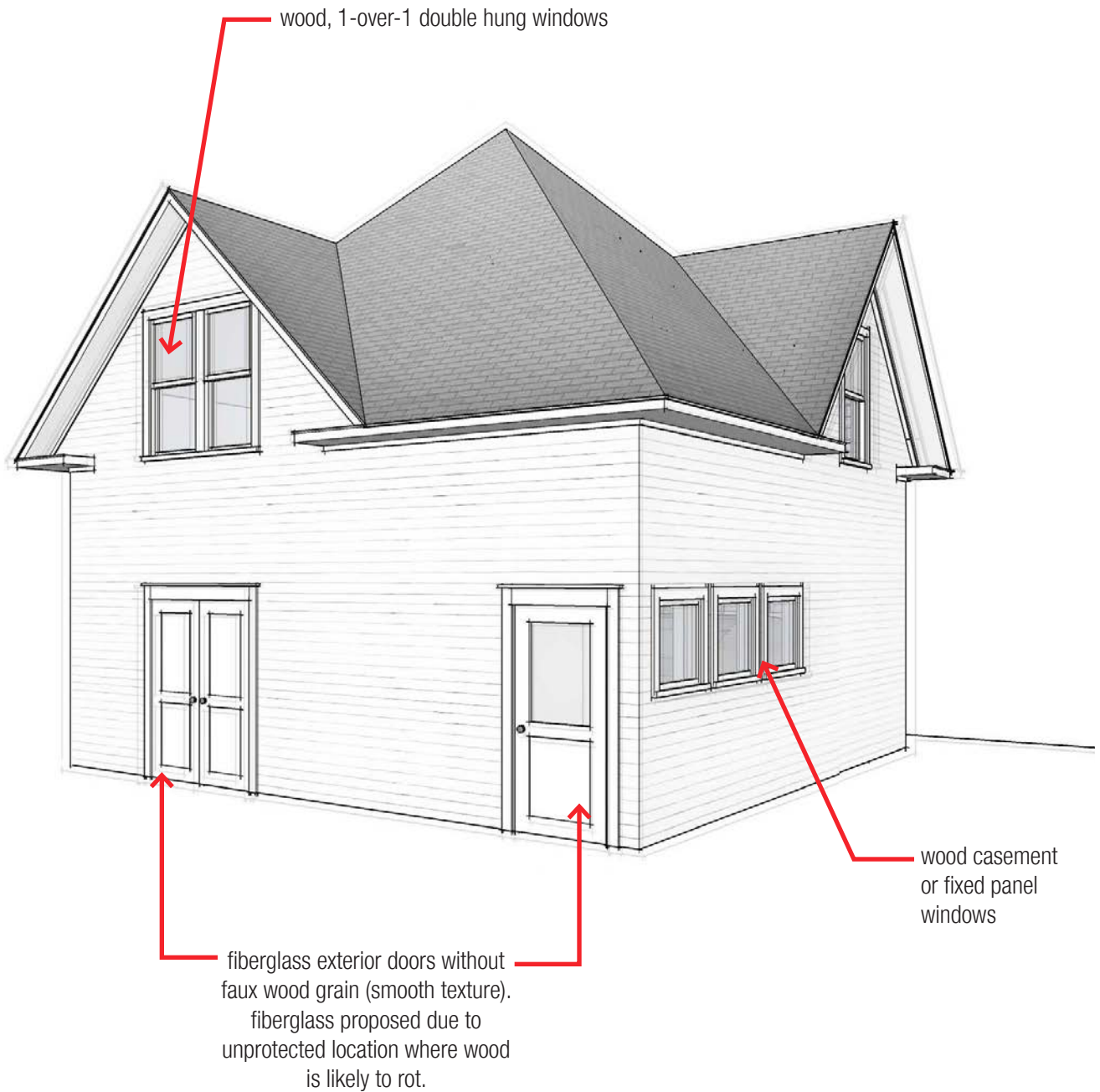
wood casement or fixed panel window

wood casement or fixed panel windows

