



Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 3-G-20-HZ

PROPERTY LOCATION: 0 N. 3rd Ave. / Parcel ID 81 M K 017

DISTRICT: Fourth and Gill H-1

MEETING DATE: 3/19/2020

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 E. 4th Avenue. Houses on these lots were originally oriented towards the east, fronting E. 4th 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 8/12 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. Front and side gable fields are proposed to be clad in wood shingles.

A shed-gable roof porch projects from the right half of the façade. The porch is 8' deep and 15'-6" long and supported by 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 south elevation, with a 36" deep entry stoop. A recessed corner porch is located on the southeast corner of the porch, supported by square wood columns and enclosed with a screen.

Window sizes vary. The façade features two stories of paired one-over-one, double-hung vinyl windows on the left side (front-gable massing) and another pair of one-over-one, double-hung vinyl windows. Windows are proposed as Lansing vinyl 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

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.

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

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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 nontraditional 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.

Features

1. Always design front facades with a strong sense of entry. Strongly emphasized side entries, or entries not defined

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by a porch or similar transitional element, result in an incompatible flat first-floor facade.

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:

N/A

STAFF FINDINGS:

1. The proposed house will establish a new front setback pattern for the block. It cannot draw precedent from the other house fronting N. 3rd Avenue, as that house predates the construction of I-40 and historically fronted 4th Avenue. The house must meet the setback requirements of the base zoning for RN-2, which is a front setback of at least 20' (or the average of the blockface) and a rear setback of 25'. Establishing a modest front setback of 22' will ensure that future construction on any of the viable lots on N. 3rd Avenue will not conflict with the base zoning. Moreover, they will be somewhat less visible from surrounding streets, especially as the rear property line is flanked by a tall concrete sound wall.

2. The house will set a precedent of height and scale for houses on this block. In the opinion of staff, the overall two-story, approximately 29' tall height and scale of the house is appropriate for the context of the block. The two remaining historic houses on the block are on the larger side of the neighborhood's houses; 829 N. 3rd Avenue is a two-story house and 611 Gill Street is a two-and-one-half-story house.

3. The house lacks immediate neighbors from which to draw context for the façade's directional alignment (from the Scale & Massing section of the guidelines). A mix of vertical and horizontal elements from the two-story front-gable roof massing and a one-story porch sufficiently "breaks up uninteresting boxlike forms into smaller, varied masses."

4. The house exhibits a 2' raised masonry foundation similar to other houses in the neighborhood. Masonry is an appropriate foundation material.

5. The overall roof pitch imitates the steep pitch of roofs on nearby houses in the same style. Per the guidelines, eave overhangs of at least eight inches should be used on the house, and fascia boards should be included on the gables. The roof is appropriate within the guidelines in material and color.

6. While a one-story porch on a two-story house is an appropriate element for the selected house form, both the length and the pitch of the shed roof on the front porch are disproportionate on the façade and right elevation.

The 4/10- pitch shed roof on the front porch has to extend too far towards the rear to connect with the side-gable roof massing, and attempts to accommodate additional interior space below. Precedent houses included in the application packet show houses with hipped roofs with front gable massings projecting from the façade. On the precedent houses, this creates an L-shape plan where the porch roof extends directly to the recessed exterior wall of the hipped-roof massing, instead of creating one story of additional space below the porch roof.

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Moreover, the precedent houses all have shallow, lower-pitched hipped roofs which allow for space for second-story windows on the façade above the porches.

7. While simple one-over-one windows are appropriate for new construction in the neighborhood, depictions of the windows in the provided elevations don't necessarily reflect the thickness of the actual meeting rail between the two window sashes. Vinyl is not an appropriate material for windows in the neighborhood. Moreover, the paired 3050 windows in the specifications should be separated by appropriate trim to resemble two separate windows instead of factory-joined windows. Due to the somewhat smaller height of the house (compared to other houses shown as precedent), the 3050 windows seem slightly disproportionately large. The 1550 windows on the rear and side elevations appear disproportionately narrow. Header heights of the windows should be consistent around the house. Window sills should also be included.

8. Square wood columns and a simple turned wood balustrade are appropriate materials for porch details.

9. The façade has a strong sense of entry as recommended in the guidelines. A 3/4-light door is an appropriate design for the context.

