



**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: 7/20/2017

APPLICANT: Sara Martin Open Door Architecture (Architect)

LEVEL OF WORK: Level II. Construction of addition or outbuilding

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 rear yard, facing the alley. The hipped-roof structure is to have a pitch to match that on the main house, as well as cross gables on the east and north elevations, and a gabled dormer on the west elevation. It will 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 windows, and the front gable and north side will have fixed or casement square wood windows. The service doors facing the house will be of smooth fiberglass with wood half-panels above and below. The eave 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 for side / rear setbacks and lot coverage from the Board of Zoning Adjustment, which will meet on Thursday, 7/20/17 at 1:30. Any HZC approval will be contingent on BZA approval of these dimensions.



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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 window 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 38% 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 adds 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) It was typical historically for outbuildings to have no setback from side or rear lot lines along the alley; however, the BZA will be required to approve the setbacks and lot coverage. For historical compatibility purposes, the garage may abut the alley and the side setback.

► **STAFF RECOMMENDATION:**

Based on the above findings and the Fourth and Gill Design Guidelines, staff recommends approval. Final approval of the plans is contingent on Board of Zoning Appeals approval as well.

**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.)

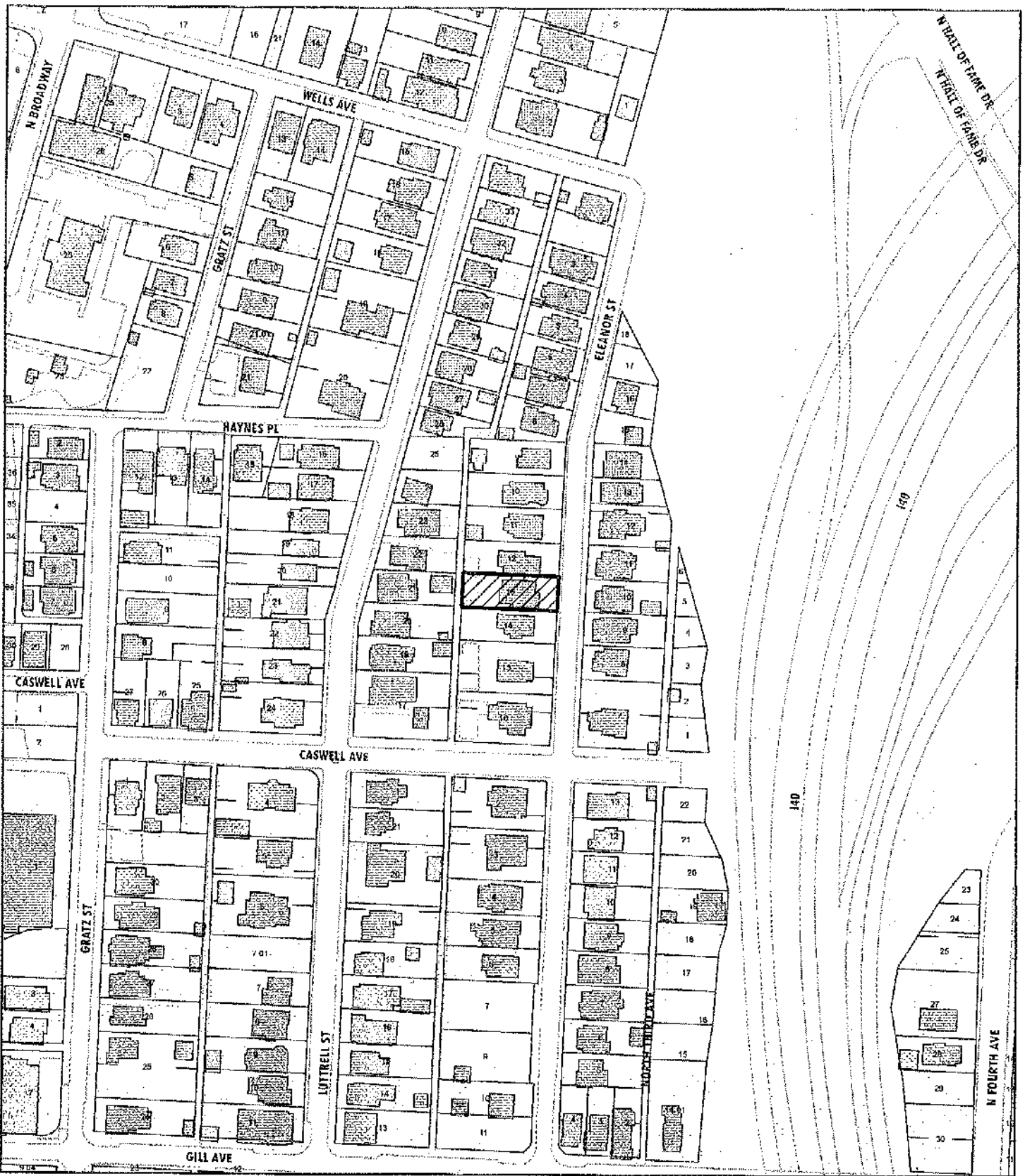
The homeowners wish to construct a 25' x 30' 2-car garage in the rear yard of the property, facing the alley. Garage is to be 1-story with finished attic (bonus room).