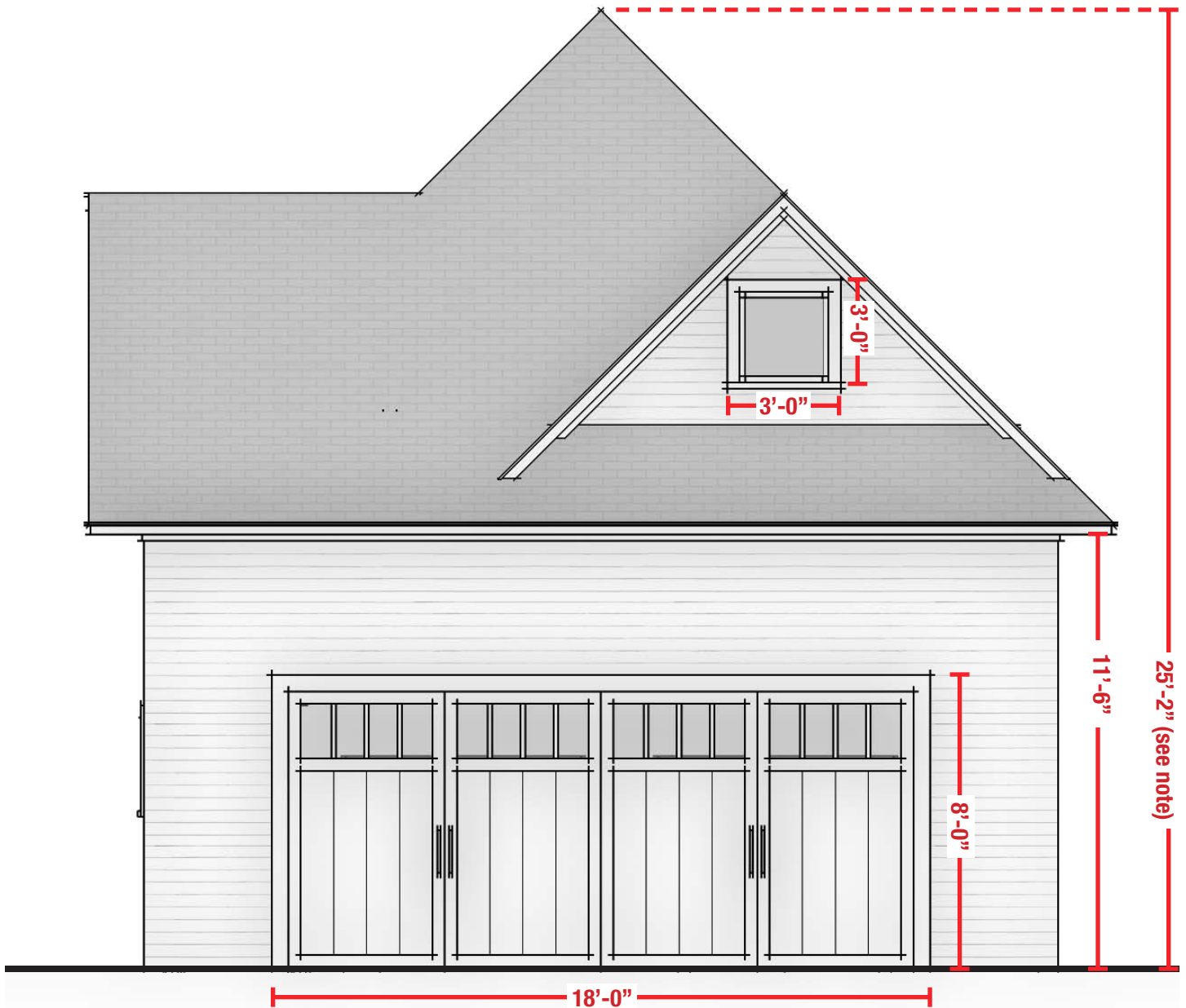
carriage style roll-up garage door

wood or composite siding, size and profile to match main house siding