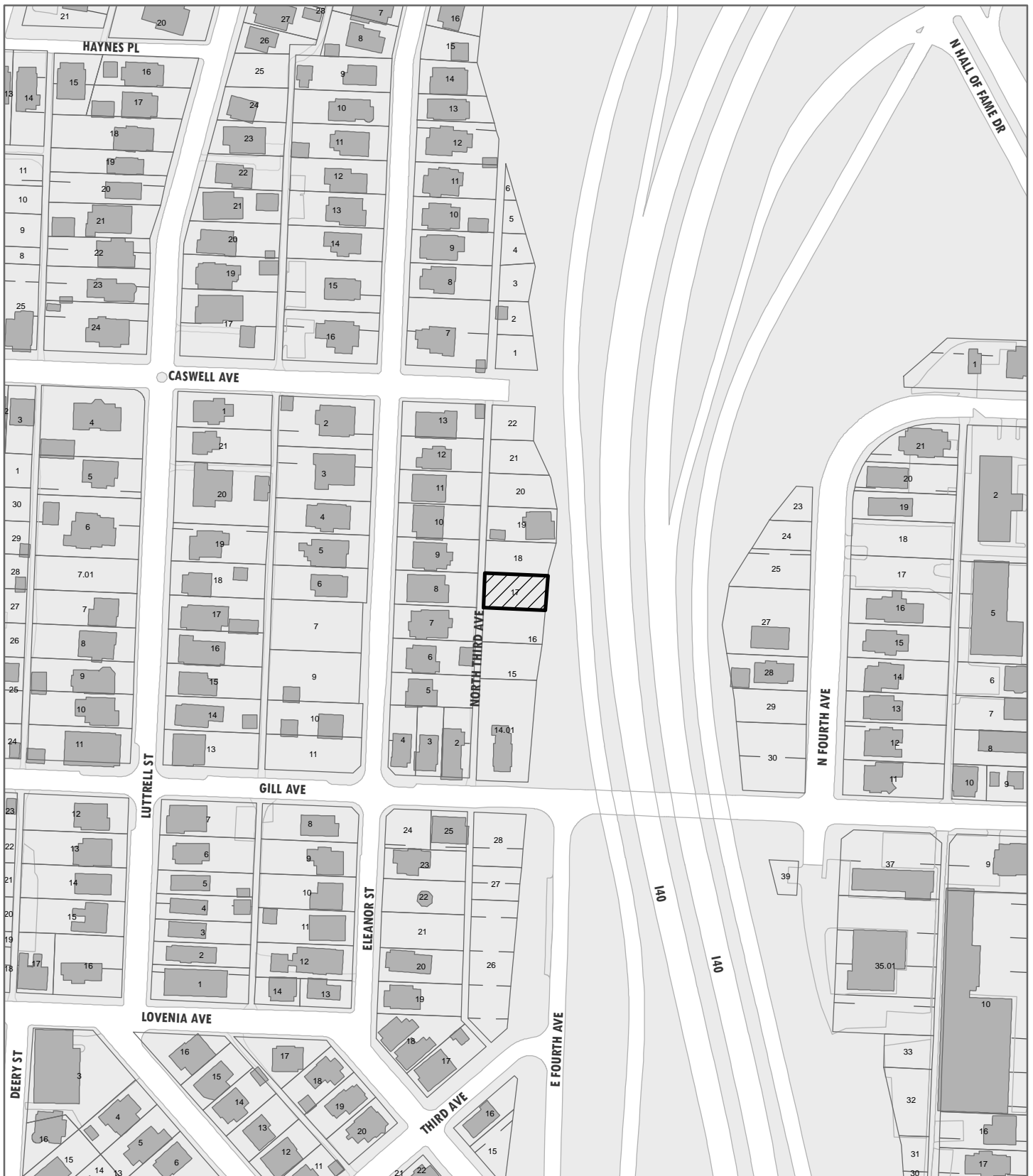
10. The simple gable-roof stoop is an appropriate form for a secondary entry porch. However, the gable roof should be set 1'-2' lower on the elevation so the bottom of the gable is better aligned with the actual door. The gable is also too narrow for the door. The door selected for the secondary entry is compatible in size, scale, and materials with the house and the primary entrance and does not have the appearance of a primary entry.

11. The use of HardiePlank lap siding with a 5" exposure, 4" corner boards, and trim boards maintain continuity with the neighboring historic houses. 4" window and door trim should be included, and 4" trim should separate the paired windows to reflect the design of historic windows.

