



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

PROPERTY LOCATION: 712 Gratz St. /
Parcel ID 94 D E 033

FILE NO.: 9-H-19-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 9/19/2019

APPLICANT: Kate Tucker

LEVEL OF WORK: Level II. Major repair or replacement of materials or architectural elements

PROPERTY DESCRIPTION: Queen Anne cottage, c.1900

One-and-one-half-story residence with a gable-on-hip roof clad in asphalt shingles, an exterior of aluminum siding, and a brick foundation. A gable-on-hip-roof porch is centered on the façade, supported by square wood columns. Two single-light casement windows on side gable fields. Two interior brick chimneys. Windows are two-over-one, double-hung wood sash.

► **DESCRIPTION OF WORK:**

- Installation of an HVAC system to the rear left corner of the house (north elevation). HVAC will be approximately 29-1/8" tall by 33" wide by 59" long. Unit will be minimally visible from the street.

- Replacement of porch columns, balustrade, and flooring as necessary. Substantial deterioration is evident, and existing wood columns are not connected to foundation beams at the front of the house, therefore not providing sufficient support for the porch roof. Columns will be replaced with materials and design to match existing.

- Rear addition: to extend 20' from the existing shed-roof extension, at 3.5' wide. Addition will square up existing house. Foundation will be brick to match existing foundation, and two windows on existing east elevation will be relocated in the same position and placement on the newly constructed exterior wall. Addition will not be visible from the street.

- Installation of access doors to basement/crawl space. Doors to be located toward rear of south elevation. Doors will be 45" wide by 60" long and elevated approximately 32" off the ground at their highest point. Doors will be wood double doors.

- Addition of steps to right (south) side of porch. Concrete steps will match existing concrete steps on left (north) side of porch.

- Replacement of existing aluminum siding. Applicant is proposing HardiePlank Lap Siding in wood-grained charcoal gray.

► **APPLICABLE DESIGN GUIDELINES:**

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

Porches

1. Repair porches on historic houses using wood floors, balustrades, posts and columns, or replace duplicating the original size and design. Reconstruction of the documented original porch is also appropriate.



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Wall Coverings

Vinyl, aluminum, or other synthetic sidings are not appropriate for new and old houses in the Fourth and Gill Historic District.

2. Replacement siding should duplicate the original.

11. The removal of synthetic sidings such as aluminum, asbestos, and vinyl, and the restoration of the original siding is highly encouraged.

12. Siding or pressboard or particle board, and vertical siding is not appropriate for primary structures in the Fourth and Gill Historic District and should not be used.

New Additions

1. Locate attached exterior additions at the rear or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building. Proportion is very important.

2. Design new additions in a manner that makes 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. Design for the new work may be contemporary or may reference design motifs from the historic buildings. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, size, texture, scale, relationship of solids to voids, and color.

4. Place new additions on non-character-defining elevations, and limit the size and scale in relationship to the historic building.

7. New work should not appear to be as old as the historic building. Do not duplicate the exact form, material, style, and detailing of the historic building in the new addition.

8. New additions should not cause a lessening or loss of historic character, including the historic building's design, materials, workmanship, location, or setting.

Mechanical Systems

1. Heating and cooling units should be located where they are not visible from public rights-of-way, and should be screened with shrubbery or fencing and located on sides of buildings.

COMMENTS:

N/A

STAFF FINDINGS:

1. The house is a contributing resource to the Fourth and Gill H-1 Overlay and the National Register Historic District.

2. The proposed placement of the HVAC unit towards the rear of the north side elevation is appropriate. Guidelines recommend that they should be screened with shrubbery or fencing.

3. The size, scale, and location of the proposed rear addition is appropriate.

4. Guidelines recommend that new additions are installed in a manner that makes clear what is historic and what is new, avoiding duplicating the exact form, material, and detailing of the historic building in the new addition. The proposed addition is not presently differentiated from the historic structure, whether via a small offset or a change in siding.



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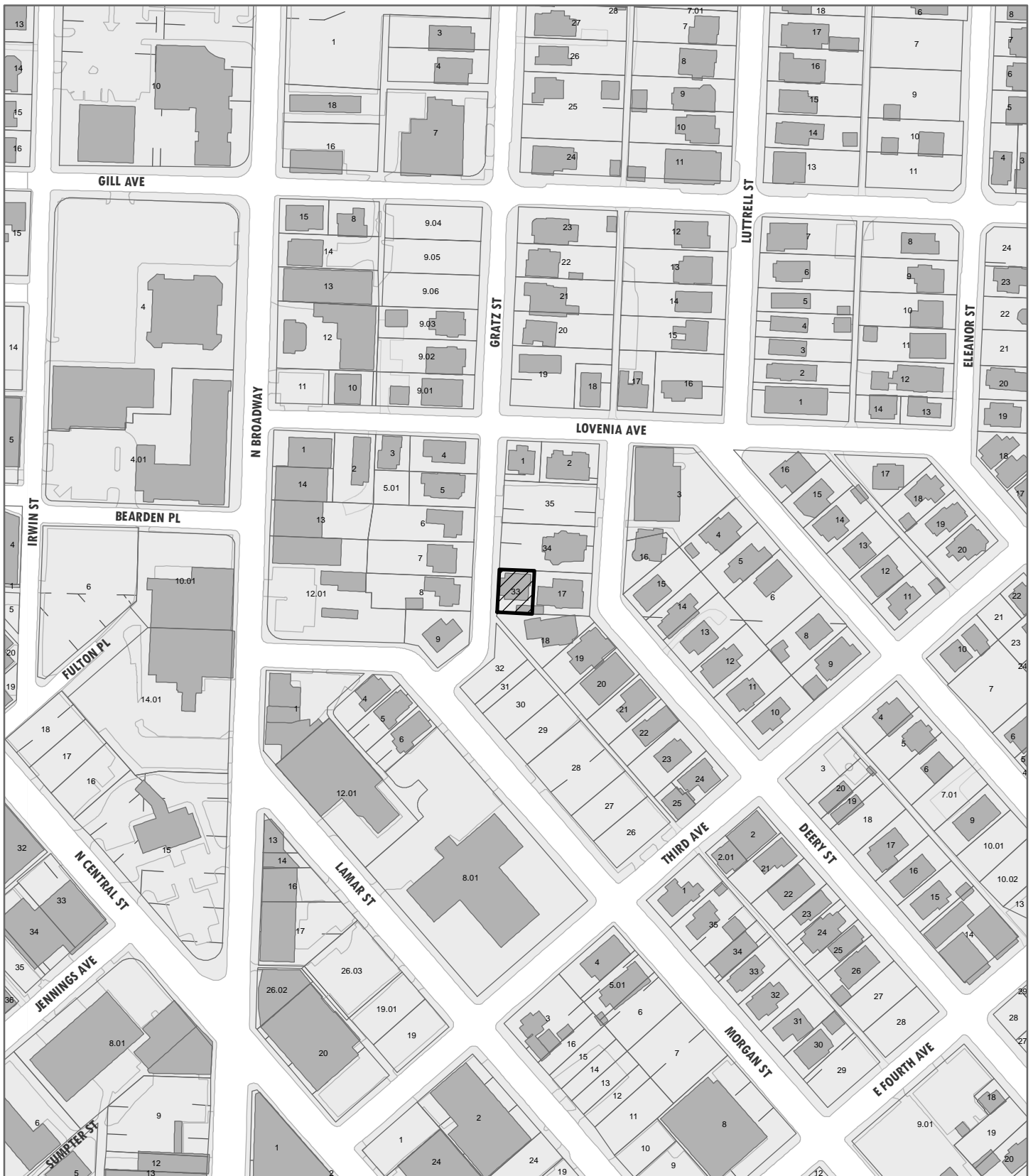
DISTRICT: Fourth and Gill H-1