PERSPECTIVE VIEW
VIEW OF GARAGE FROM ALLEY

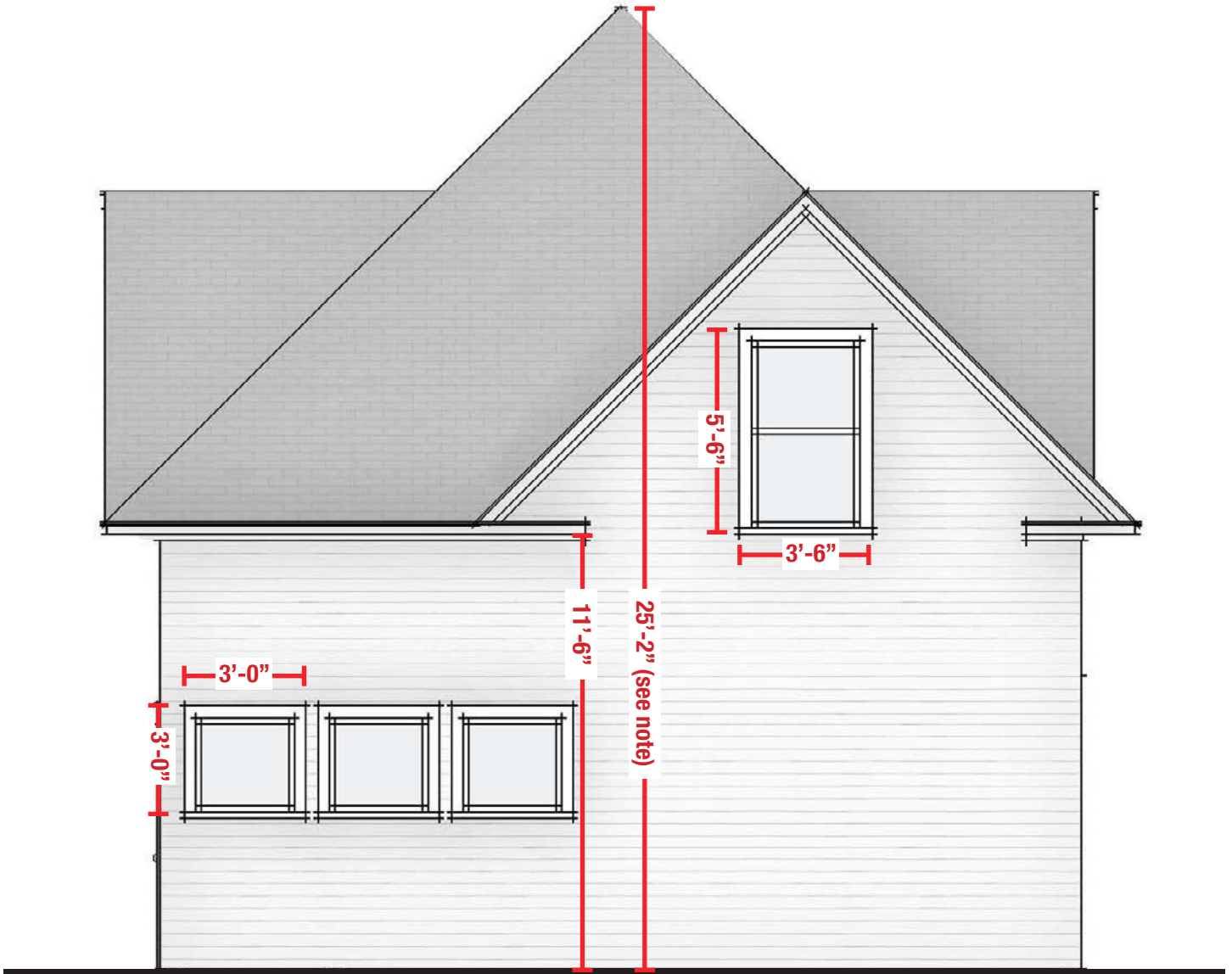


PERSPECTIVE VIEW
VIEW OF GARAGE FROM BACK YARD