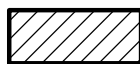
► STAFF RECOMMENDATION:

Staff recommends postponement of the application for the following items to be addressed:

- 1) elevation drawings to reflect fascia boards and eave overhangs on the house;
- 2) applicant to select different window material and window sizes more proportionate for the size of the house and the neighborhood context, and updated drawings to show appropriate 4" window trim and window sills, with a consistent window header height on sides and rear elevations;
- 3) re-design of front porch and right elevation;
- 4) relevant guidance from the neighborhood to be incorporated.



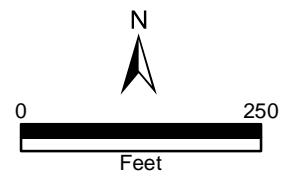
3-G-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



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





DESIGN REVIEW REQUEST

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

Smithco Properties, L.L.C.

Applicant

3/2/2020

3/19/2020

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
Staff Signature

Lindsay Crockett

Please Print

3/2/20

Date

T Smith
Applicant Signature

Trenton D. Smith

Please Print

2/3/2020

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

ADDITIONAL REQUIREMENTS

- ☐ Property Owners / Option Holders

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

FEE 1:

TOTAL:

FEE 2:

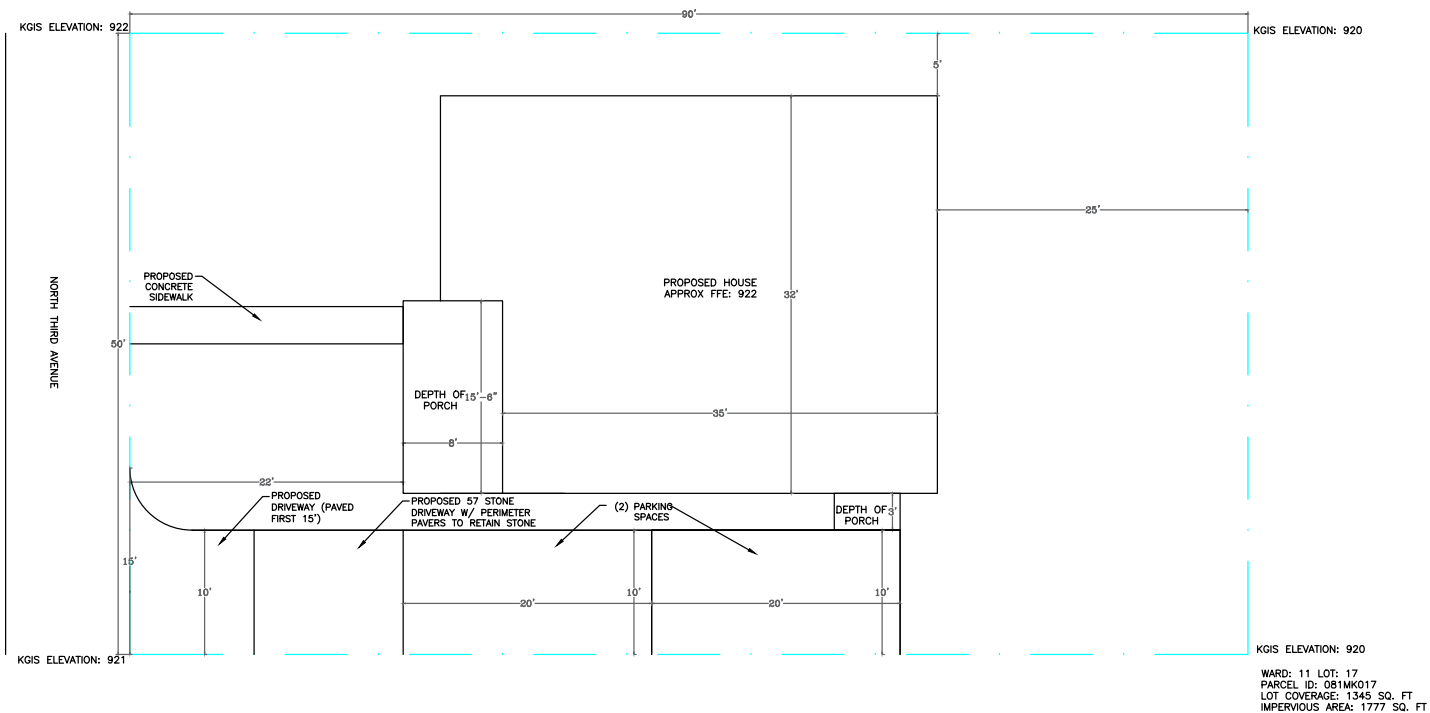
FEE 3:

PROPOSED PLANS
LOT 17 N. 3RD AVENUE
KNOXVILLE, TENNESSEE

SMITHCo. PROPERTIES, L.L.C.

