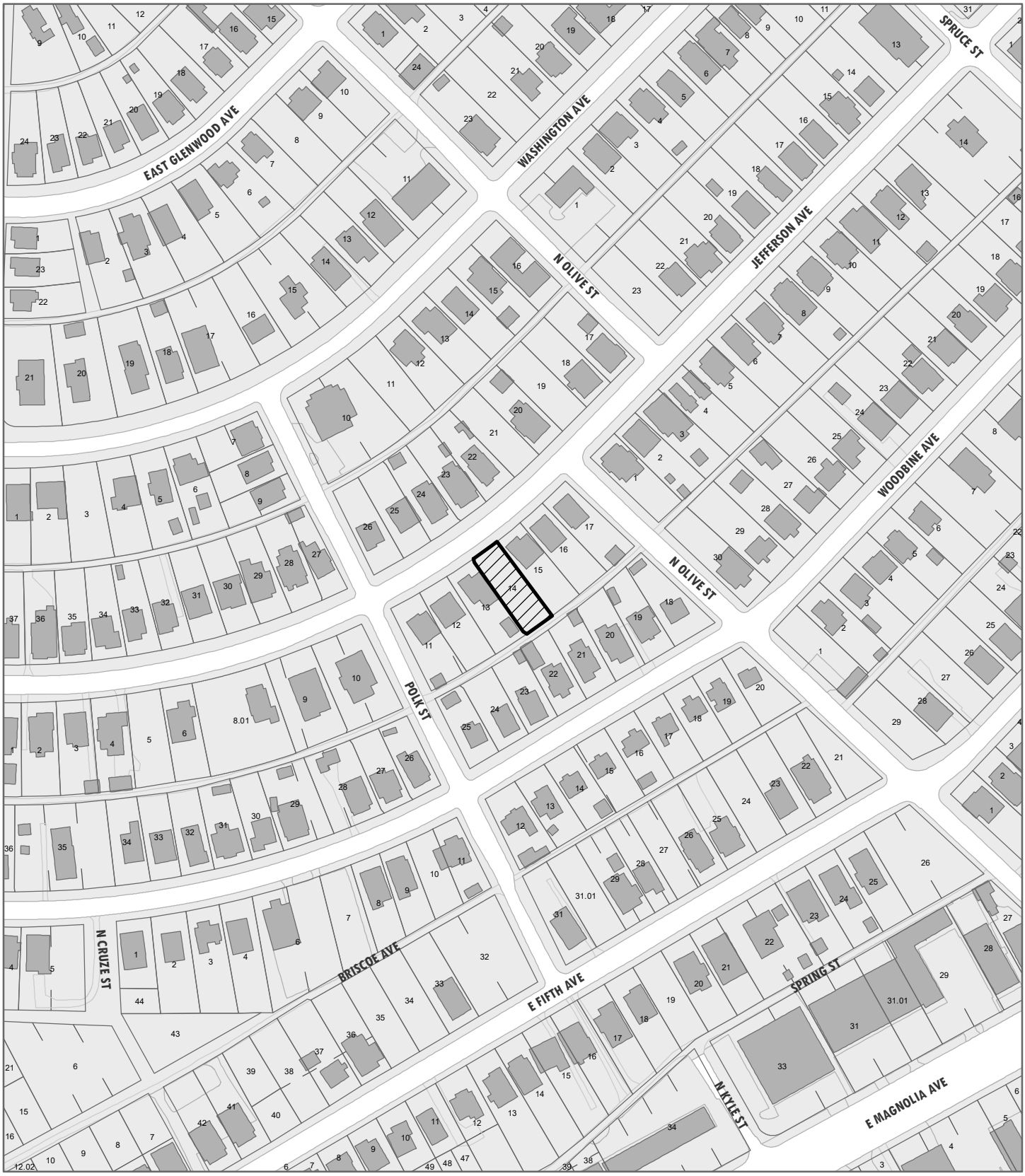


HISTORIC ZONING COMMISSION

12-D-21-HZ

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

2106 Jefferson Ave. 37917

Edgewood-Park City H

Original Print Date: 12/7/2021

Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Christopher Bush

N

0 250

Feet

Staff Report

Knoxville Historic Zoning Commission

File Number: 12-D-21-HZ

Meeting: 12/16/2021
Applicant: Christopher Bush
Owner: Christopher Bush

Property Information

Location: 2106 Jefferson Ave.
Parcel ID 82 O A 014
District: Edgewood-Park City H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: N/A

Vacant lot.

Description of Work

Level III Construction of New Primary Building

New primary structure fronting Jefferson Avenue. House measures 29’ wide by 40’ long overall, including a projecting front-gable massing on the right side. The house is proposed to be set 13’ from the front property line on the left side, with a 20’ by 20’ concrete parking pad located at the rear of the property and accessed from the alley.

The one-story house is an interpretation of a Queen Anne cottage characteristic of the block. The house will rest on a stucco-clad CMU foundation, be clad in fiber cement lap siding (smooth-finish, 4" reveal), and feature an asphalt-shingle clad roof. The roof is a 12/12 pitch hipped roof with gable-roof massings projecting to the front (north) and left (east) side. The foundation measures approximately 2’ tall at the façade and will be approximately 4’ tall towards the rear corners, due to the site topography. All windows are double-hung wood. The front entry is proposed as a fiberglass, three-light Craftsman style door, and the rear door is a steel half-light secondary door. On the façade, the applicant proposes historically-appropriate window trim with sills, with 1" by 4" flat trim on sides and rear. The house also features 4" cornerboards.