5. The basement access hatch is small in size and will not detract from the historic integrity of the house.
6. Per 2018 IRC, if a stairway includes four or more steps, a handrail is necessary for safety. A guardrail is also required if stairs are located at 36" above the groundline. The south side of the porch is above 36" tall and would require a guardrail of at least 34" tall. The top of the guardrail could serve as the handrail and be between 34" and 38" tall. An exact mirror of the north elevation stairway would create design challenges with the required guardrail being visibly taller than the original porch balustrade.
7. Replacement in-kind of wood porch columns and any rotted sections of flooring is appropriate.
8. There is not a precedent for approval of fiber cement board siding as a full replacement for existing siding on a historic house in the neighborhood.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the following: installation of basement entry doors; replacement in-kind of wood porch elements; HVAC installation, with the condition that shrubbery or fencing be installed to screen the unit; the rear addition, with the condition that the addition be differentiated from the historic structure via a small offset, a change in siding, or other design tactic; porch stair installation, with the condition that the stairs receive a handrail and guardrail to meet codes. Revised design of the rear addition and the porch stairway to be reviewed and approved by staff.

Staff recommends denial of proposed fiber cement board replacement siding.



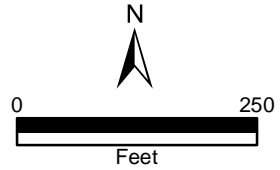
9-H-19-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



712 Gratz St. 37917
Fourth and Gill H-1

Original Print Date: 9/10/2019
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Kate Tucker



Certificate (File) No: 9-H-19-HZ

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

Please print all information:

1. NAME OF APPLICANT: KATE TUCKER

Address: 712 GRATZ ST 3100 FOUNTAIN PARK BLVD

Telephone: 605.384.2622 E-mail address: ktucker@kramer-rayson.com

Relationship to Owner: SELF

2. NAME OF OWNER: KATE TUCKER & JEFF SCOTT

Address: ABOVE

Telephone: _____ E-mail address: _____

3. LOCATION OF PROPERTY:

Address: 712 GRATZ ST. Tax ID/Lot/Parcel No: 094DE033

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.)

SEE ATTACHED

6. SIGNATURE OF APPLICANT: [Signature] Date: 08.30.2019

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

Applicant: Kate Tucker
Phone: 865.384.2622
Email: ktucker@kramer-rayson.com
Location: 712 Gratz Street, Knoxville, TN 37917
Date: August 30, 2019

GENERAL OVERVIEW

This application relates to our renovation of 712 Gratz Street, Knoxville, TN 37917 located in the 4th and Gill neighborhood. We are proposing several upgrades to the exterior of the existing house and have combined all of those into one COA application. We have separated each project, and included a description of the project along with related exhibits.

General Contractor: Joe Posadas,
True Square Construction Company, LLC
4912 Petersburg Rd,
Knoxville, TN 37921
865-696-6649
License #58815

Home Designer: Jerry Eschman
Custom Home Designs
865-686-9696

Engineer: Corum Engineering
2916 Tazewell Pike, Suite D
Knoxville, TN 37918
865-686-1663

PROJECT #1 – ADDITION OF AN AIR CONDITIONING UNIT

The existing house does not currently have central heat / air and so that will need to be added. We will be installing a central system for the main floor, and a mini split system for the loft area. This will require a heating, ventilation and air conditioning (HVAC) unit outside of the house. The dimensions of unit will be approximately H29 1/8" x W33" x L59". We propose to locate it at the back left corner of the house; it will not be highly visible from the street.

In support of this application, we include the following exhibits:

- Plan view drawing showing where we propose to locate the air conditioning unit.
- Photographs of the back-left corner of the house where we propose locating the air conditioning unit.
- Photograph of a 3 T HVAC unit (the one we propose to locate outside the residence)

PROJECT #2 – REBUILD FRONT PORCH

We previously applied for and received a COA to fix parts of the porch (roof and column). In beginning that work, our contractor discovered additional damage and rot. He also found that the columns were built on top of the deck of the porch, rather than keyed in to foundation grade beam at the front of the house. In their current configuration, the columns offer no significant structural support to the roof over the front porch. In fact, it is clearly visible that the weight of the columns is bending / damaging the decking.

Therefore, we propose to replace all of the damaged areas of the front porch. It will be replaced with the same material (wood) in the same style as the existing. The columns will be correctly keyed to the foundation grade beam to provide the necessary support for the porch roof.

In support of this application, we include the following exhibits:

- Photographs of the damage to the front porch.
- Photograph of the entire front porch – the porch will be rebuilt to look the same.

PROJECT #3 – REAR EXTENSION TO SQUARE UP THE HOUSE

The existing house is not squared in the rear. In the back left, there is a thirteen (13) foot section that extends approximately three and a half (3.5) feet beyond the rest of the house, five (5) feet of which is an enclosed porch. We propose to extend the remaining twenty (20) feet of the rear of the house by three and a half (3.5) feet in order to square the back of the house.