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 _____			



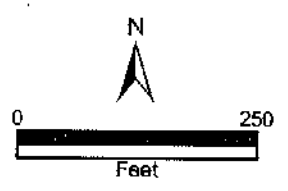
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



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



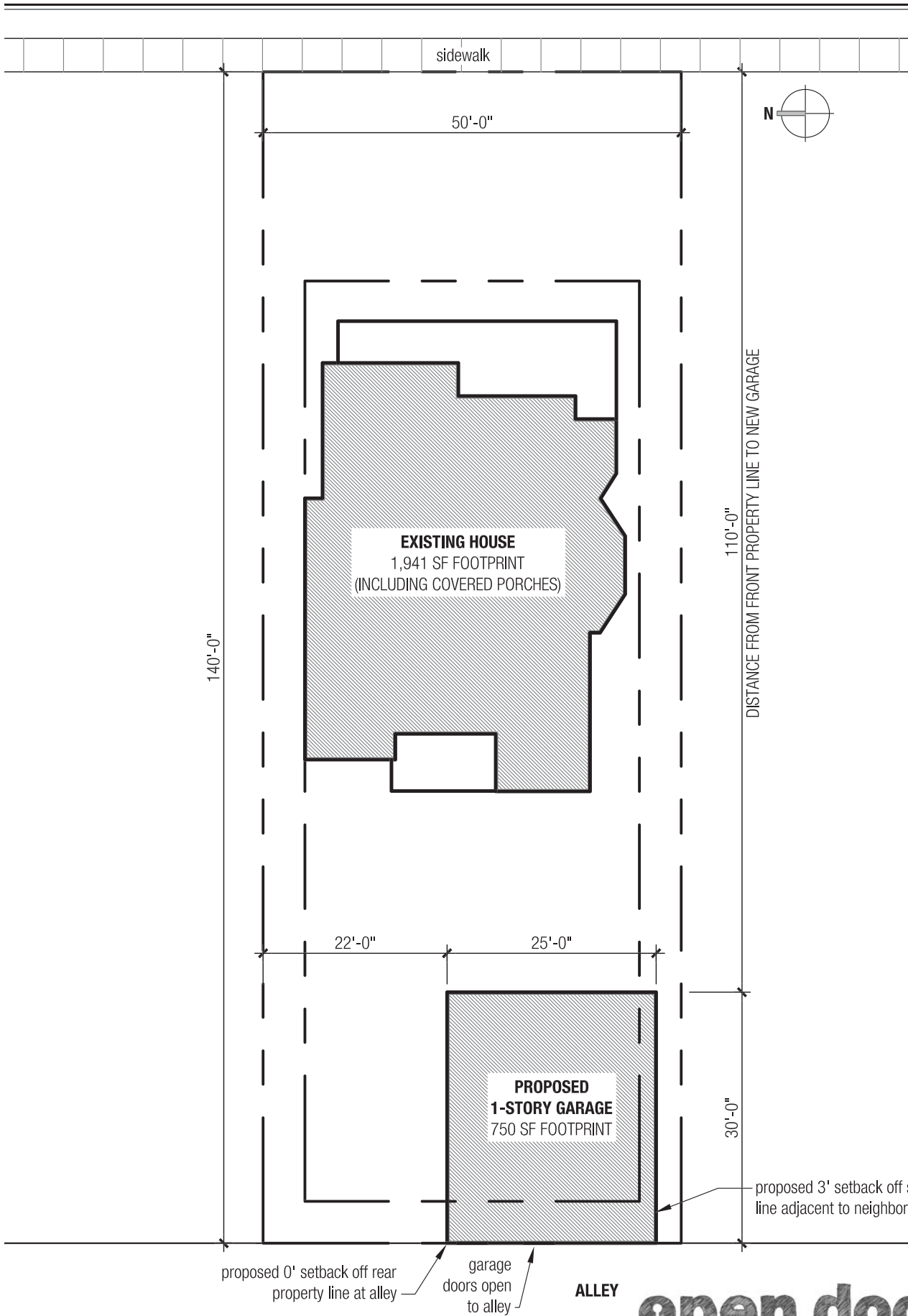


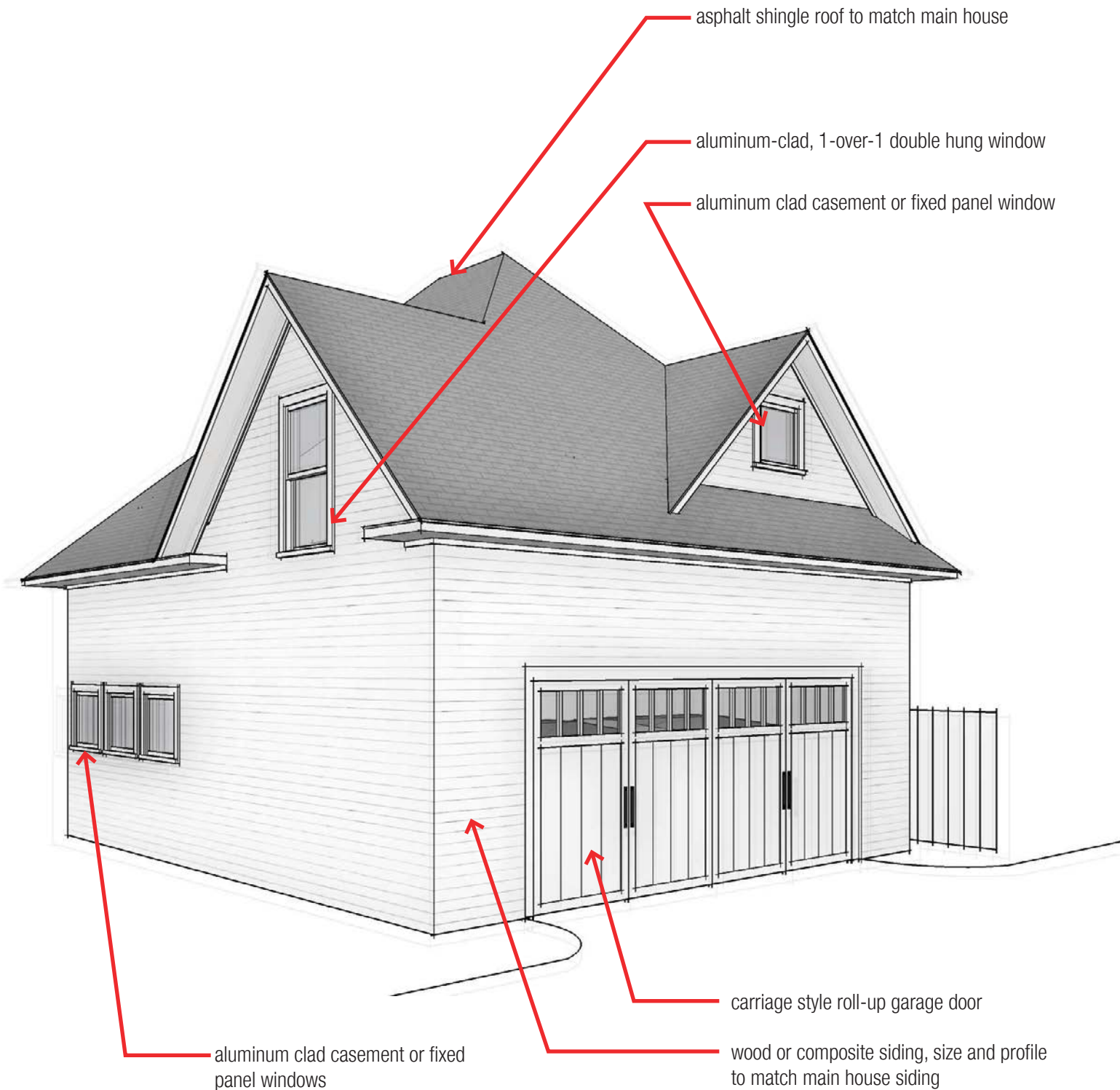
