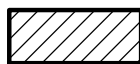




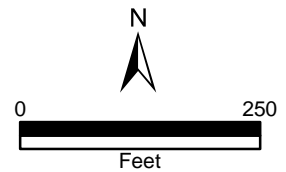
10-G-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1720 Laurel Ave.
Ft. Sanders NC

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

Petitioner: Jim Odle oysk3 Architects



Meeting: 10/15/2020
Applicant: Jim Odle oysk3 Architects
Owner: Henson Developments, LLC

Property Information

Location: 1720 Laurel Ave. **Parcel ID** 94 N K 012
District: Ft. Sanders NC
Zoning: RN-5 (General Residential Neighborhood)
Description: N/A
Vacant lot.

Description of Work

Level III Construction of New Primary Building

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 brick 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 paired 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 adjoining 9/9 double-hung vinyl windows in egress window wells. The first-story features one pair of the same windows, followed by a single window of the same design, and an additional 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. The roof features a large shed-roof dormer featuring two sets of paired 6/6 double-hung windows.

The house will be accessible from a set of concrete steps leading from the sidewalk. 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.

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.
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.

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. The design has been revised; the grade will no longer be built up and foundation windows will be located in egress window wells. The visible brick foundation will be approximately 2' tall on the east side elevation, and approximately 4' tall on the west side elevation. The foundation height has been revised to be more consistent with its historic context. At 30' tall, the house will be on the taller end of houses on the block.

The massing of the house is substantial compared to the surrounding block. Guidelines recommend that "single-family detached infill housing be proportional to other pre-1940 houses in terms of height and width." The proposed infill construction is a duplex, accommodating 6,758 of square footage; with a 42' by 42' square footprint, the overall massing is large.

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 neighborhood context.

4. The proposed roof pitch of 8/12 is the minimum pitch recommended within the design guidelines, used to accommodate the square shape of the house. The 12/12 pitch on the front porch roof and an 8/12 pitch on the façade dormers are proportionate for the house. The roof incorporates sufficient detailing, including eave overhangs, fascia details, and dormers to provide variation.

5. The overall proportions of the front porch correspond to the house's contemporary interpretation of a Colonial Revival style. While the two hipped massings on the porch are a unique design, they are proportionate to the house and 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; guidelines state that "the proportions of upper level windows should not exceed the proportion of the first level." The basement-level windows will be minimally visible from the right-of-way.
7. The full-width dormer on the rear elevation is not a historic form, though it will not be visible from Laurel Avenue and minimally visible from Clinch Avenue. The properties to the rear of 1720 Laurel Avenue, fronting Clinch, are two or two-and-one-half story duplexes or multi-family apartments. The two hipped-roof dormers on the front roof slope are large, to accommodate two adjacent egress windows. From the side elevation views, both dormers are significantly large massings. Their proportions and placement should be considered in relation to other Colonial Revival-style houses.
8. 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 neighborhood design guidelines.
9. 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 work as proposed, with the following conditions:

- 1) addition of first-story windows on the rear elevation, with approval by staff
- 2) revision of dormer proportions and placement to better reflect historic context, with approval by staff.

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 37777
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')

