



Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 3-G-20-HZ

PROPERTY LOCATION: 820 N. 3rd Ave. / Parcel ID 81 M K 017

DISTRICT: Fourth and Gill H-1

MEETING DATE: 8/20/2020

APPLICANT: Trenton Smith

LEVEL OF WORK: Level III. Construction of new primary building

PROPERTY DESCRIPTION: N/A

Vacant lot after houses were demolished during and after the construction of I-40 in place of N. 3rd Avenue. Houses on these lots were originally oriented towards the east, fronting N. 3rd Avenue.

► **DESCRIPTION OF WORK:**

Proposed single-family residence fronting N. 3rd Avenue. House's façade will face west, creating a new development pattern fronting N. 3rd Avenue. The two-story house is 32' wide by 35' long and features a 27' floor to roof-peak height and a 2' tall raised brick foundation. The house features a cross-gable roof; the front-gable roof massing on the façade has a 10/12 roof slope and the side-gable roof massing has an 7/12 roof slope.

The house will rest on a brick foundation. The exterior siding will be HardiePlank lap siding with a 5" exposure and 4" Hardie corner boards. House features 14" eave overhangs, 6" wood fascia board, and 8" Hardie trim under the gable eaves.

A shed-gable roof porch projects from the left half of the façade. The porch is 8' deep and 15'-6" wide and supported by 6" square wood columns with a simple cap and base, and a balustrade of 2" by 2" by 36" tall wood balusters. A gable-roof entry stoop projects from the north elevation, with a 36" deep entry stoop. A recessed corner porch is located on the south corner of the house, supported by square wood columns, with a 36" tall wood balustrade to match the front porch.

Window sizes vary. The façade features two stories of one-over-one, double-hung wood windows on the left side (front-gable massing), paired one-over-one, double-hung wood windows on the first-story porch, and a single one-over-one, double-hung wood window on the second-story. Windows are proposed as Pella double-hung wood windows. The front entry is proposed as a 3/4-light fiberglass door, and the side entry is an eight-panel fiberglass door

► **APPLICABLE DESIGN GUIDELINES:**

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

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1. The shape and pitch of roofs on new construction should imitate the shape and pitch of roofs on neighboring existing houses or other houses of the same architectural style.
2. The eaves on additions or new buildings should have an overhang that mimics [...] the existing buildings near the property. A minimum eave overhang of at least eight inches should be used on new construction. Fascia boards should be included on the gables.
3. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding, and other unique roof features). Use some of these details in designing new buildings.
4. Materials used in new construction should duplicate the original roofing materials if possible. Asphalt shingles can be appropriate [...] and the color should be a dark green, charcoal gray, black or dark reddish brown to simulate the original roof colors.

Porches

3. New front porches in Fourth and Gill must be large enough to provide seating, ie. six to eight feet in depth.
4. In new construction, the proportion of the porches to the front facades should be consistent with the historic porches in the neighborhood. Details such as columns, posts, piers, balustrades, and porch flooring must use materials that present a visually and physically appropriate appearance historically.
6. Screening porches may be acceptable if screening is translucent and the open appearance of the porch is maintained.

Entrances

Historic characteristics: The doors originally used on Fourth and Gill houses were wooden, often with beveled glass or stained glass inserts. Screen doors were commonly used.

1. Entry features that should be preserved include sidelights and transoms of plain, patterned, beveled or stained glass, fan light windows, entablatures and the original doors.
3. Service (rear or side) entrances should not be altered to make them appear to be formal entrances by adding paneled doors, fanlights, or sidelights.
4. Secondary entrances should be compatible with the originals in size, scale, or materials but should not give the appearance of a primary entrance.

Wall Coverings

3. New construction should use wood materials rather than aluminum or vinyl siding. New buildings should also use corner and trim boards and appropriate window and door trim. Concrete composition planks may be appropriate for new construction.

Infill Buildings

New buildings should be contemporary in spirit. They should not be imitations of the past; rather they should respond to the present time, the environment, and the use for which they are intended. New buildings constructed in historic areas should, however, be compatible with older structures and sensitive to the patterns already in their environment.

The materials that cover its exterior surface largely determine the appearance of a building. Similar materials develop a certain continuity and character. A building should not be visually incompatible or destroy historic



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relationships within the neighborhood. At the same time, new construction should not imitate historic style or period of architecture.

Width of Houses and Lots

1. Maintain the historic façade lines of streetscapes by locating the front walls of new buildings in the same place as the facades of adjacent buildings. A new building should continue and reinforce the alignment established by its neighbors. Never violate the existing setback pattern by placing new buildings in front of or behind the historic façade line.
2. Avoid placing buildings at odd angles to the street.

Scale and Massing

1. Relate the size and proportions of new structures to the scale of adjacent buildings.
2. Break up uninteresting boxlike forms into smaller, varied masses like those of most buildings from the historic period. Variety of form and massing are essential to the character of the streetscape.
3. New buildings should be designed with a mix of wall areas with door and window elements in the façade like those found on the neighborhood's historic houses. Also consider the width-to-height ratio of bays in the façade. The placement of openings with respect to the façade's overall composition, symmetry, or balanced asymmetry should be carefully imitated.
4. Relate the vertical, horizontal, or nondirectional façade character of new buildings to the predominant directional alignment of nearby buildings. A new building should continue and reinforce the alignment established by its neighbors.
5. Relate the roof forms of the new buildings to those found in the area. Duplication of the existing or traditional roof shapes, pitches, and materials on new construction is one way of making new structures more visually compatible.

Height of Foundations and Stories

Historic houses in the Fourth and Gill Historic District are not built on slab foundations. They are built on raised foundations, usually of masonry. The color and texture of these brick, stone or stuccoed foundations adds richness to the neighborhood. The height of each story is enough to allow for interior ceilings that are more than eight feet tall. If infill housing is constructed, it should suggest the overall height, as well as the foundation and story height, of adjacent historical houses.

1. As a general rule, construct new buildings to equal the average height of existing buildings on the street.
2. Raised foundations, or the appearance of raised foundations, must be designed for any new housing constructed in Fourth and Gill. The height of the foundation should replicate those of adjoining buildings.
3. If building new structures, the eave lines should conform to those of adjacent properties. Divisions between stories should either be omitted, or should mimic neighborhood buildings

Materials

1. The materials used for new buildings should be consistent with existing historic building materials along the street.



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Features

1. Always design front facades with a strong sense of entry. Strongly emphasized side entries, or entries not defined by a porch or similar transitional element, result in an incompatible flat first-floor façade.
2. Avoid replicating or imitating the styles, motifs, or details of older periods. Such attempts can present a confusing picture of the true character of the historical area

COMMENTS:

The property address has been recorded as 820 N. Third Ave; previous files related to 3-G-20-HZ refer to "0 N. 3rd Ave."