1019 Eleanor Street front elevation



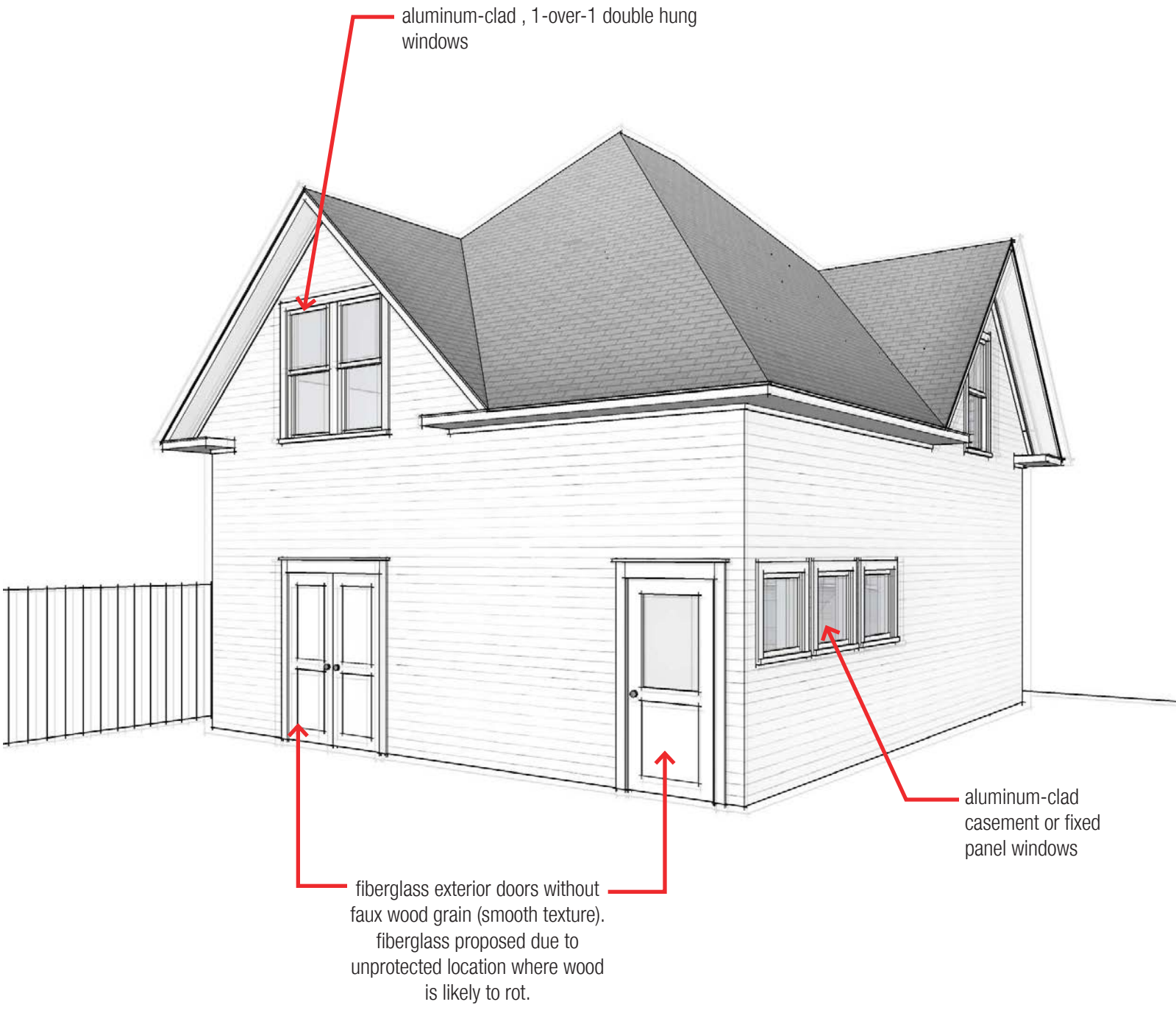
1019 Eleanor Street rear elevation showing location of garage to the right along alley