LOT 17 N. 3RD STREET
KNOXVILLE, TENNESSEE

PREPARED BY
TDS
DATED
3/1/20



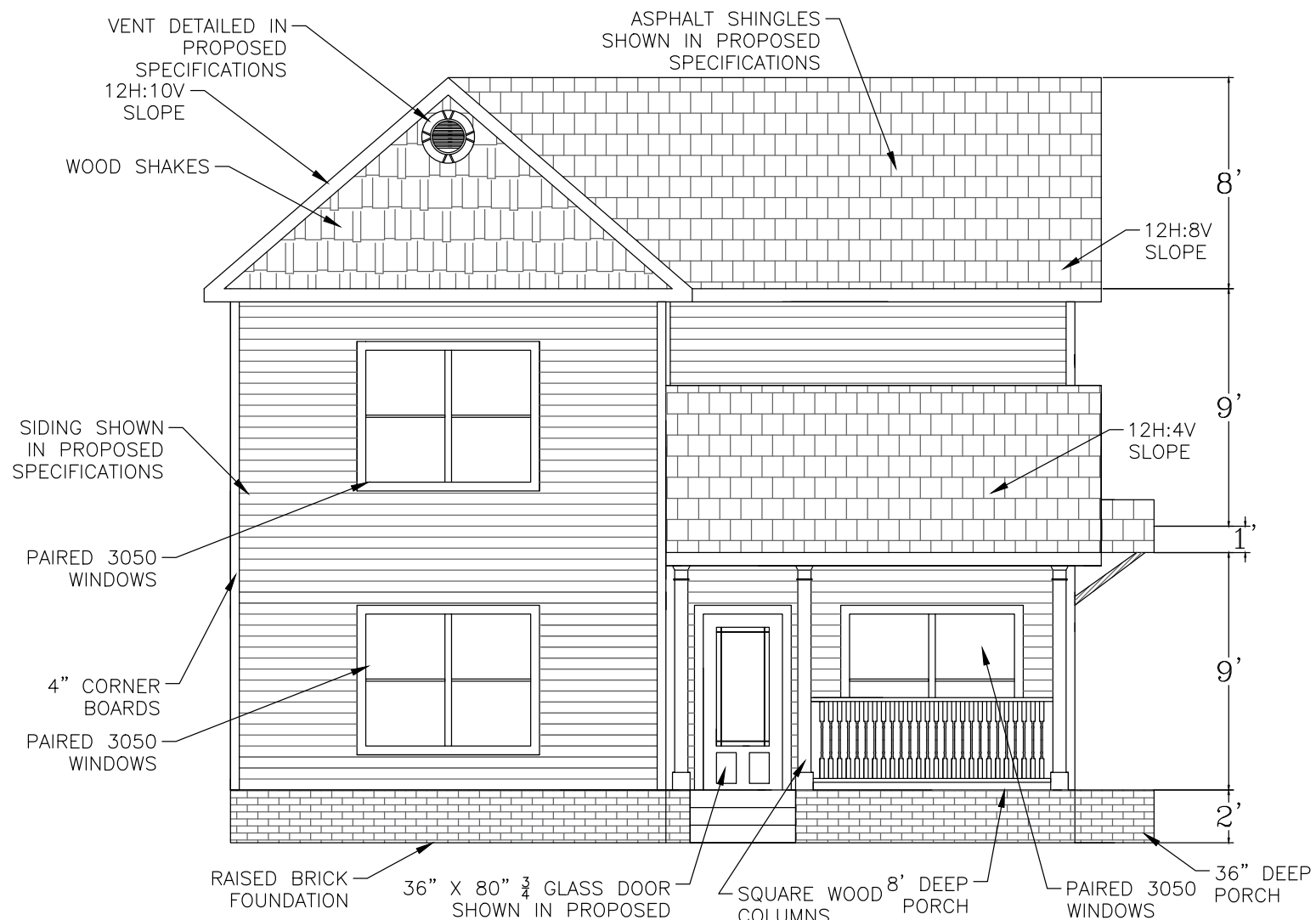
1" = 10'
SCALE

SMITHCo. PROPERTIES, L.L.C.