The façade (north) is three bays wide featuring a canted two-part window on the left side, a centrally located entry, and a 1.5-story front-gable roof projecting massing on the right side. The façade features two double-hung windows with a diamond-pattern grid on the top sash, a Craftsman-style door, and a third window on the right side. The gable field features half-round fiber cement siding, full cornice returns (3/12 pitch standing seam metal), and a fixed octagonal window (applicant proposes a diamond-pattern window as available, with a single-light fixed octagonal window if diamond pattern is not available).

The façade also features a round projecting porch, measuring approximately 17’-8" by 12’-10" overall. The round porch rests on a poured concrete foundation (1’-6" tall approximately) is supported by 8" by 8" round tapered posts (composite/fiberglass material, base and cap shown in application specs). The porch roof is a 3/12 standing-seam metal with an angled turret-shaped roof above, which connects to the primary roof structure via a projecting roof massing.

The left (east) elevation features a centrally-located projecting front-gable roof massing, with a cornice return of

3/12 standing-seam metal and a gable field clad in siding to match the main house. One one-over-one, double-hung wood window is located on the front-gable massing. The façade's canted bay wraps around the right side of the elevation, along with the round porch.

The rear (south) elevation features a one-over-one, double-hung wood window and a half-light fiberglass door accessing a 5' by 5' wood deck. Balusters will be inset into top and bottom rails on the deck.

The right (west) elevation features one one-over-one, double-hung wood 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.

Comments

N/A

Staff Findings

1. The house is proposed to be set 13' from the front property line. The average of the blockface is 18'. The front setback should be adjusted to conform to base zoning requirements and be aligned with the adjacent properties. The projecting front-gable massing and porch will assist in creating a consistent front yard space. The house will be placed at a consistent angle to the street with the other houses.

2. Parking is proposed to be accessed off the alley and located to the rear of the property. No new curb cuts will be created. Minor modifications to the site plan may be required during permitting to meet City Engineering standards; these could be approved by staff.

3. The Queen Anne-cottage form is consistent in size, scale, and massing with the historic houses on the block. The block is characterized primarily by similar style and form houses (with a few modified Craftsman outliers), featuring three-bay facades, and steeply-pitched hipped roofs with projecting front-gable massings. At one story tall, the house will be comparable in height to the context. The applicant should provide the specific roof height to confirm compatibility with roof heights on adjacent properties.

4. The proposed design "breaks up boxlike forms into smaller masses" similar to historic houses on the block, using projecting gable-roof massings, a complex roofline, and a mix of wall areas on the façade and side elevations.

5. The proposed roof form is clearly related to the historic context, featuring a steeply-pitched hipped roof with projecting front-gable massings. The 12/12 roof pitch meets the design guidelines, along with the asphalt shingle cladding and depicted eave overhangs. The standing-seam metal cornice returns/shed roof in gable field will contribute additional complexity to the design; as a feature generally not typical of historic designs, they are a modest way to differentiate the new construction from historic designs.

6. The house incorporates a raised foundation compatible with the historic context. In general, the height of the first story and the placement of windows and doors is compatible with adjacent historic buildings.

7. The porch is a unique element in the proposed design. The porch materials (square 8" composite columns, wood flooring, beadboard ceiling) do meet the design guidelines. While a round projecting corner porch is not inappropriate for the context, and could contribute a unique contemporary element to the design, the porch's roof form does not have historic precedent or relate to new buildings. The porch roof structure (asphalt shingle-clad section projecting out from the main house, with empty roof space above the round standing-seam section) is somewhat disproportionate. The porch design should be revised, pending recommendations from the Commission, and the Commission may decide if the revision could be approved by staff or return to the HZC.

8. Guidelines recommend that materials used for new buildings be consistent in appearance with historic building materials along the street. Smooth-finished HardiePlank (fiber cement) siding has been approved on new construction projects in Edgewood-Park City. The 4" exposure is consistent with historic siding patterns, along with the 4" cornerboards. Stucco-clad foundations have also been approved on new construction in the overlay.

9. The front elevation incorporates a "strong sense of entry" recommended by the design guidelines. The proposed Craftsman-style door is inconsistent with the Queen Anne cottage form; a door more appropriate for the style should be selected (one-half-light, two-thirds-light, full-light). Fiberglass doors are appropriate for new construction, if they are smooth-finished.

10. The proposed windows (one-over-one, double-hung wood) meet the guidelines for materials. Guidelines recommend designing new construction with consistent placement of door and window openings, with the intent of achieving sufficient transparency on all elevations. Proposed window placement on the façade is consistent with the historic context; the canted corner window is a unique form, but does not detract from the overall design of the house and contributes complexity to the façade. 1-2 additional windows are necessary on the right (west) elevation to avoid large swaths of siding with no transparency.

11. The applicant has incorporated simple but historically-appropriate window trim on the façade windows. Instead of the flat "picture frame" trim with no sills proposed for the side and rear windows, the façade window trim (or at least, the addition of window sills) should be incorporated in all windows.

Staff Recommendation

Staff recommends approval of Certificate 12-D-21-HZ, subject to the following conditions:

1) Final site plan and parking to meet City Engineering standards, with modifications to be approved by staff;
2) Front setback to be modified to be consistent with average of blockface and adjacent properties, final site plan to be approved by staff;
3) Select a front door more appropriate for Queen Anne cottage design, with approval by staff;
4) Add one or two additional windows to right (west) elevation and apply façade's window trim to all windows (or at least incorporate window sills), with approval by staff;
5) Revisions to front porch design; HZC to designate approval by staff or revised design to return to Commission.

