



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

PROPERTY ADDRESS: 1019 Eleanor St 37917

FILE NO.: 8-B-18-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 9/20/2018

APPLICANT: Brice Schweitzer; Schweitzer Propertie, Inc. (contractor)

LEVEL OF WORK: Level II. Modify existing COA for accessory structure - POSTPONED FROM AUGUST 18, 2018 HZC MEETING

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

The main house is a 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:**

Request to install faux-grained fiber cement board siding on newly constructed detached garage rather than smooth-finish fiber cement board.

► **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 materials should be compatible with the original primary building on the lot.

NEW CONSTRUCTION

The materials that cover [a new building's] exterior surface largely determine the appearance of a building. Similar materials develop a certain continuity and character. A new building should not be visually incompatible.

COMMENTS:

The application to install faux-grained fiber cement board siding on a newly constructed detached garage is an after-the-fact request since it was installed after a smooth-finish fiber cement board was previously specified and then approved by the HZC at their August 18, 2017 meeting.

STAFF FINDINGS:

1) The house that is associated with the subject garage is a contributing structure within the Fourth and Gill H-1 Overlay District and National Register District. The subject detached garage is not contributing since its construction was completed in 2018.

2) The Certificate of Appropriateness, dated August 18th, 2017 (included in this information package) and the cover



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sheet for the signed-off construction documents, state that "smooth fiber cement board" is the proposed material.

3) The specification that "All fiber cement board to have a smooth finish- no faux wood grain" was stated on the elevation sheets of the signed-off construction documents submitted for the building permit.

4) The main house at 1019 Eleanor has a textured siding due to multiple layers of paint; however, the appearance of this turn-of-the-century siding is not the same as that of rough-hewn cedar siding utilized in later years.

5) The guidelines and the Secretary of Interiors Standards state: "the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials."

6) The faux-grained fiber cement board siding does not altogether simulate wood texture and visual qualities because the grain is very pronounced and has a shiny appearance.

7) Fiber cement board (FCB) siding was first approved in one of the city's historic districts in 2000 on a NEW garage in the Mechanicsville H-1 Overlay. There is no record of approval of FCB in other districts until 2005. In the Fourth and Gill H-1, a total of 1 addition in 2005 and 1 new house in 2007 were approved by the HZC to utilize FCB without the specification for a smooth finish.

8) Beginning in 2012, approvals of FCB siding in all the City's historic districts were consistently conditioned on utilizing a SMOOTH finish (except for shakes). In Fourth and Gill, a total of 7 uses of FCB on NEW construction have been approved since 2012, with all but one installation approval being conditioned as "smooth finish." (The one exception for the application of faux-grained FCB was approved in 2017 on the rear addition of 1210 Luttrell Street because the 1920s house itself was sheathed in rough-hewn cedar siding.)

9) The current FCB siding on the new garage at 1019 Eleanor has two coats of a satin-type finish paint. A flat paint-coat may somewhat mitigate the texture and shine issues of the faux-grained FCB siding.

► **STAFF RECOMMENDATION:**

If the Fourth and Gill Neighborhood agrees to permit the use of the faux-grained finish for FCB in the Fourth and Gill H-1, staff's opinion is that it should be limited to NEW structures that are ACCESSORY only. If the neighborhood desires to maintain and uphold the 6-year precedent for SMOOTH-finished FCB, then the faux grain on the garage at 1019 Eleanor should be mitigated by repainting with a third coat or until the grain is less pronounced, or by replacement with smooth finish fiber cement board as originally approved.

UPDATE FOR SEPT. 20, 2018 MEETING: HZC and applicant agreed to postpone vote until the Sept. 20 meeting in order for the applicant to provide an on-site sample with an opportunity for the HzC members and neighborhood board members to observe as a potential mitigation.

Certificate (File) No: 8-B-18-112

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

Please print all information:

1. APPLICANT NAME: Schwitzer Properties, Inc
Address: 310 Simmons RD Site B
Telephone: 865-363-4446 E-mail address: Brice@construction.com
Relationship to Owner: Contractor

2. OWNER NAME: Sotgiou
Address: _____
Telephone: _____ E-mail address: _____

3. LOCATION OF PROPERTY:
Address: 1019 Eleanor St. Tax ID/Lot/Parcel No: _____

4. LEVEL OF WORK (circle Level)

- Level I Routine repair; replacement of deteriorated materials in-kind; removal of artificial siding; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure or a late addition; renewal of COA
- Level II Major replacement of materials or architectural elements; construction of an 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.)