SITE PLAN

LOT 17 N. 3RD STREET
KNOXVILLE, TENNESSEE

PREPARED BY
TDS
DATED
3/1/20

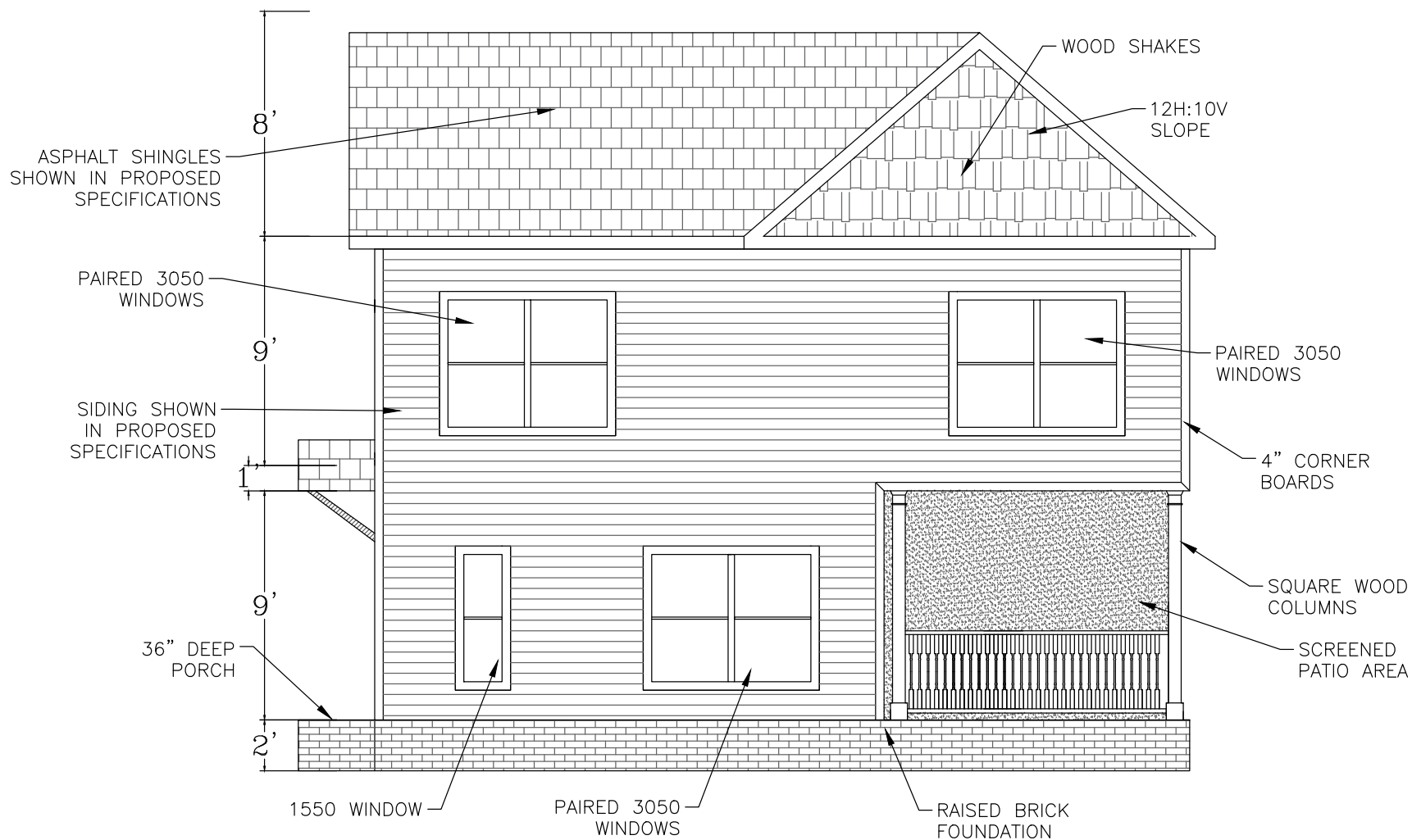


SMITHCo. PROPERTIES, L.L.C.

