



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

PROPERTY ADDRESS: 1134 Harvey Street
DISTRICT: Old North Knoxville H-1

FILE NO.: 9-F-18-HZ

MEETING DATE: 9/20/2018

APPLICANT: Jordan Wilkerson Reagan Design and Construction (Builder-owner)

LEVEL OF WORK: Level II. Construction of addition

PROPERTY DESCRIPTION: Folk Victorian with Stick-style influence (1905)

Two-story frame with weatherboard wallcovering which is applied in vertical and diagonal panels below windows on front elevation. Cross-gabled roof sheathed in asphalt shingles and scalloped bargeboard. Double-hung 2/2 windows. One-story, one-bay front corner porch with shed roof and sawn wood frieze. Interior central brick chimney. Brick foundation. Rectangular plan. (Contributing)

► **DESCRIPTION OF WORK:**

Construct two-story frame addition on rear of house that follows the footprint of original back portion of house that was demolished due to fire, and extends an additional 12 feet rearward as a one-story. The new construction includes a one-story hipped-roof corner porch on the west side. The addition beyond the original rear extension of the house adds a footprint of an additional 21%. Cross-gable roof pitch of rear addition to match that of the original house. The addition will be sheathed in wood siding and roofs will be sheathed in asphalt shingles to match existing. Install wood double-hung 2/2 simulated-divided-light windows with 4-inch casing. Rear door to be wooden half-light with panels below. Rear porch and step balustrade to have 2x2 square balusters. Foundation of the addition to be smooth-finish stucco.

► **APPLICABLE DESIGN GUIDELINES:**

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

L. ADDITIONS

1. Locate exterior additions at the rear of or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building, and using appropriate proportions.
2. Design new additions so that it is clear what is historic and what is new.
3. Consider the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district. Additions shall be distinguishable from the historic building, but shall be compatible in terms of mass, materials, size, texture, and scale. Additions shall be designed so they can be removed without destroying the form of the historic building.
4. New additions should not be visible from streets.
5. Before expanding the size of the historic building with a new addition, try reconfiguring interior space that does not define the historic character of the building in order to accommodate the new space needs.



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6. Do not cause a loss of historic character through a new addition.

PORCHES

2.Design elements to be incorporated in any new porch design must include tongue and groove wood floors, beadboard ceilings, wood posts and/or columns and sawn and turned wood trim when appropriate. If balustrades are required, they must be designed with spindles set into the top and bottom rails.

COMMENTS:

STAFF FINDINGS:

- 1) The house is a contributing property in the Old North Knox H-1 Overlay and National Register districts.
- 2) The back portion of the house partially burned and was approved to be removed in 2004 by the HZC according to MPC files.
- 3) The proposed re-construction of the rear will be built on a similar footprint as the original, except it will be two-story instead of one-story as it is shown on the 1917 Sanborn Fire Insurance map for the property. An rear addition that will project an additional 12 feet beyond the original footprint will be one-story covered by a hipped roof.
- 4) Although the addition is on the rear, it will be highly visible from the side street, Folsom Avenue, since the house is on a corner lot. The corner porch adds architectural interest on that side, and the transition from two-story to one-story breaks down the scale from that viewpoint.
- 5) A precedent exists for rear additions to be offset at the roofline so that the new roofline is not continuous with the existing. In this case, the proposed additional construction replaces a portion of the house that previously existed and is not representing an addition per se or in the traditional sense. Currently the house appears to be unusually truncated at the rear, and the proposed new construction would restore mass where it previously existed and is now missing. In this case, it is the one-story portion that extends rearward by 12 feet that will appear as an addition. Otherwise, if an addition is proposed to extend from the original mass and the original rear façade of a house, then it is more appropriate for it to follow precedent as one-story.
- 6) The new construction will be offset from the existing on the Folsom Avenue side (west) by 18 inches, which will help to distinguish it from the existing. The house is not highly visible on the interior side (east) since the spacing between houses is narrow. Therefore, the new construction is proposed to be offset by only 4 inches on that side, leaving the greater offset for the more visible side.
- 7) The proposed wood siding and asphalt shingle roof materials, window and door style, and rear porch balustrade all meet the design guidelines and are compatible with the existing house.

► STAFF RECOMMENDATION:

Staff recommends approval with the condition that the drawings are revised to show steps to the ground from the rear porch.