This house was presented to the HZC in a workshop format in February 2020. The design was presented as a formal application to the HZC in March 2020, but postponed to address design issues. A revised application was presented at the April 2020 meeting. The application was postponed again, with the purpose of addressing additional design issues and allowing the applicant time to go before the BZA. The small lot size was not approved as a variance by the BZA, or in an appeal to the Knoxville City Council. Due to outstanding questions on right-of-way, the application was postponed again at the July 2020 meeting. The right-of-way issues have been resolved with the City Law Department and City Engineering. The right-of-way is an alley and the new design is proposed for two combined lots (Lots 16 and 17).

STAFF FINDINGS:

1. As discussed in previous meetings, the proposed house will establish a new front setback pattern for the block. The other house on the block predates the construction of I-40, with a façade facing the former street. The City of Knoxville has stated that to build on this lot, the house must meet the setback requirements of the base zoning (RN-2), with a front setback of at least 20' (or the average of the blockface) and a rear setback of 25'.
2. Concerns about development on this block include that a new house which draws inspiration from other Queen Anne-style primary structures would not be "sensitive to the patterns already in the environment" (p.16). The guidelines also point to the development pattern of lots that are "usually rectangular, with their narrowest side parallel to the street, with houses that are "rectangular, or irregular, with narrow sides facing the street." Construction on a rectangular lot on this block has not been permitted.

The guidelines recommend maintaining historic façade lines of streetscapes by locating the front walls of new buildings in the same plane as the facades of adjacent buildings. The only other house on the block, 829 N. 3rd, has a façade facing the sound wall and I-40. Aligning the new house's façade with the façade line of the adjacent house would not be possible. 829 N. 3rd Ave. is set back 55-60' from the front property line. Construction of a new house with a comparable front setback would not be permitted.

Finally, guidelines indicate that a "building should not be visually incompatible or destroy historic relationships within the neighborhood." In the opinion of staff, the historic context on this particular block has already been severed by the construction of the Interstate. A maximum of three buildable lots (including this one) remain on the block. If new houses are designed to be visually compatible with the neighborhood context and meet the remainder

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of the guidelines, new construction on this block would not have an adverse effect on the integrity of setting, feeling, and association of the district.

3. The guidelines encourage relating the size and proportion of new structures to the scale of adjacent buildings. The two-story, 29' tall height and scale of the house does relate to 829 N. 3rd Ave. and nearby 611 Gill Street. Previous discussions have encouraged the applicant to consider a smaller sized house which would relate to the context of the alley as a carriage house type design. This should be discussed by the Commission.
4. The house lacks immediate neighbors from which to draw context for the façade's directional alignment (p.17). The façade and overall style draw inspiration from historic two-story houses in the neighborhood. The mix of vertical and horizontal elements from the two-story front-gable roof massing and the one-story porch sufficiently "breaks up uninteresting boxlike forms into smaller, varied masses." A chimney, projecting bay, or other visual detail on the right (south) elevation would add visual interest to the elevation.
5. The house uses a 2' raised masonry foundation similar to other houses in the neighborhood. Masonry is an appropriate foundation material.
6. The 10/12 pitch on the primary roof massing imitates the steep pitch of roofs on nearby houses in the same style. The 7/12 side-gable roof massing is often considered the minimal slope for new roofs in historic districts. The new application has incorporated 14" eave overhangs, 6" Hardie fascia trim, and round louvered vents. The roof is appropriate within the guidelines in material and color.
7. A one-story, shed-roof, 8' deep porch is an appropriate design for the house form. Square wood columns and a simple turned wood balustrade are appropriate materials for porch details. Incorporating a wood cornice below the porch eaves, with an eave overhang, will make the porch more consistent with historic designs.
8. One-over-one, double-hung wood windows are appropriate for new construction in the neighborhood. Window sizes are proportionate to the house and maintain a consistent rhythm on each elevation. Window headers and sills have been added in the new application.
9. The house has a strong sense of entry, as recommended in the guidelines. A 3/4 -light door is an appropriate door for the context.
10. The gable-roof stoop is an appropriate form for the secondary entry porch. The Commission should discuss the proportions and how it would present on the façade elevation. The secondary entry door is compatible in size, scale, and materials with the house and does not have the appearance of a primary entry.
11. The use of HardiePlank lap siding with a 5" exposure, 4" corner boards, trim boards, and window trim maintains continuity with neighboring historic houses.
12. The applicant has submitted two possible versions of the rear elevation for review. While the rear elevation will not be visible from the public right-of-way due to its placement next to the interstate sound wall, the overall massing and roofline should not detract from the house's overall effect. The alternate design would maintain



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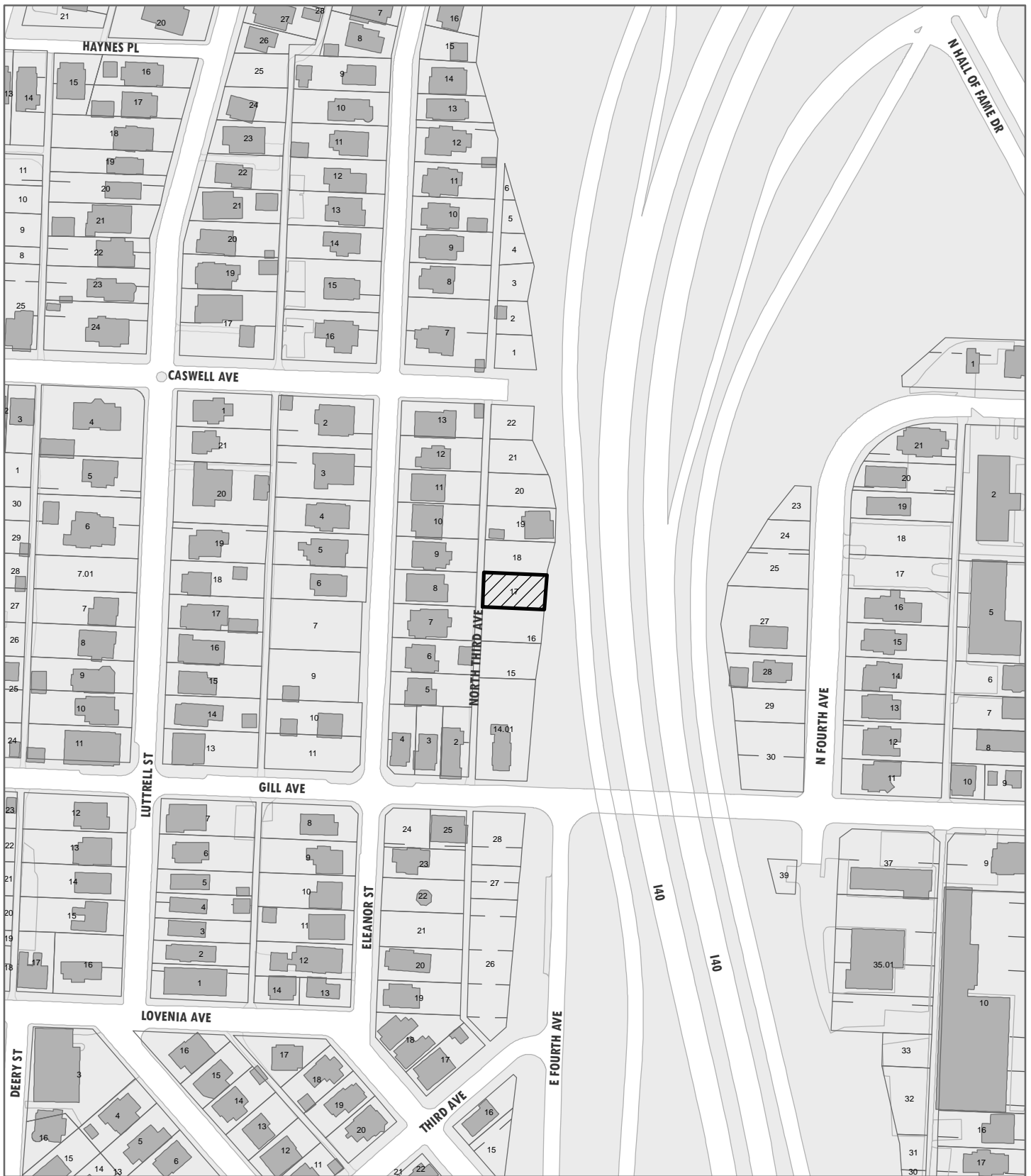
File Number: 3-G-20-HZ

