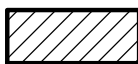




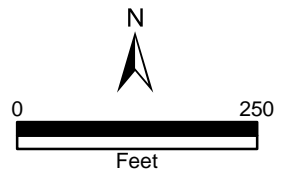
**8-L-20-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**1720 Laurel Ave. 37916**  
**Ft. Sanders NC-1**

Original Print Date: 8/7/2020  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Jim Odle Oysk3 Architects





# Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 8-L-20-HZ

**PROPERTY LOCATION:** 1720 Laurel Ave. / Parcel ID 94 N K 012

**DISTRICT:** Ft. Sanders NC-1

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**MEETING DATE:** 8/20/2020

**APPLICANT:** Jim Odle Oysk3 Architects

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

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**PROPERTY DESCRIPTION:** N/A

Vacant lot.

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► **DESCRIPTION OF WORK:**

Proposed construction of a new primary structure (duplex). The proposed house is 42' wide by 42' long, and proposed to be set 25' from the property line, approximately 9' from side property lines, and approximately 53' from the rear property line. The house has a centrally-located front porch, measuring 20' wide by 6' deep. A secondary porch is centrally located on the rear elevation, measuring 16' wide by 5' deep.

The proposed house features a side-gable roof with a pitch of 8/12, clad in asphalt shingles, with approximately 24" eave overhangs on front and side elevations. The house rests on a 9'-4" tall brick foundation, with a soldier course and a rowlock sill course above the foundation. The exterior is proposed to be clad in fiber cement lap siding, with fiber cement corner boards and trim, and fiber cement shingles in the side gable fields.

The façade (north) features two hipped dormers with 4/4 double-hung windows evenly spaced on the roof slope. The first story is four bays, with the two outside bays as paired 9/9 double-hung vinyl windows with fiber cement board trim. The two inside bays are multi-light doors, evenly spaced on the centrally located porch. The roof features two evenly-spaced hipped massings, centered over each entry, supported by round Doric-style columns. The second story features two paired 9/9 double-hung vinyl windows aligned with the first-story windows, and smaller paired 4/4 double-hung windows on the center bay.

The side elevations (east and west) are identical. Side gable fields feature triangular louvered vents, fiber cement shingles, and 1' wide horizontal trim. The basement level features three sets of three adjoining 9/9 double-hung vinyl windows and a smaller window. The first-story features one pair of the same windows, followed by a single window of the same design, and a smaller 3/3 double-hung window. Second-story windows are the same design, including one set of three adjoining 9/9 double-hung windows.

The rear (south) elevation features a centrally located, hipped-roof porch supported by round columns, above two multi-light secondary entries. There are no other windows proposed for the first story. The second story features two sets of paired 9/9 double-hung windows and two smaller windows.



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The house will be accessible from a set of concrete steps leading from the sidewalk. The design includes a significant amount of built up grade on façade and rear elevations, which serves to obscure part of the 9'-4" tall foundation. The applicant has included one new oak tree and one new ornamental tree in the front yard, the preservation of one tree in the rear yard, one new ornamental tree, and one new maple in the rear yard. There are six parking spots accessible from the alley.

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## ▶ APPLICABLE DESIGN GUIDELINES:

Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.

### A. Height, Scale, & Massing

1. Foundation heights should be consistent with other pre-1940 buildings in the neighborhood.
2. Single-family detached infill housing should be proportional to other pre-1940 houses in terms of height and width.

### B. Roofs

1. Select a roof pitch that is in keeping with other pre-1940 houses of the neighborhood, not being less than an 8/12 pitch.
2. Use variations in the form of the roof above the second story such as gables at different angles, hipped roofs, and dormers.
3. Use roofing materials that are in keeping with historic development styles. Asphalt shingle, tile, pressed metal, and slate were used.
4. Darker shades of shingles were historically used and should be selected in new construction.

### C. Porches

1. Provide porches with proportions and materials that complement pre-1940 housing. For clapboard-type construction, wood is the most appropriate primary material. Brick or cut stone are appropriate as foundations or in column supports.
2. Porches should be no less than 6 feet deep and no more than 10 feet deep. They may be recessed behind the main setback line or alternatively can extend 10 feet into the front setback line.

### D. Wall Materials

1. Paint color is not regulated.
2. Clapboard (or clapboard-type materials such as aluminum or vinyl), shingle (or shingle-like material), or brick should be used.