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

Please print all information:

1. **APPLICANT NAME:** Reagan Design + Construction

Address: 2516 Maple Drive

Telephone: 865 661-9097 E-mail address: jordan@rdcbuild.com

Relationship to Owner: owner

2. **OWNER NAME:** same

Address: _____

Telephone: _____ E-mail address: _____

3. **LOCATION OF PROPERTY:**

Address: 1134 Harvey St. Tax ID/Lot/Parcel No: 081LN-01901

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.)

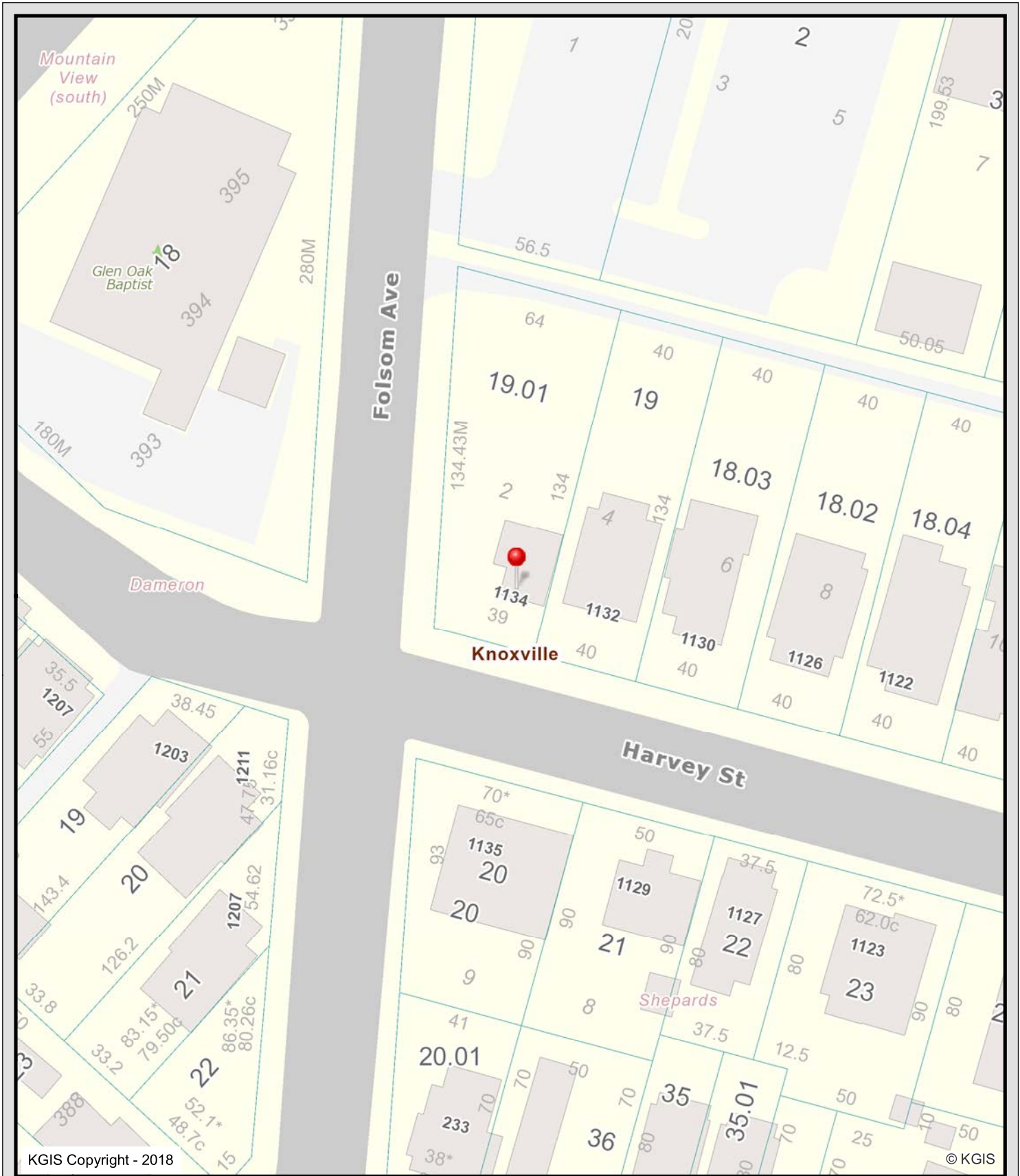
Bedroom and kitchen addition to the rear of house. Requires building out to original foundation plus an additional 12 feet. Footprint increase is 21%. Addition maintains scale of original by continuing roof lines and by softening rear corner with private porch. See attached details.