ELEANOR STREET





PERSPECTIVE VIEW
VIEW OF GARAGE FROM ALLEY

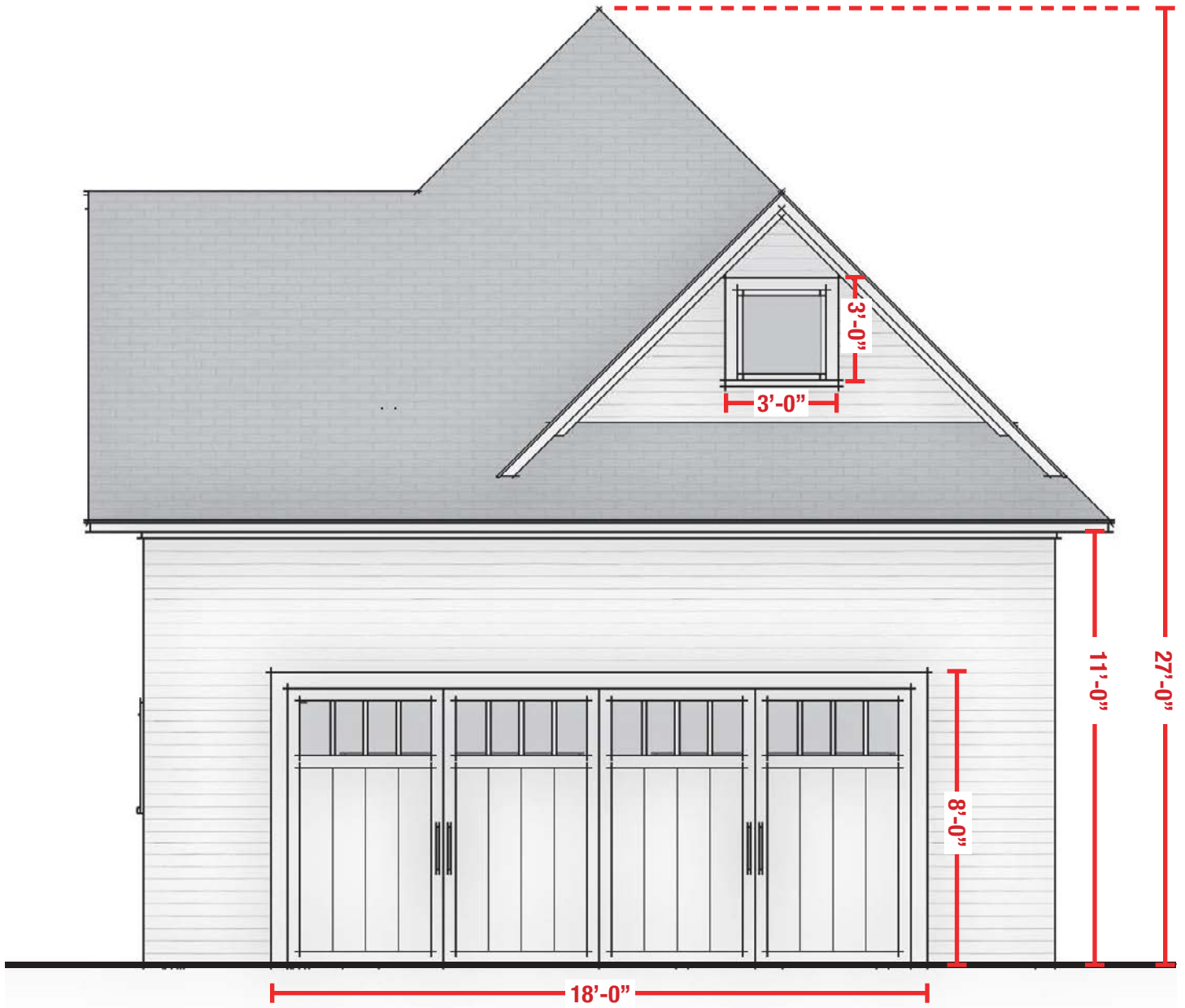


aluminum-clad , 1-over-1 double hung windows

