KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION

PROPERTY LOCATION: 2301 Jefferson Ave. / Parcel ID 82 J U 023

FILE NO.: 1-E-20-HZ

DISTRICT: Edgewood-Park City H-1

MEETING DATE: 1/16/2020

APPLICANT: Christopher Bush

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

PROPERTY DESCRIPTION: N/A

Vacant lot (property was a vacant lot during 1997 overlay designation).

DESCRIPTION OF WORK:

The proposed single-family residence is located at 2301 Jefferson Avenue. The proposed house is 36'-8" wide by 37'-7" long. The house features a 21'-1" floor to roof-peak height. The proposed foundation responds to the lot's topographic towards the rear (northwest), so the stuccoed foundation is proposed at 24" at the front and increases to 72" tall at the rear of the lot. The house has a side-gable roof with an 8/12 pitch, with a shed-roof dormer on the right side of the façade roof slope. The dormer will feature a 4/12 pitch roof clad in asphalt shingles. A 23'-5" wide by 6' deep porch is located on the right (east) corner of the house, recessed below the primary side-gable roofline. Two nested front-gable roof massings project from the left half of the façade.

The house will rest on a stuccoed foundation. The exterior siding is smooth-finished fiber cement board lap siding with a 4" reveal, with fiber cement corner boards. Side gable fields are proposed to be clad in fiber cement board siding with a board-and-batten pattern; a 6" trim board is proposed to separate the board-and-batten gable fields from the lap-sided exterior walls. The side-gable roof will be clad in charcoal gray asphalt dimensional shingles. The porch will feature a poured concrete floor, a painted beadboard porch ceiling, and be supported by tapered wood columns on brick piers.

A 10' wide by 10' long deck is proposed for the rear (northwest) elevation). The deck will be pressure-treated wood and feature a square wood balustrade, with balusters set into the top and bottom rails.

On the façade, a six-light, Craftsman-style door surrounded by 6" trim serves as the primary entry. A nine-light door is proposed for the rear elevation. Façade windows are 36" by 60" double-hung, wood-sash windows, with 4" trim. Dormer windows are three adjoining 30" by 30" fixed, single-light windows. The left elevation features two 36" by 60" double-hung, wood-sash windows and one 48" by 18" fixed window.

APPLICABLE DESIGN GUIDELINES:

Edgewood-Park City Design Guidelines, adopted by the Knoxville City Council on July 29, 1997.

Roofs

1. Make the shape and pitch of roofs on new construction imitate the shape and pitch on roofs on neighboring existing houses or other houses of the same architectural style.
2. The eaves on additions or new buildings shall have an overhang that mimics the original eaves. A minimum overhang of at least eight inches should be used on new buildings or additions to existing buildings.
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 roofing existing buildings or new construction shall duplicate the original roofing materials as much as possible. Asphalt or fiberglass shingles can be appropriate. [...] The color of roofing materials should be a dark green, charcoal gray, black, or dark reddish brown, to simulate original roof colors.

Porches
3. New buildings constructed in Edgewood-Park City must contain front porches large enough to provide seating. The proportion of the porches to the front facades is to be consistent with the historic porches in the neighborhood. Details such as columns, posts, piers, balustrades and porch flooring and ceilings will be built with materials that are consistent in appearance with historic materials.

Wall Coverings
3. New construction shall use materials that duplicate the appearance of neighboring historic buildings, so that the new buildings blend with the fabric of the area. This includes the use of corner and trim boards and appropriate door and window trim. If artificial siding is used on new construction, it must be vented every twelve inches, and must look like 4-inch lap siding unless a different pattern is approved by the HZC.

Infill Buildings
New buildings should be contemporary in spirit. They should not be imitations of buildings 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 in that environment. The appearance of a building is largely determined by the materials that cover its exterior surface. Similar materials convey continuity and character.

1. Maintain the historic façade lines of streetscapes by locating the front walls of new buildings in the same plane as the facades of adjacent buildings. Never violate the setback pattern by placing new buildings in front of or behind the historic setback line or at odd angles to the street.
2. Relate the size and proportions of new structures to the scale of adjacent buildings.
3. Break up boxlike forms into smaller masses like those of buildings from the historic period. New buildings should be designed with a mix of wall areas with door and window openings in the façade like those found on nearby historic houses. The placement of door and window openings should be imitated.
4. Relate the vertical, horizontal, or non-directional façade character of new buildings to the directional alignment of nearby buildings. A new building should reinforce the horizontal and vertical connection between historic houses on the street.
5. Relate the roof forms of new buildings to those found in the area, duplicating existing roof shapes and pitches.
6. New buildings should equal the average height of existing adjacent buildings.
7. New housing shall be built with raised foundations or designed to suggest there is a raised foundation equal to those of adjacent buildings.
8. In new buildings, the height of roofs and eaves shall conform to adjacent properties. Height of stories, windows and doors must mimic adjacent historic buildings.
9. The materials used for new buildings will be consistent in appearance with existing historic building materials along the street.
10. Front elevations must be designed with a strong sense of entry.
11. Do not reproduce the styles, motifs, or details of historic architecture.

PROPERTY LOCATION: 2301 Jefferson Ave. / Parcel ID 82 J U 023

FILE NO.: 1-E-20-HZ

DISTRICT: Edgewood-Park City H-1

COMMENTS:

The application packet features two sets of drawings. The hand-drawn elevations reflect the house as proposed to be built. The computer-generated drawings are exactly to scale but lack the proposed materials and several elements of the proposed house's design.

STAFF FINDINGS:

1. The proposed residence features side yard setbacks appropriate for a corner lot and reflects the side setbacks of the adjoining corner-lot house at 2119 Jefferson Avenue. The rear setback of 84' is also appropriate. The proposed front setback is 16' from the front property line. The 2300 block of Jefferson Avenue features nine houses and one church, with an average setback from front property lines at 10.2 feet. The adjacent house at 2307 Jefferson Avenue, at 16', is somewhat set back from the remainder of the block. Across Olive Street, 2117 and 2119 Jefferson Avenue reflect setbacks of 11'. A front setback between 11'-14' from the property line would better fit the neighborhood context.