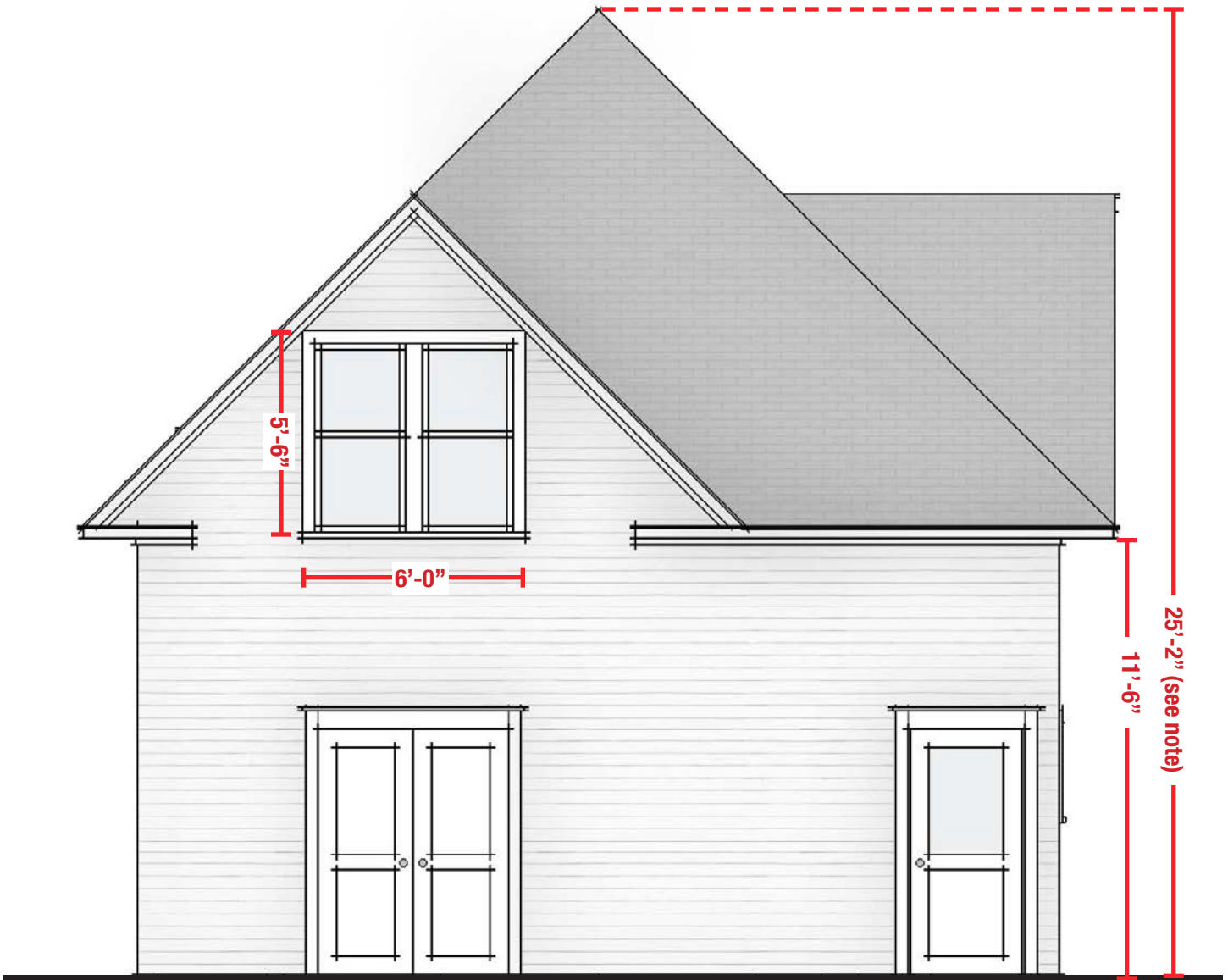
Note:
 Actual building height 25'-2".
 Effective building height per zoning calculation 18'-4".