Detached garage and the use of textured
hardie siding or cement board.
(Use of faux wood-grained fiber cement board siding
on garage rather than smooth-finish fiber cement
board.)

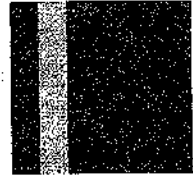
6. SIGNATURE OF APPLICANT: [Signature] Date: 7/13/18

Incomplete applications cannot be accepted.

Mail 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; or E-mail to Kaye.Graybeal@knoxmpc.org
Phone: (865) 215-3795

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

Schweitzer Properties, Inc
310 Simmons Rd Suite E Knoxville TN 37922
865-363-4446



7-13-2018

Kaye Graybeal
City of Knoxville HZC

To whom it may concern,

This letter is an explanation of the use of textured siding on the detached garage located at 1019 Eleanor St. Here are a few of the reasons why:

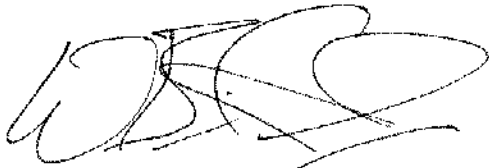
- Cost- Smooth siding in this size is more expensive. Most cement boards are stocked as 7 1/4 material with a 6" reveal. The smaller reveal material is harder to come by because it is not as popular.
- Time-Smooth siding in the size is a special order item and often times takes weeks to arrive.
- Use of wood siding: This product if not installed properly and meticulously maintained will breakdown and rot over time. This product tends to be a lot more expensive and produces a much greater strain on a homeowner in terms of upkeep. After several coats of paint it is very difficult to repaint and maintain a smooth appearance.
- Detail-If you look at the house itself, the texture on the Hardie matches better than a smooth product would. The amount of paint and lack of scuffing before the most recent paint was applied to the existing structure gives the siding the appearance of being textured.



The majority of the homes in the Historic area have been painted several times. Without proper care and preparation it gives a smooth product the appearance of being textured.

I would ask that the commission seriously consider the use of all textured products where possible as it provides an appealing appearance and will better match a lot of the existing structures in the neighborhood.

Respectfully,

A handwritten signature in black ink, appearing to be 'W. Schweitzer', written in a cursive style.

Schweitzer Properties, Inc



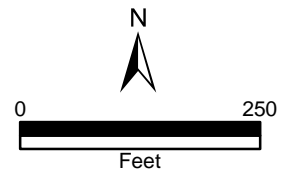
8-I-16-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



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 St. - Main house original siding (photo provided by applicant)