FRONT ELEVATION

LOT 17 N. 3RD STREET
KNOXVILLE, TENNESSEE

PREPARED BY
TDS
DATED
3/1/20



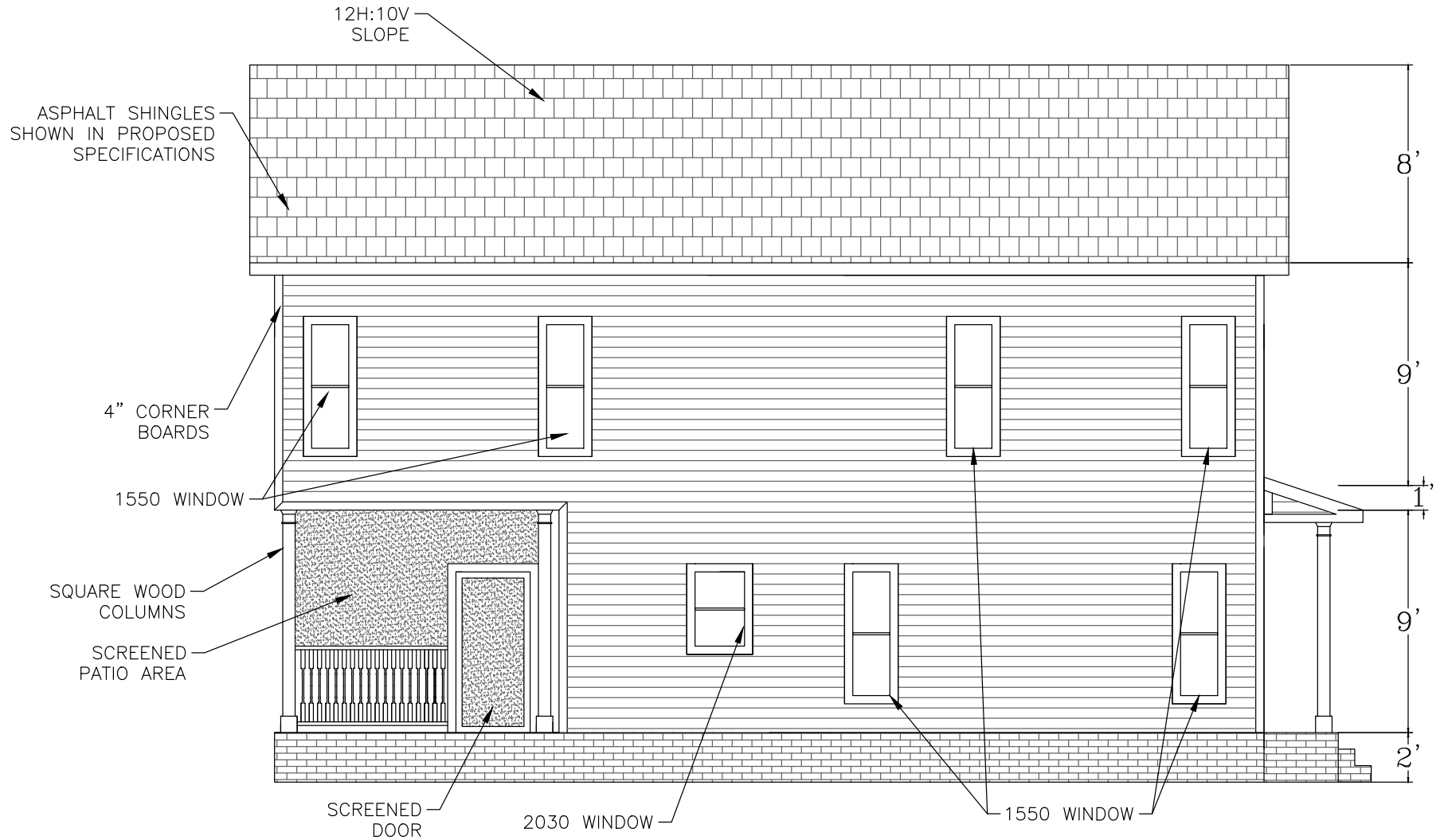
1" = 4'
SCALE

SMITHCo. PROPERTIES, L.L.C.