(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form

Planning
KNOXVILLE | KNOX COUNTY

DESIGN REVIEW REQUEST

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

Roots Residential Company, LLC

Applicant

11/29/2021	12/16/2021	12-D-21-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		Roots Residential Company, LLC		
Name		Company		
PO Box 82		Louisville	TN	37777
Address		City	State	Zip
865.567.0947	chris@rootshomes.com			
Phone	Email			

CURRENT PROPERTY INFO

Gary Harris	301 Lambert Lane/ Maryville, TN/ 37803	865.680.2147 (agent)
Owner Name (if different from applicant)	Owner Address	Owner Phone
2106 Jefferson Ave	082OA014	
Property Address	Parcel ID	
Hazens Hill Addn	RN-2 (Historic Overlay)	
Neighborhood	Zoning	

AUTHORIZATION

Lindsay Crockett	Lindsay Crockett	11.29.21
Staff Signature	Please Print	Date

Christopher D. Bush (dotloop verified 12/01/21 6:42 PM EST WTKG-WQLS-ECF1-BZQR)	Christopher D Bush	12.01.21
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: See attached.

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

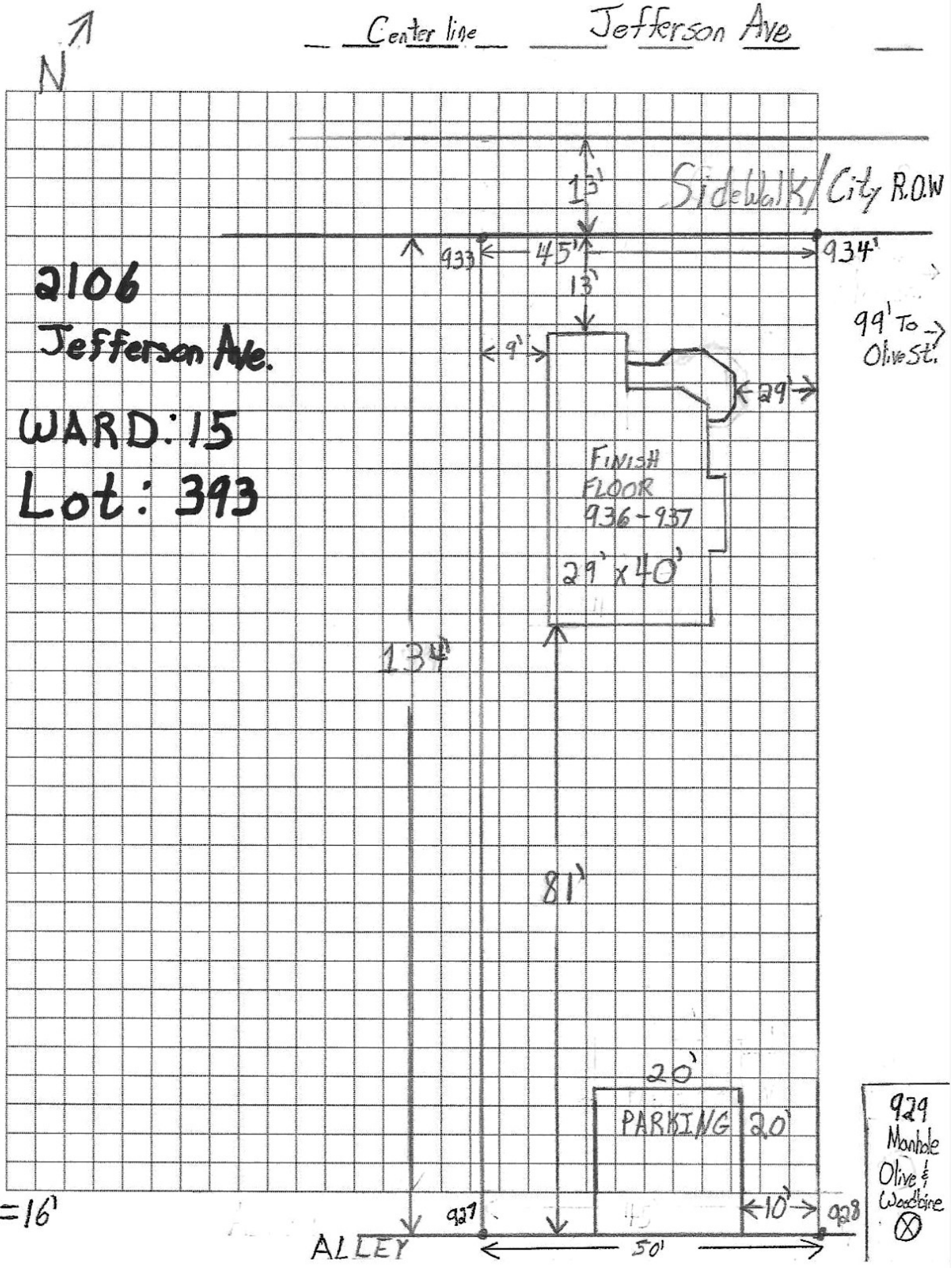
☐ Property Owners / Option Holders

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

FEE 1:	TOTAL:
250.00	250.00
FEE 2:	
FEE 3:	

