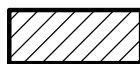




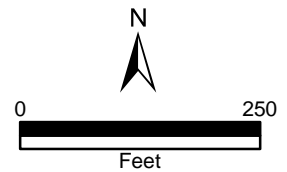
10-K-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



401 E. Oklahoma Ave. 37917
Old North Knoxville H

Original Print Date: 9/30/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: David Holmes



Meeting: 11/19/2020
Applicant: David Holmes
Owner: David Holmes

Property Information

Location: 401 E. Oklahoma Ave. **Parcel ID** 81 L W 024
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne cottage, c.1910

One-story frame with hipped roof with cross gables. Wood weatherboard wallcovering. Asphalt shingle roof covering and wood shingles in gable ends. Double-hung one-over-one windows with cottage window on front façade. One-story one-half front porch with turned wood posts. Two interior offset brick chimneys. Brick foundation. Irregular plan. Projecting bay on north elevation.

Description of Work

Level II Construction of Addition or Outbuilding, Demolition/Relocation of Noncontributing Structure
Demolition of non-contributing, concrete masonry unit garage in rear.

ADU:

Construction of accessory dwelling unit. ADU will be constructed at the rear of the lot, set 10' off the rear (northwest) property line and 5' off the left (southwest) property line. ADU to measure 21' wide by 30' long, one-and-one-half stories. Height (as measured per City of Knoxville Zoning Code) to be 18' tall.

Rectangular ADU to feature a side-gable roof with a 9/12 pitch, with two 3/12 shed-roof dormers on each roof slope. Shed-roof dormers to be offset 2' from left and right of roofline. Roof will be clad in asphalt shingles and feature white 6" gutters. Exterior to be clad in smooth-finished, fiber cement board with a 4.5" reveal and painted to match house. House will rest on a concrete slab foundation. Windows are 1/1 double-hung wood windows, featuring two 30" by 48" egress windows on both dormers.

Northwest elevation (fronting alley) has no windows on lower level. Right (northeast) elevation to feature 9' wide by 7' tall garage door on the right side, one double-hung window in upper story, and one 36" x 36" double-hung window on the left side. Southeast elevation (fronting rear yard of primary residence) to feature one centrally-located Craftsman-style door, flanked by two one-over-one, double-hung windows on first story. Left side (southwest) elevation features one centrally-located Craftsman door and one 36" x 36" double-hung window.

A small rectangular deck, with Trex Enhance brand composite decking, extends off the southeast elevation, fronting the rear yard.

Modification to deck on primary residence:

In May 2018 (5-H-18-HZ), a new rear deck measuring 10' by 20' was approved on the primary residence at 401 E.

Oklahoma. Deck flooring was approved as 5/4 by 6 treated pine decking. Applicant requests modification to this deck to utilize Trex Enhance Naturals composite decking. Trex decking will be .94 by 5.5" in profile, tongue-and-groove, with hidden fasteners.

Applicable Design Guidelines

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

M. Auxiliary or Outbuildings

1. The design of outbuildings such as garages shall acknowledge and suggest the function of original outbuildings that would have been located in the neighborhood.
2. The design of features like garage doors that face the street shall mimic carriage house doors from an era consistent with the primary building on the lot.
3. Garages shall be located to the rear of the primary building on the lot.
4. Materials used in constructing outbuildings or accessory buildings may only use materials and design characteristics selected from the following list: wood lap siding with a four-inch lap or board-and-batten; a 12/12 roof pitch; overhanging eaves; exposed rafter tails; wood windows; masonry but not exposed concrete block or split-face block; garage doors appearing to be carriage doors or plank doors with x-bracing or perimeter reinforcing timbers.

New Building Construction

H. Scale and Massing

1. Relate the size and proportions of new structures to the scale of adjacent buildings.
4. New buildings must reinforce the scale of the neighborhood by their height, width, and massing.
6. Roof shapes must relate to the existing buildings, as must roof coverage.

SOI Standards:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
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Comments

This application was postponed from the September 2020 HZC meeting. The neighborhood has discussed the need to update ONK's design guidelines with guidelines more relevant to accessory dwelling structures, as the requirements for accessory structures with habitable space are, by necessity, different from those for a garage or shed.