consistent gable rooflines throughout the house.

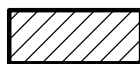
► **STAFF RECOMMENDATION:**

Staff recommends approval of the work as proposed, with the following conditions:

- 1) Additional architectural element to be added to the right (south) elevation (projecting bay, a chimney, etc) to break up the boxlike form and add visual interest;
- 2) Rear elevation alternate roofline be selected, with a redesigned left (north) elevation submitted to staff for approval.



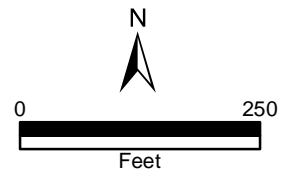
3-G-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



0 N. 3rd Ave. 37917
Fourth and Gill H-1

Original Print Date: 3/3/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Trenton Smith



Postponed from
3/19/20 HZC meeting



DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Smithco Properties, L.L.C.

Applicant		
3/2/2020	4/16/2020	3-G-20-HZ
Date Filed	Meeting Date (if applicable)	File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner Contractor Engineer Architect/Landscape Architect

Trenton Smith	SmithCo Properties, L.L.C.		
Name	Company		
708 E. Woodland Ave.	Knoxville	TN	37917
Address	City	State	Zip
8653851167	smithtdean@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

SmithCo Properties, L.L.C.	1509 W. Meadow Ct.	8653851167
Owner Name (if different from applicant)	Owner Address	Owner Phone
Lot 17, N. 3rd Avenue	081MK017	
Property Address	Parcel ID	
Fourth & Gill	RN-2	
Neighborhood	Zoning	

AUTHORIZATION

	Lindsay Crockett	3/2/20
Staff Signature	Please Print	Date
	Trenton D. Smith	2/3/2020
Applicant Signature	Please Print	Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

- Brief description of work:

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

- Brief description of work:

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 - Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

- Brief description of work:

ATTACHMENTS

- Downtown Design Checklist
- Historic Zoning Design Checklist
- Infill Housing Design Checklist

FEE 1:

TOTAL:

FEE 2:

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

FEE 3:

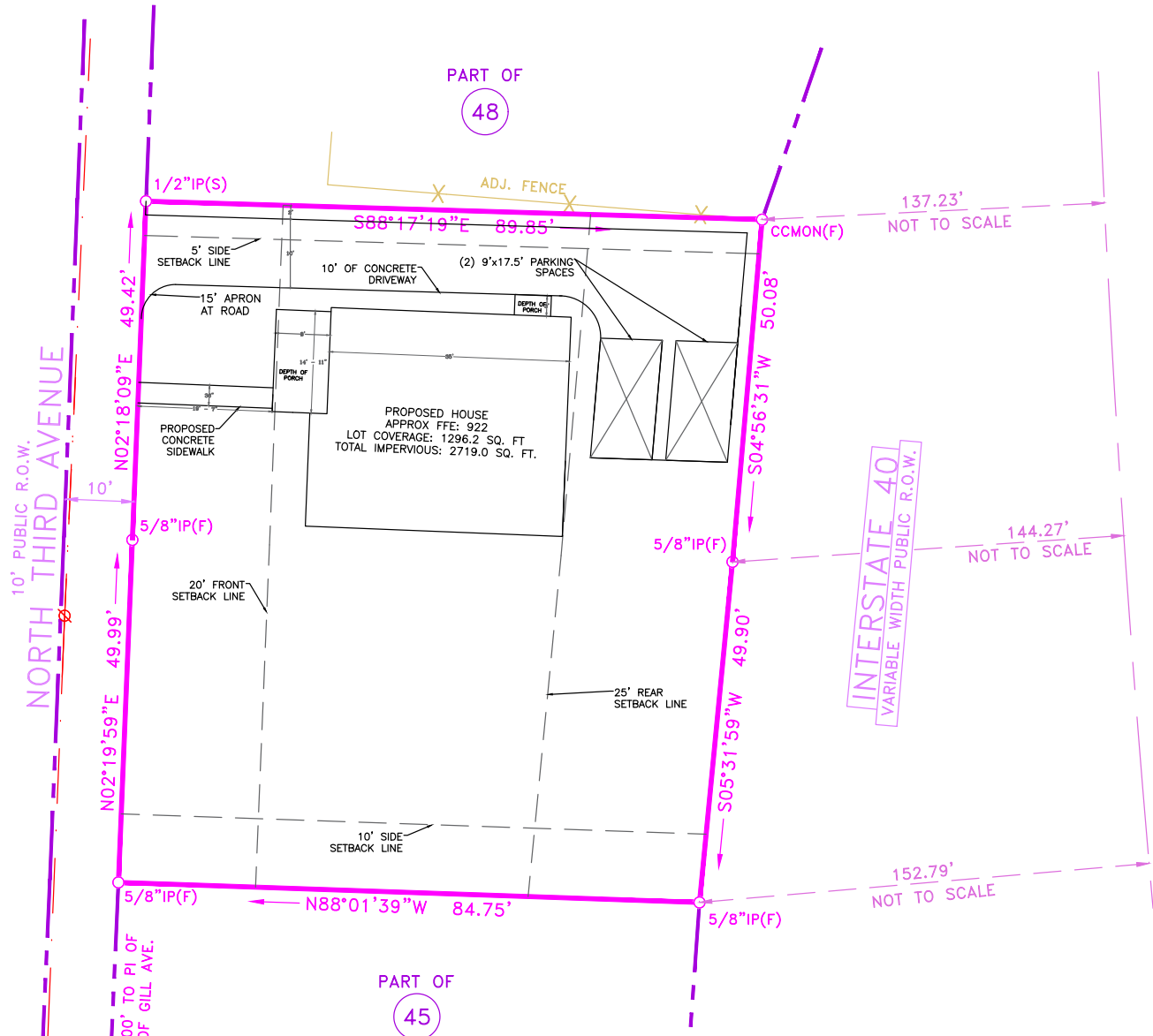
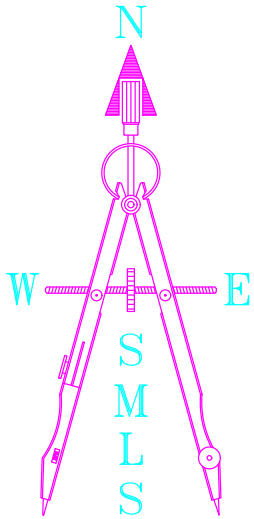
Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