REAR ELEVATION

LOT 17 N. 3RD STREET
KNOXVILLE, TENNESSEE

PREPARED BY
TDS
DATED
3/1/20



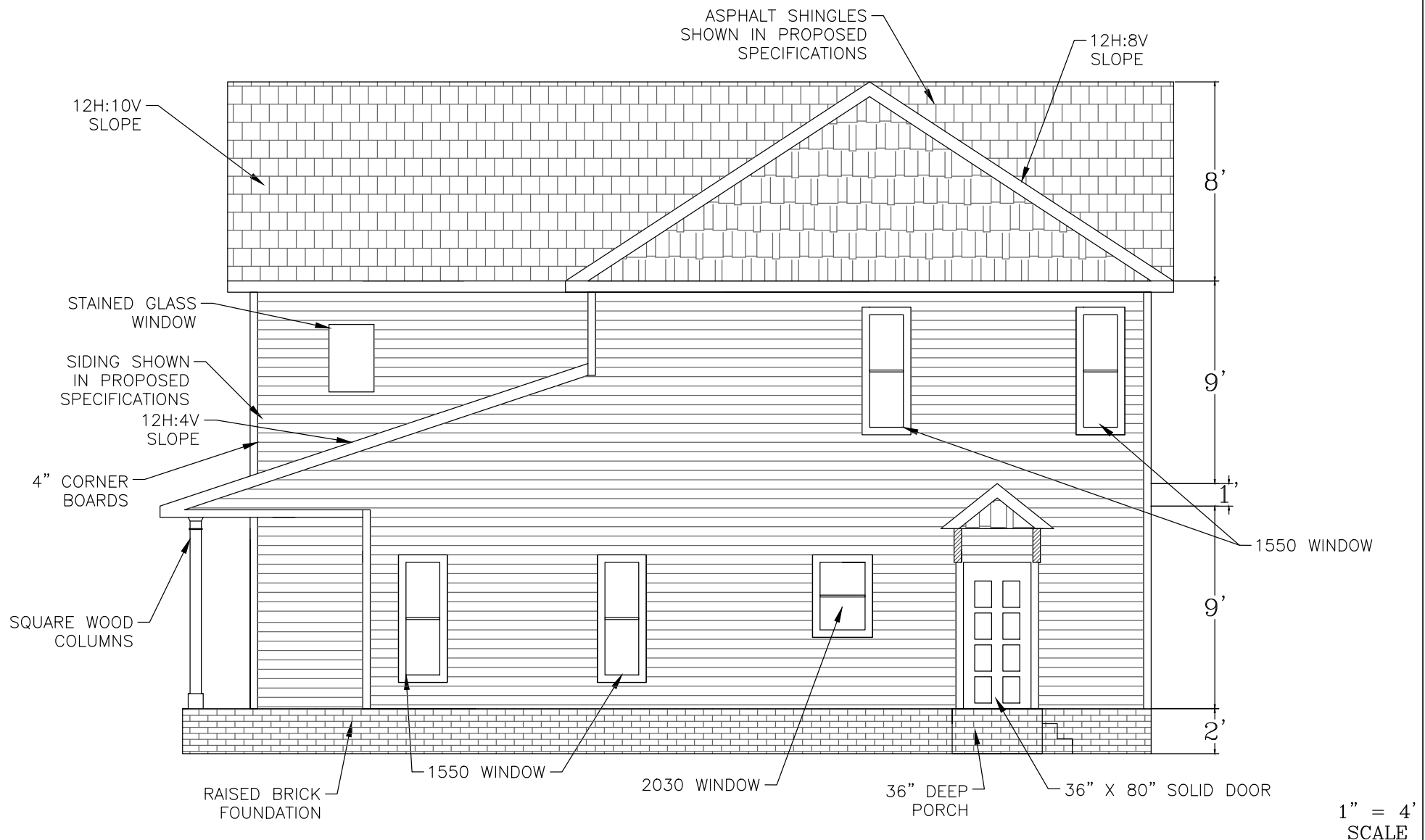
1" = 4'
SCALE

SMITHCo. PROPERTIES, L.L.C.

LEFT ELEVATION

LOT 17 N. 3RD STREET
KNOXVILLE, TENNESSEE

PREPARED BY
TDS
DATED
3/1/20



SMITHCo. PROPERTIES, L.L.C.

RIGHT ELEVATION

LOT 17 N. 3RD STREET
KNOXVILLE, TENNESSEE

PREPARED BY
TDS
DATED
3/1/20

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:

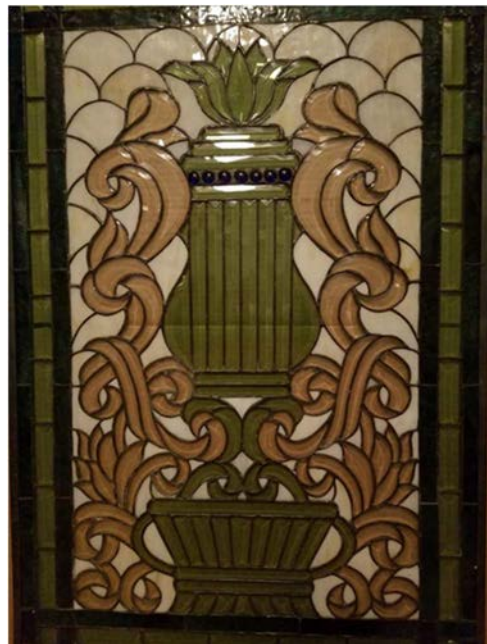


Shake

Proposed Shake:

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

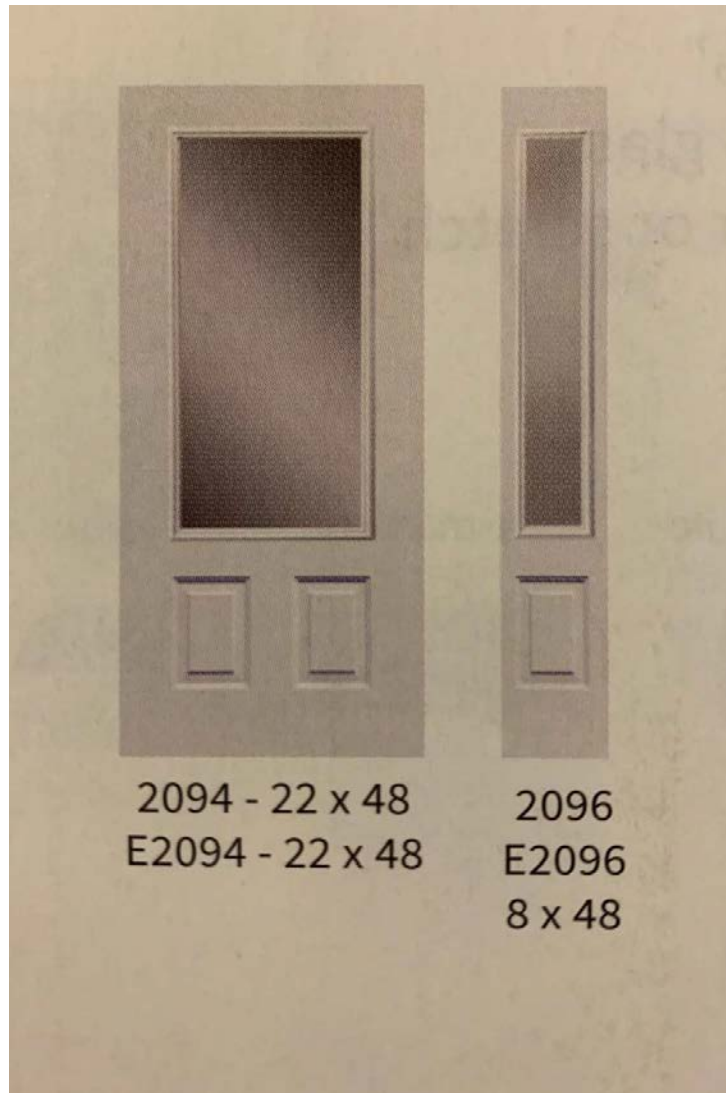
Windows



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.

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.

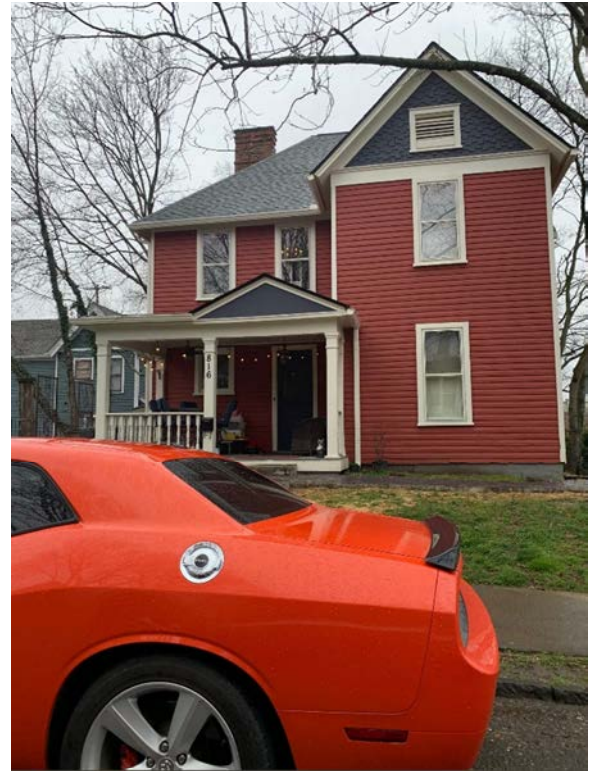
Shingles



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.