Staff Findings

1. 401 E. Oklahoma Avenue is a contributing resource to the Old North Knoxville National Register Historic District and the local historic overlay.
 2. The existing garage is not a historic outbuilding and does not contribute to the historic district; demolition of the existing garage is appropriate.
 3. The proposed accessory structure will be located behind the primary house, set 5' off the left interior property line and 10' off the rear property line. Placement of the accessory structure is appropriate.
 4. The house is located on a topographic hill which slopes down to the front and down towards the rear; the topography of the site will assist in reducing visibility of the accessory structure. The applicant has provided a
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"conservative estimate" of the primary house at 19.375' tall; the proposed structure will measure 18' tall. At 630 square feet, the ADU will meet almost the maximum possible lot coverage requirements for the RN-2 zoning. The massing of the proposed ADU is large.

5. The primary house is a Queen Anne cottage. In response to the design guidelines for "Auxiliary or Outbuildings," the applicant has included most of the design characteristics listed in item 4: horizontal lap siding, overhanging eaves, and wood windows. The roof pitch has been modified from the previous submittal to show a more shallow pitch - the initial proposal featured a 12/12 primary roof and the revised has a 9/12 pitch with 3/12 shed-roof dormers. The revised roof pitch is more complimentary to the primary house. The applicant has also revised the drawing to show lap siding and a decorative vent detail to correspond to the primary residence.

While the application drawing shows shed dormers beginning below the main roof ridge, the applicant has also referenced an outbuilding project at 517 E. Oklahoma where the shed dormers tie into the main roof ridge. This would increase the visual effect of the already large outbuilding's massing. The dormers should be separate rooflines from the primary roofline.

6. Additional transparency is needed on the west elevation to avoid blank walls with no windows.

7. Materials, including fiber cement board lap siding, asphalt shingle roof, and wood windows, meet the design guidelines for new accessory buildings. The Trex deck is appropriate for a new construction accessory building. A brick-clad foundation instead of a concrete slab could assist in connecting the house to the primary building.

8. The applicant is also requesting modifications of to a previously approved, new deck on the rear elevation of the primary house. The deck was approved in May 2018 to measure 10' x 20', be set less than 30" above the ground, and 5/4 by 6" treated pine decking. The applicant is requesting to use Trex Enhance Naturals composite decking, which is .94" by 5.5" in profile, tongue-and-groove, with hidden fasteners. As the proposed deck is a new element, not visible from the public right-of-way, and uses similar construction methods as historic tongue-and-groove wood porches, the use of Trex material on the new rear deck is appropriate.

Staff Recommendation

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

- 1) additional windows to be incorporated on west elevation;
- 2) final door and garage door specifications, and awning design and placement, to be submitted to staff for approval.



DESIGN REVIEW REQUEST

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

David Holmes

Applicant

09/27/20

10-15/20

10-K-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

David Holmes

Name

Company

401 E Oklahoma Ave

Knoxville

TN

37917

Address

City

State

Zip

423-231-8290

dholmes24@gmail.com

Phone

Email

CURRENT PROPERTY INFO

David Holmes

401 E Oklahoma Ave

423-231-8290

Owner Name (if different from applicant)

Owner Address

Owner Phone

401 E Oklahoma Ave

081LQ024

Property Address

Parcel ID

Old North Knoxville

H-1

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

9-28-20

Staff Signature

Please Print

Date

David Holmes

09/27/20

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: Construction of ADU accessory structure. Demolition of non-contributing garage. Modification to previously approved COA.

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:

FEE 2:

FEE 3:

TOTAL:

New Accessory Dwelling Unit / Structure

Proposed ADU to be 1.5 story carriage house built on slab foundation with 630 sq ft footprint. Lower level consists of 1 car garage with carriage style doors, and separate workshop/storage area accessible from rear yard. Upper level is mother in law suite with exterior entrance and interior staircase.