6. **SIGNATURE OF APPLICANT:** [Signature] Date: 9/4/18

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 Kave.Graybeal@knoxmpc.org
Phone: (865) 215-3795

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



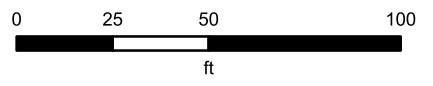
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1134 Harvey St
ONK H-1 District



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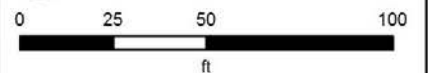
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1134 Harvey Street
2003 aerial map showing rear portion
Old North Knoxville H-1 Overlay District

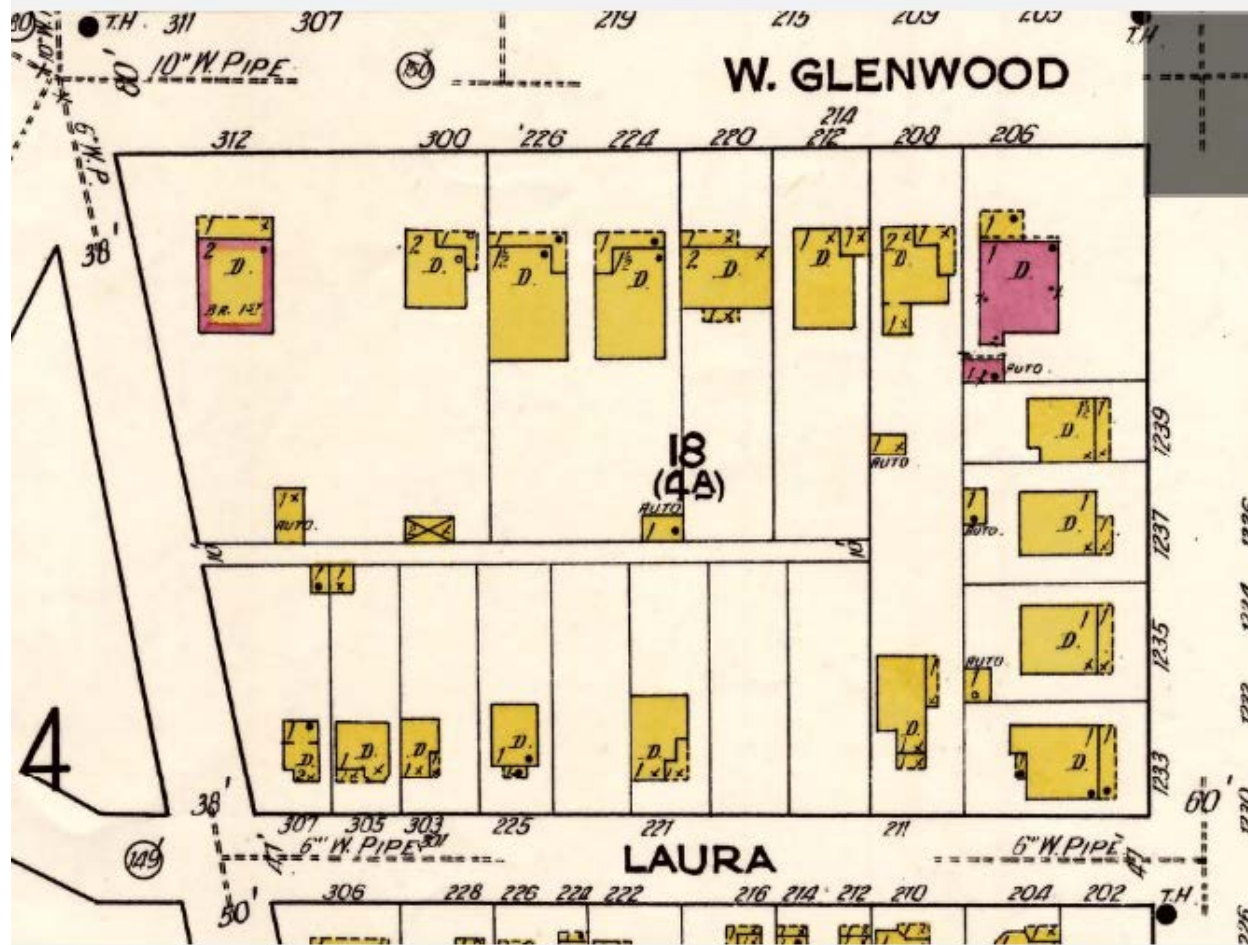
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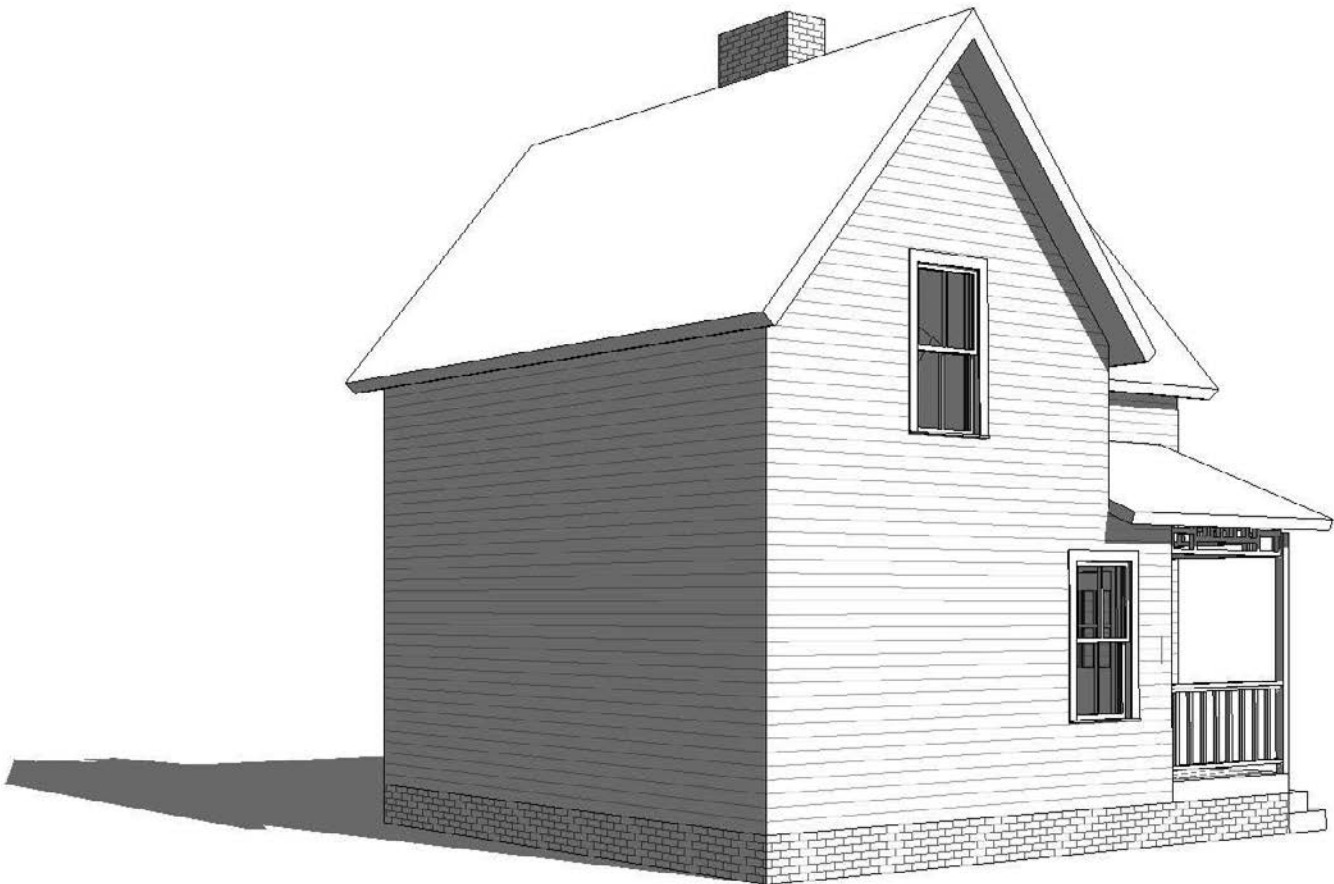
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1917 Sanborn Map showing house currently at 1134 Harvey then known 307 Laura Street with one-story addition