### E. Windows and Entrances

1. Window proportions and symmetry should be similar to the pre-1940 styles in the neighborhood.
2. Windows should be double-hung sash windows. Vinyl or metal-clad windows may be used in place of wood frame windows.
- 2 [sic]. Egress windows will have to be designed to comply with fire/building code provisions.
3. Accent windows are appropriate with new construction.



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4. Double-hung sash windows are recommended for two- to three-story new construction.
5. Variations of double-hung windows should be considered in relation to the design of new buildings.
6. The proportions of upper-level windows should not exceed the proportion of the first level.
7. Upper level windows should be provided and aligned with doors.
9. Entrances to the building should be provided from the street, using doors that have similar proportions and features to pre-1940 architecture.
10. When parking areas are provided behind buildings, rear entrances are also allowed.

## F. Parking

1. In new building construction, the front yard space shall not be used for parking. Do not break up curbs or sidewalks to provide street access.
2. Provide parking access off the alley or off a side street.
3. Plant one native shade tree for every 50 feet of lot width, adjacent to or as islands within the lot area.
7. Surface parking area shall always be to the rear of the building.
8. Primary or secondary entrances to the buildings from parking areas are allowable.

## G. Landscaping, Fencing, & Retaining Walls

1. Plant one native shade tree (e.g. oak or maple) and one ornamental tree (e.g. dogwood) in both the front and rear yards for every 50 feet of lot width.
2. Plant shrubs near new buildings to complement the foundation height, windows, and entries. Select species and a distance from the building that will not harm foundation materials.

## I. Placement on the Lot: Traditional Lot Development

1. The front yard setback should be the same distance as the majority of the pre-1940 houses on the block.
3. Porches should extend 8 to 10 feet into the front yard setback. Steps needed to reach the front of a porch may also extend into the front yard

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## COMMENTS:

N/A

## STAFF FINDINGS:

1. The proposed house will be located on what the guidelines classify as a "traditional lot." Nearby houses on the block fronting Laurel have setbacks between 19' and 26'. The lot immediately east of the proposed new construction is a paved parking lot. Placement of the primary house at 25' from the property line, with a 6' deep front porch, will maintain a consistent streetscape along the 1700 block of Laurel Avenue. Placement of the house is appropriate.
2. A two-and-one-half-story house could be proportionate to the surrounding houses on the block. Adjacent houses are two stories with steeply pitched roofs, with a two-and-one-half-story house located at 1711 Laurel Avenue. However, the house proposes a total foundation height of 9'-4" to incorporate habitable space in the basement level. While the applicant is proposing to build up the grade on the façade and rear elevations, the height from the

# Staff Report - Certificate of Appropriateness Application

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bottom of the foundation to the roof peak would be approximately 42' tall. The proposed foundation height is not consistent with the historic context, and would make the overall house taller than its context.

3. The surrounding block features several examples of houses designed in the 1920s and 1930s, featuring Revival styles that are slightly later than the Queen Anne styles in other sections of Fort Sanders. The adjacent houses at 1723 and 1724 Laurel Avenue demonstrate a Colonial Revival style; the proposed new construction is a contemporary interpretation of this style, featuring a symmetrical façade, multi-light windows, Doric porch supports, and a simple side-gable roof. Drawing inspiration from different architectural styles will add to the overall richness of the neighborhood context.

4. The proposed roof pitch of 12/12, with an 8/12 pitch on the front porch roof and 12/12 pitch on the façade dormers, is appropriate for the style of the house and the neighborhood context. The roof incorporates sufficient detailing, including eave overhangs, fascia details, and dormers to provide variation.

5. The proportions and materials of the front porch clearly correspond to the house's proposed style and reflect similar proportions of the 1700 block of Laurel, especially the adjacent Colonial Revival houses. While the two hipped massings on the porch are a unique design, they are proportionate to the house and clearly delineate the two entries on the façade. The cornice detail and columns add to the overall effect.

6. The proposed 9/9 double-hung windows, and smaller double-hung accent windows, are appropriate for the house's style and meet the design guidelines. Additional windows are needed on the rear elevation's first-story. The proportions of windows on the basement level are not comparable to historic houses in the neighborhood. As the "built-up grade" proposed for the façade and rear elevations is not incorporated in the side elevations, these basement level windows will be significantly visible from the public right-of-way. The front doors should be centered under the porches to provide symmetry consistent with historic architecture.

7. The proposed materials, including fiber cement lap siding, trim, and cornerboards; an asphalt shingle roof with eave overhangs and fascia details; and a brick foundation all meet the design guidelines.

8. The incorporation of new native shade trees and ornamental trees in the front and rear yards meets the design guidelines.