Lot size 45'x165'

Site Plan

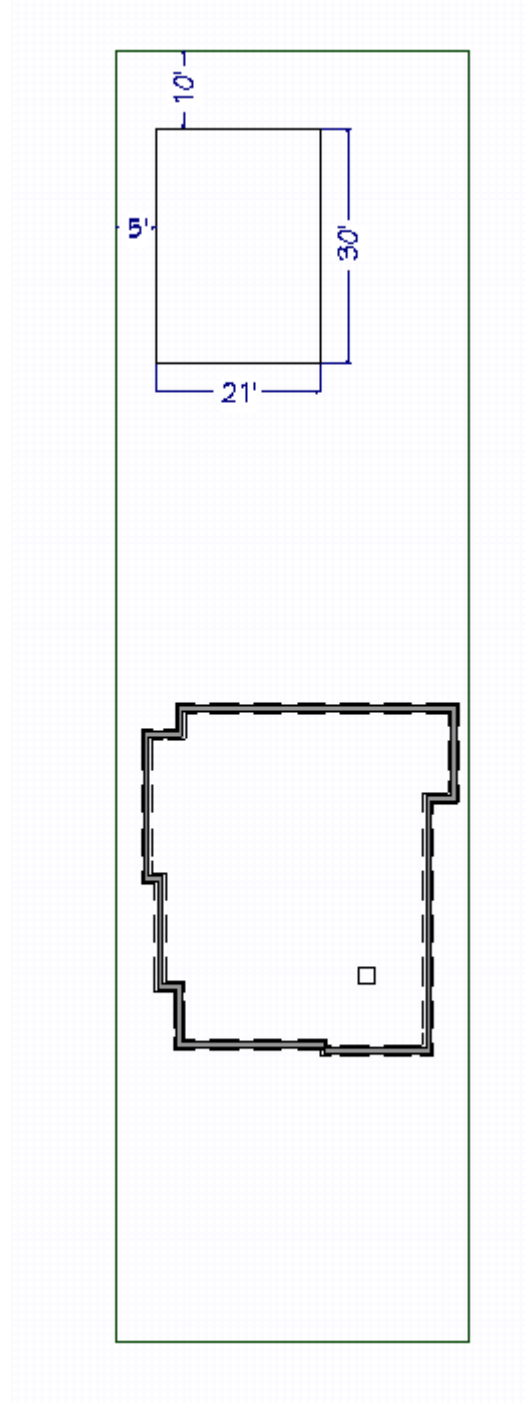
10' Setback

21' Width

5' Setback

30' Length

Engineered Retaining wall meeting IRC R404, ~ 4ft in height to build up to alley height



Retaining wall to be engineering retaining wall meeting IRC R404 with CMU block, concrete fill, and rebar support. CMU wall to be faced with salvaged brick from previous projects on Forest Ave.

Zoning Concerns:

Lot Details: 45'x165' = 7425 sq ft meets Recode minimum of 5000 sq ft

Primary Structure Building Footprint (includes front porch): 1596 sq ft

Proposed ADU Footprint: 21'x30' = 630sq ft = 39.4% of primary structure, meets Recode limit of 40%

Total Lot Coverage = 1596 + 630 = 2226 / 7425 = 29.9% coverage, meets Recode limit of 30%

Proposed ADU will be set back 10' from rear lot line, meets zoning requirement

Proposed ADU will be set back 5' from side lot line, meets zoning requirement

Proposed ADU will have height of 16.75', meets zoning requirement

Main house Height is conservatively estimated to be 19.375'.

(from grade at front, ~1 ft foundation, 1 ft floor joists, 10 ft main level, 1 ft floor joist, [12.75 ft to roof peak / 2 = 6.375 ft] =19.375 height.

Exterior Features:

Proposed ADU to have 9/12 gabled roof, with 3/12 shed dormers on each side of gable, offset 2' on each side of gable. Roofing to be architectural shingles in weathered wood. White 6" gutters.

Windows to be Wood Jeld Wen W-2500 Double Hung with 3 inch exterior casing. Size 30x48 on upper level. (casment where Egress required in BR) . Other sizes noted on elevations.