2. The 1 ½ story design is respectful of the surrounding context, which features a mix of 1 ½ story Craftsman houses, one-story Queen Anne cottages, and several two-story houses. The house's rectangular massing with a recessed corner porch is an appropriate overall form. A bay or other massing on the side elevations (or at minimum, the side elevation fronting Olive Street) would help create a "mix of wall areas" like those found on nearby historic houses; additional complexity on the side elevation is necessary to avoid a "boxlike form."

3. The side-gable roof form with a shed-roof dormer is appropriate for a Craftsman-style house. The 8/12 pitch proposed for the primary roof massing is sufficiently steep for a Craftsman-style house in the neighborhood context. Eave overhangs of at least eight inches are necessary to reflect historic eave patterns.

4. The proposed design features a raised foundation which reflects the topography of the lot. The foundation's change in height from the front to the rear of the house is reflected in the adjacent house at 2119 Jefferson Avenue. The applicant has stated the roof height is 21'-1" plus the foundation. The foundation is described as 24' from the ground on the façade elevation and 72' from the ground at the rear elevation; therefore, the house would be 23'-1" tall at the façade elevation.

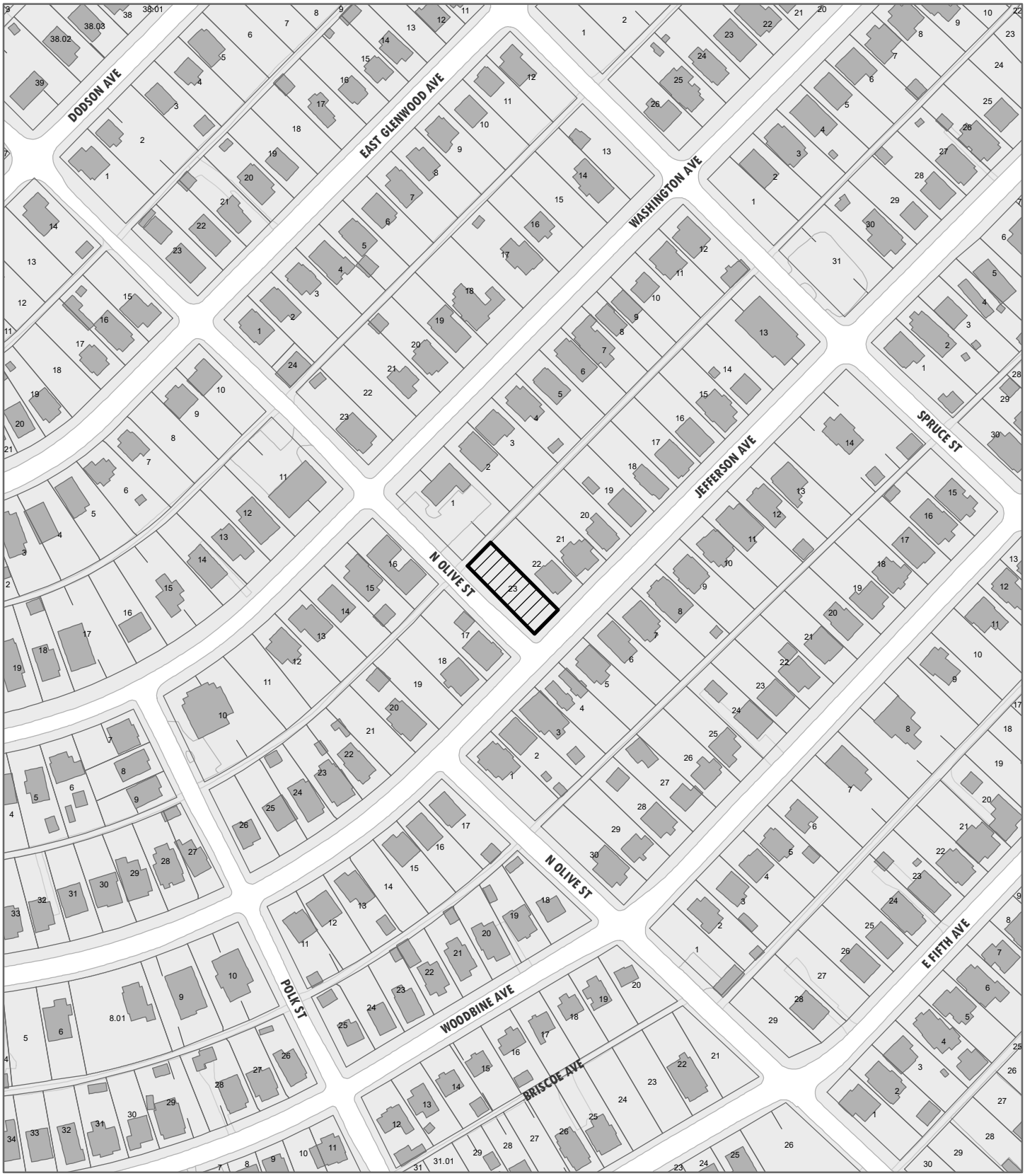
5. The recessed porch is 23'-5" long and 6' deep. While Edgewood-Park City guidelines do not have a specific number for porch depth, comparable historic districts recommend 8' minimum depth for porches. A poured concrete floor and concrete steps are appropriate for new construction on the block, as several houses on the neighboring blocks of Jefferson Avenue feature concrete porch floors. The beadboard ceiling and tapered wood piers on brick columns are consistent in appearance with historic materials.

6. Fiber cement lap siding with a 4" reveal and a smooth finish is an appropriate material for new construction within the district. The applicant is also proposing details of 4" trim to surround windows, corner boards, and a 6" horizontal trim on side elevations to differentiate the gable fields from the main house. The asphalt shingle roof in a charcoal color; one-over-one, double-hung, wood windows; and a stuccoed foundation are appropriate materials within the guidelines.

7. The Craftsman-style house is compatible with the historic houses of Edgewood-Park City. The house is primarily differentiated from older construction by the use of new exterior materials, including fiber cement board siding.