PROPOSED PLANS
LOT 17 N. THIRD AVENUE
KNOXVILLE, TENNESSEE

SmithCo. Properties, L.L.C.

LOT 17 N. THIRD AVENUE
KNOXVILLE, TENNESSEE

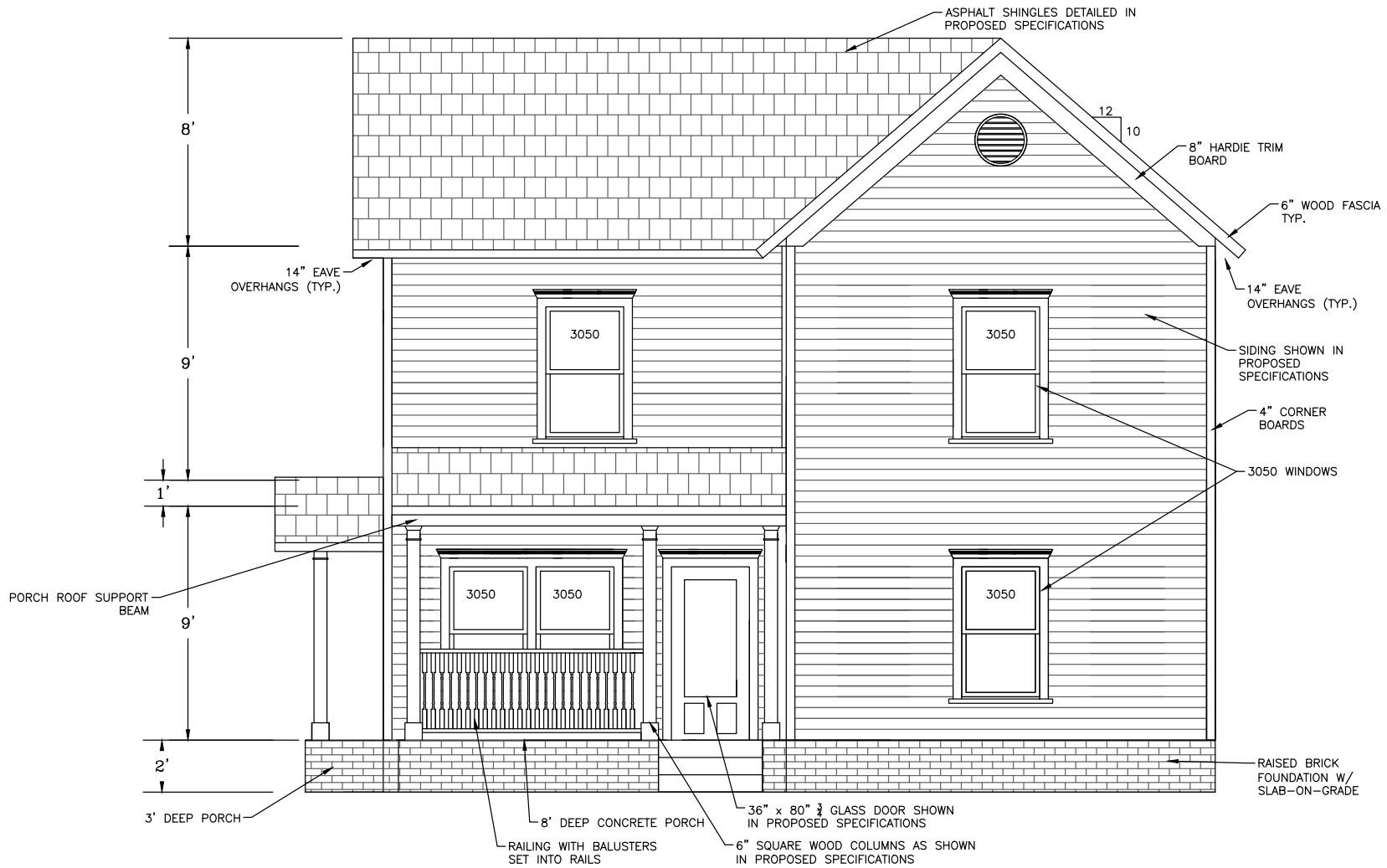
PREPARED BY
TDS
DATED
8/4/20



SmithCo. Properties, L.L.C.