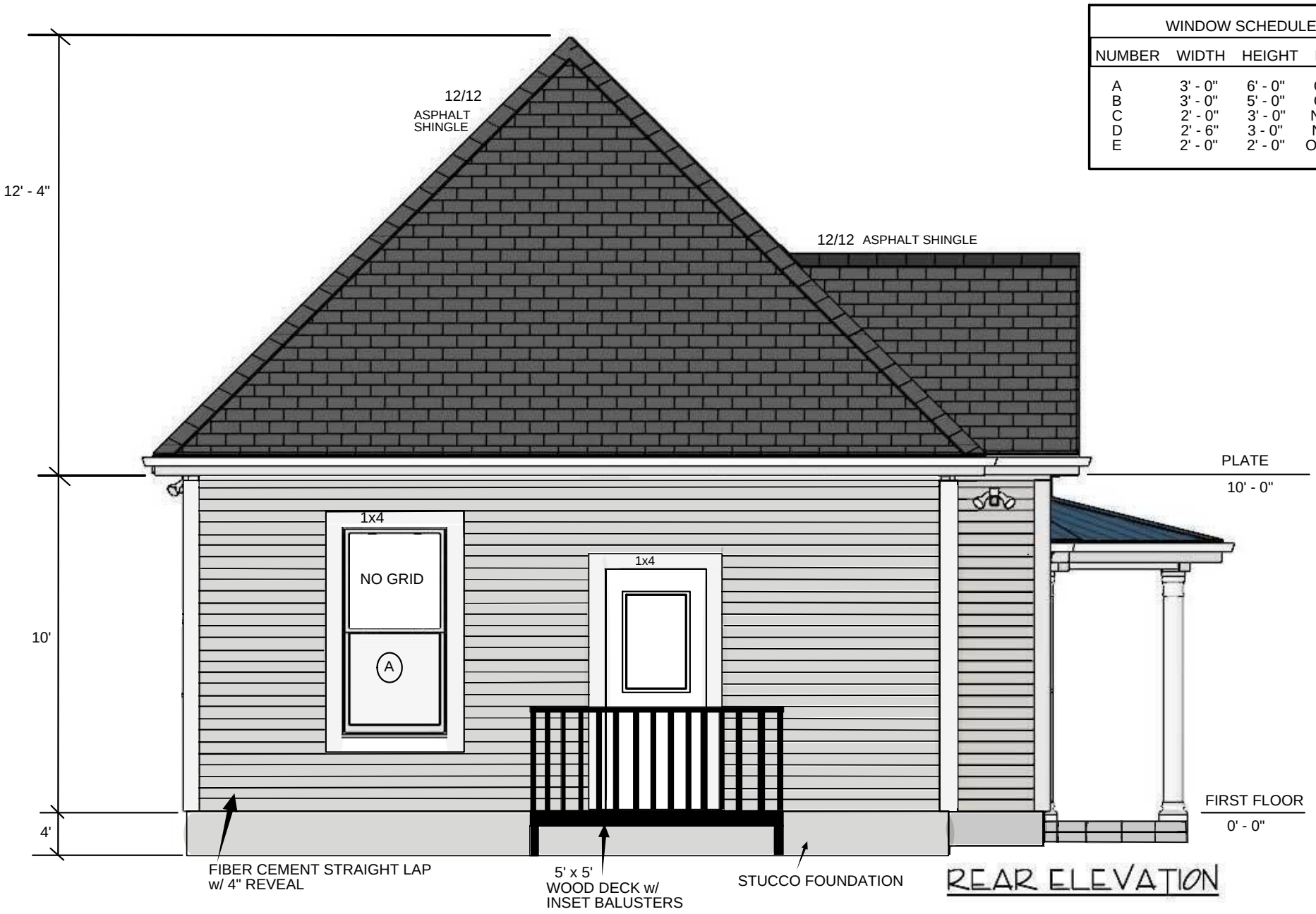
Christopher D. Bush

dotloop verified
11/29/21 2:59 PM EST
NWHW-9E87-W9T0-TZLI


N
Center line
Jefferson Ave
13'
Sidewalk/City R.O.W
933
45'
934'
13'
2106
Jefferson Ave.
WARD: 15
Lot: 393
99' To Olive St.
9'
29'
FINISH FLOOR 936-937
29' x 40'
134'
81'
20'
PARKING
20'
10'
927
928
50'
ALLEY
929 Manhole Olive & Woodbine
1"=16'