STAFF RECOMMENDATION:

Staff recommends approval of the work as proposed with the following conditions: 1) window and door trim to be 4" wide, and corner boards and horizontal trim under gable fields to be 6" wide; 2) the porch be revised to be 8' deep, with new design approved by staff; 3) roof eaves must have an overhang of at least 8"; 4) additional architectural elements (such as a bay window, small projecting bay, or chimney) be added to the side elevation fronting Olive Street; and 5) the house's setback from the front property line be reduced to between 11' and 14' to better reflect the streetscape.



HISTORIC ZONING COMMISSION

1-E-20-HZ

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

2301 Jefferson Ave. 37917

Edgewood-Park City H-1

Original Print Date: 1/6/2020

Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Christopher Bush

N

0 250

Feet

DESIGN REVIEW REQUEST

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

Long Sisters, LLC.

Applicant

12/30/19	1/16/20	1-E-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

Christopher Bush	Long Sisters, LLC.		
Name	Company		
PO Box 24013	Knoxville	TN	37933
Address	City	State	Zip
865-567-0947	CHRIS@ROOTSHOMES.COM		
Phone	Email		

CURRENT PROPERTY INFO

Owner Name (if different from applicant)	Owner Address		Owner Phone
2301 Jefferson Ave.		082JU023	
Property Address		Parcel ID	
Edgewood - Park City		R-1A / H-1	
Neighborhood		Zoning	

AUTHORIZATION

Lindsay Crockett	Lindsay Crockett	12/30/19
Staff Signature	Please Print	Date
Christopher Bush	Christopher Bush	12/26/19
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: New construction single family home.

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:

STAFF USE ONLY

ATTACHMENTS

☐ Downtown Design Checklist

☐ Historic Zoning Design Checklist

☐ Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

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

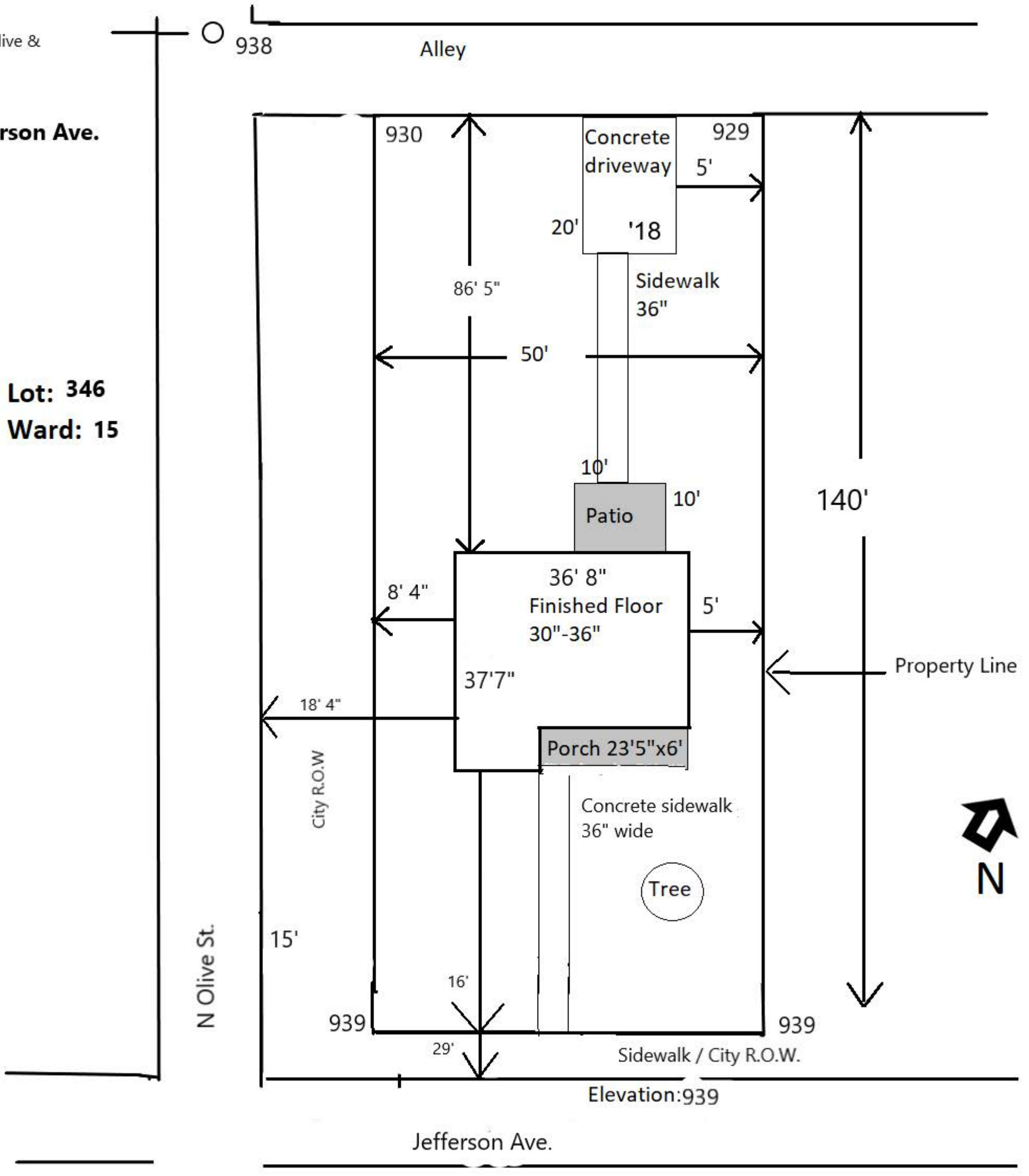
FEE 1:	TOTAL:
FEE 2:	
FEE 3:	

Manhole at N.Olive & Washington.

2301 Jefferson Ave.

Lot: 346

Ward: 15



2301 Jefferson Ave.
Certificate of Appropriateness
Design Notes

Description & Precedent

The proposed house plan is a craftsman bungalow style house. The craftsman bungalow house design is an ever popular design, appreciated as much today as when the design was first popularized in the early 1900's in California. While the Edgewood - Park City neighborhood has craftsman style houses, the neighborhood is an eclectic mix of housing. The proposed plan is a modern take on the craftsman bungalow style. It pays homage to the historical designs which allows it to fit into the existing fabric of the neighborhood, but with a modern take on a classic design it will also stand alone as a unique house in the neighborhood.