The extended section is approximately (8) feet from the back property line. The remainder of the house is approximately eleven and a half (11.5) feet from the back property line. Our proposed extension would make the entire back of the house eight (8) feet from the back property line.

The proposed extension will not be seen from the street.

The foundation will be built with brick to match the existing foundation. It will be painted charcoal gray to match what we intend to paint the existing brick.

The extension will not require new windows. The existing house has two windows that would simply be relocated in the same position in the relocated exterior wall.

In support of this application, we include the following exhibits:

- Photographs of the back of the house as it currently exists.
- Plan view drawing showing existing back of house and the proposed extension.
- Knox County GIS Map showing location of proposed extension.
- Professional Survey by Roth Land Surveying, showing location of the proposed extension.
- Dimensional site plan and elevation drawings by Jerry Eschman Custom Home Designs.

PROJECT #4 – EXTERIOR ACCESS TO CRAWL SPACE

We would like to add an exterior access to the basement, which is primarily crawl space. It would need to be added on the right side of the house in order to enter into the section of the basement that has room for standing. We propose a storm cellar door style for the entry, in a charcoal gray to blend in with the foundation. The door size would be approximately 45 inches (w) x 60 inches (l) and would be raised approximately 32 inches off the ground at its highest point.

In support of this application, we include the following exhibits:

- Photographs of side of the house where we propose the basement access.
- Plan view drawing showing proposed basement access.
- Photographs of proposed doors for basement access (except painted gray).

PROJECT #5 - ADD PORCH STEPS TO OPPOSITE SIDE OF PORCH

Currently, as you look at the house, there are concrete steps up the left side of the porch; the porch itself is centered on the house. The driveway is to the right side of the house. We would like to add steps up to the porch from the right side, where one would park. Currently, the concrete wall supporting the porch extends out to the left beyond the porch (i.e. it serves as the wall or railing for the steps. We would extend it out to the right by the same amount.

The steps we propose adding would be concrete and the same dimensions as the existing steps, just on the other side. In other words, the porch would become symmetrical.

In support of this application, we include the following exhibits:

- Plan view drawing showing the existing steps and the proposed new steps.
- Photographs of the front porch and steps.

PROJECT #6 – REPLACE ALUMINUM SIDING

The existing house has aluminum siding, which is discolored and deteriorated in several places. In addition, aluminum siding does not resemble what would historically have been used on the house.

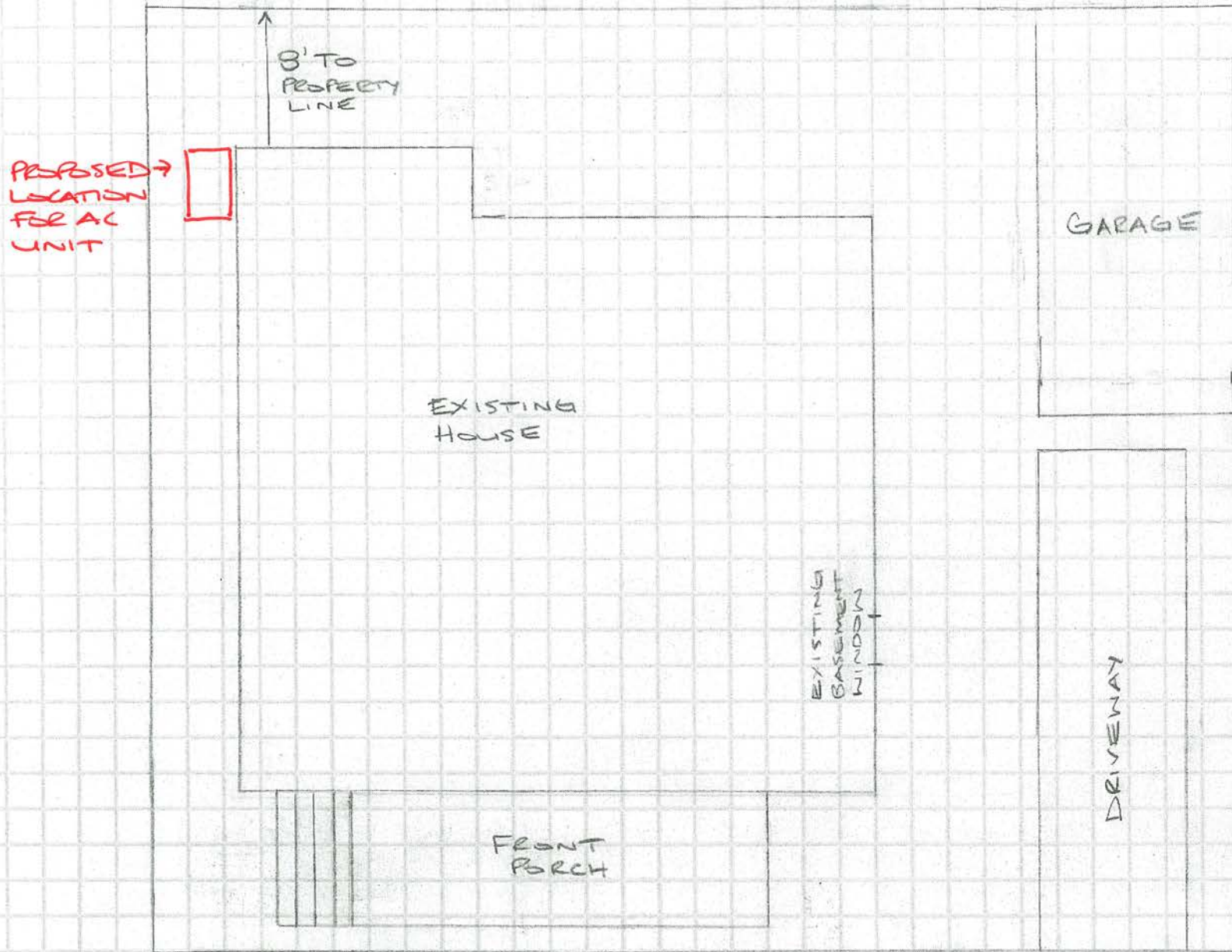
We propose replacing it with wood product lap siding. After researching brands and speaking with other residents, we have determined that HardiePlank Lap Siding is the best option. It looks like wood (and is actually 60% wood). The product is designed to be architecturally analogous to wood siding, but provides better weather resistance, does not attract invasive insects (i.e. termites), and does not deteriorate over time or require re-painting. Several other houses in the 4th and Gill neighborhood have similar wood product siding. The color we propose is charcoal.