SITE PLAN
 SCALE: 1" = 16'
 LOT 17 N. THIRD AVENUE
 KNOXVILLE, TENNESSEE

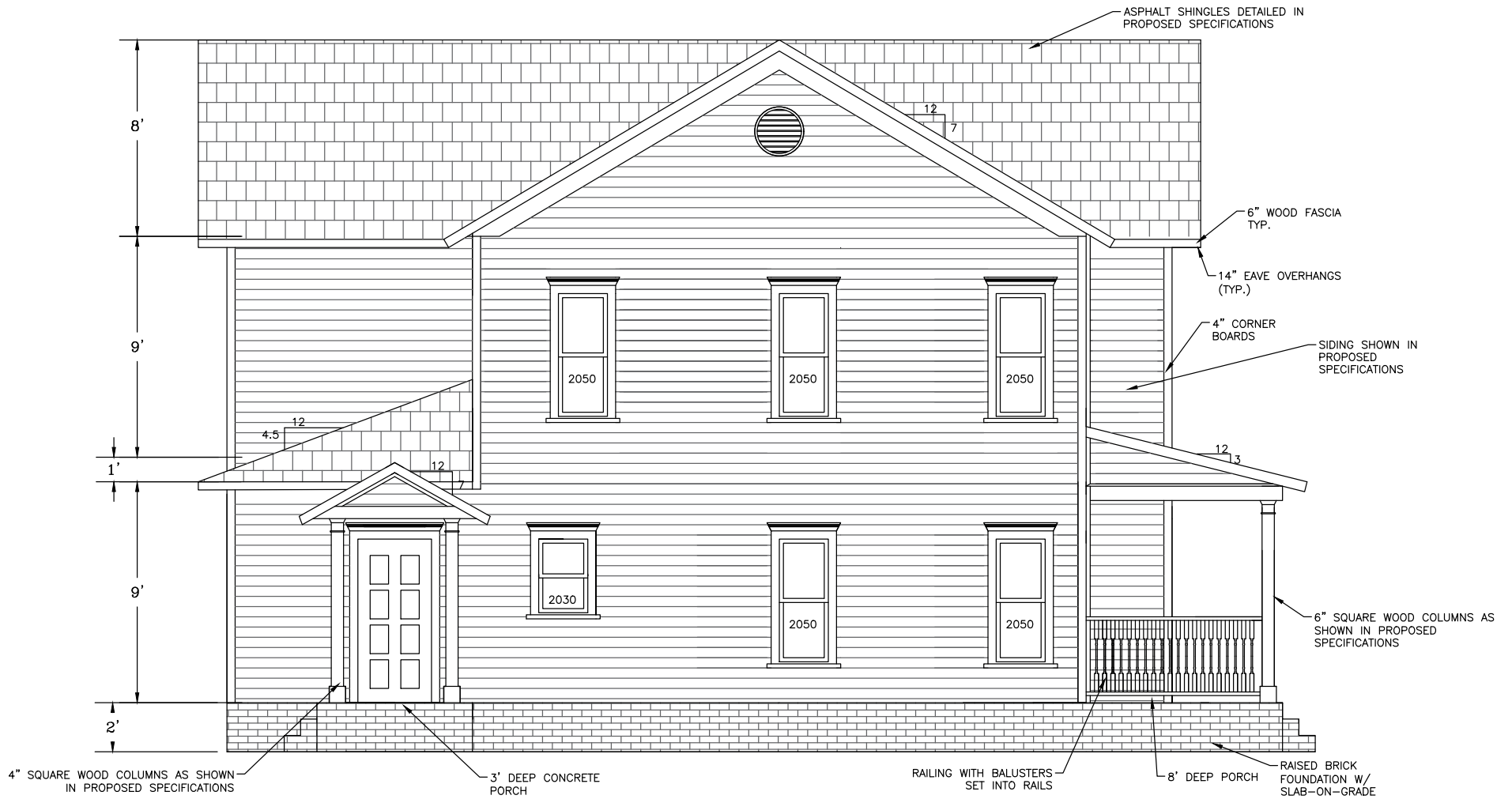
PREPARED BY
 TDS
 DATED
 8/4/20



SmithCo. Properties, L.L.C.

FRONT (WEST) ELEVATION
 SCALE: 1" = 4'
 LOT 17 N. THIRD AVENUE
 KNOXVILLE, TENNESSEE

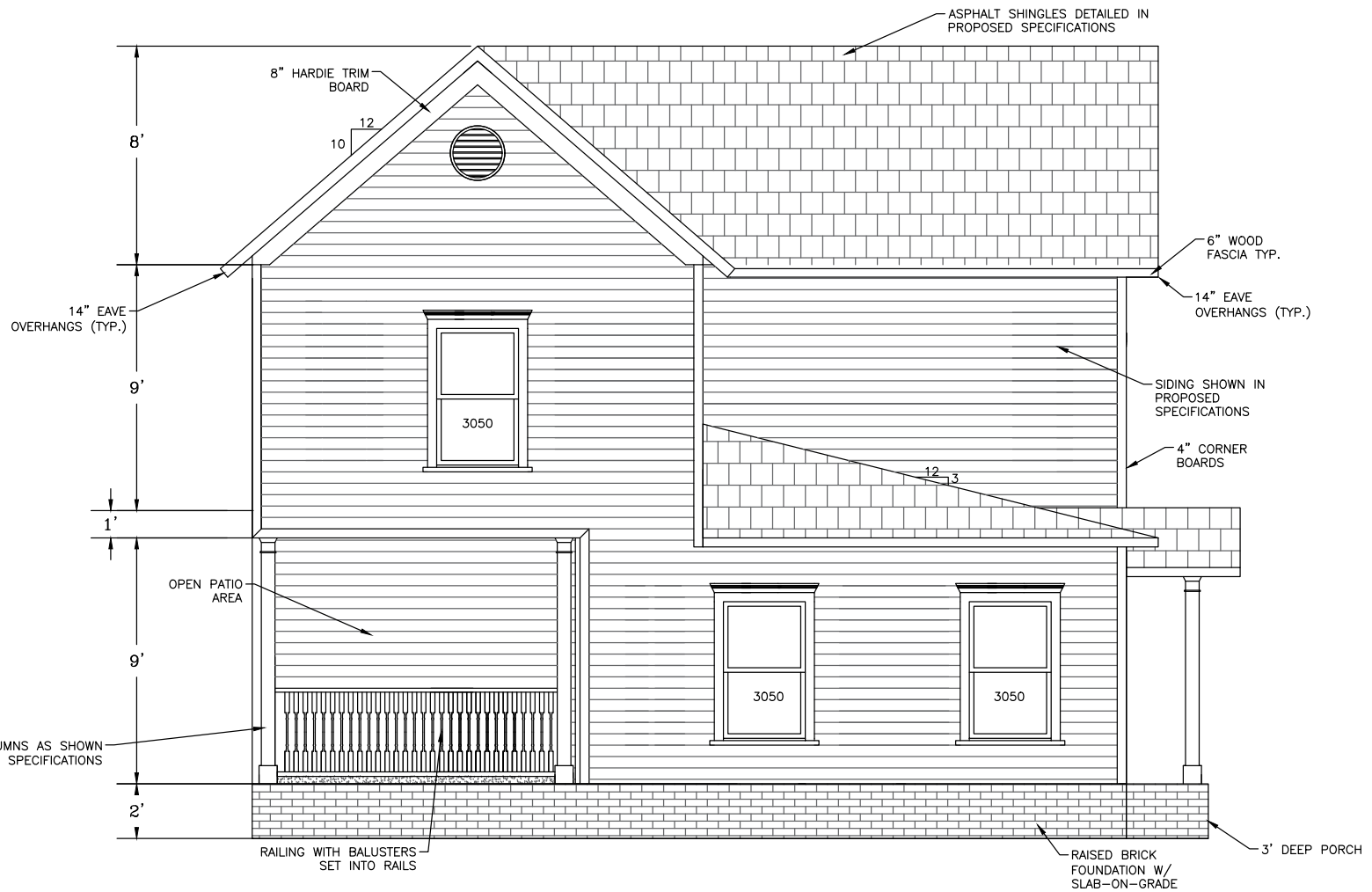
PREPARED BY
 TDS
 DATED
 8/4/20



SmithCo. Properties, L.L.C.