General Notes

- Pictures of house previously built in Lincoln Park neighborhood have been provided for reference of what the house plan looks like when built. Note, it will not be identical or use all the same materials. Reference these notes and contractor drawn elevations for final design and build choices for 2301 Jefferson Ave.
- Roof:
    - Asphalt dimensional shingle
    - Color: charcoal
- Siding:
    - Fiber cement straight lap siding with a 4” reveal on main body of house, smooth finish
    - Fiber cement board & batten siding on gables and dormer
    - 8” soffit overhang around the house
    - Color: TBD
- Foundation:
    - Height will increase from approximately 12-24” at the front to 60-72” towards rear of house as yard slopes from front to back.
    - Foundation will be stucco, color dyed in stucco vs painted for durability
- Windows:
    - will be 1:1 with no shutters
    - 4” trim around each window
    - Jeld-Wen W 2500 wood windows, double hung
- Front Porch:
    - 6‘ deep, 9’ height
    - Bead board porch ceiling to be painted
- Rear Deck:
    - 10 x 10 pressure treated deck to be built off back door of house with path to rear parking
- Driveway:
    - 18 x 20 parking pad off alley
    - Walking path from parking pad to rear porch
- Doors:
    - Front Door: 3-6 ltie
    - Rear Door: 9 lite
- Height:

- House will be approximately 22’ up to 28’ in total height from ground which is in line with the surrounding houses of the neighborhood

Front Elevation

1. First story windows are 36” x 60” except the Dormer has 3 - 30” x 30” fixed windows for an attic space (aesthetic)
    a. Shed
2. Exterior wall height 9’
3. Main roof 8:12 pitch, dormer 4/12
4. Front door will be 3 or 6 light with a 6” trim
5. Porch columns will be brick base with tapered wood columns on top. Columns will have trim at base and top
6. Foundation will be 12-24” in height
7. Fiber cement siding with straight lap on first floor and board & batten in gables and dormer
8. There will be no porch railing as front porch will be less than 30” off the ground
9. Concrete path from sidewalk to house. Step striaght from path to front porch, if a step is needed it will be a poured concrete step
10. Front porch to be poured concrete
11. 6” Trim board across front (and side) gables to provide separation of striaght lap and board/batten, and additional architectural detail.

Side Elevation Notes

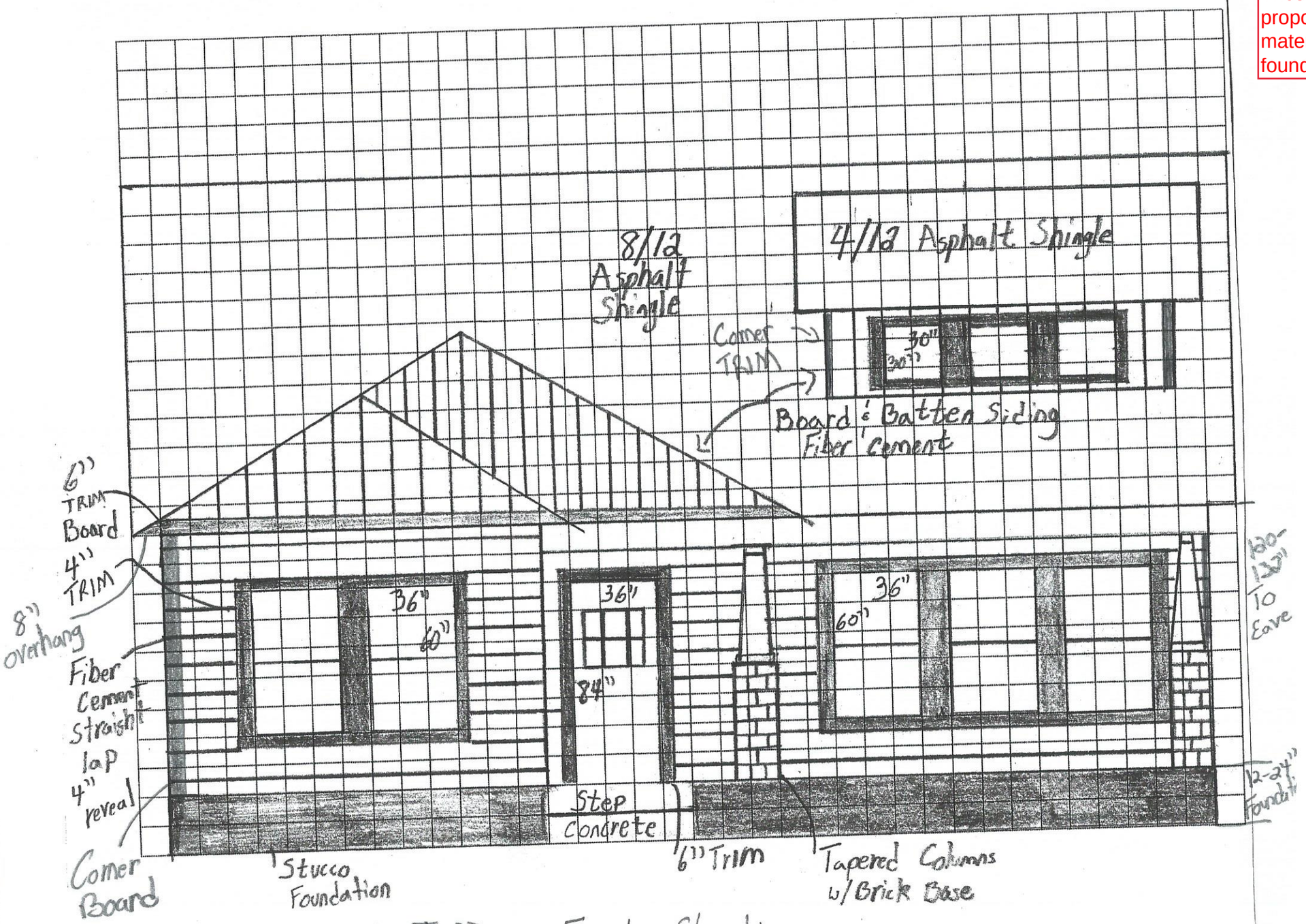
1. Left elevation has a 48” x 18” window over a bath tub, other windows are 36” x 60”. All windows have 4” trim
2. 6” trim board separates straight lap and board/batten siding
3. Stucco foundation
4. Foundation increases in height from approximately 12-24” at the front to 60-72” at the rear of the house due to the slope of the lot