WEST ELEVATION
 VIEW OF GARAGE FROM ALLEY



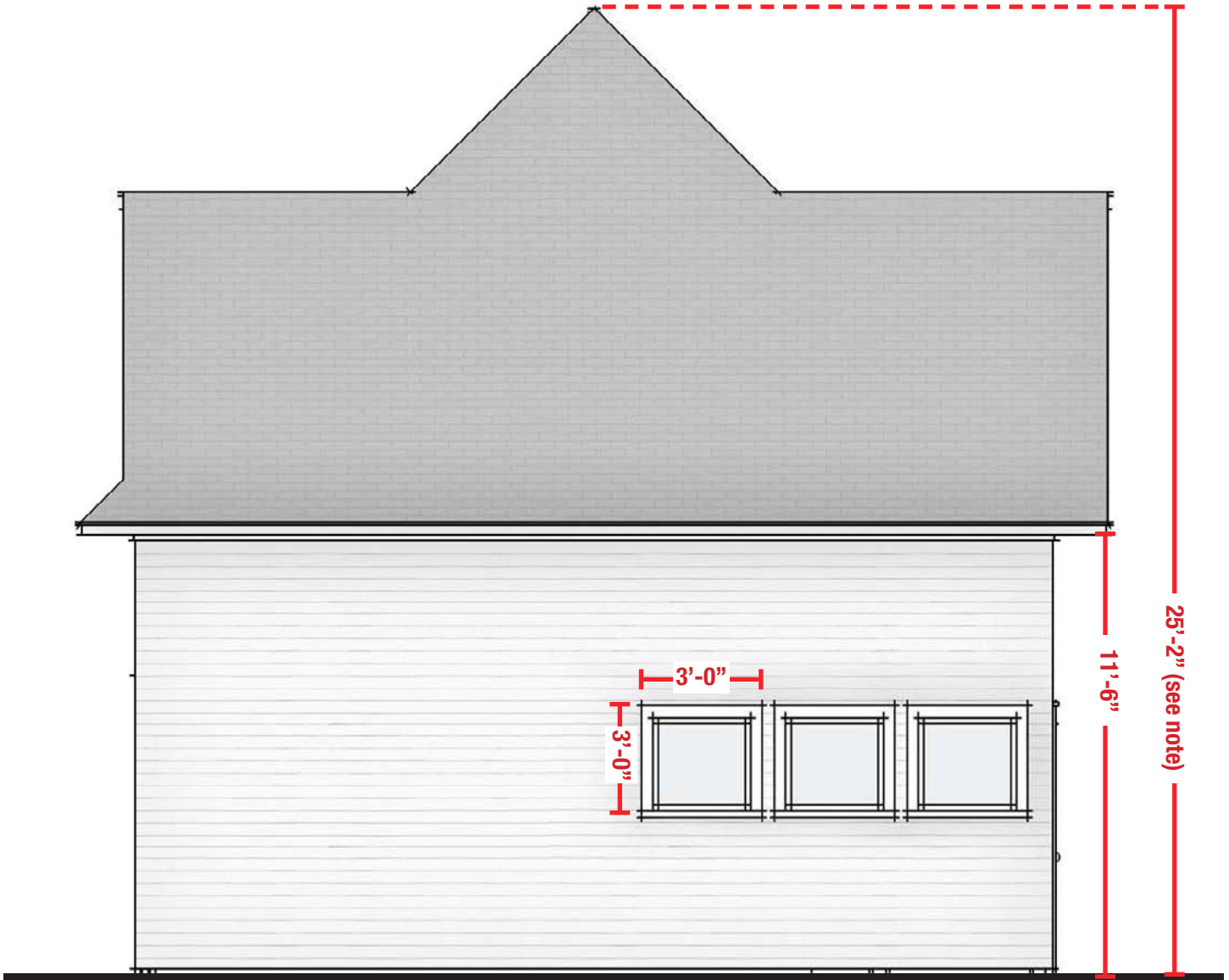
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NORTH ELEVATION
VIEW OF GARAGE FROM ADJACENT PROPERTY