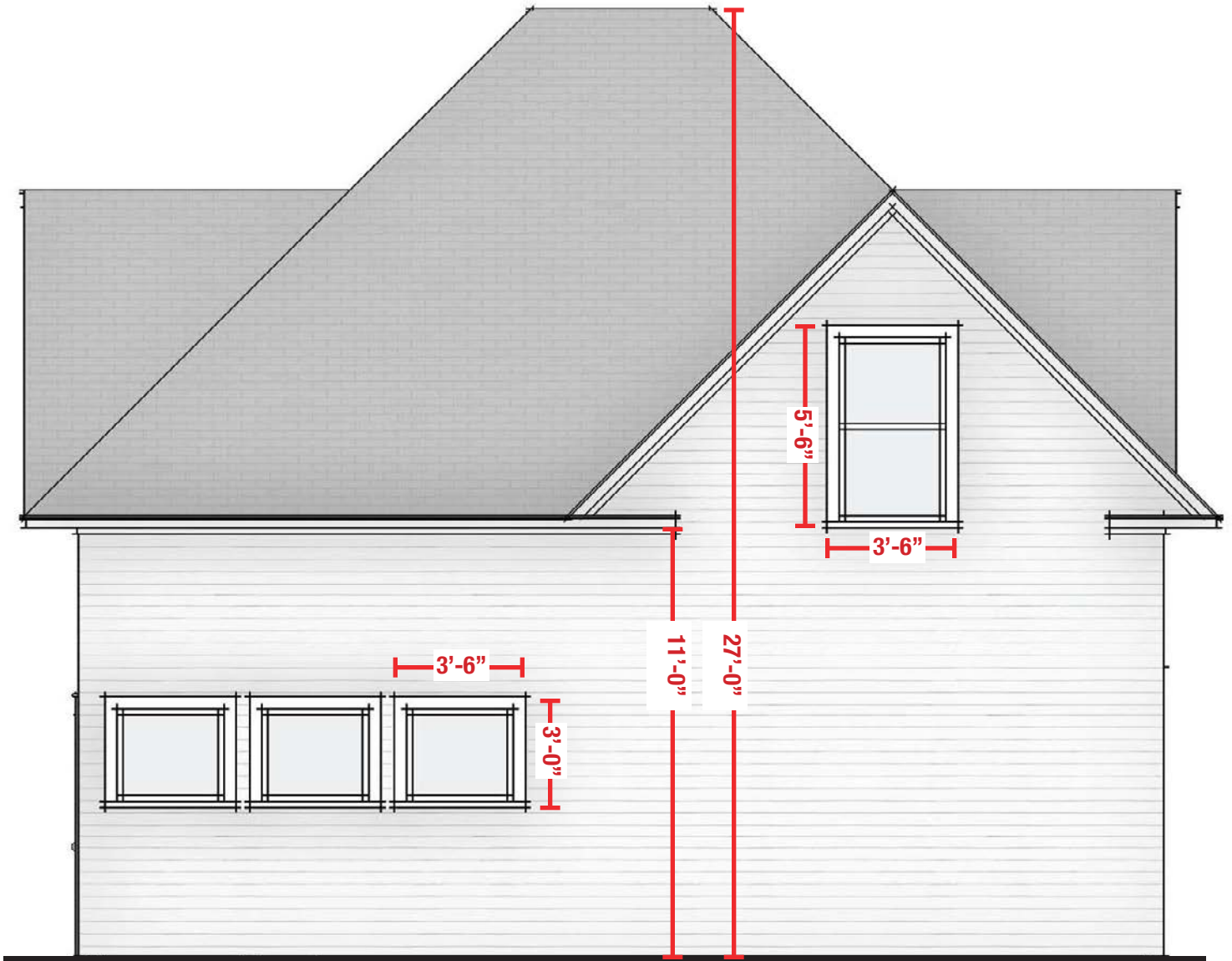
fiberglass exterior doors without faux wood grain (smooth texture). fiberglass proposed due to unprotected location where wood is likely to rot.