Rear Elevation Notes

5. Rear elevation has a 36” x 36” kitchen window and a 24” x 48” master bathroom window, other windows are 36” x 60”. All windows have 4” trim
6. Deck off back (kitchen) door to be 10’ x 10’ with steps that lead to path to driveway off alley.
    a. Deck to be pressured treated wood

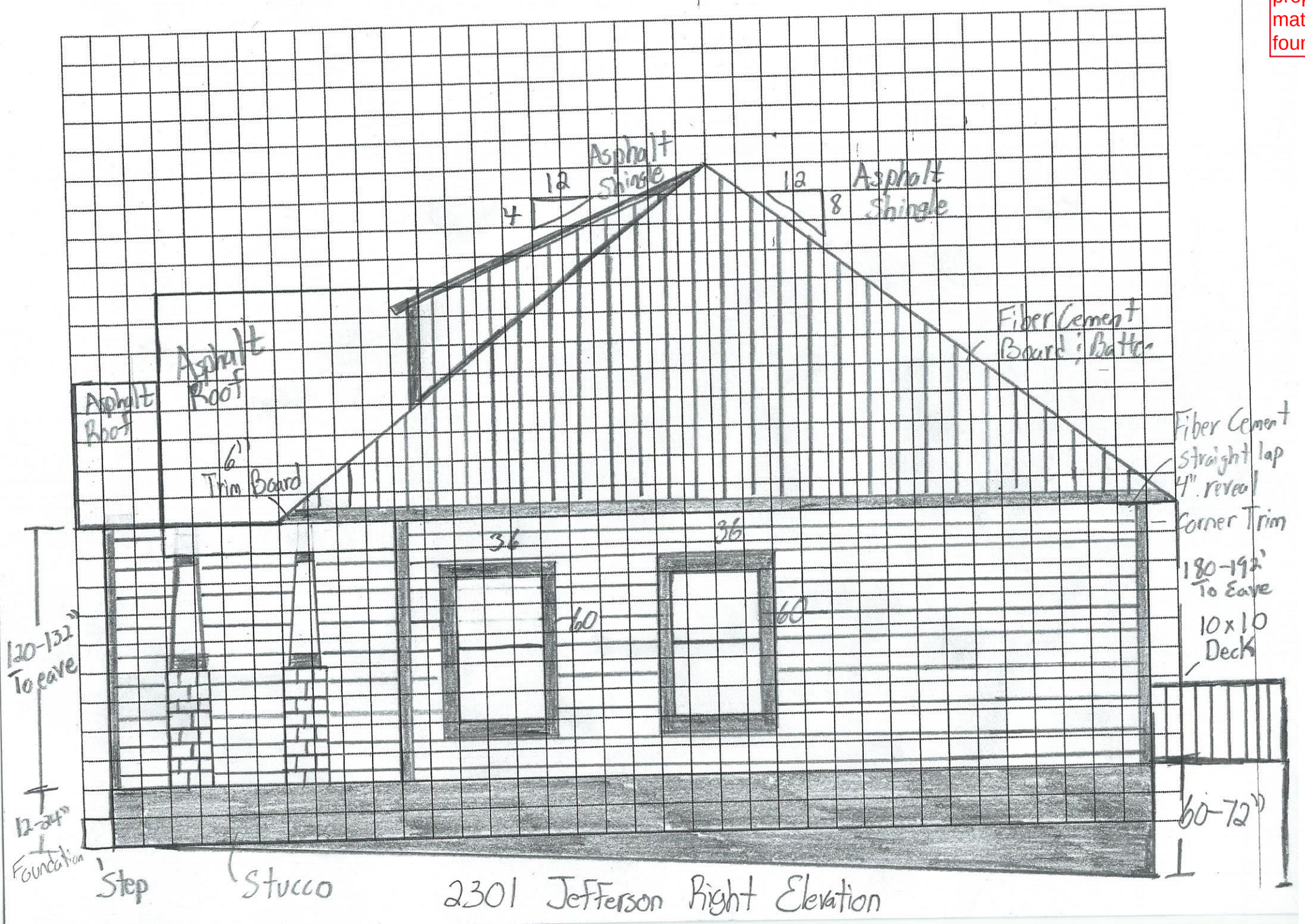
b. Balusters to connect into (under) the handrail and not against side

These drawings show the house as proposed for construction, including materials, front porch placement, foundation height, rear deck, etc.