1019 Eleanor - Main house original siding – upper level (photo provided by applicant)



1019 Eleanor - New garage with faux-grained fiber cement board siding (photo provided by applicant)



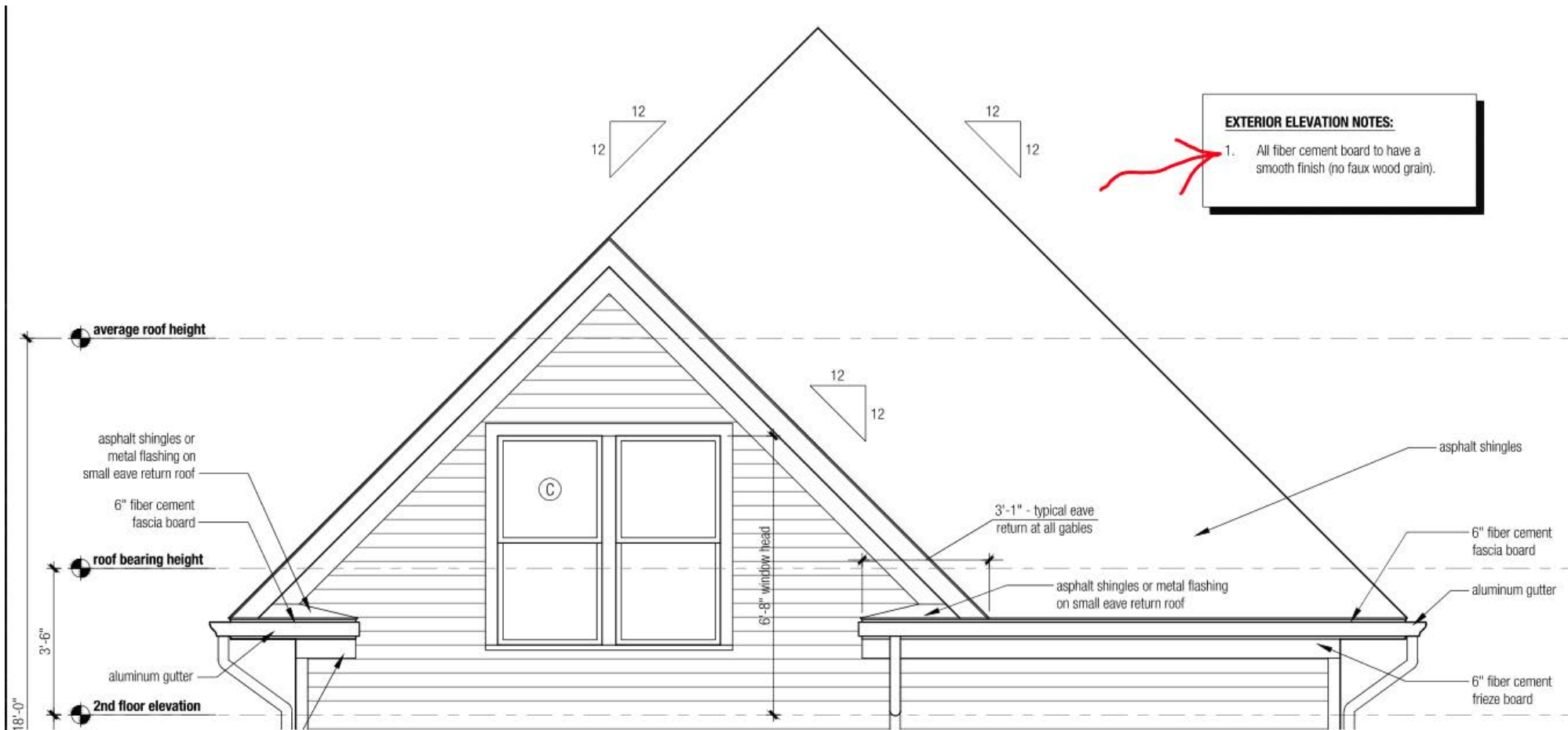
Example of rough-hewn cedar siding (photo provided by applicant)



Vertical siding with texture on gable of accessory structure in same alley (photo provided by applicant)



Faux-grained fiber cement board on early shed in Fourth & Gill H-1 Overlay –constructed in 2004



The specification for a *smooth* fiber cement board finish was on the cover page and on the elevation sheet of the construction documents for the 1019 Eleanor Street garage.

KNOXVILLE HISTORIC ZONING COMMISSION

CERTIFICATE OF APPROPRIATENESS



File Number: 7-M-17-HZ

Property Address: 1019 Eleanor St 37917
Level of Work: Level II
District: Fourth and Gill H-1
Owner: Mike and Jennifer Torgeson , Knoxville, TN 37917
Applicant: Sara Martin Open Door Architecture, Knoxville, TN 37917

Work Items: Accessory Structure

Description of Work:

Construct a 25-foot X 25-foot two-car frame garage in the the rear yard, facing the alley. The hipped-roof structure, at an overall height of ~27' high and ~18'-4" to the average roof height, 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 a roll-up metal garage door that appears to be two doors facing the alley that have a carriage-style appearance and hardware. The second level will have 1/1 wooden double-hung windows, and the front gable and north and south 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, painted fiberglass with solid or glass half-lite panels above and recessed panels below. The eave, cornice, and soffit design is to be similar to that on the main house. APPROVED WITH THE CONDITION that corner trim boards are to be added to match those on the main house.

This certificate expires on 8/17/2020 (three years from the date of issue).