## ► STAFF RECOMMENDATION:

Staff recommends approval of the project, with the following conditions:

- 1) incorporate a foundation height more consistent with the historic houses in the neighborhood (a revised design with a lower foundation could be approved by staff; however, if the lower foundation involves a significant redesign of the proposed house, the design would need to return to the Commission);
- 2) after addressing the foundation height, revise window placement on the basement level side elevations to better reflect historic window proportions, with approval by staff;
- 3) on the rear elevation, add at least two windows on either side of first-floor entries;
- 4) center primary entry doors under the two hipped-roof porch massings;



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5) proposed parking area to meet City Engineering standards and the standards of the base zoning.

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

Please print all information:

1. NAME OF APPLICANT: Jim Odle, oysk3 architects  
Address: 1545 Western Ave. Suite 100, Knoxville, TN  
Telephone: 865/803-4237 E-mail address: jim@oysk3architects.com  
Relationship to Owner: Architect

2. NAME OF OWNER: Henson Developments LLC  
Address: 3640 Rankin Ferry Loop, Louisville, TN 37177  
Telephone: 865/805-9684 E-mail address: johdevelopments@gmail.com

3. LOCATION OF PROPERTY:  
Address: 1720 Laurel Ave. Tax ID/Lot/Parcel No: 094NKO12

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.)

New Construction, duplex residential building, 1764 sq. ft. per level, 3 levels, with parking at the rear.

Building design is brick water table w/lap siding, similar to historic houses in the neighborhood. A raised front porch overlooks the front yard and street.