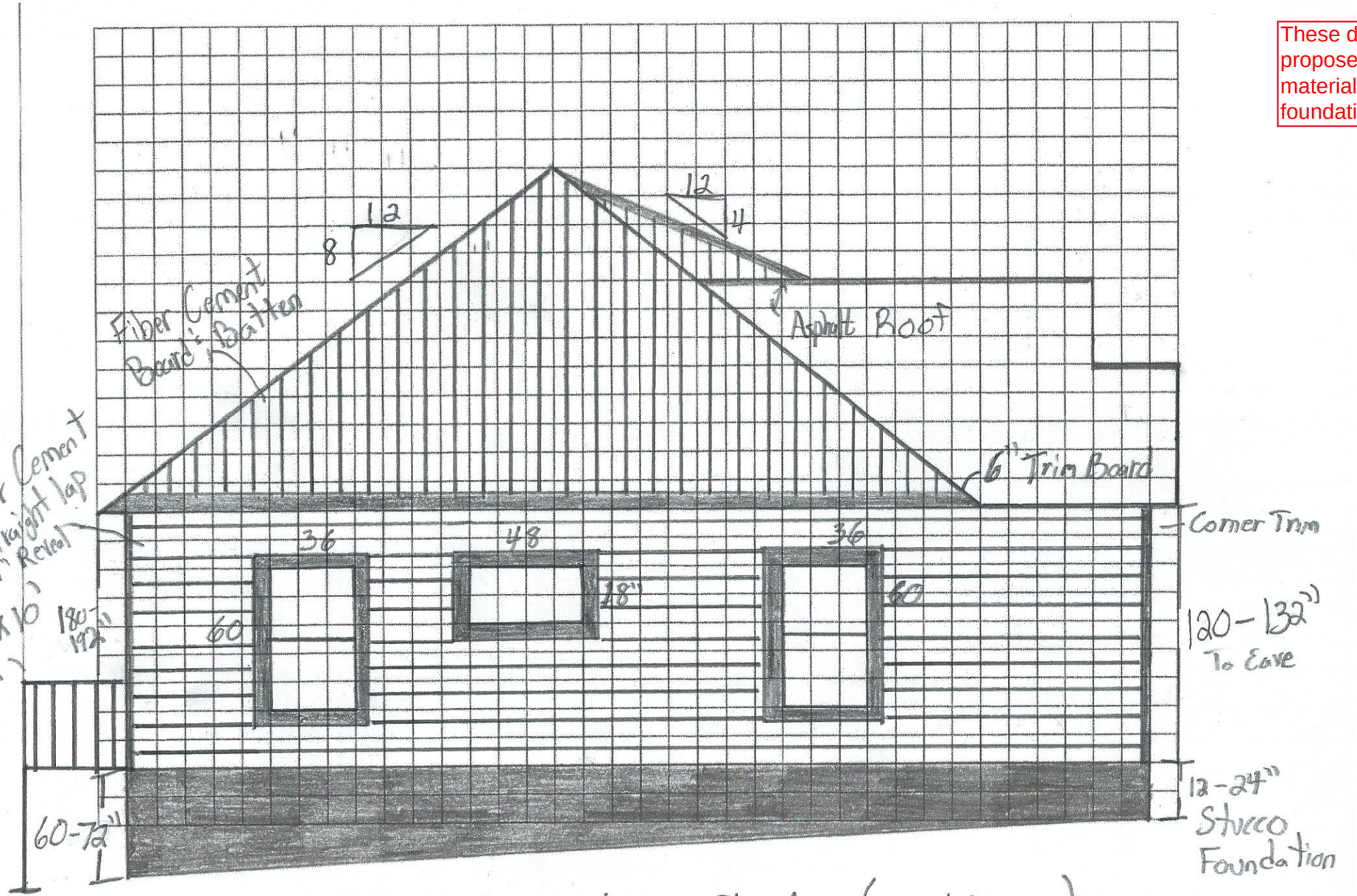
2301 Jefferson Front Elevation

These drawings show the house as proposed for construction, including materials, front porch placement, foundation height, rear deck, etc.



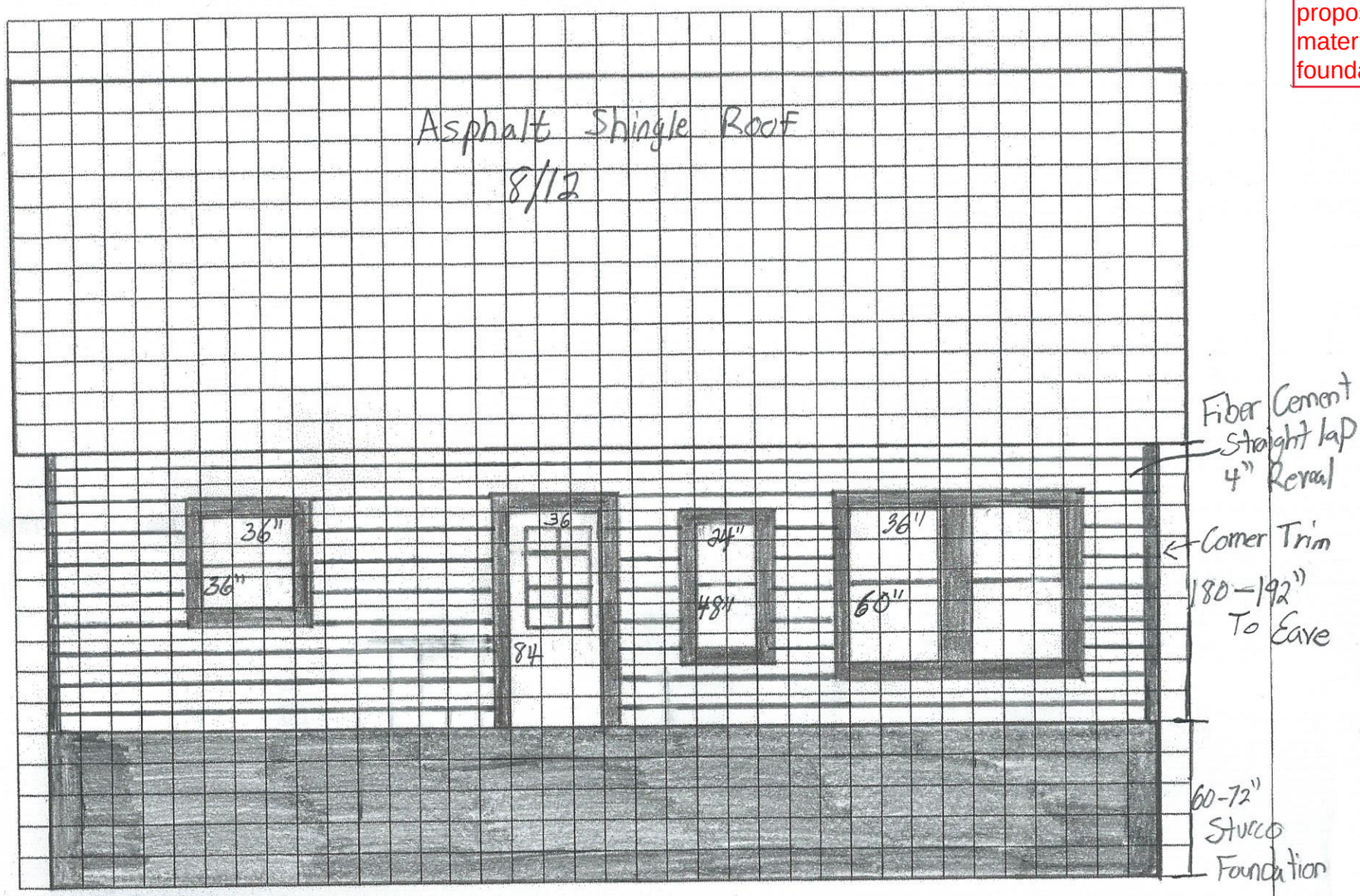
2301 Jefferson Right Elevation

These drawings show the house as proposed for construction, including materials, front porch placement, foundation height, rear deck, etc.