LEFT (NORTH) ELEVATION
 SCALE: 1" = 4'
 LOT 17 N. THIRD AVENUE
 KNOXVILLE, TENNESSEE

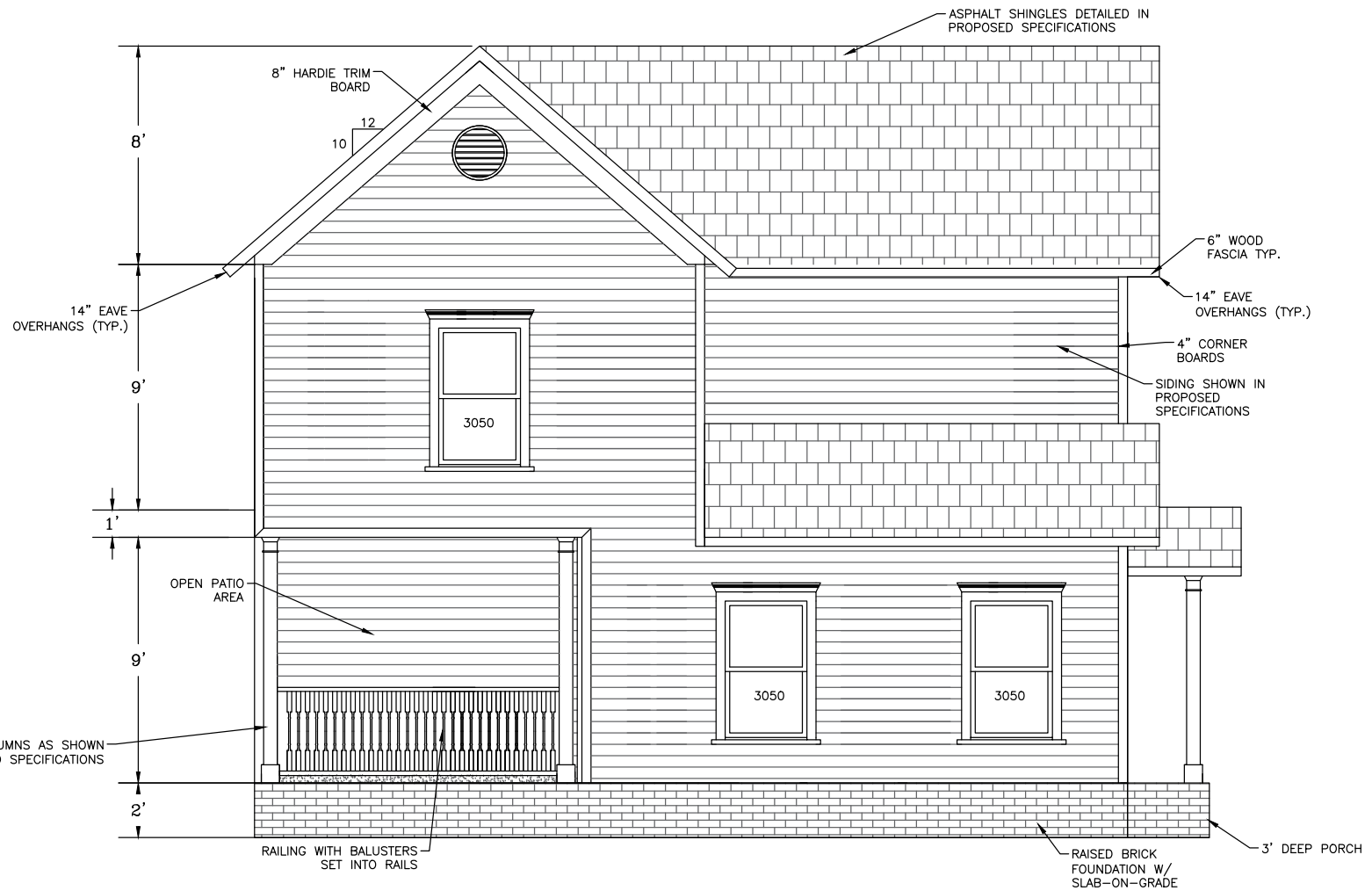
PREPARED BY
 TDS
 DATED
 8/4/20



SmithCo. Properties, L.L.C.

REAR (EAST) ELEVATION
 SCALE: 1" = 4'
 LOT 17 N. THIRD AVENUE
 KNOXVILLE, TENNESSEE

PREPARED BY
 TDS
 DATED
 8/4/20



SmithCo. Properties, L.L.C.

REAR (EAST) ELEVATION ALTERNATE
SCALE: 1" = 4'