In support of this application, we include the following exhibits:

- Photographs of the existing siding, including deteriorating areas.
- Information (e.g. photographs, manufacturers specifications, etc.) about the product we propose to use in replacing the existing siding.
- A sample of the product we propose to use in replacing the existing aluminum siding, demonstrating its appearance, texture and color.

HVAC Unit Installation

1 SQUARE = 2 FEET





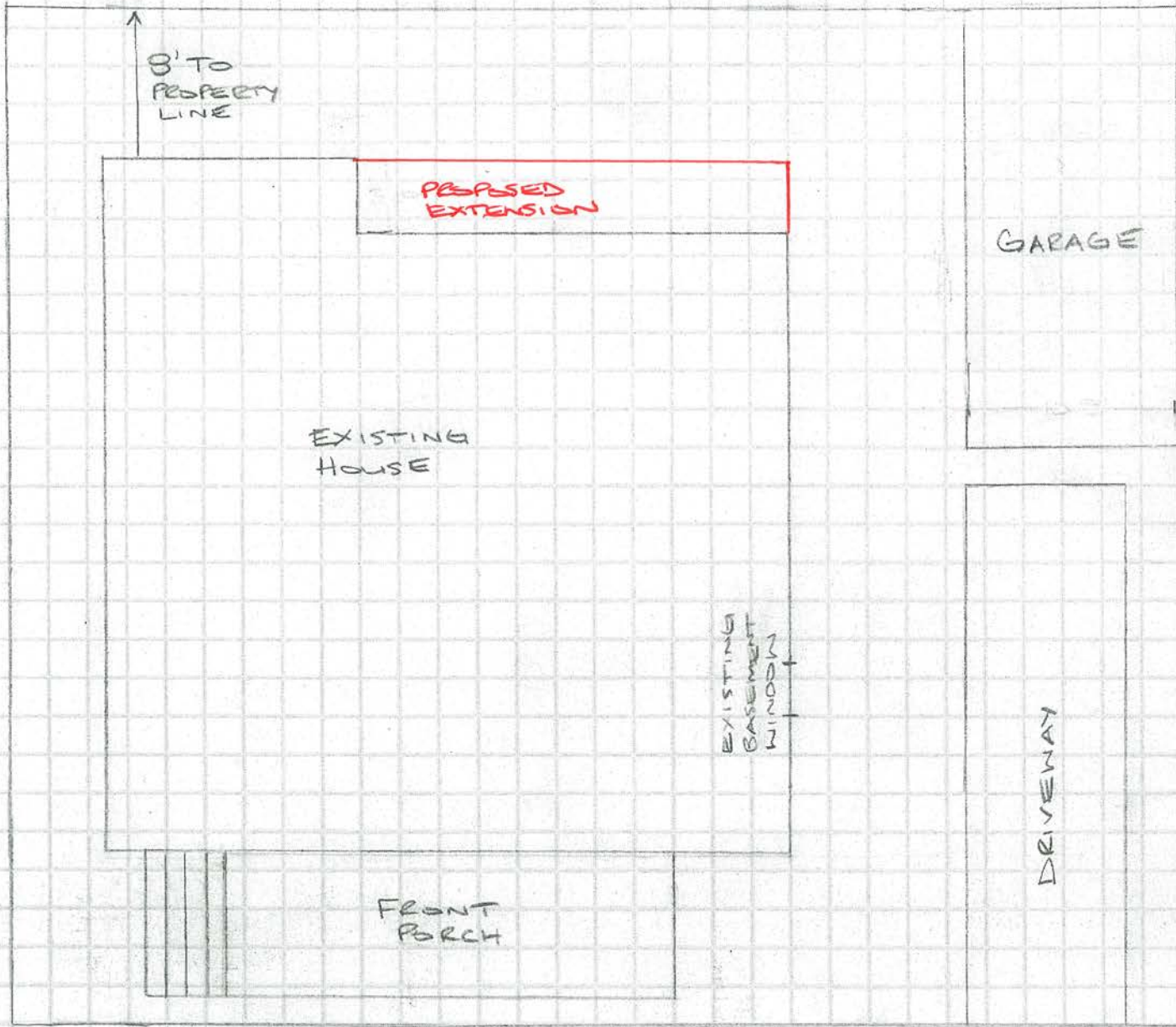
North side of house, photographer facing east



Proposed location of HVAC unit

Rear Addition

1 SQUARE = 2 FEET



THIS SURVEY IS NOT TRANSFERABLE TO ANY OTHER OWNER OR LENDER, AND MAY NOT BE COPIED OR USED IN ANY WAY WITHOUT THE PRIOR WRITTEN CONSENT OF GARY L. ROTH, JR. TN. R.L.S. #2051.