FRONT ELEVATION

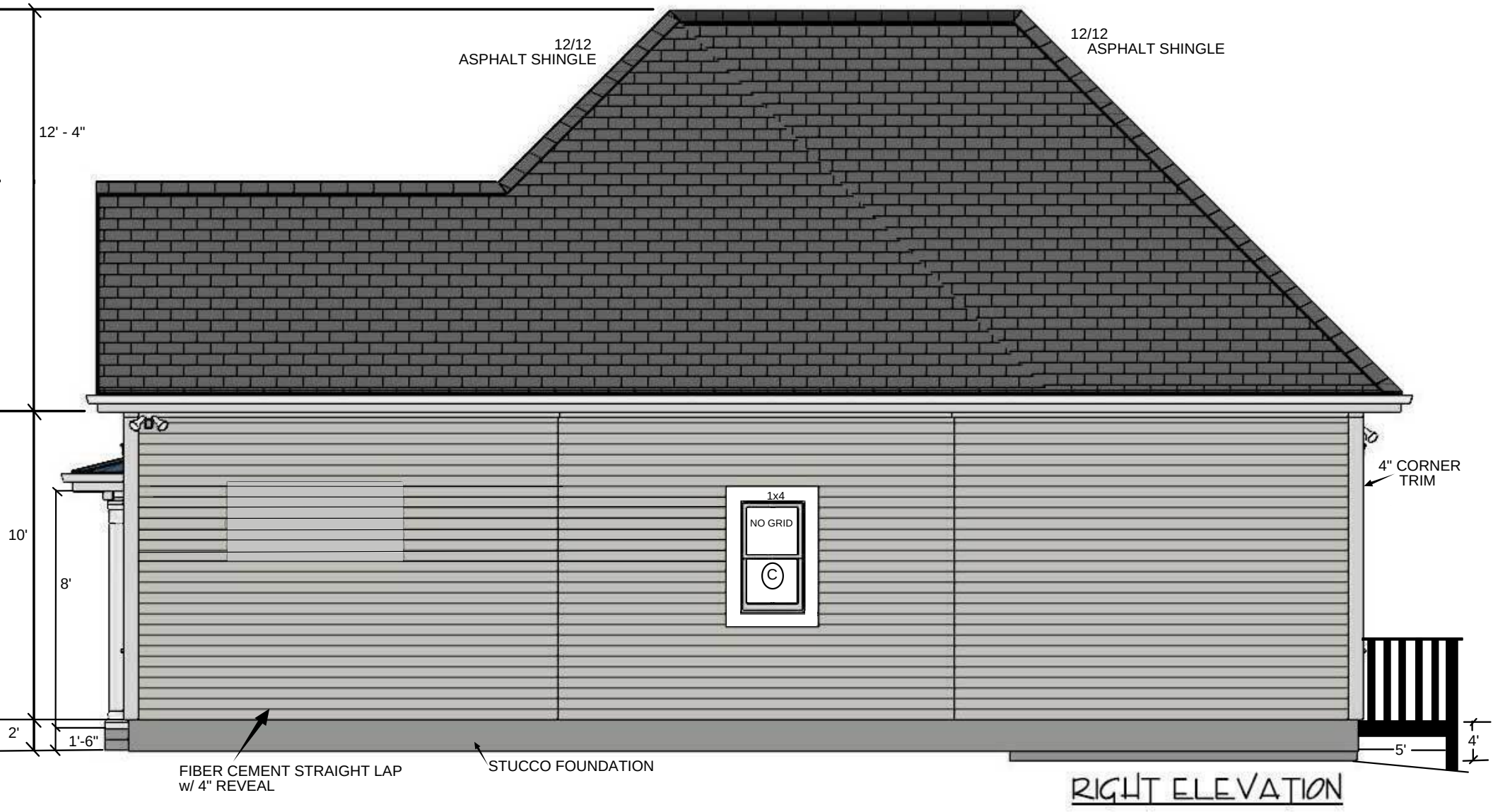
LEFT ELEVATION



WINDOW SCHEDULE

NUMBER	WIDTH	HEIGHT	NOTE
A	3' - 0"	6' - 0"	GRID
B	3' - 0"	5' - 0"	GRID
C	2' - 0"	3' - 0"	NO GRID
D	2' - 6"	3 - 0"	NO GRID
E	2' - 0"	2' - 0"	OCTAGON

REAR ELEVATION



RIGHT ELEVATION

2106 Jefferson Ave.
Architectural Specifications

Primary Roof

- GAF Timberline HDZ Architectural Asphalt Shingle

GAF We protect what matters most

Roofing Shingles All Products For Homeowners

Timberline® HDZ™ Specs

ABOUT | SPECS

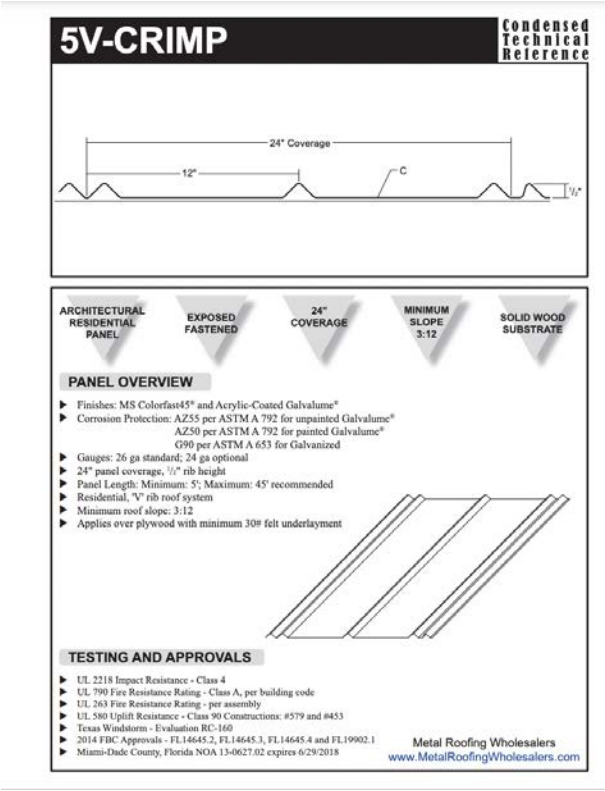
SPECIFICATIONS (ALL DIMENSIONS ARE NOMINAL)	
AWARDS & RECOGNITION	Good Housekeeping Rated
ALGAE STAIN PROTECTION	StainGuard® Protection
$ - $$$$	$$
DURABILITY & TOUGHNESS	Advanced Protection Shingle with GAF Dura Grip Adhesive
EXPOSURE	5.625" (144 mm)
EXTREME WEATHER IMPACT RATED	No
FIRE RATING	Highest Rating - Class A
MATERIAL	Fiberglass Asphalt Construction
WIND WARRANTY	130 mph
WIND RATING	130 mph
SHINGLE STYLE	Wood-Shake Look
SHINGLE TYPE	Architectural Shingles