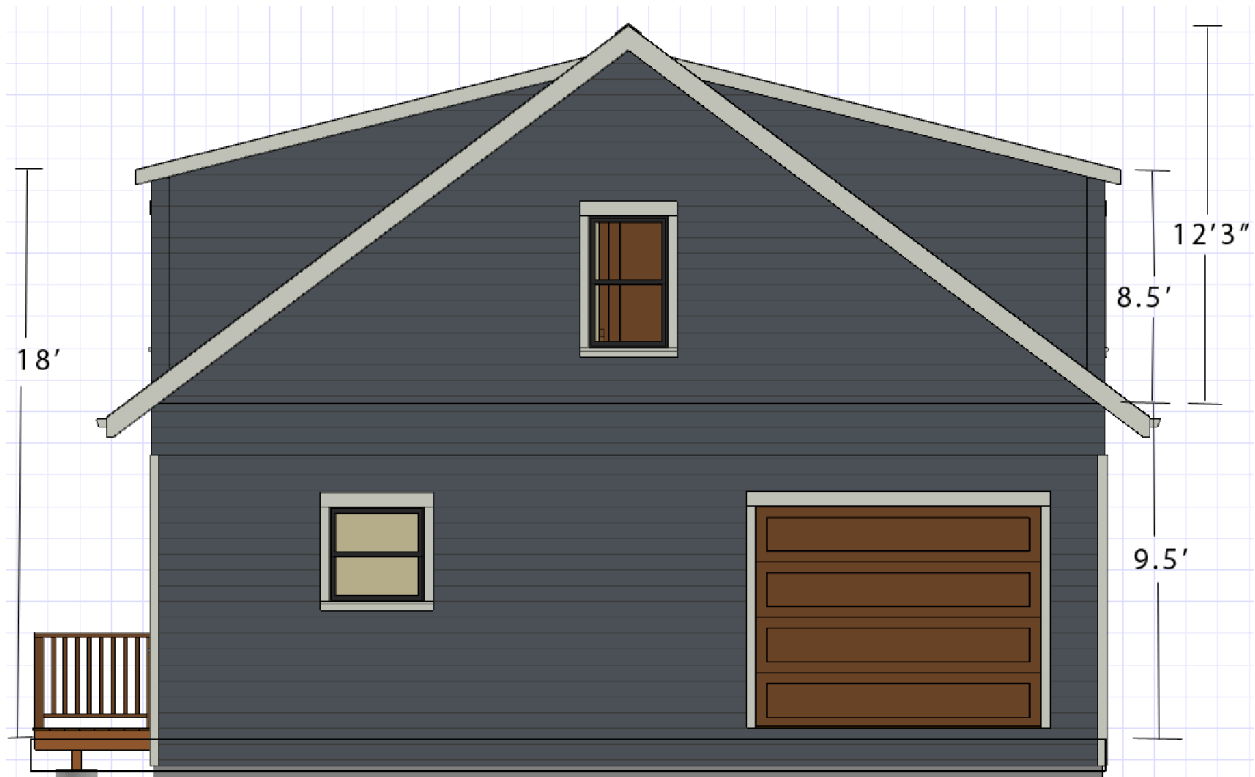
Doors to be fiberglass or wood approved by staff. Due to security concerns on alley, desired door style would have glass only in upper area in 1/4 lite style.

Siding to be smooth Hardie Brand Lap siding, with ~4.5 in reveal and painted to match main house. Hardie Siding has been approved by HZC for accessory structures in Old North and 4th and Gill. Corner board details and trim details to match main house style.

Carriage style Garage door to be approved by staff.

Entrance doors and garage door to have minimal portico/awning to protect from weather of design pending staff approval. Per discussion during HZC workshop, porticos to be minimal shed style approved by staff.

Elevation - East



Garage Door - 9' wide by 7' high

Upper window - 30"x48" centered.

Lower window - 36"x36" for countertop height, set 5.5' from left wall.