PROJECT NO. 19-047

FILENAME: 19-047.DWG DRAWN BY: GLR

DATE OF FIELD SURVEY: 3/12/19

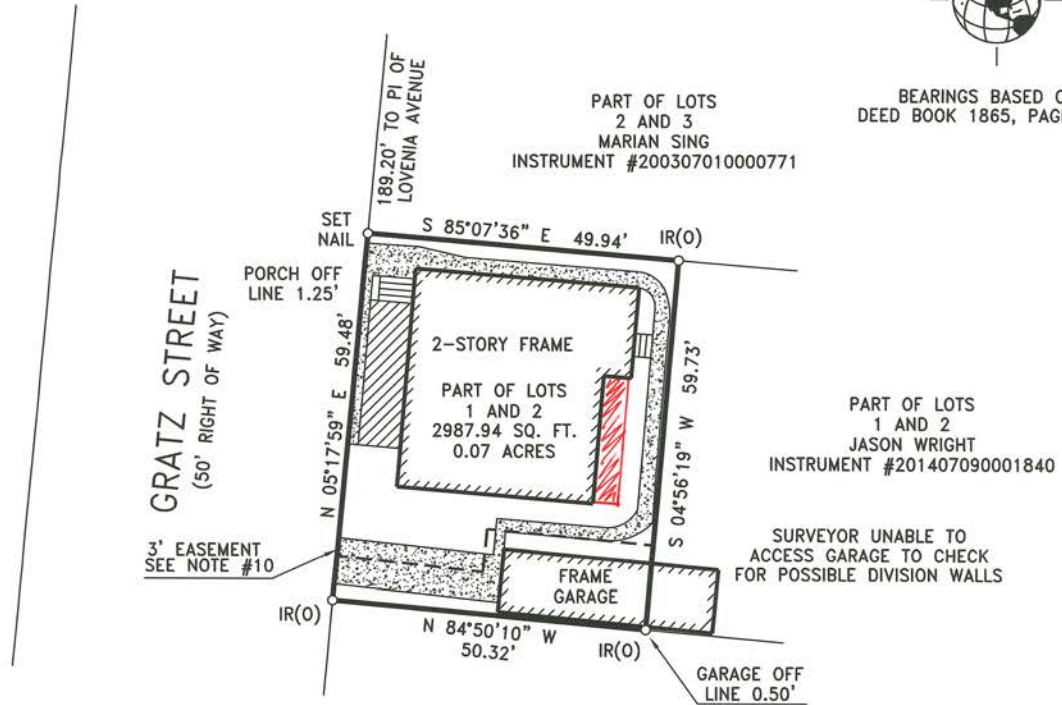
SCALE: 1" = 20' DATE: 3/12/19



Call Before You Dig! 1-800-351-1111
UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY AGENCY RECORDS AND OTHER AVAILABLE EVIDENCE. OTHER UNDERGROUND UTILITIES MAY EXIST AND NOT BE SHOWN OR UTILITIES MAY VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF ANY UTILITIES SHOWN WHICH ARE NOT VISIBLE FROM THE SURFACE. UTILITY DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. T.C.A. 0820-3--06.



BEARINGS BASED ON DEED BOOK 1865, PAGE 298



STAUB, VAN GILDER AND HENDERSON ADDITION LOT 413 MAP BOOK 5, PAGE 158



Surveyors Certification:

I hereby certify that this is a Category 1 Survey and the ratio of precision of the unadjusted survey exceeds 1:10,000 as shown hereon. This survey has been prepared in accordance with the standards of practice of land surveys in the State of Tennessee.

Gary L. Roth, Jr.
Gary L. Roth, Jr. TN. RLS#2051

LEGEND

	CONCRETE
IR(O)	IRON ROD OLD
IR(N)	IRON ROD NEW
IP(O)	IRON PIPE OLD

NOTES:

- 1) IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
- 2) CLT TAX MAP 094D, GROUP E, PARCEL 033.
- 3) DEED REFERENCE: DEED BOOK 1865, PAGE 298.
- 4) PLAT REFERENCE: MAP BOOK 5, PAGE 303.
- 5) PROPERTY SUBJECT TO EASEMENTS, RIGHTS OF WAY OR CLAIMS OF EASEMENTS OR RIGHTS OF WAY NOT SHOWN BY THE PUBLIC RECORDS.
- 6) PROPERTY SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- 7) NO TITLE OPINION IS EXPRESSED OR IMPLIED.
- 8) THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 9) BUILDING SETBACK LINES AND EASEMENTS SHALL CONFORM TO ANY AND ALL CURRENT KNOX COUNTY/ CITY OF KNOXVILLE ZONING STANDARDS.
- 10) 3' EASEMENT SHOWN IS IN FAVOR OF ADJOINING PROPERTY LOCATED TO THE EAST OF THE SUBJECT PROPERTY. EASEMENT IS NOTED ON SUBJECT DEED AND IS DESCRIBED IN EASEMENT AGREEMENT RECORDED IN DEED BOOK 1410, PAGE 360.

SURVEY FOR:
GILL'S ADDITION

PART OF LOTS 1 AND 2
CITY BLOCK NO. 07043
712 GRATZ STREET

2ND CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE
WITHIN THE 7TH WARD OF THE CITY OF KNOXVILLE

CLIENT: J.P. PARKS

ROTH LAND SURVEYING
Gary L. Roth, Jr, RLS
6718 Kern Road
Knoxville, TN. 37918
PH: (865) 689-8186
FAX: (865) 687-3231