1134 Harvey Street - Existing SW Corner



1134 Harvey Street - Existing NW Corner



SOUTH ELEVATION



NORTH ELEVATION



SOUTHEAST ELEVATION



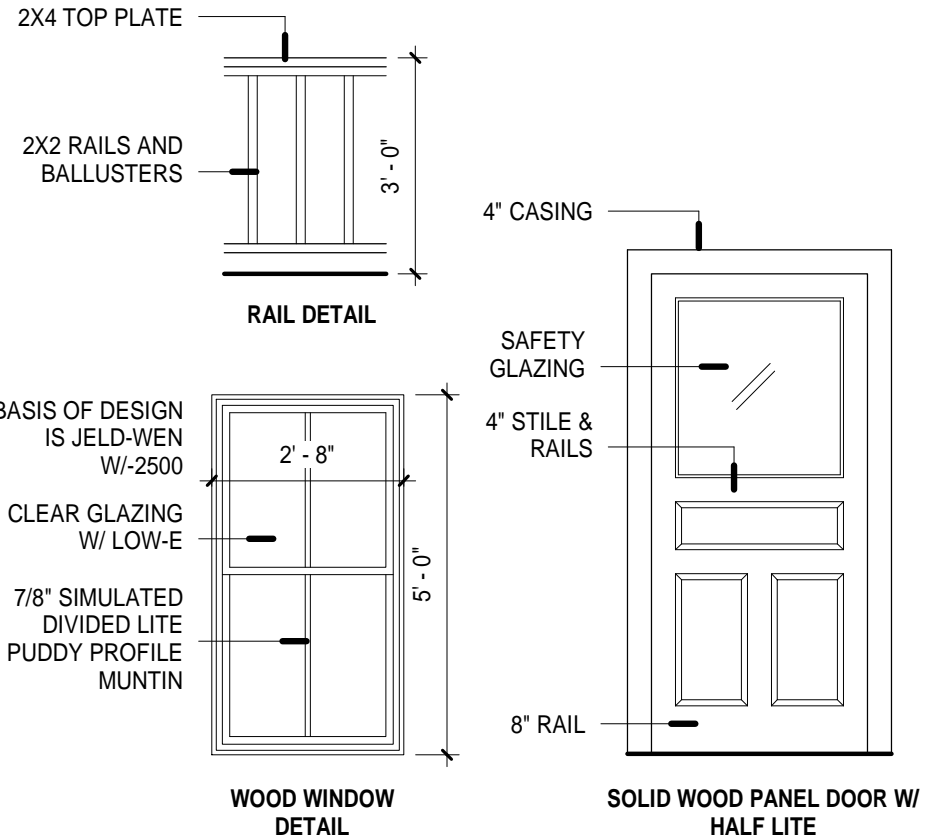
SOUTHWEST ELEVATION

PROJECT DESCRIPTION

BEDROOM AND KITCHEN ADDITION TO REAR OF HOUSE AT 1134 HARVEY ST. REQUIRES BUILDING OUT TO PREVIOUS/ORIGINAL FOUNDATION EXTENTS PLUS AN ADDITIONAL 12 FEET. FOOTPRINT INCREASE IS 21%.

THE ADDITION MAINTAINS THE SCALE OF THE EXISTING HOUSE BY CONTINUING EXISTING ROOF LINES - LOWER ROOF AND UPPER ROOF - AND BY SOFTENING THE CORNER WITH A PRIVATE PORCH.

THE ADDITION RESPECTS THE MORE ORNATE SOUTH FACADE (FRONT OF HOUSE) BY ONLY REUSING THE MORE SUBTLE DETAILS: WOOD SIDING, WOOD WINDOWS WITH PROPER STYLE OF MUNTIN, AND 4" CASING.



① WINDOW AND BALUSTRADE DETAILS
3/8" = 1'-0"