Main roof pitch - 9/12, Shed roof pitch 3/12

Overall Height 16.75'

Elevation - West



See East elevation for structure dimensions

Door - 36"x80", set 12'6" from left wall

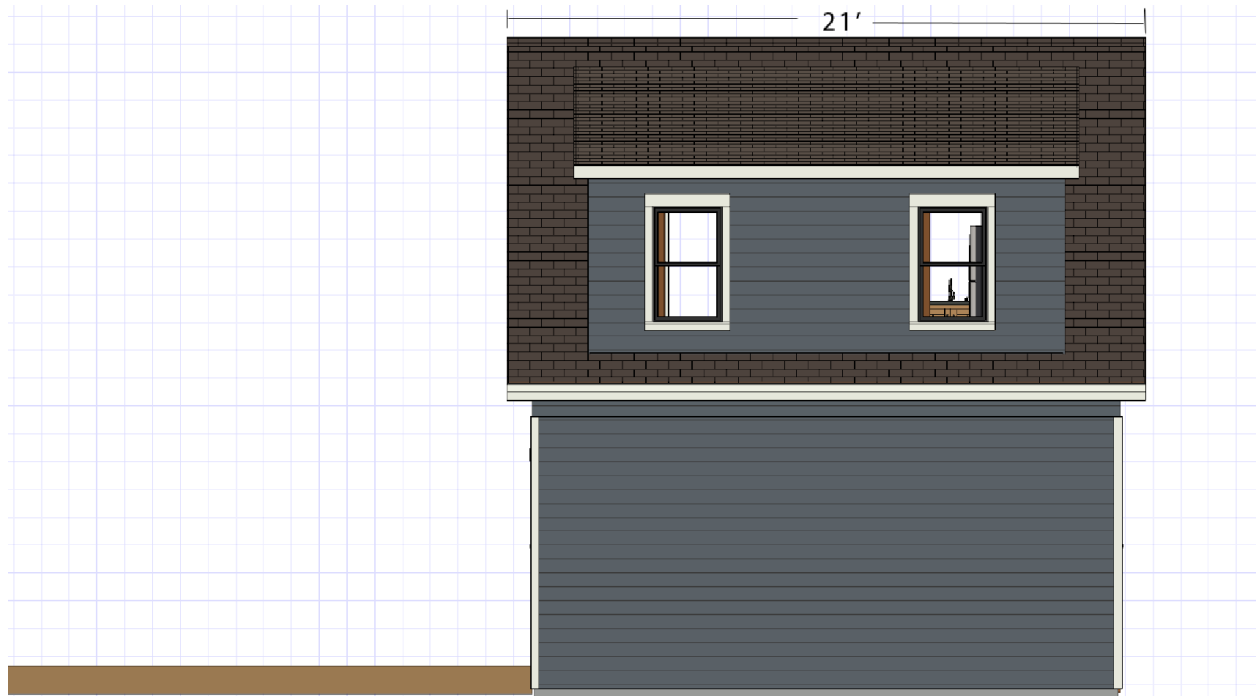
Windows 36"x36" for countertop height, set 5.5' from right wall.

Sawn Detail in gable similar to front of main house to reduce blank space.



west elevation with additional window and gable detail

Elevation - North (alley)