LOT 17 N. THIRD AVENUE
KNOXVILLE, TENNESSEE

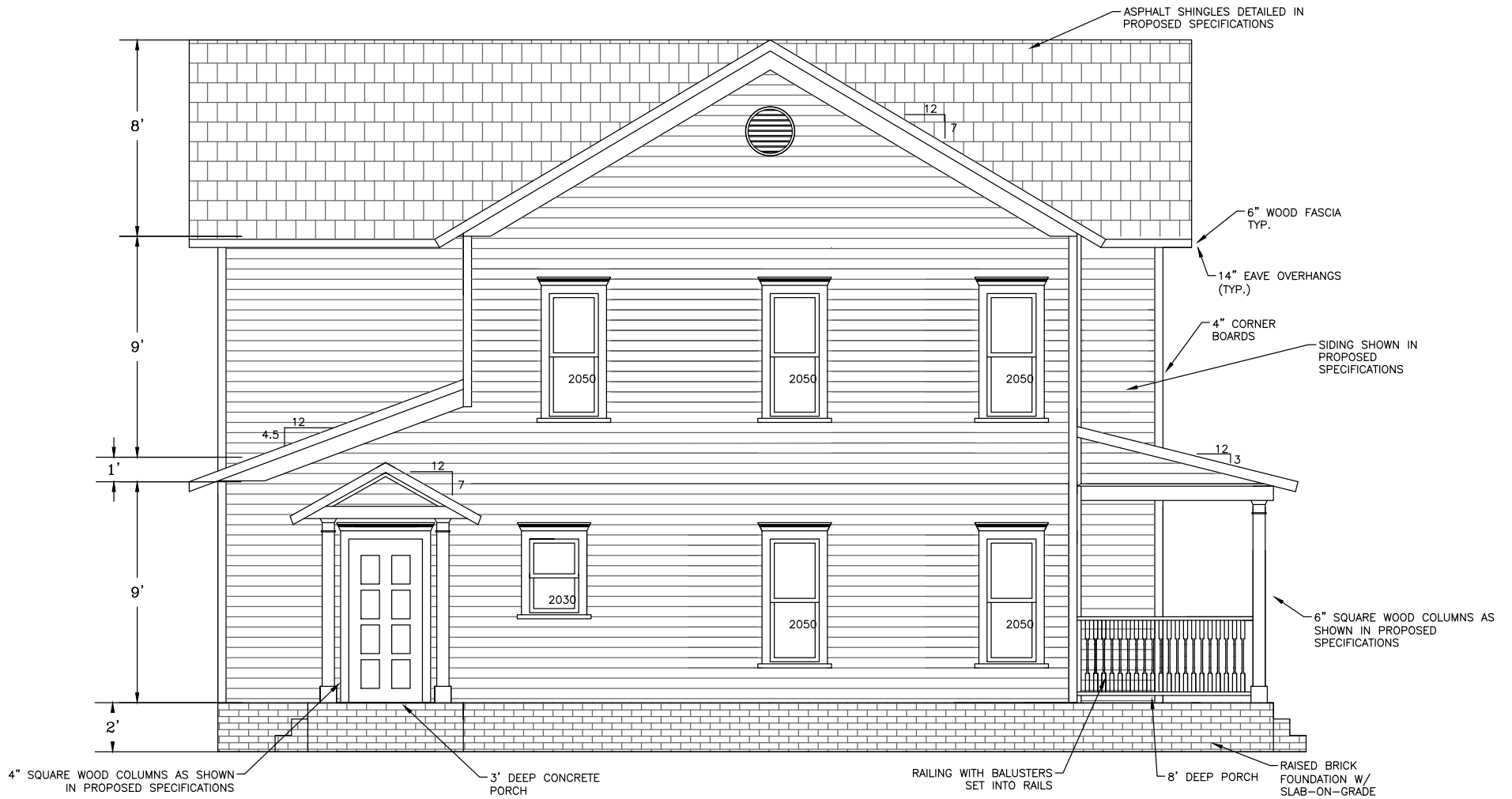
PREPARED BY
TDS
DATED
8/4/20



SmithCo. Properties, L.L.C.

RIGHT (SOUTH) ELEVATION
 SCALE: 1" = 4'
 LOT 17 N. THIRD AVENUE
 KNOXVILLE, TENNESSEE

PREPARED BY
 TDS
 DATED
 8/4/20



SmithCo. Properties, L.L.C.

LEFT (NORTH) ELEVATION ALTERNATE
SCALE: 1" = 4'

LOT 17 N. THIRD AVENUE
KNOXVILLE, TENNESSEE

PREPARED BY
TDS
DATED
8/4/20

Submittal for Appropriateness

Lot 17 North Third Avenue

Knoxville TN

Parcel ID: 081MK017

House Style

Proposed Home:

Our proposed home will be styled as a two story folk victorian on a raised foundation. It will consist of a typical three color pattern. The color scheme will be a Monterey Taupe Green, Pottery, and white trim. The house will have a prominent front gable and a multi dimensioned façade. The roof will be framed by decorative trim. The under roof porch stretches across half of the front of the home and has a roof supported by turned columns. The surface material will be a composite material to mimic a traditional weatherboard cladding. Windows will be double hung with a decorative grid in the panes. Stained glass will also be incorporated. The inspiration for the home design was pulled from the aspects of many homes within the Fourth & Gill Neighborhood. Our lot is situated on North Third Street and is not directly neighbored by any homes. We own two adjoining lots on this street and will build both to similar scale. This home will blend with the existing homes in both scale and appearance.

The rest of this document will detail specific design features and colors. Samples will be provided with the submittal.

Current Conditions

Our lot is currently an unimproved vacant lot that fronts North Third Avenue. The lot backs the interstate. It is generally level and lightly wooded. Photos of the lot are shown below:



View of undeveloped property



View of Undeveloped Property



Aerial View of Lot

Proposed Specifications

Siding



AVAILABLE SIZES

THICKNESS:	0.312"	
LENGTH:	144" boards	
WIDTHS:	6.25"	8.25"
EXPOSURES:	5"	7"
	12"	5.25"
	10.75"	4"
	7.25"	9.25"
	6"	8"

Proposed Siding:

Siding will be a 5" HardieBoard clapboard colored in Monterey Taupe. A copy of the manufacturer brochure and a sample showing the color is also included. The home will also have 4" corner boards from the same manufacturer. View of the style and color shown above. A similar color can be found in the Fourth & Gill homes shown below:

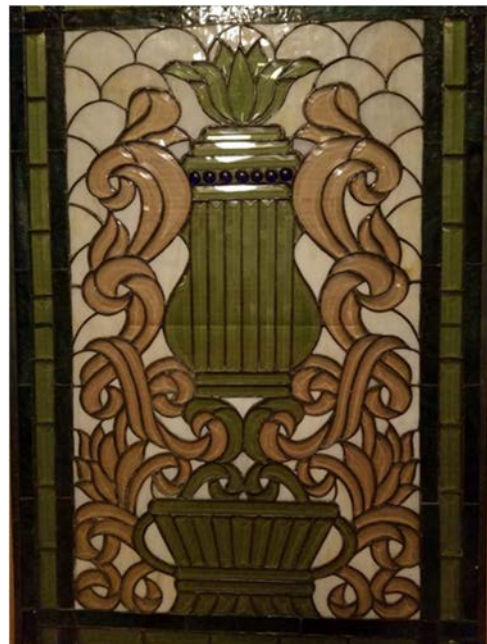


Shake

Proposed Shake:

Shakes will be used in the porch gable. Shakes will be a 7" wood shake colored in Pottery.