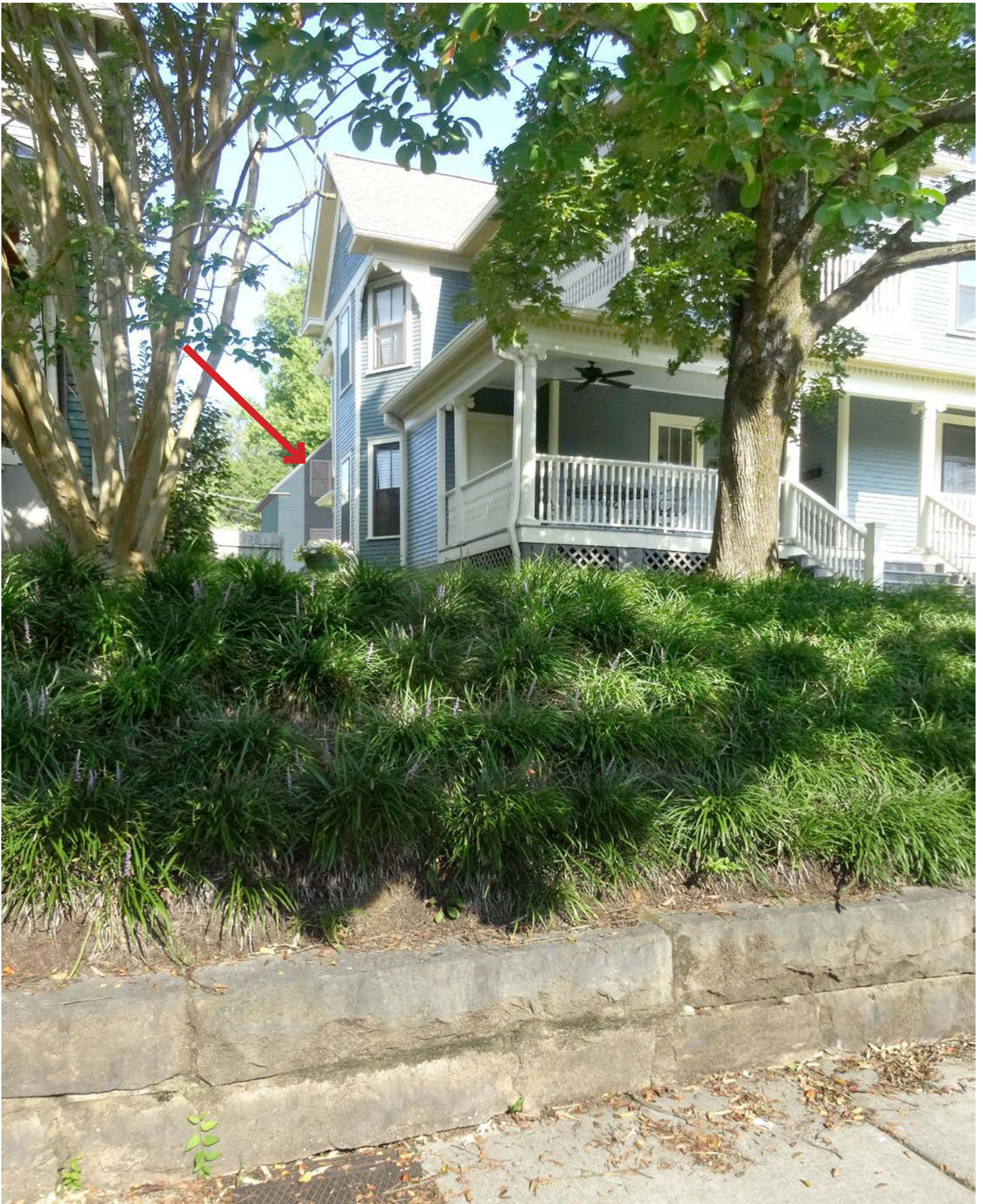
Note:
Actual building height 25'-2".
Effective building height per zoning calculation 18'-4".

EAST ELEVATION
VIEW OF GARAGE FROM BACK YARD



Note:
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Effective building height per zoning calculation 18'-4".

SOUTH ELEVATION
VIEW OF GARAGE FROM ADJACENT PROPERTY



VIEW FROM SIDEWALK
CAMERA POSITIONED ON SIDEWALK, WEST SIDE OF ELEANOR STREET



1015 ELEANOR STREET
(neighboring house to the south)

LOCATION OF NEW GARAGE
(behind 1019 Eleanor, hidden by trees)

1019 ELEANOR STREET
(address of proposed garage)

VIEW FROM SIDEWALK

CAMERA POSITIONED ON SIDEWALK, EAST SIDE OF ELEANOR STREET



GARAGE CENTERED IN REAR YARD

The owner wishes to position the garage in the center of the backyard. After extensive drive tests from the alley, it is clear the tall neighboring fences obstruct visibility for drivers entering and exiting the garage. Centering the garage on the lot allows for maximum visibility.

Due to the narrow lot size of 50' wide, a centered garage is not significantly different than one that is offset to one side of the property or another. The difference between centered and offset in this case is only 7'. An illustration of what an offset garage would look like appears on the next page.