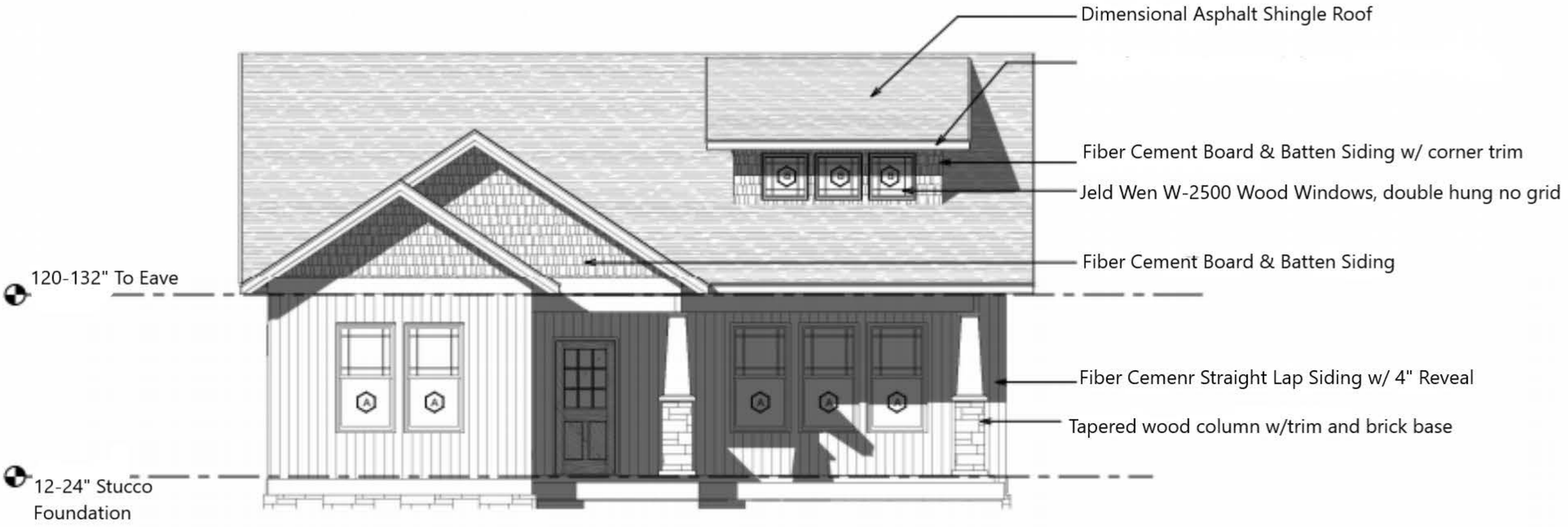


2301 Jefferson Left Elevation (from N. Olive St.)

These drawings show the house as proposed for construction, including materials, front porch placement, foundation height, rear deck, etc.



2301 Jefferson Rear Elevation



2301 Jefferson Ave. Front Elevation

1/4 = 1'

Scaled drawings provided by applicant to reflect scale of proposed new construction. See previous hand-drawn elevations for materials and exact design specifications. Rear elevation will not have covered porch.

2301 Jefferson Ave. Left Elevation
(fron N. Olive St.)

1/4" - 1'

Scaled drawings provided by applicant to reflect scale of proposed new construction. See previous hand-drawn elevations for materials and exact design specifications. Rear elevation will not have covered porch.

2301 Jefferson Ave.

1 REAR ELEVATION
1/4" = 1'-0"

Scaled drawings provided by applicant to reflect scale of proposed new construction. See previous hand-drawn elevations for materials and exact design specifications. Rear elevation will not have covered porch.

2301 Jefferson Ave. Right Elevation

1/4" - 1'

Scaled drawings provided by applicant to reflect scale of proposed new construction. See previous hand-drawn elevations for materials and exact design specifications. Rear elevation will not have covered porch.

Façade view of site, photographer facing northwest.

Façade view of site, photographer facing northwest.