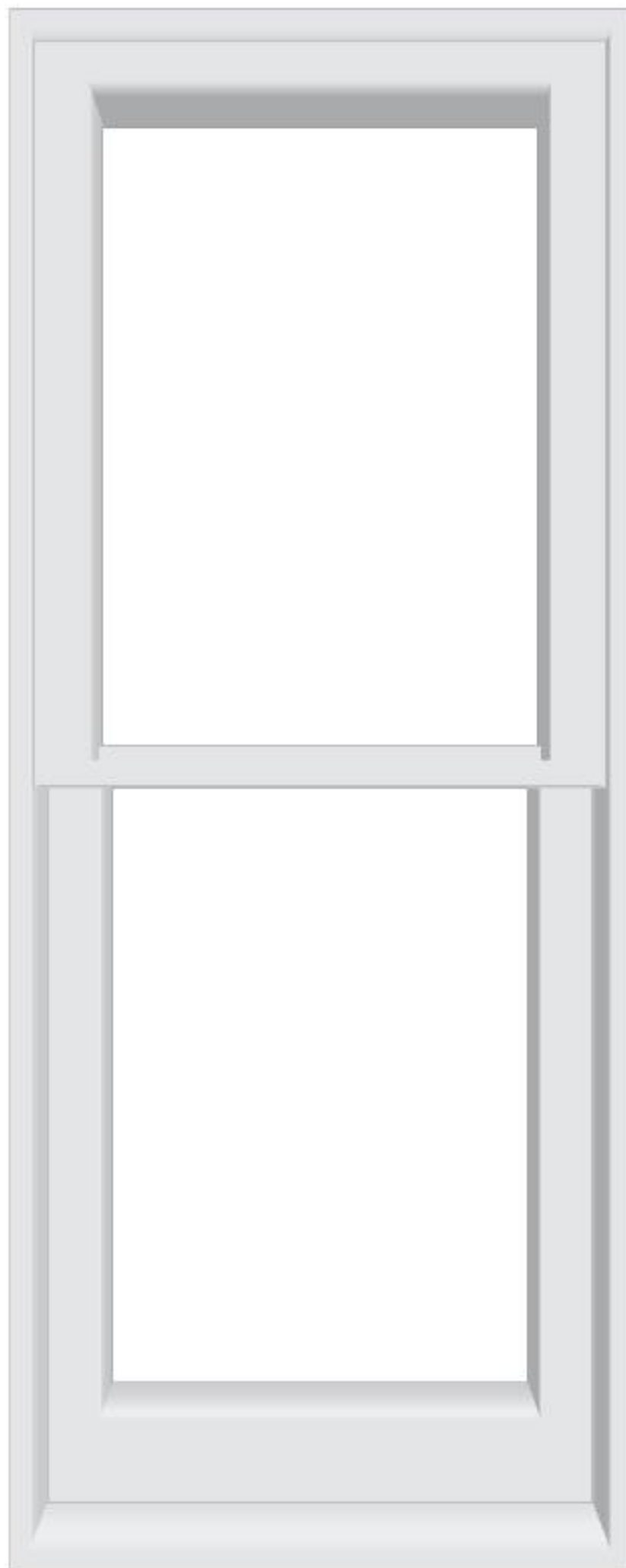
Windows



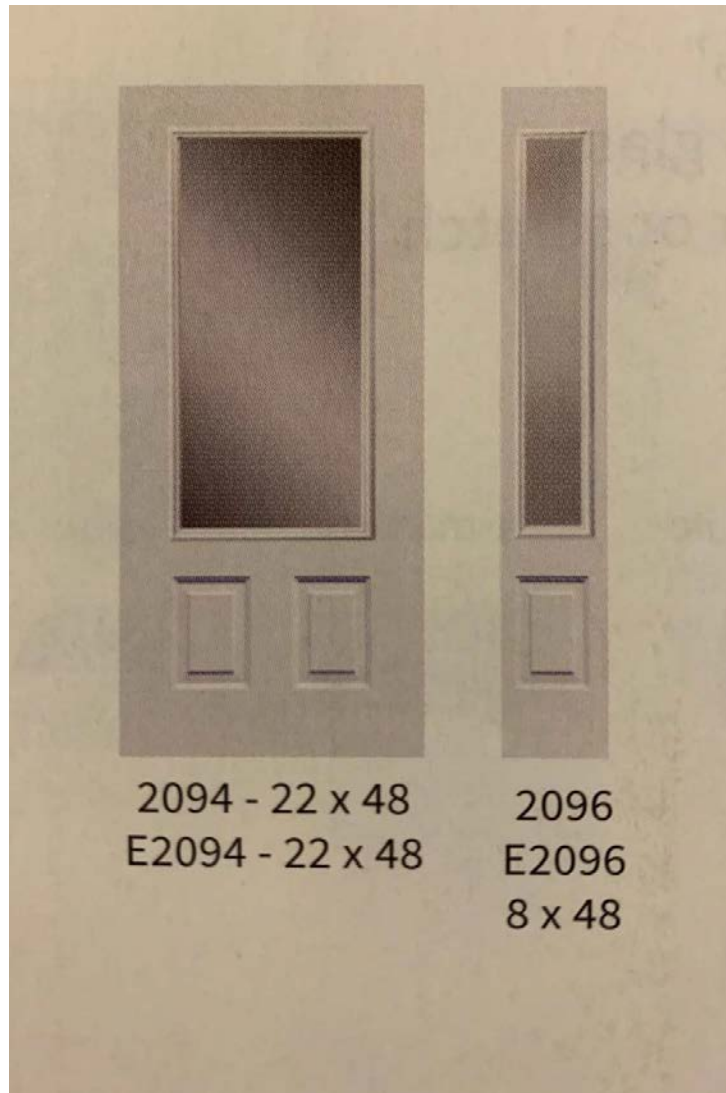
Proposed Windows:

Windows will be Lansing Doors and Windows brand. They will be simple 1 over 1 style. The manufacturers brochure is included. The trim for the windows is shown above. A picture of similar existing windows in the Fourth & Gill Neighborhood is shown above. Additionally, the stained glass window above will be featured on the house as shown in the elevation drawings.

Windows revised for April 2020 meeting.
Windows will be Pella brand, one-over-one, double-hung wood windows.



Doors



Proposed Doors:

The front door will be Kingsteel brand. It will have $\frac{3}{4}$ plain glass front. A view of the style is shown above. The manufacturers brochure is included.

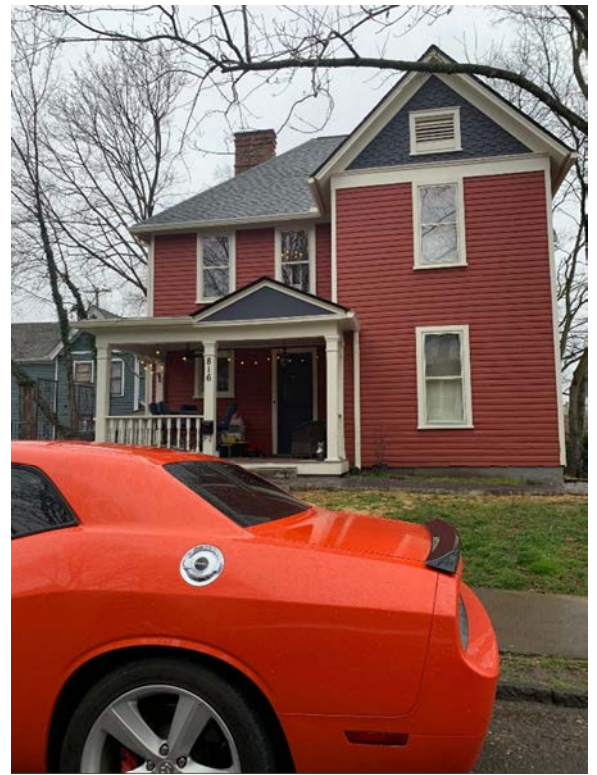
Shingles



Proposed Shingles:

Shingles will be dimensional. The color pattern is Weathered Wood and shown above. A sample is included.

Columns



Proposed Columns:

Our columns will be a white square column fabricated from wood with a cap and base as shown above on the left. A similar column can be seen on a similar style home in Fourth & Gill above on the right.

Balister



Proposed Balister:

Our balisters will be 2"x2"x36" as shown above in white.

Vents



Vent:

The vent will be the designer with Keystone shown above.

Relevant Photos

These photos illustrate existing designs aspects from the Fourth & Gill Neighborhood similar to the proposed home.