aluminum-clad casement or fixed panel windows

PERSPECTIVE VIEW
VIEW OF GARAGE FROM BACK YARD

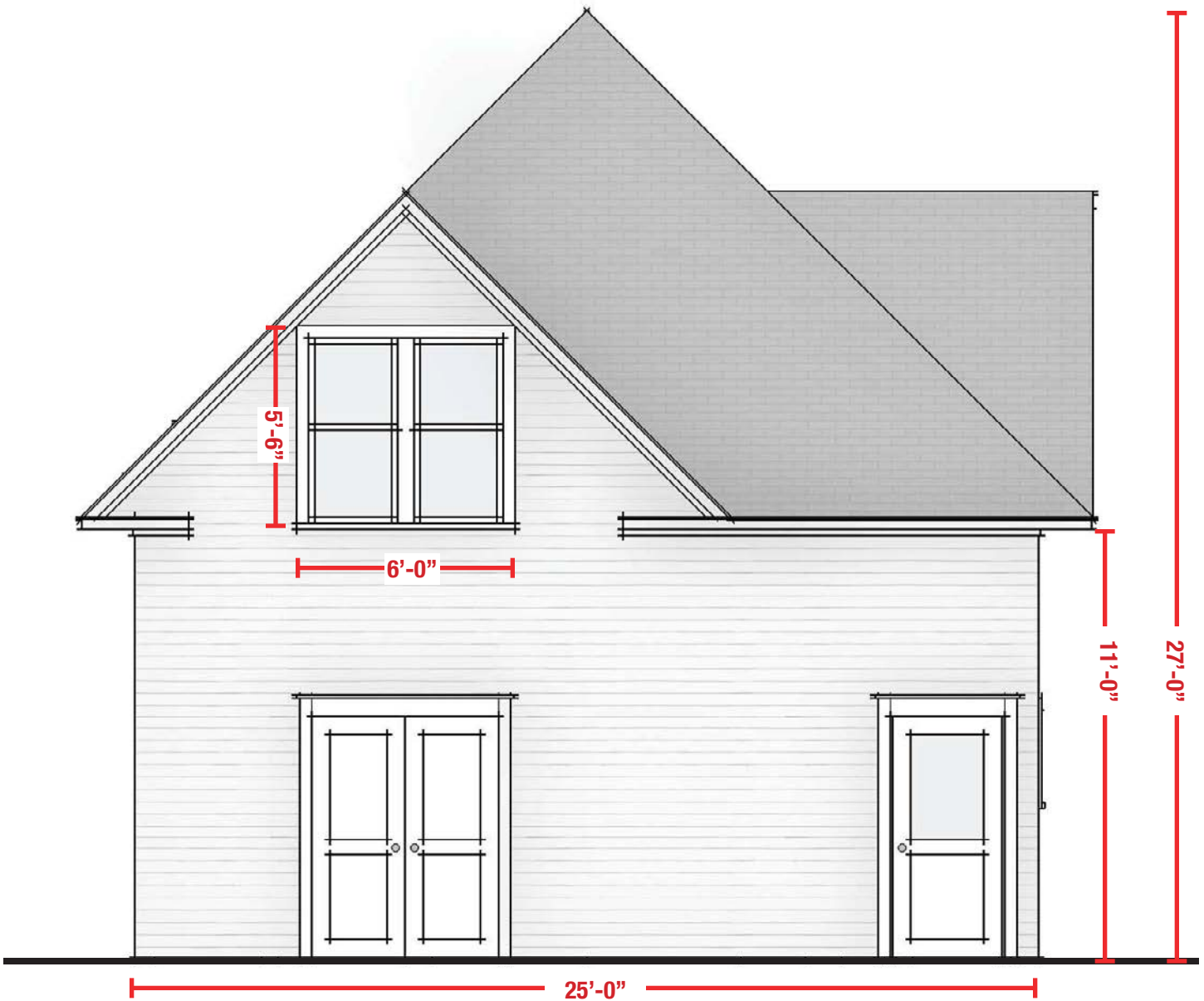


WEST ELEVATION
VIEW OF GARAGE FROM ALLEY