VIEW FROM ALLEY

CAMERA POSITIONED IN ALLEY LOOKING SOUTH

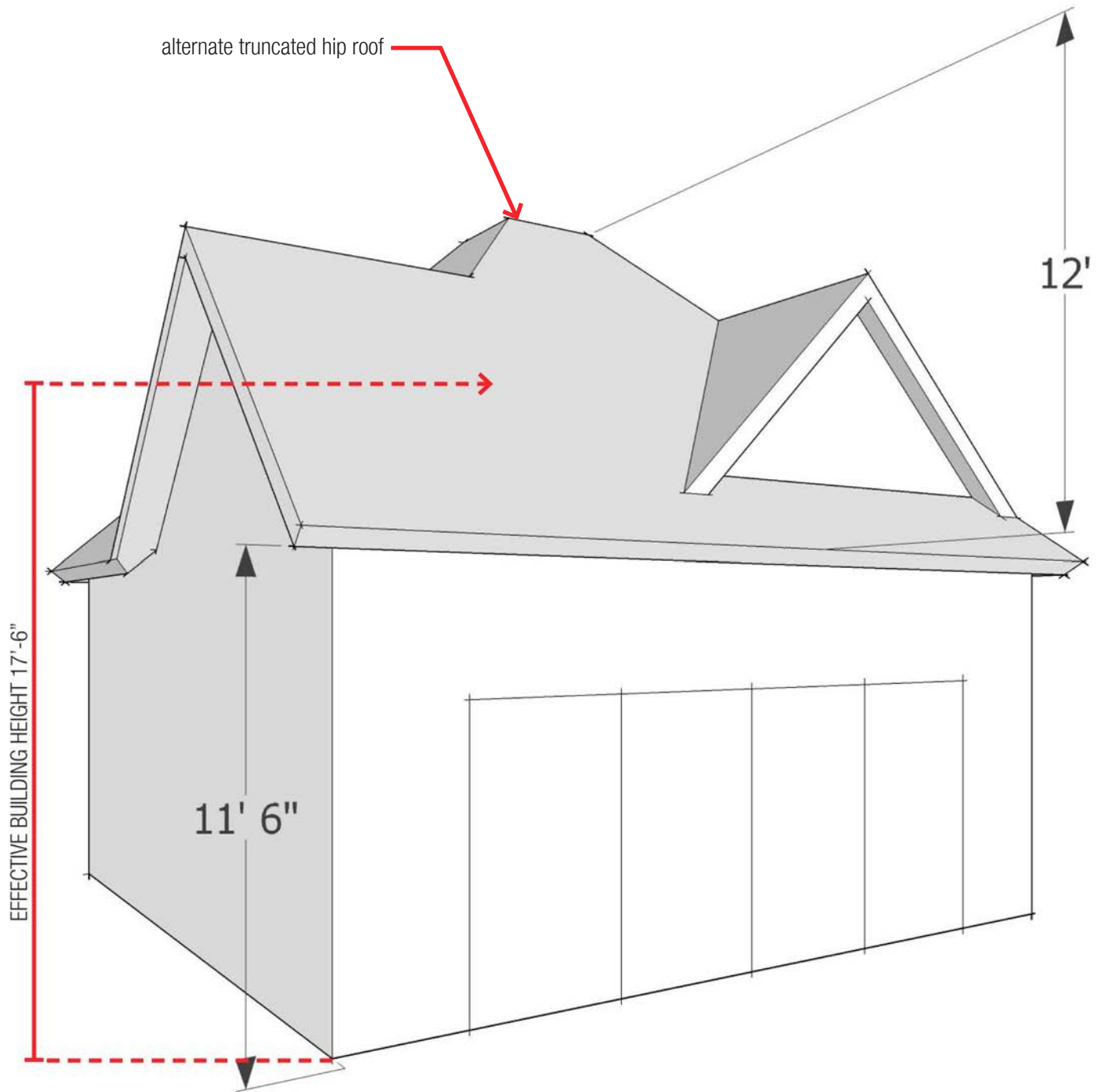


GARAGE OFFSET TO SIDE

Given the narrow lot size, an offset garage does not look significantly different than a centered one and has poorer visibility for drivers exiting the garage heading south.

VIEW FROM ALLEY

CAMERA POSITIONED IN ALLEY LOOKING SOUTH



Note:

If the Board of Zoning Appeals doesn't allow an effective building height in excess of 17'-6", we propose to truncate the hipped roof at the top to bring it within an allowable height. Doors and windows not shown in this sketch.

ALTERNATE DESIGN FOR BZA

TRUNCATED HIP DESIGN ALLOWS FOR LOWER EFFECTIVE BUILDING HEIGHT



VIEW FROM SIDEWALK

CAMERA POSITIONED ON SIDEWALK, WEST SIDE OF ELEANOR STREET