ROSSER DESIGN STUDIO

306 CREEKMOOR DR., JEFFERSON CITY, TN 37760
www.rosserdesignstudio.com
david@rosserdesignstudio.com - 865.323.8017

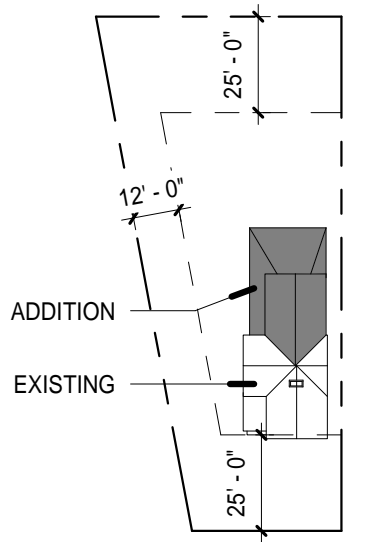
HISTORIC ZONING APPLICATION

1134 HARVEY ST. KNOXVILLE, TN 37917

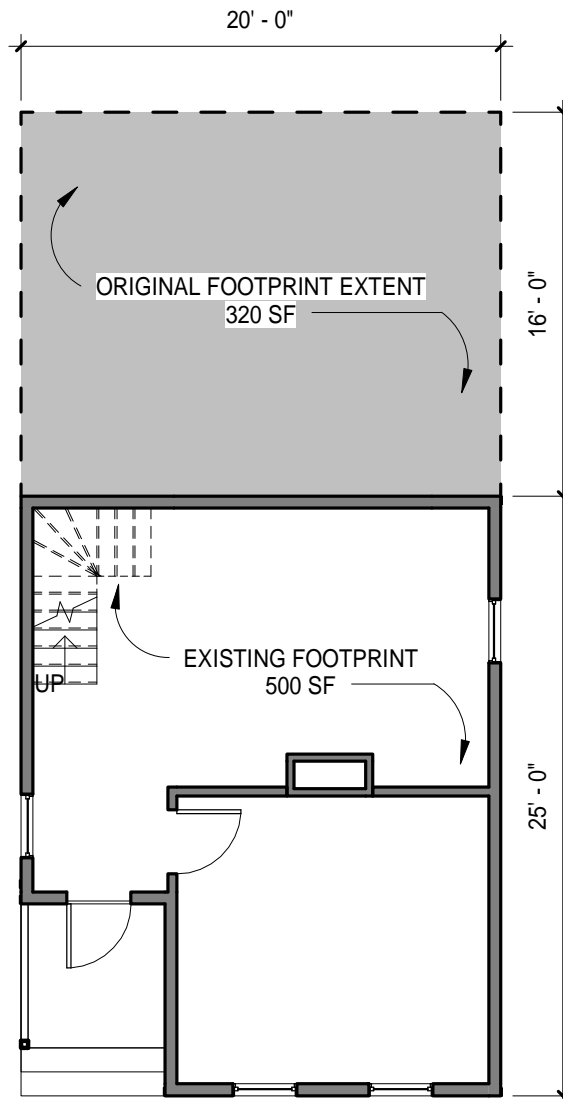
REVISION GENERAL INFO & PHOTOS

8/31/18

A1

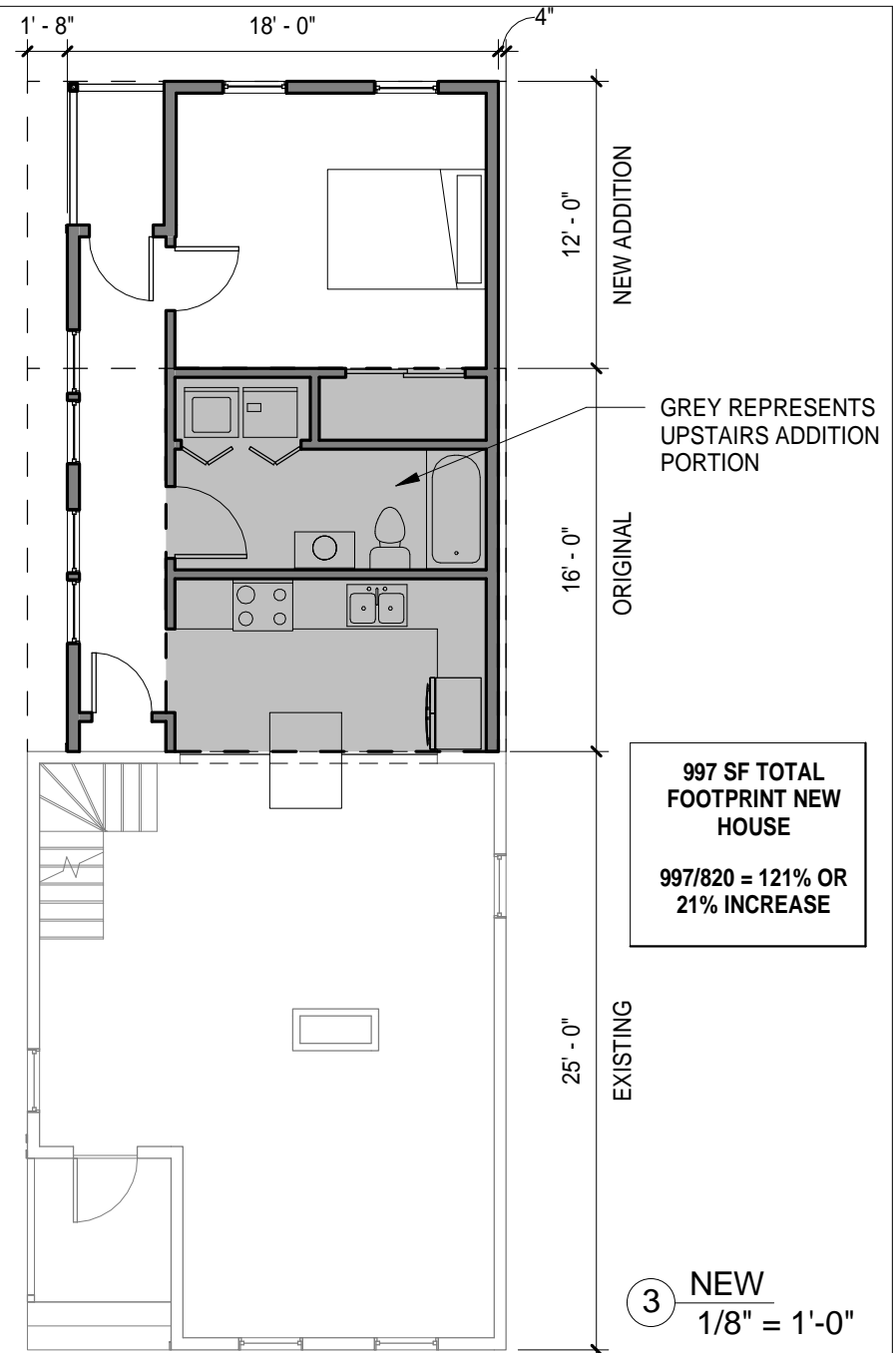


1 Site
1" = 50'-0"



820 SF TOTAL