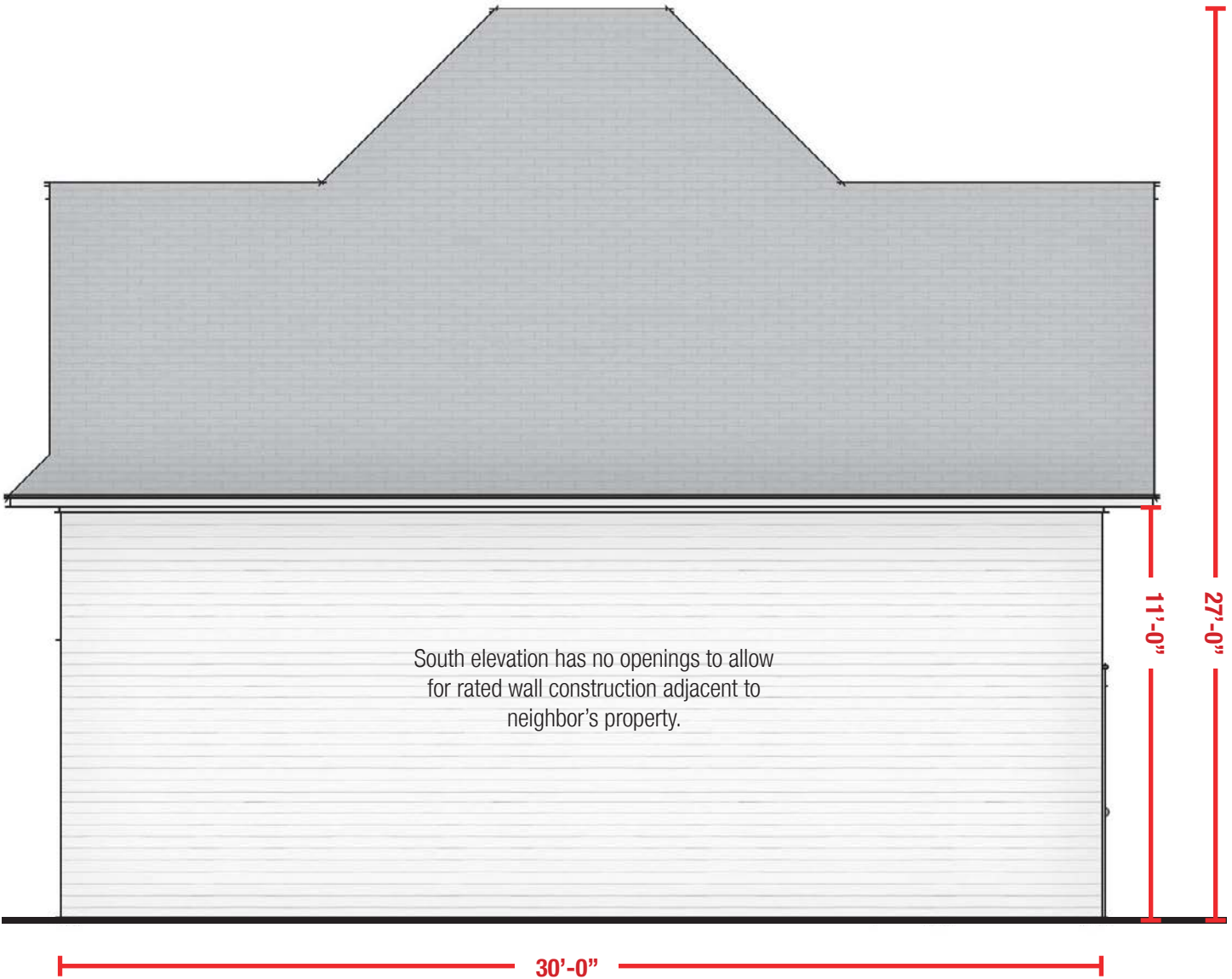


NORTH ELEVATION

VIEW OF GARAGE FROM ADJACENT PROPERTY



EAST ELEVATION
VIEW OF GARAGE FROM BACK YARD



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