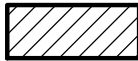




9-A-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS


1022 Eleanor St. 37917
Fourth and Gill H-1

Original Print Date: 9/1/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Katherine Hawley



 0 250
 Feet



Staff Report

Knoxville Historic Zoning Commission

File Number: 9-A-20-HZ

Meeting: 11/19/2020
Applicant: Katherine Hawley
Owner: Katherine Hawley

Property Information

Location: 1022 Eleanor St. **Parcel ID** 81 M J 011
District: Fourth and Gill H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne cottage, c.1905

One-story residence with a hipped roof clad in asphalt shingles, an exterior of wood clapboard siding, and a hipped-roof partial-width porch projecting from the right side of the foundation. Windows are two-over-two, double-hung wood windows and half-light wood door is flanked by sidelights. Two brick chimneys.

Description of Work

Level II Construction of Addition or Outbuilding

Construction of an accessory structure (shed). Shed will measure 12' wide by 20' long, and installed behind the primary residence, set 7' from the left (north) side property line and 15' from the rear (east) property line. Shed will be placed on a post-and-beam foundation and clad in vertical textured siding, with vertical "battens" added to mimic historic board-and-batten siding. Shed features an asphalt-shingle-clad shed roof, which will slope from the north side upwards towards the south side.

Applicable Design Guidelines

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

Outbuildings

It is acceptable to construct new outbuildings to the rear of lots in Fourth and Gill, with designs that respect the original design.

1. Buildings resembling servants' quarters or carriage houses, work buildings, or simple one-story garages are appropriate to be constructed in the Fourth and Gill Historic District. Their size and construction should use materials that correspond to the original primary buildings on the lot.
-

Comments

N/A

Staff Findings

1. 1022 Eleanor Street is a contributing resource to the Fourth and Gill National Register Historic District and local historic overlay.
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2. The proposed shed will be located behind the primary residence, meeting the appropriate setbacks for the base zoning ordinance, and will be minimally visible from the street. Placement of the shed is appropriate.
 3. The shed is not overly large and the massing will not be detrimental to the integrity of the primary residence.
 4. While the accessory structure will feature a shed roof, the structure will be placed and angled such that only a portion of the shed roof will be visible from the right-of-way, and it will resemble half of a gabled structure. The vertical textured siding is appropriate with the addition of vertical strips to reflect historic board-and-batten siding, and the elaborate wood siding details on the primary residence.
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Staff Recommendation

Staff recommends approval of the work as proposed.



DESIGN REVIEW REQUEST

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

Katherine Hawley

Applicant

12 Aug 2020

September 17, 2020

9-A-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

Katherine Hawley

Name

Company

1022 Eleanor Street

Knoxville

TN

37917

Address

City

State

Zip

917-376-2598

katy.hawley@gmail.com

Phone

Email

CURRENT PROPERTY INFO

1022 Eleanor Street, Knoxville, TN 37917

917-376-2598

Owner Name (if different from applicant)

Owner Address

Owner Phone

1022 Eleanor Street, Knoxville TN

081MJ011

Property Address

Parcel ID

4th & Gill

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

8/17/20

Please Print

Date

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 a 12-ft x 20-ft single story shed/accessory structure. Structure will be placed on a post and beam foundation. Structure comes with vertical textured siding. Material will be added to invoke the look of historic board and batten siding.

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:



Figure 1. Plan view of the proposed 20x12-ft outbuilding location. Proposed outbuilding measures 7-ft from the north side property line and 15-ft from the rear (east) property line.



Figure 2. Current view from Eleanor Street of the proposed outbuilding location (view to the east).



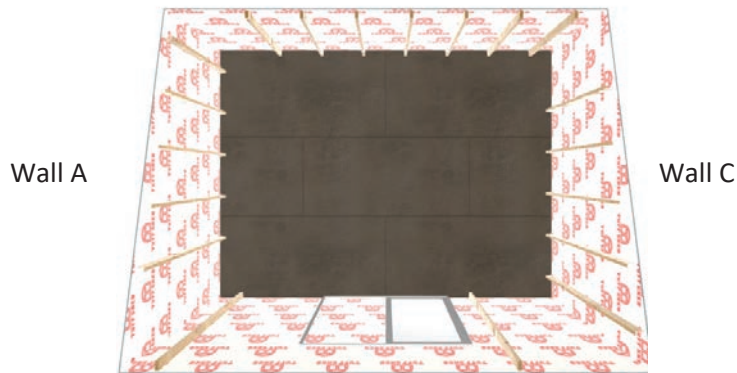
Figure 3. Street view with the proposed outbuilding placement (view to the east).



Figure 4. Proposed outbuilding footprint looking onto Eleanor Street (view to the northwest).



Wall D



Wall A

Wall C

Wall B

Base Details

Building Size & Style

Premier Pro Studio - 12' wide by 20' long

Paint Selection

Base: Seastone, Trim: Delicate White

Roof Selection

Pewter Gray Dimensional Premium Shingle

Drip Edge

White

Options Details

Special Instructions

THIS BUILDING WILL BE ANCHORED TO POST & BEAM FOUNDATION

Doors

Sliding Glass Door (6' x 6'8"),

Floor and Foundation

240 Sq Ft PT Floor Frame in lieu of Steel
 6 Ea Shed Anchor to Concrete - A24 & Wegde Anchor

Vents

2 Ea 12"x12"Gable End Vent, White

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

Yes

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Anchored to Concrete with Shed Floor

Customer Signature: _____ Date: _____