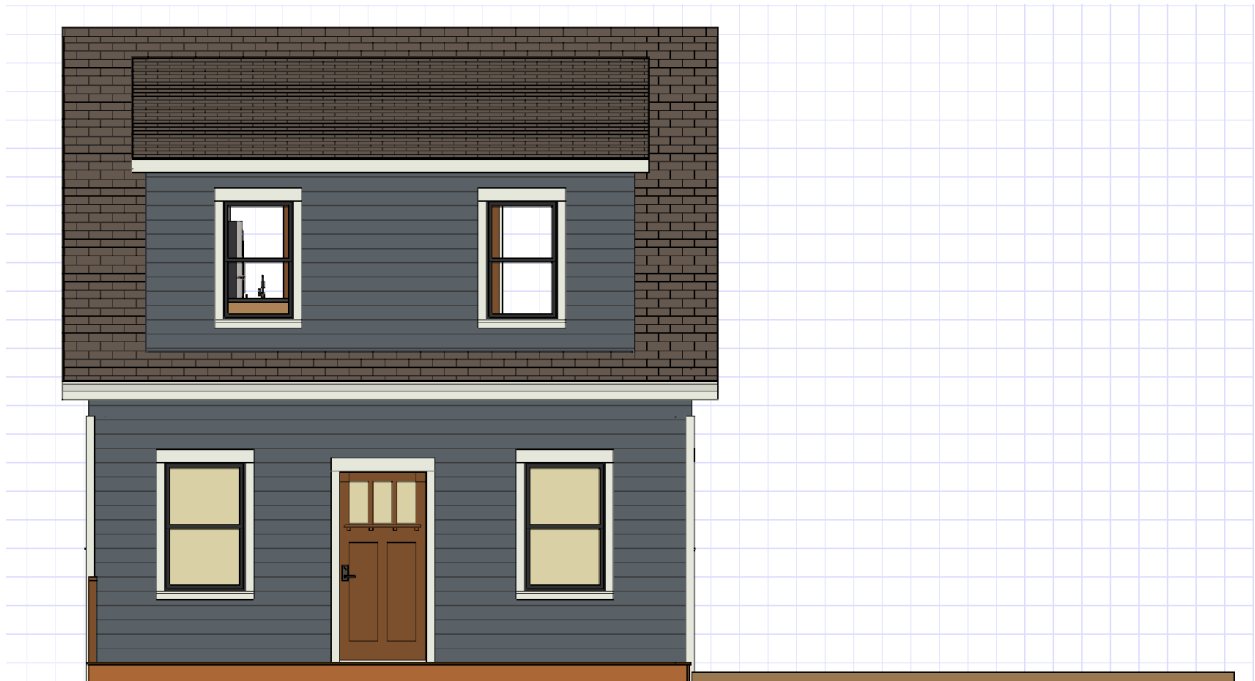


Dormer offset 2 ft on each side.

Upper windows - 30"x48" (one in BR to be casement for egress), set 4' from structure edge for each window

No windows proposed on lower level as garage space adjacent to alley.

Elevation - South (yard)



Dormer offset 2 ft on each side

Upper windows - 30"x48" (meets egress for double hung), set 4' from structure edge for each window

Lower windows - 34"x54" , offset 2.5' from each side

Door - 36"x80" , centered

3d Views:





Material Modification on previously approved COA.

COA 5-H-18-HZ was approved for dormer, rear deck, and front porch posts at 401 E Oklahoma.

For rear deck, the following was approved:

REAR DECK: A low rear deck is proposed. The proposed size of the deck is 10' by 20'. The deck will have at most one step at most. Since the height of the deck will be below 30", no guardrails are planned to be installed. Deck boarding to be 5/4 x 6 treated pine decking.

Request to modify approved 5/4 x 6 treated pine decking to Trex composite decking. The Trex decking is 95% recycled composite material in same dimensions with texture and color to match stained wood.

Trex Enhance Naturals composite, .94 in x 5.5in profile, color Toasted Sand shown.



Appendix A: Material Specifications

Windows:

Jeld-Wen W2500 Series - Wood

All wood construction

Previously approved by commission on projects at 129, 405, 401 E Oklahoma and 412 E Scott.



Decking:

Trex Enhance composite

.94 in x 5.5in profile

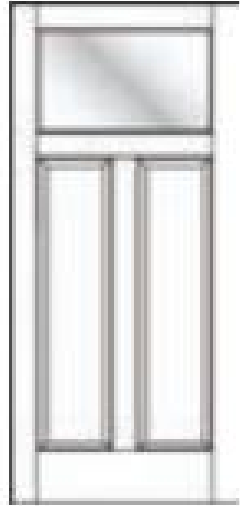


Entry Doors:

1/4 Lite Fiberglass or Wood Door to be approved by Staff: (samples for style)

MP Doors Fiberglass:

Woodgrain 4552



Garage Door

Wood Look Steel Carriage style garage door to be approved by staff.



Siding:

Hardie Fiber cement smooth lap siding, 1x6 for ~4.5 in reveal to match main house.



Comparison to previous design with 12/12 pitch roof: Overall height to ridge decreased by 3'9".