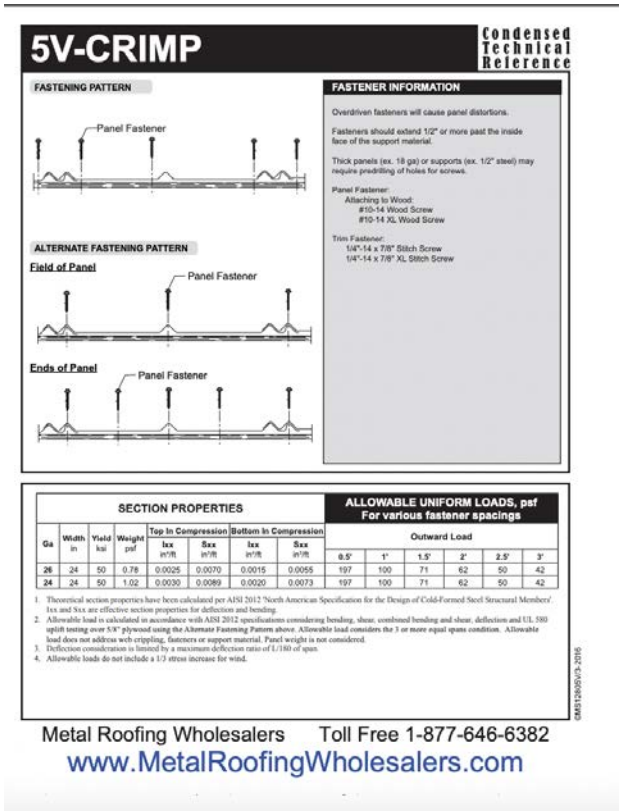
- Color: Charcoal

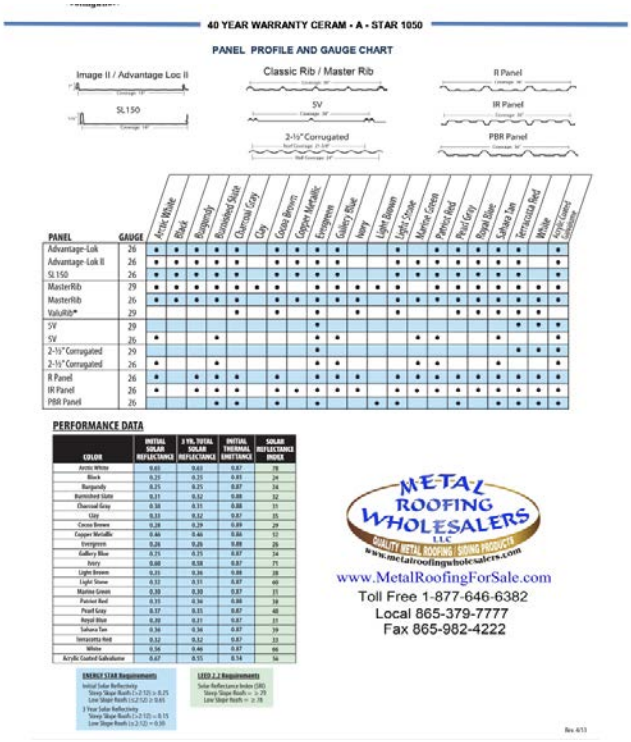
- Back-Up Color: Pewter Grey

Front Porch & Gable Eyebrow Roofs

- 5V Crimp Standing Seam metal roof
- 24”wide panel with ½” high ribs and 12” spacing







40 YEAR WARRANTY CERAM • A • STAR 1050

PANEL PROFILE AND GAUGE CHART

Image II / Advantage Loc II

Classic Rib / Master Rib

R Panel

SL150

5V

IR Panel

2-½" Corrugated

PBR Panel

PANEL	GAUGE	Arctic White	Black	Burgundy	Burnished Slate	Charcoal Gray	Clay	Cocoa Brown	Copper Metallic	Evergreen	Gallery Blue	Ivory	Light Bisque	Light Stone	Marine Green	Patriot Red	Pearl Gray	Royal Blue	Sahara Tan	Terracotta Red	White	Acrylic Coated Galvalume
Advantage-Lok	26	•	•	•	•	•		•	•	•	•			•	•	•	•	•	•	•		•
Advantage-Lok II	26	•	•	•	•	•		•	•	•	•			•	•	•	•	•	•	•		•
SL150	26	•	•	•	•	•		•	•	•	•			•	•	•	•	•	•	•		•
MasterRib	29	•	•	•	•	•	•	•		•	•	•	•	•		•		•	•	•	•	•
MasterRib	26	•	•	•	•	•		•	•	•	•	•		•	•	•	•	•	•	•	•	•
ValuRib*	29				•			•		•		•		•			•	•	•	•	•	
5V	29									•										•	•	•
5V	26	•			•					•	•				•	•				•		•
2-½" Corrugated	29									•										•	•	•
2-½" Corrugated	26	•			•					•	•				•	•				•		•
R Panel	26	•		•	•	•		•		•	•	•		•	•	•	•	•	•	•	•	•
IR Panel	26	•		•	•	•		•	•	•	•	•		•	•	•	•	•	•	•	•	•
PBR Panel	26				•	•		•		•			•	•			•		•	•	•	•