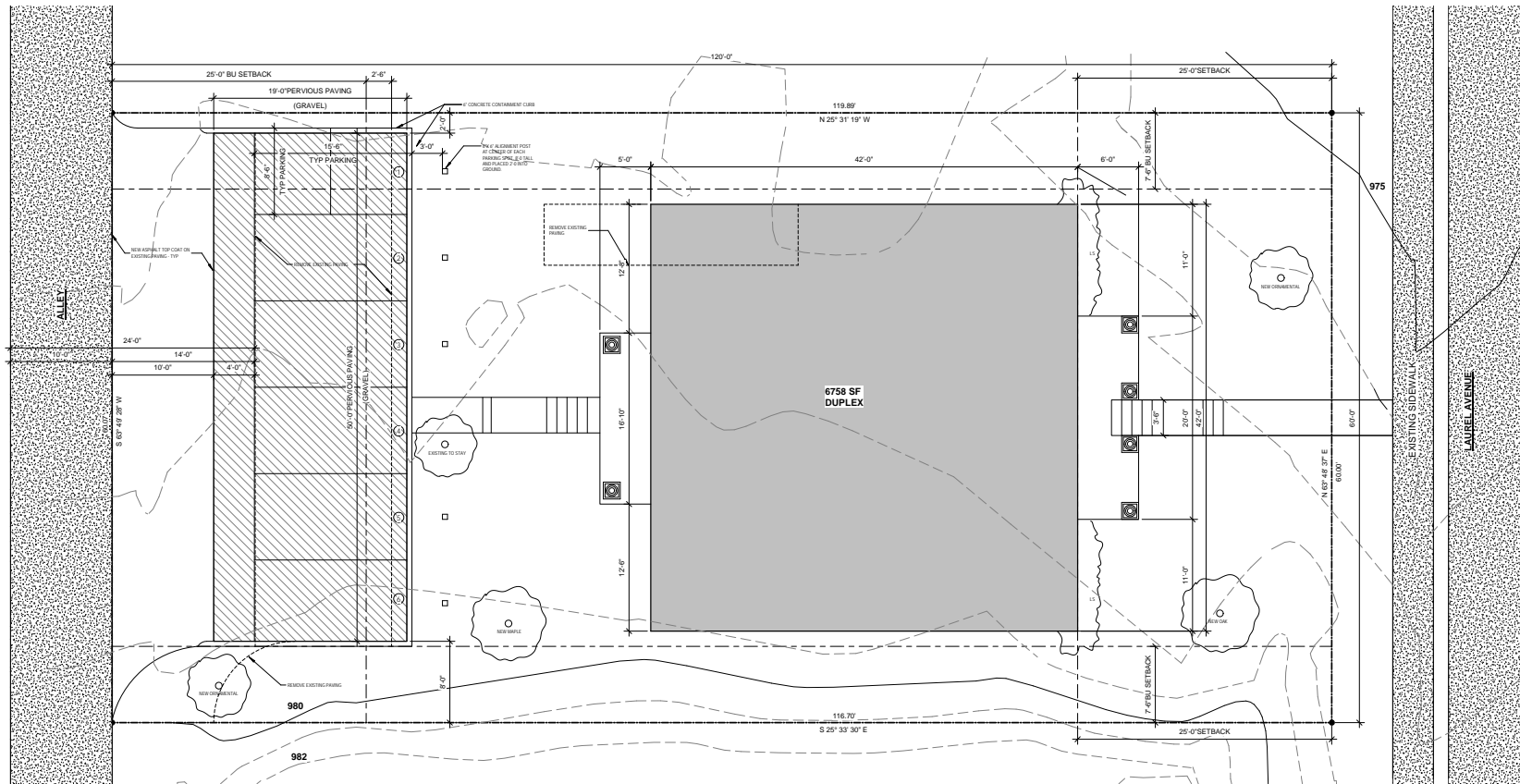
SECTION 2.I

- 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)**
- 24' DRIVE AISLE, UTILIZE ALLEY
 - 8.5' WIDE PARKING SPACE
- LANDSCAPE**
- 1 TREE - FRONT & BACK NATIVE, 1 ORNAMENTAL FRONT & BACK PER 50' ROAD FRONTAGE



Architectural Site Plan
 3/16" = 1'-0"



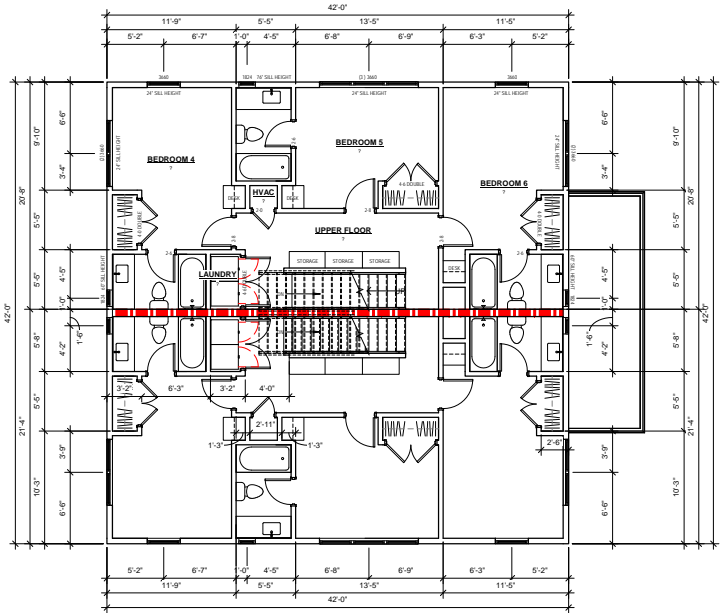
LAUREL AVENUE DUPLEX
FORT SANDERS NEIGHBORHOOD
 1720 LAUREL AVENUE, KNOXVILLE, TN 37916