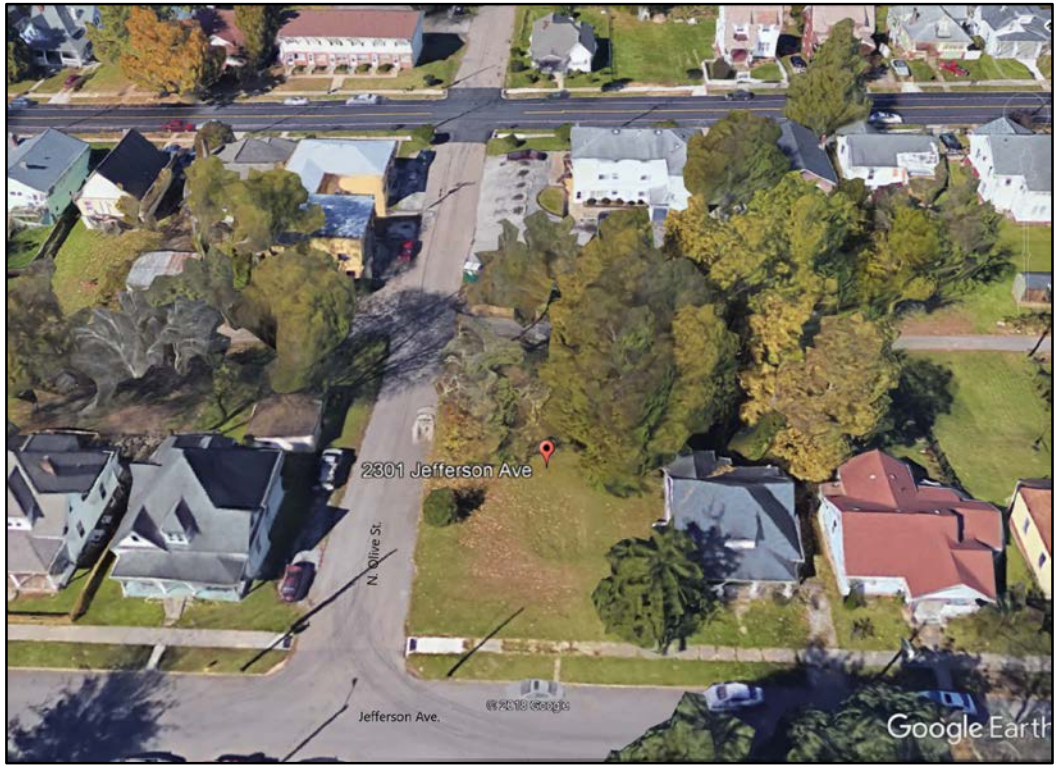
Corner view view of site, photographer facing north.

Streetscape view of Jefferson Ave, photographer facing northeast.

Streetscape view across Jefferson Avenue, photographer facing northeast.

Streetscape view of Jefferson Avenue, photographer facing southwest.

Rear view of site, facing south/southeast.



Google Earth aerial of site

View from alley, facing southeast.

Pictometry views of site

North view

East view

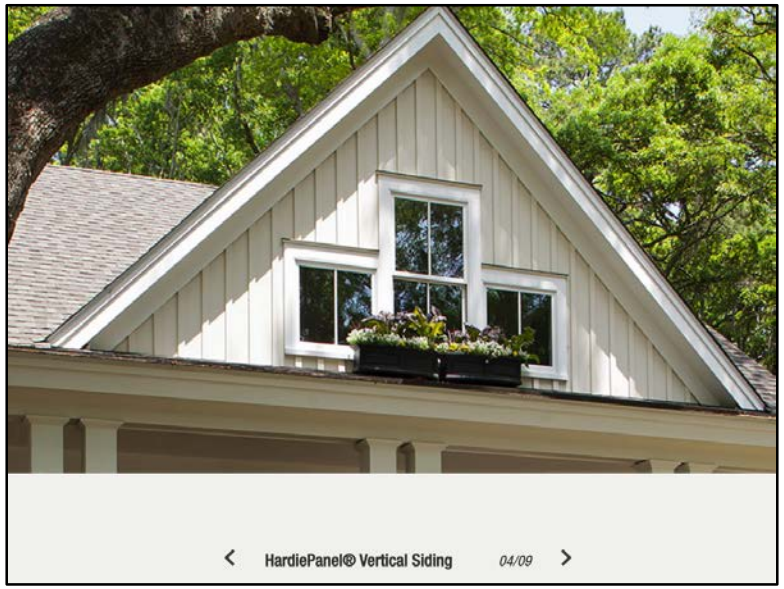
South view

West view

Similar house built in IH overlay;

Some materials and details will vary in proposed construction

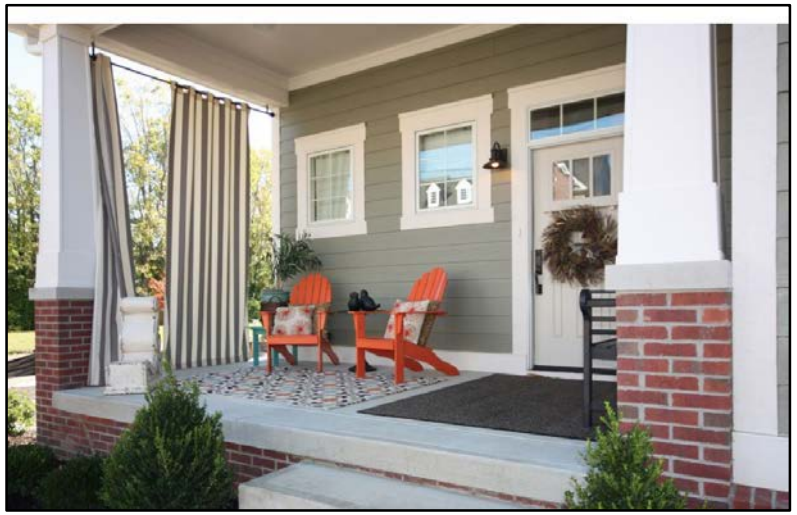
HardiePlank horizontal lap siding, 4” reveal



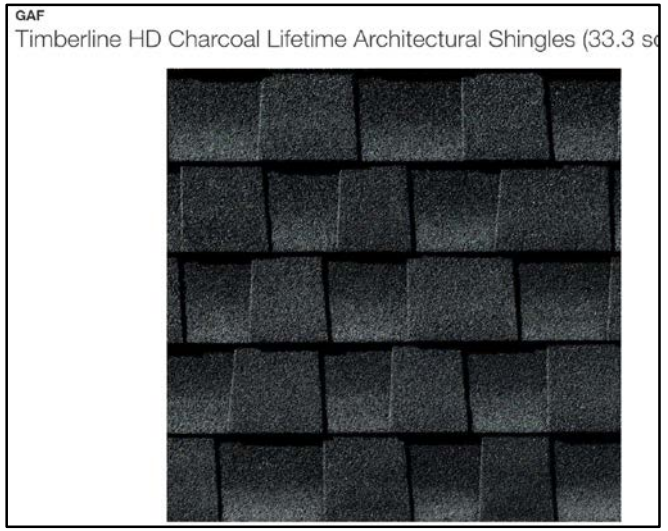
HardiePlank board and batten siding, for front gable field

Proposed window

Rear deck baluster design; wood picket balusters to be inset into top and bottom rails



Tapered columns on brick piers



Proposed roof material