PERFORMANCE DATA

COLOR	INITIAL SOLAR REFLECTANCE	3 YR. TOTAL SOLAR REFLECTANCE	INITIAL THERMAL EMITTANCE	SOLAR REFLECTANCE INDEX
Arctic White	0.63	0.63	0.87	78
Black	0.25	0.25	0.85	24
Burgundy	0.25	0.25	0.87	24
Burnished Slate	0.31	0.32	0.88	32
Charcoal Gray	0.30	0.31	0.88	31
Clay	0.33	0.32	0.87	31
Cocoa Brown	0.28	0.29	0.89	29
Copper Metallic	0.46	0.46	0.86	52
Evergreen	0.26	0.26	0.88	26
Gallery Blue	0.35	0.35	0.87	34
Ivory	0.60	0.58	0.87	71
Light Bisque	0.33	0.34	0.88	28
Light Stone	0.32	0.31	0.87	60
Marine Green	0.30	0.30	0.87	31
Patriot Red	0.33	0.34	0.88	38
Pearl Gray	0.37	0.35	0.87	48
Royal Blue	0.30	0.31	0.87	33
Sahara Tan	0.34	0.34	0.87	39
Terracotta Red	0.32	0.32	0.87	33
White	0.56	0.46	0.87	66
Acrylic Coated Galvalume	0.67	0.55	0.14	56

ENERGY STAR Requirements

Initial Solar Reflectivity

Steep Slope Roofs (≥ 2 12) = 0.25

Low Slope Roofs (≤ 2 12) ≥ 0.65

3 Year Solar Reflectivity

Steep Slope Roofs (≥ 2 12) = 0.15

Low Slope Roofs (≤ 2 12) = 0.50

LEED 2.2 Requirements

Solar Reflectance Index (SRI)

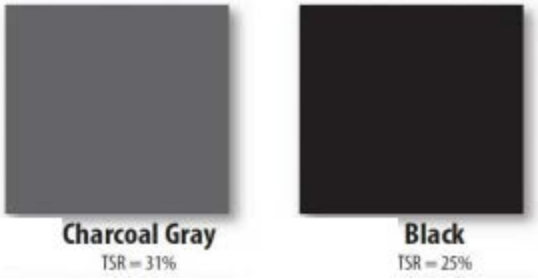
Steep Slope Roofs = ≥ 29

Low Slope Roofs = ≥ 78

Rev. 4/13

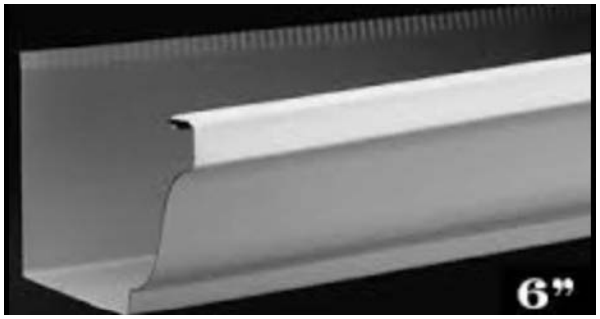
- Color: Copper

- Back-Up Color: Black or Grey (match primary roof)



Gutters

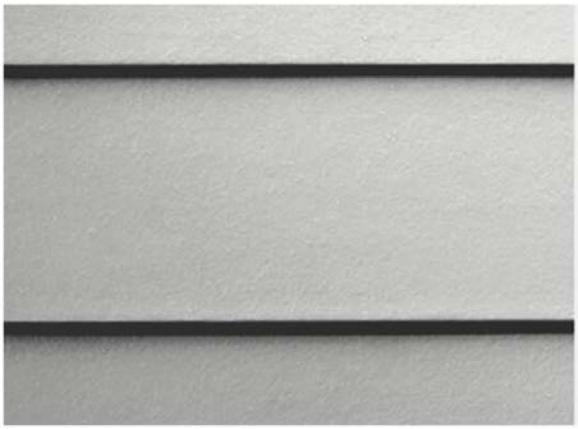
- 6 inch seamless aluminum gutters and downspouts



Siding

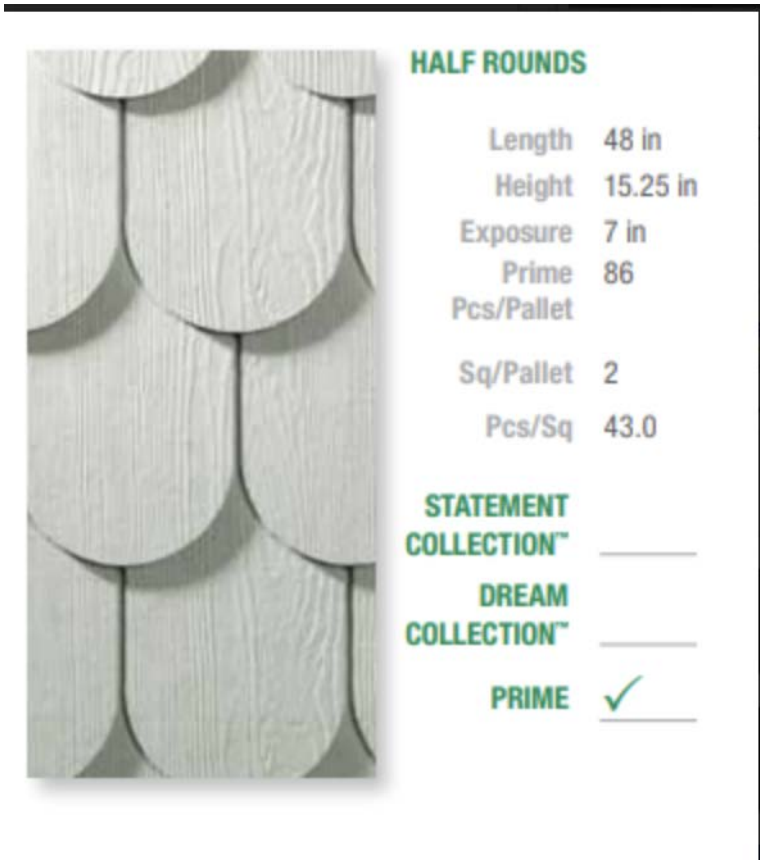
- Main Body
    - Hardie straight lap with 4” reveal, smooth texture, color TBD