6. SIGNATURE OF APPLICANT: Jim B. Odle Date: 07/30/2020

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			





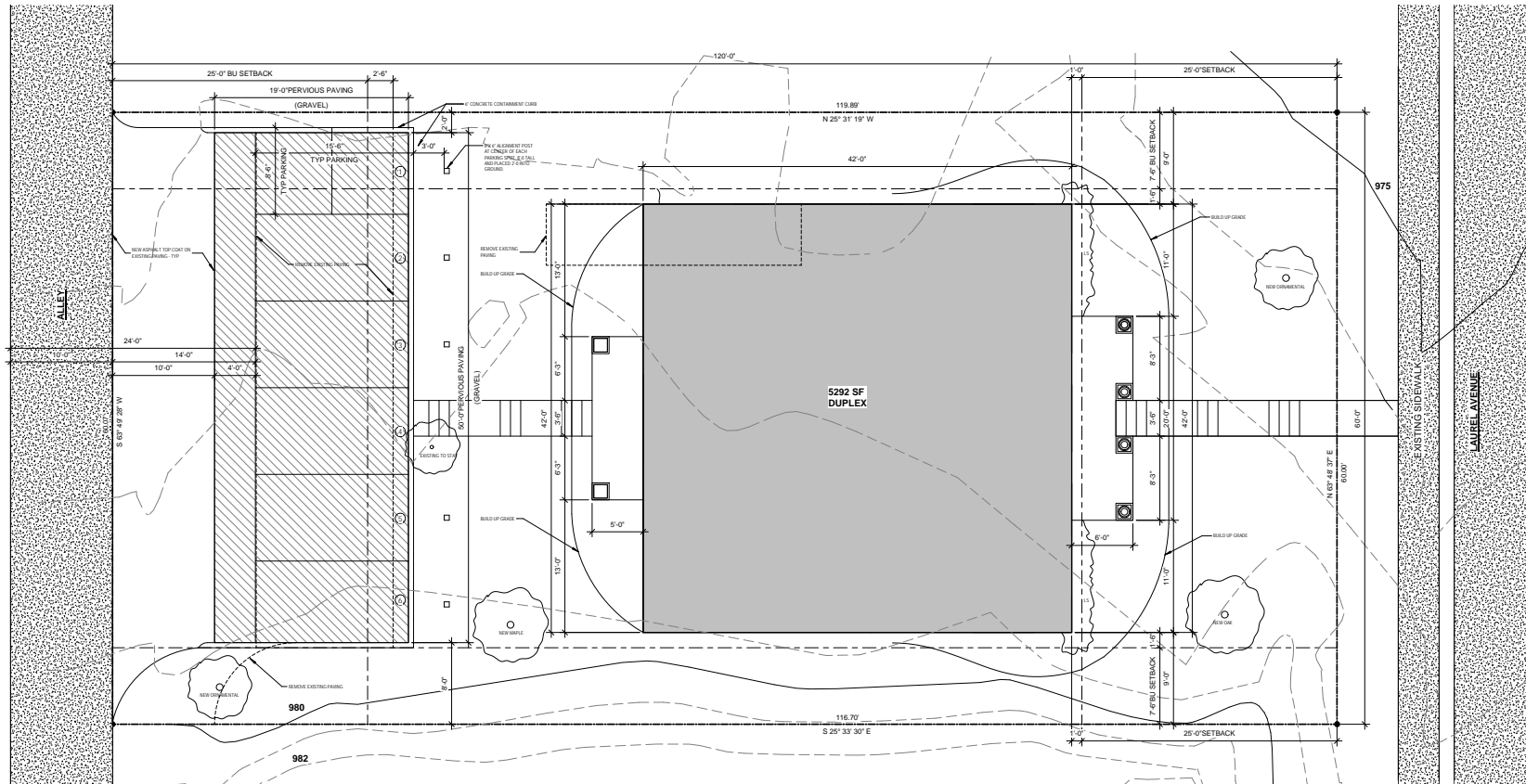




**ZONE & SITE NOTES**

**FORT SANDERS NEIGHBORHOOD DESIGN GUIDELINES REFERENCE**  
**ZONE RN-5 1720 LAUREL AVENUE**

- A. SITE**
- EXISTING SITE AREA 7223.4 SF
  - ALLOWABLE BUILDING AREA COVERAGE - 35% 2538 SF
  - ALLOWABLE TOTAL IMPERVIOUS - 45% 3250.5 SF
- SECTION 2.C**
- 2.3 (PA 8) & 2.1.3 (PA 16)
  - PORCH MAY PROJECT NO LESS THAN 6' AND NO MORE THAN 10' DEEP. MAY EXTEND 10' INTO SETBACK (25')
- SECTION 2.I**
- 3 (PA 16)
  - PORCH SHOULD EXTEND 8'-10" INTO THE FRONT YARD SETBACK
- BU ON GROUND BRICK 1810 SF W/ BRICK  
 PARK 1529 SF  
 - ADJUST W GRAVEL PERV - 19x50 = 950 SF/2 = 475 SF  
 PORCHES 140 SF  
 WALKS 126 SF
- TOTAL IMPERVIOUS AREA 3625 SF - 475 = 3150 SF (ADJUSTED) < 3250.5 SF
- B. PARKING**
- DUPLEX 4+ BED REQUIRE 2 SPACES x 2 = 4 REQUIRED PROVIDED = 6
  - NO BIKE PARKING REQUIRED
- B.1 PARKING SPACE/ DRIVE REQUIREMENT PER SECTION 1 (PA 3) & SECTION 2.F, 4 (PA 11)**
- LANDSCAPE**
- 1 TREE - FRONT & BACK NATIVE, 1 ORNAMENTAL FRONT & BACK PER 50' ROAD FRONTAGE



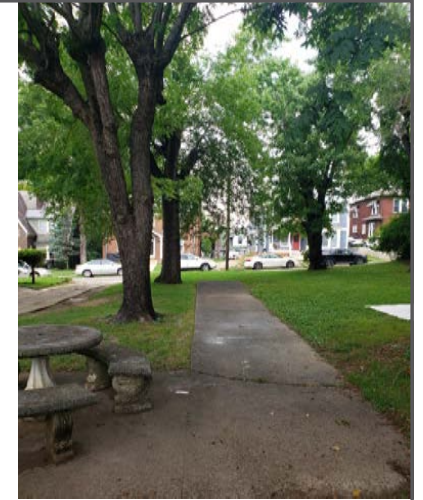
MARK	DATE	DESCRIPTION



VIEW OF SITE FROM LAUREL AVENUE

LAUREL AVENUE DUPLEX IN FORT SANDERS  
1720 LAUREL AVENUE, KNOXVILLE, TN 37916





VIEW OF SITE FROM ALLEY

LAUREL AVENUE DUPLEX IN FORT SANDERS  
1720 LAUREL AVENUE, KNOXVILLE, TN 37916





VIEW OF LAUREL AVENUE

LAUREL AVENUE DUPLEX IN FORT SANDERS  
1720 LAUREL AVENUE, KNOXVILLE, TN 37916





VIEW OF LAUREL AVENUE

LAUREL AVENUE DUPLEX IN FORT SANDERS  
1720 LAUREL AVENUE, KNOXVILLE, TN 37916





ACROSS LAUREL AVENUE



DIRECTLY BESIDE

NEIGHBORING HOUSES

LAUREL AVENUE DUPLEX IN FORT SANDERS  
1720 LAUREL AVENUE, KNOXVILLE, TN 37916