FOOTPRINT ORIGINAL
HOUSE

2 EXISTING
1/8" = 1'-0"



NEW ADDITION
GREY REPRESENTS
UPSTAIRS ADDITION
PORTION

ORIGINAL

997 SF TOTAL
FOOTPRINT NEW
HOUSE
 $997/820 = 121\%$ OR
21% INCREASE

EXISTING

3 NEW
1/8" = 1'-0"

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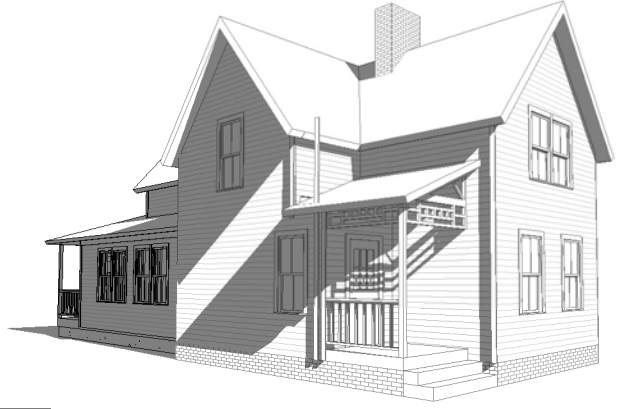
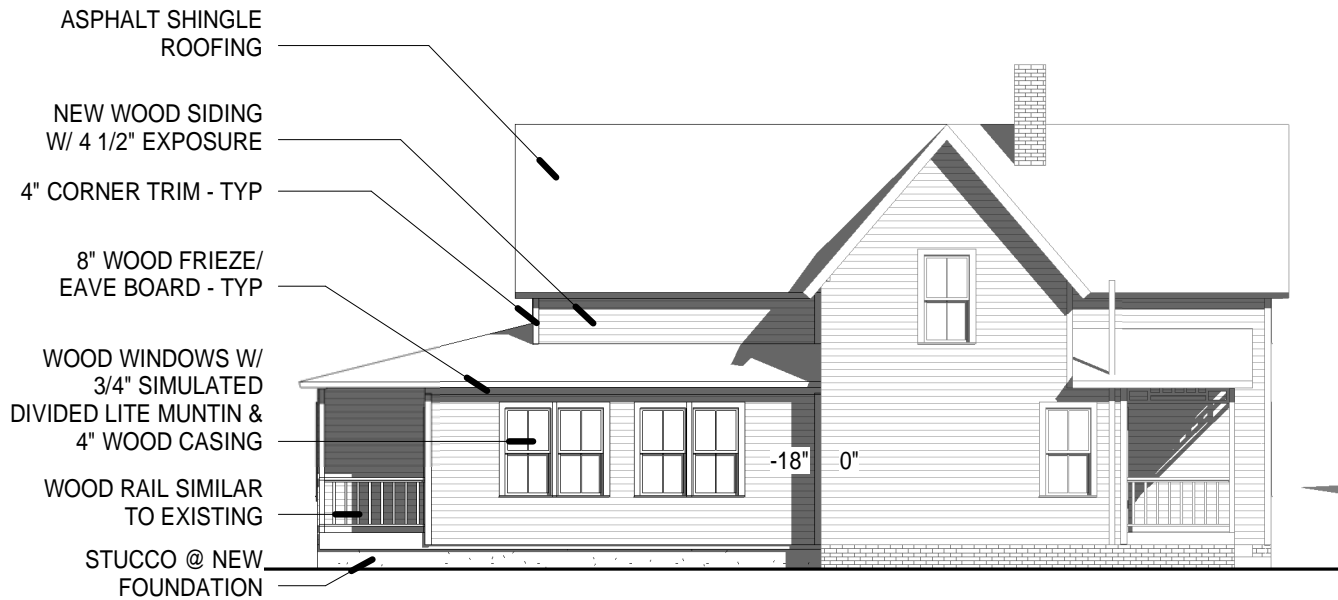
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REVISION