MARK	DATE	DESCRIPTION

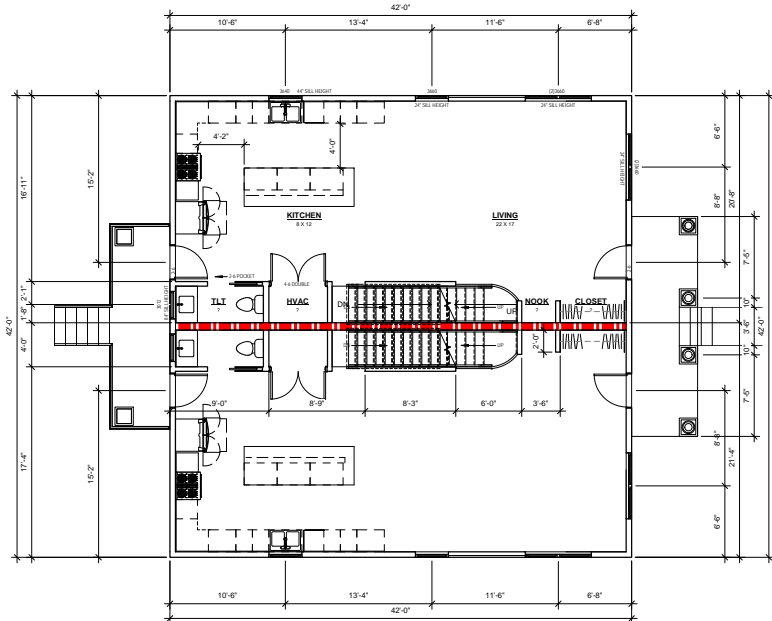
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 ARCHITECTURAL SITE PLAN

A101

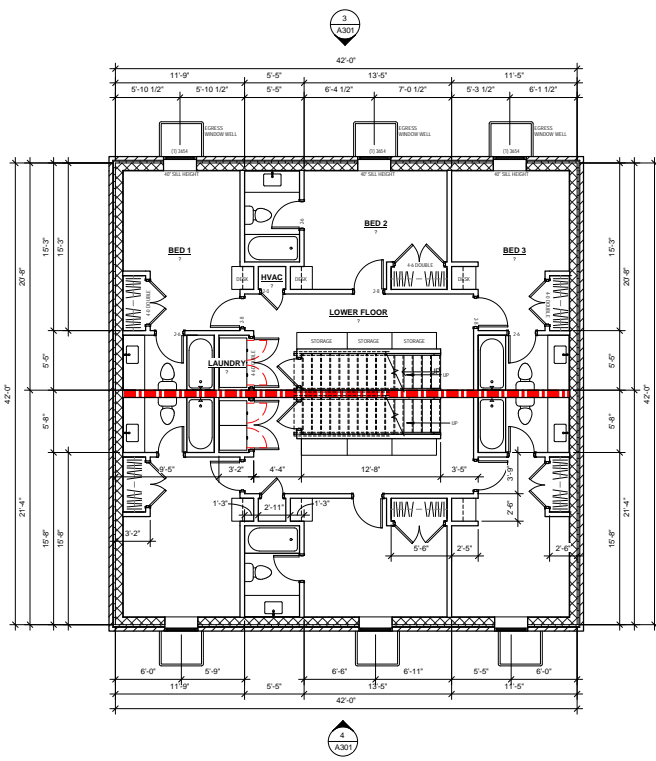
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 PROJECT: 20062