Approved By: Kaye Graybeal

Date Certified: 8/18/2017

Please note:

To obtain a building permit for Level II projects, drawings stamped as approved by the Historic Zoning Commission (HZC) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department or the Knox County Codes Administration Department, as appropriate. Any deviation from the drawings and written conditions approved by the HZC will require subsequent review and approval by the HZC or its staff.

THIS CERTIFICATE IS NOT A BUILDING PERMIT

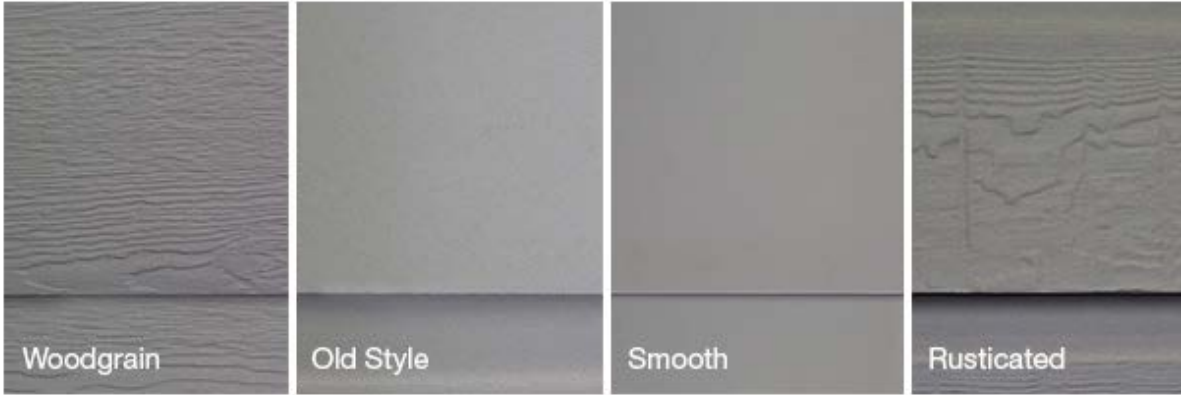
Contact the appropriate building inspections office for permit requirements:

City of Knoxville Plans Review and Inspections Division: 865-215-2992 or 865-215-2991

Knox County Building Codes Administration: 865-215-2325

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HardiePlank™ weatherboard



Available textures for fiber cement board

Fiber cement board utilized in H-1/NC-1 districts (compiled by MPC-HZC staff)

4th and Gill H-1

- 2004 1000 Eleanor St – shed – faux-grained
- 2005 1121 Eleanor St– addition – faux-grained — finish not specified
- 2005 803 Gratz St– new house — faux-grained installed but wood was specified on COA
- 2007 807 Gratz St – new house — faux-grained — finish not specified
- 2007 1012 Luttrell St — new shed – FCB board-&-batten– finish not specified
- 2012** 315 Gill Avenue—non-contributing main building trim – **smooth specified**
- 2013** 815 N. 4th St – addition – **smooth specified**
- 2014** 1206 Luttrell St —trim on new porch – **smooth specified**
- 2016** 817 Deery St – new house – **smooth specified**
- 2016** 1112 Luttrell St — addition – **smooth specified**
- 2016** 1210 Luttrell St – addition – faux-grained approved to match rough-hewn cedar
- 2017** 1019 Eleanor St — new garage — faux-grain installed — **smooth specified**

Old North Knoxville H-1

- 2015** 517 E. Oklahoma Ave – new garage and addition — **smooth specified**
- 2018** 221 E. Oklahoma Ave – addition – **smooth specified**
- 2018** 1612 Forest Ave -- addition — **smooth specified**

Fairmont Blvd. NC-1

- 2007 2010 Emoriland Blvd – new garage— finish not specified
- 2017** 0 Emoriland Blvd – new house – **smooth specified**

Edgewood-Park City H-1

- 2006 2307 Jefferson Ave – *historic* house - 10x12 area w/FCB — finish not specified
- 2011 2009 Washington Ave – remodeled garage – finish not specified

Mechanicsville H-1

- 2000 1003 Oak Ave – new garage – Mechanicsville requested approval of FCB on SECONDARY buildings
- 2011 1012 Oak Ave – new garage – no finish specified
- 2014** 220 Carrick St — doors – **smooth specified**



1019 Eleanor – Textured wood finishes 1 and 2



1019 Eleanor – Textured wood finishes 3