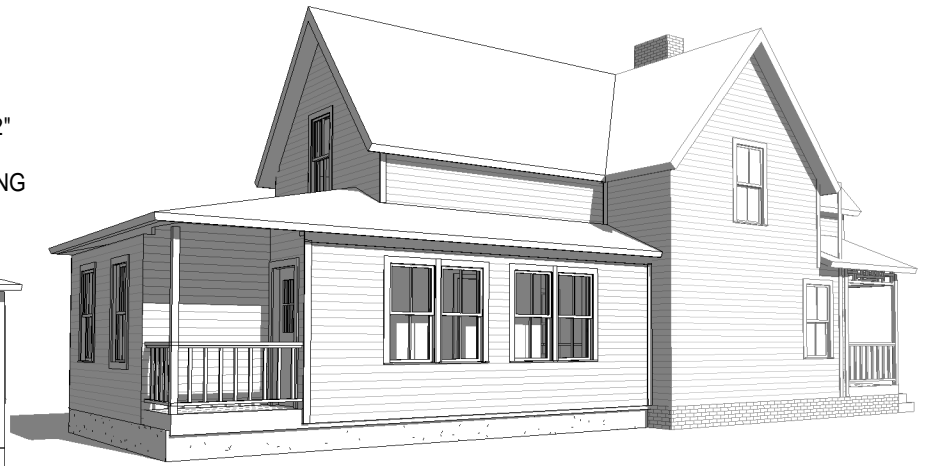
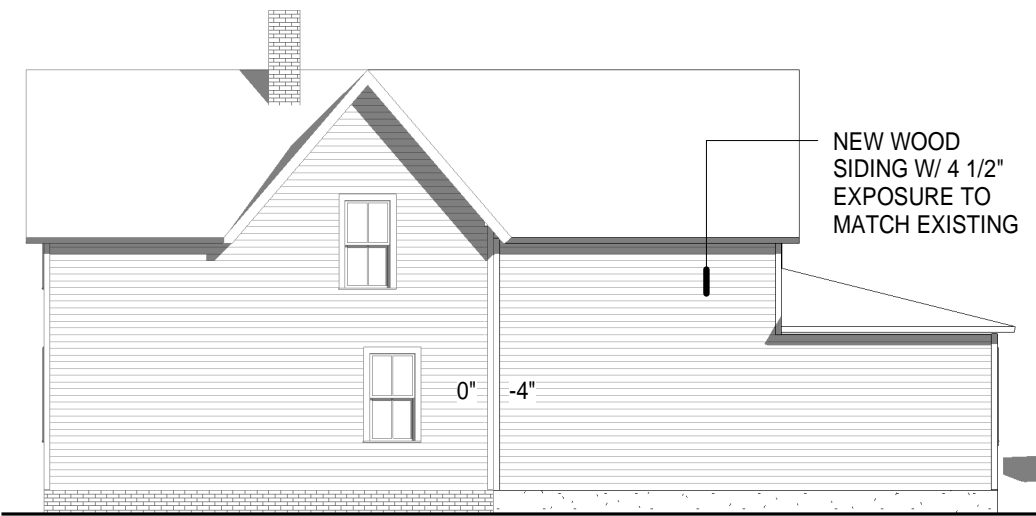
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FLOOR PLANS

A2



① WEST ELEVATION
3/32" = 1'-0"



② EAST ELEVATION
3/32" = 1'-0"

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REVISION
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EXTERIOR IMAGES

A3