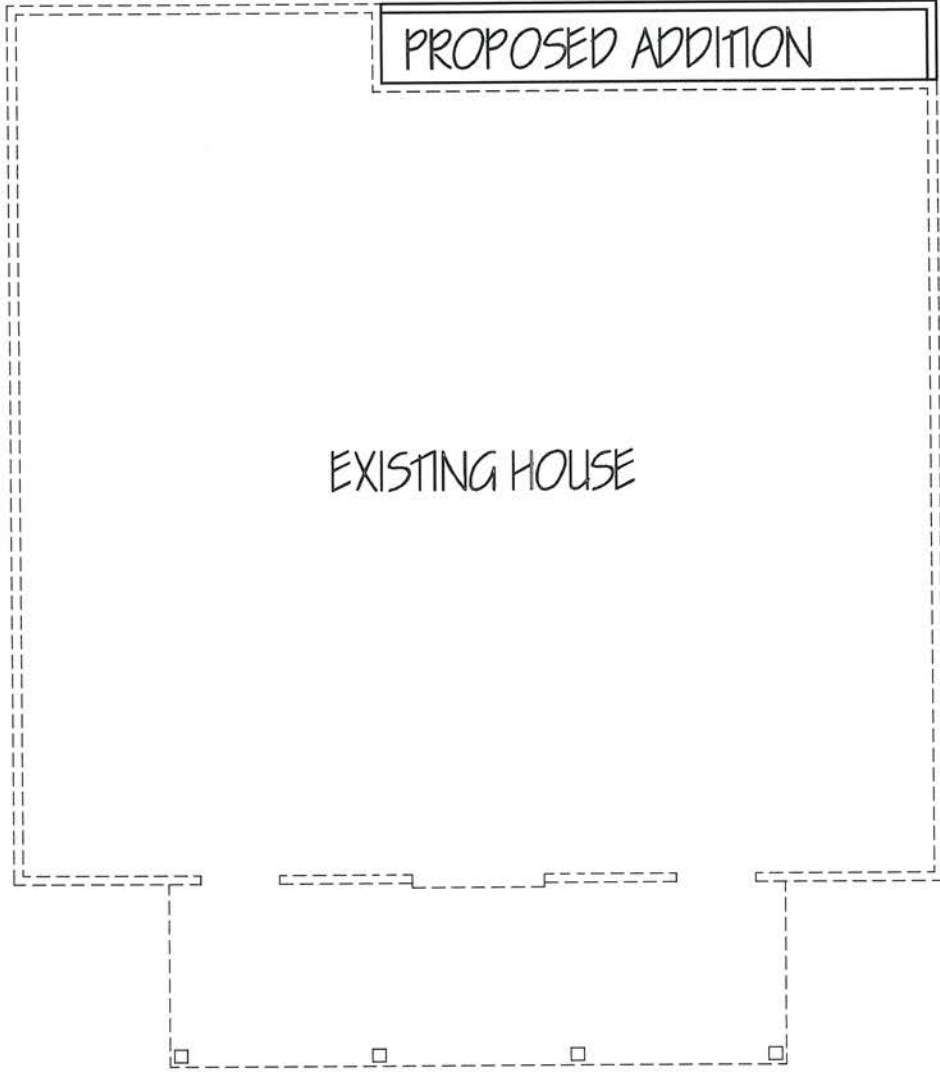


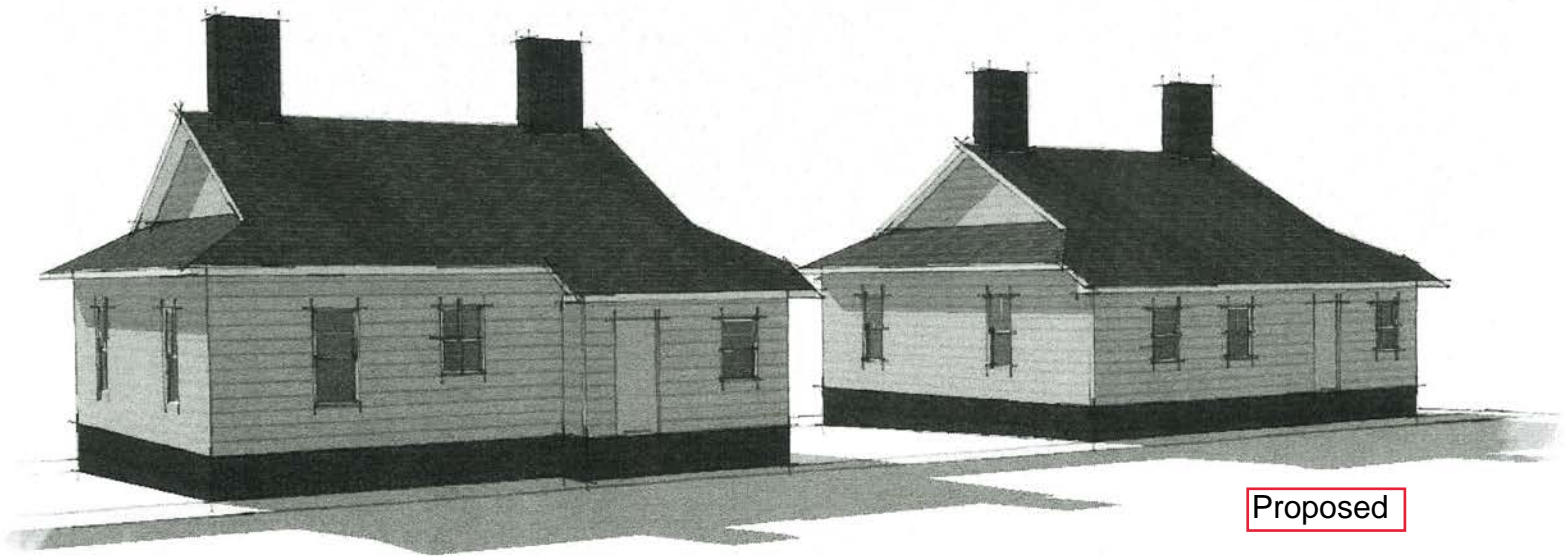


Rear (east) elevation, photographer facing south



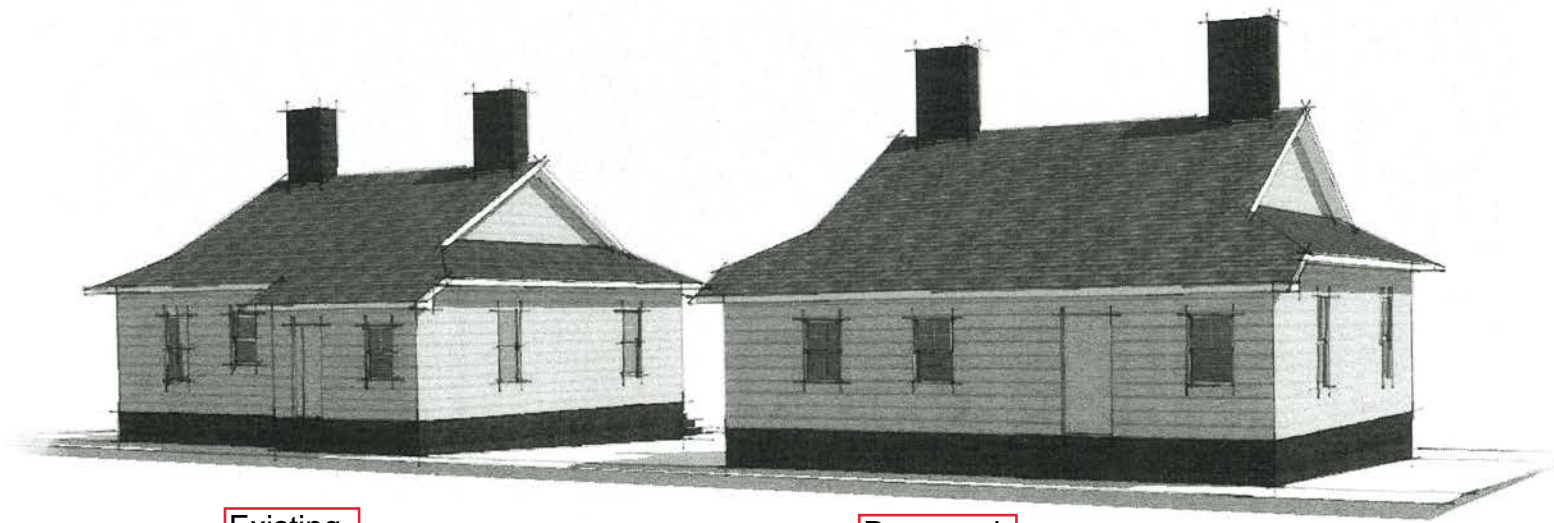
Rear (east) elevation, photographer facing north