2 Second Floor Plan
A103 3/16" = 1'-0"



1 Main Floor Plan
A103 3/16" = 1'-0"



3 Lower Floor Plan
A103 3/16" = 1'-0"

MARK	DATE	DESCRIPTION

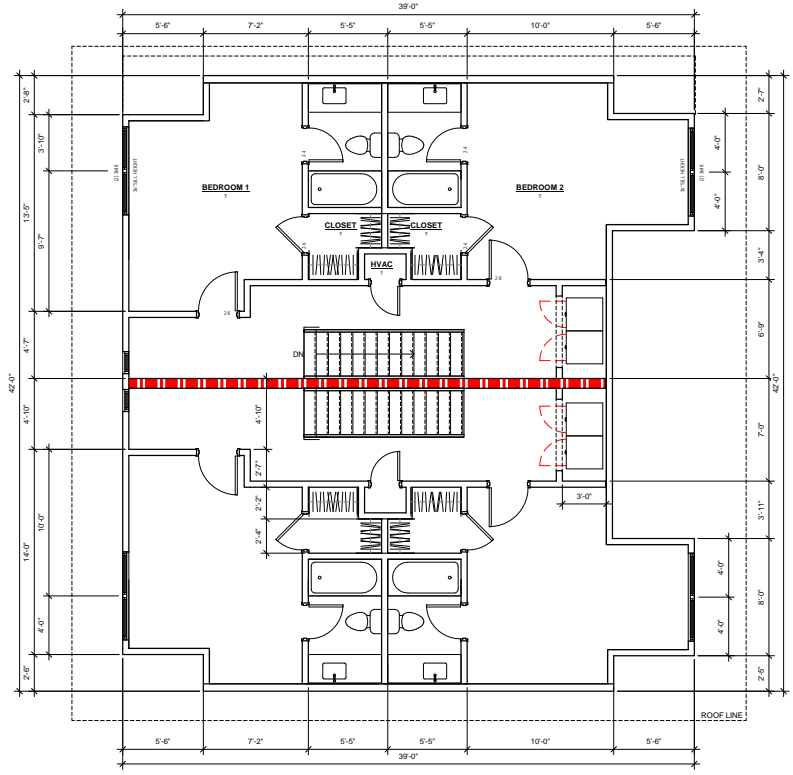
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FLOOR PLAN

A103

DATE: 09/22/2020
 PROJECT: 20062

**LAUREL AVENUE DUPLEX
 FORT SANDERS NEIGHBORHOOD
 1720 LAUREL AVENUE, KNOXVILLE, TN 37916**



2 Third Floor Plan
 1/4" = 1'-0"

MARK	DATE	ISSUE FOR

DRAWN: Author
 FLOOR PLAN

A104

DATE : 09/22/20
 PROJECT : 20062

MARK	DATE	DESCRIPTION

DRAWN: DDR

EXTERIOR ELEVATIONS

A301

DATE: 09/22/2020
PROJECT: 20062



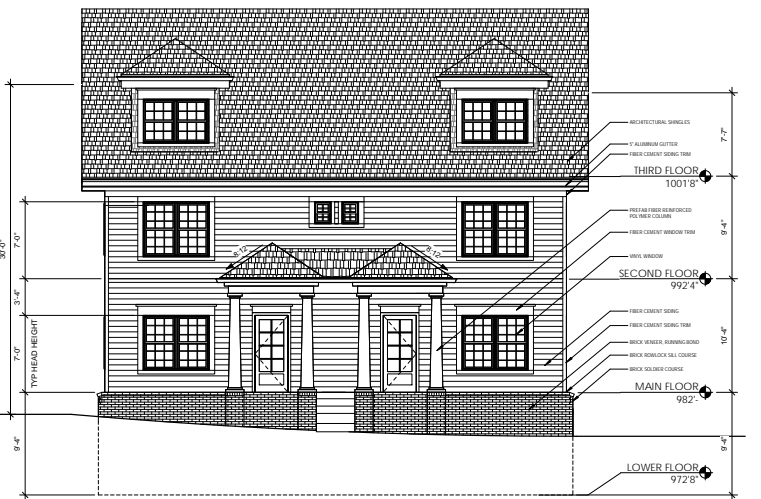
1 Side
A301 3/16" = 1'-0"



2 Back
A301 3/16" = 1'-0"



3 Side
A301 3/16" = 1'-0"



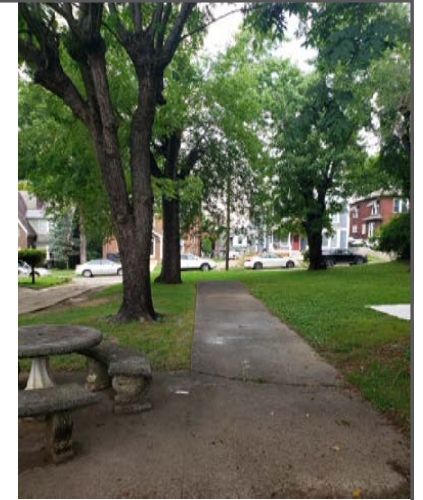
1 Front
A301 3/16" = 1'-0"



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