Existing

Proposed



Existing

Proposed

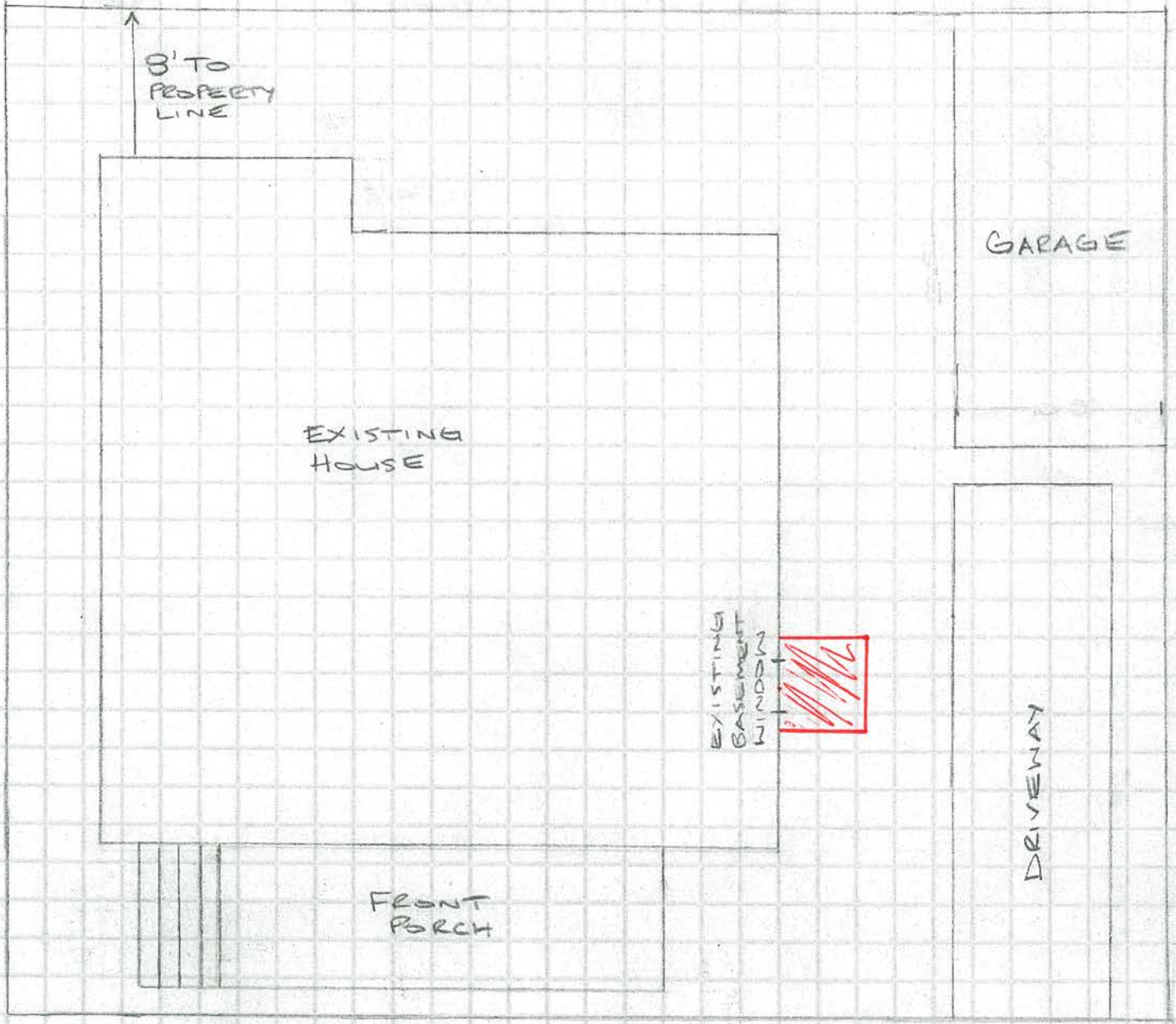


Existing

Proposed

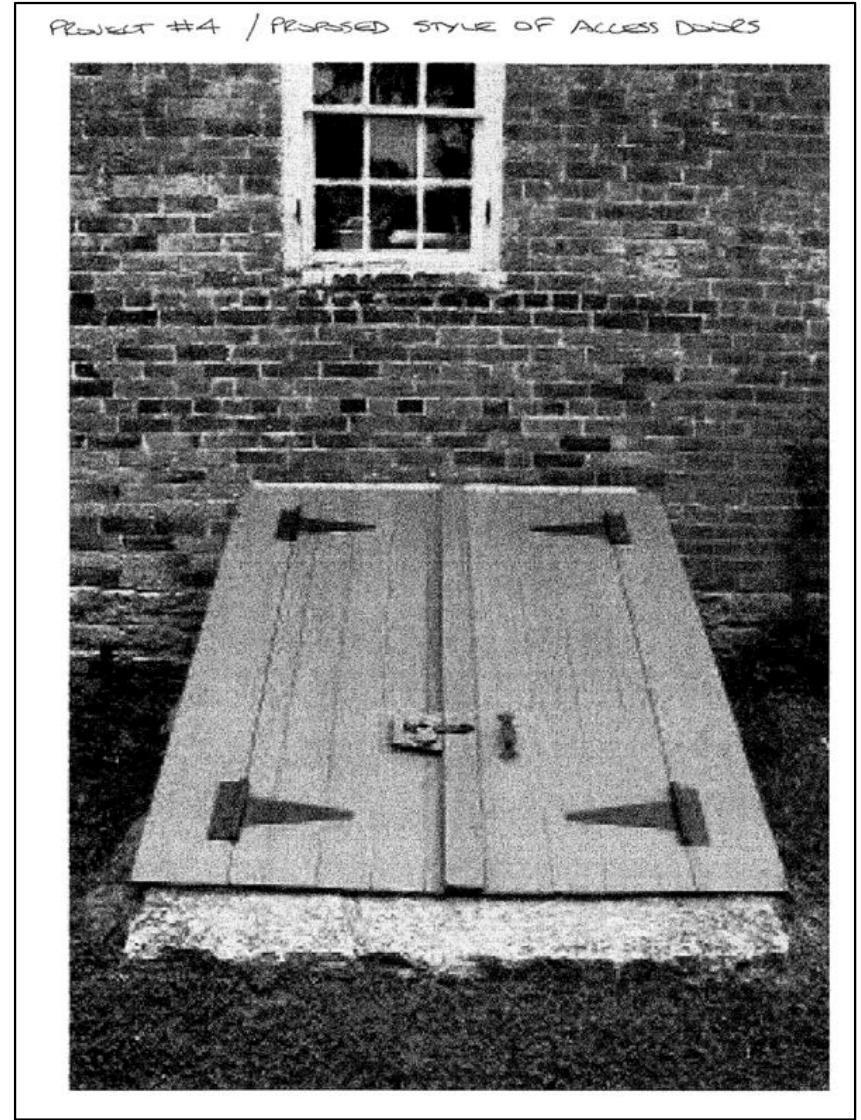
Basement access hatch

1 SQUARE = 2 FEET





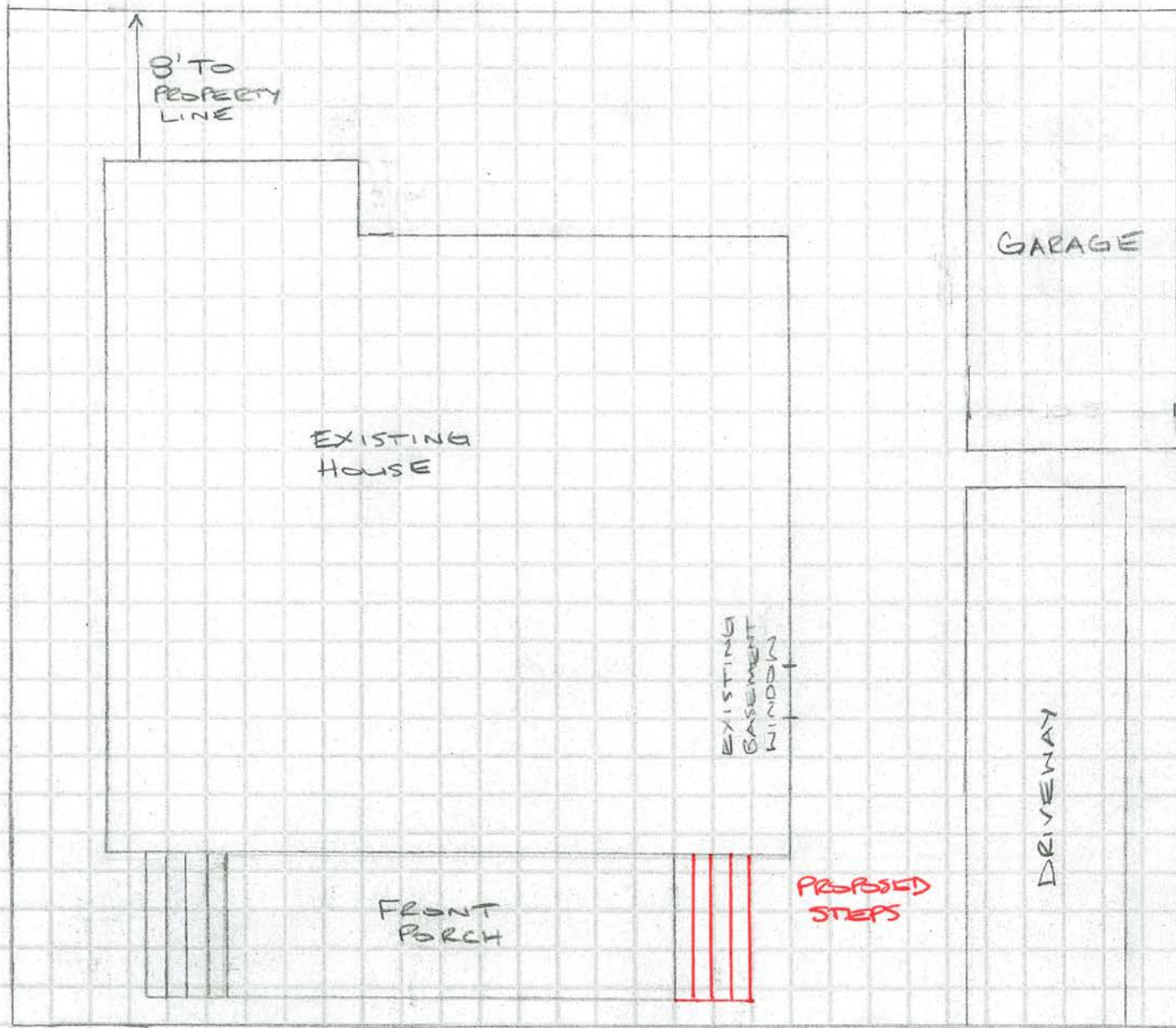
South elevation, photographer facing east



Proposed style of access doors

Installation of steps on porch

1 SQUARE = 2 FEET





Existing porch steps, left side



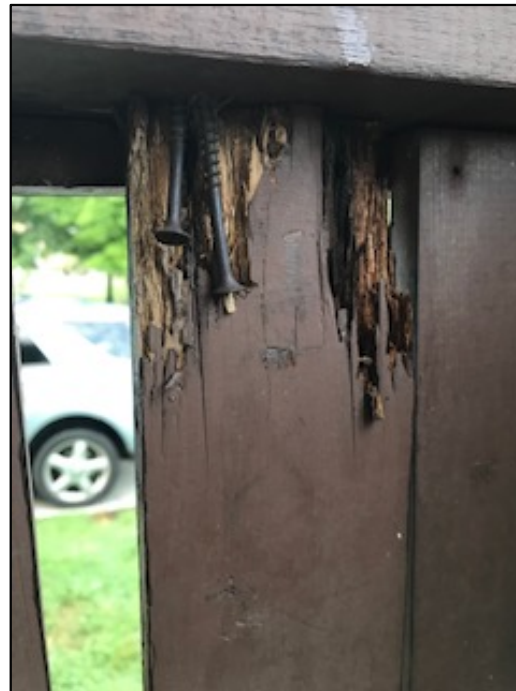
Right side of porch to receive steps to match



Porch to be reconstructed in-kind



Deteriorated porch elements





Existing aluminum siding



Existing aluminum siding

HardiePlank® Lap Siding Product Description

HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in to 12 in. create a range of exposures from 4 in to 10 3/4 in

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.



Select Cedarmill®



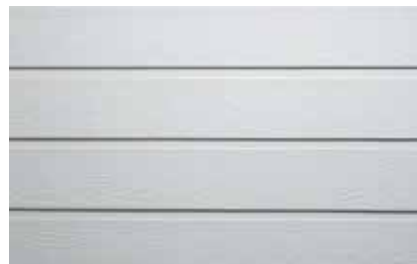
Smooth



Beaded Cedarmill®



Beaded Smooth



Custom Colonial Roughsawn®



Custom Colonial Smooth®