Smooth Lap Siding



Smooth Width	Exposure	Thickness	Length	Pcs/Square	Warehouse Stock	Special Orders
5-1/4"	4"	5/16"	12'	25	Primed	All Hardie Colors
6-1/4"	5"	5/16"	12'	20	Primed	All Hardie Colors
7-1/4"	6"	5/16"	12'	17	Primed	All Hardie Colors
8-1/4"	7"	5/16"	12'	15	Primed, White	All Hardie Colors
9-1/4"	8"	5/16"	12'	13	Primed	All Hardie Colors
12"	10.75"	5/16"	12'	10	Primed	All Hardie Colors

    - Front Gable
    - Hardie “½ round” or “scallop” shingle siding



- Left Elevation Gable
    - Hardie straight lap with 4” reveal, smooth texture
- Corner Trim
    - Hardie 4” smooth, flat
- Window Trim
    - 3 windows on front porch and the front elevation bedroom window to be 4” trim with cornice and sill per elevation drawings

    - Remaining windows on sides and rear to be flat 4” trim
    - Context: Want to add some architectural detail to windows on front elevation for curb appeal. Side and rear elevations are not seen from the road and there will be no windows on the same elevation with different trim detail. Similar trim styles on street/neighborhood to match both styles, not uncommon in historic houses to have more formal or detailed trim in common areas and basic styling elsewhere.
    - Back-Up Option: IF all window trim must match, then 4” flat trim around all windows on the house.
- Front Door Trim:
    - Hardie 4” smooth, flat trim around door
- Back Door Trim:
    - Hardie 4” smooth, flat trim
- Soffit/Fascia:
    - Hardie vented soffit
    - Hardie fascia board
- Gable Frieze Board:
    - Hardie 4” smooth, flat trim in each gable

Front Porch Trim

- Poured concrete slab
- Columns
    - Composite 8” x 8” tapered columns with base & cap

Specifications

Dimensions

Product Depth (in.)	7.625	Product Height (in.)	96
Product Width (in.)	7.625		

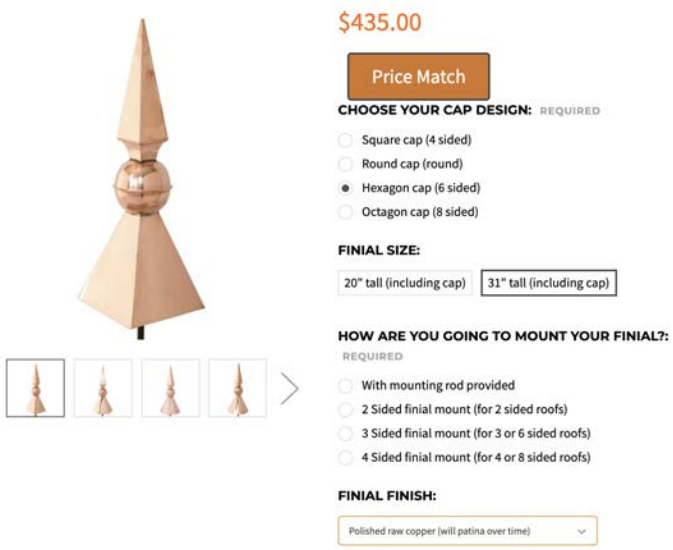
Details

Color Family	White	Color/Finish	white
Columns & Accessories Product Type	Column	Features	No Additional Features
Load bearing limit (lb.)	4600	Material	Composite
Product Weight (lb.)	72 lb	Shape	Round
Stair Part Type	Column		

Warranty / Certifications

Manufacturer Warranty	Limited Lifetime		

- Wood beadboard ceiling
- Ceiling Fan
- Porch Roof Finial
    - Copper 31” finial with cap
    - https://ecoastweathervanes.com/welsh-finial-with-cap/



Windows & Doors

- Sizes indicated on elevations
- All are Ply-Gem 200 series double hung wood windows

- Octagon window in front gable is fixed
    - I am searching but haven't found an exact match to the grid detail as shown in the elevations. If unable to find an exact match I do believe I can find a diamond pattern that coordinates with the diamond pattern grids of the other windows.
    - Back-Up: If an exact pattern must be provided then my back-up option is no grids

- 3 windows on front porch & front elevation bedroom window to have diamond pattern window grids in the top window sash only.
- Windows on the side and rear elevations will have no window grids
- Context: Want to add architectural detail to the front elevation for curb appeal. Side and rear elevations are not seen from the street and no windows with different grid patterns on the same elevation. Not uncommon for historic houses to have more trim detail and styling in common areas and basic styling elsewhere.
- Back-up Option: If all windows must be the same then my back-up option is windows with no grids
- Front Door
    - 3/0 x 6/8 fiberglass door with 3 lite

- Back door
    - 2/8 x 6/8 steel 9 lite

Foundation

- Stucco foundation

Back Porch

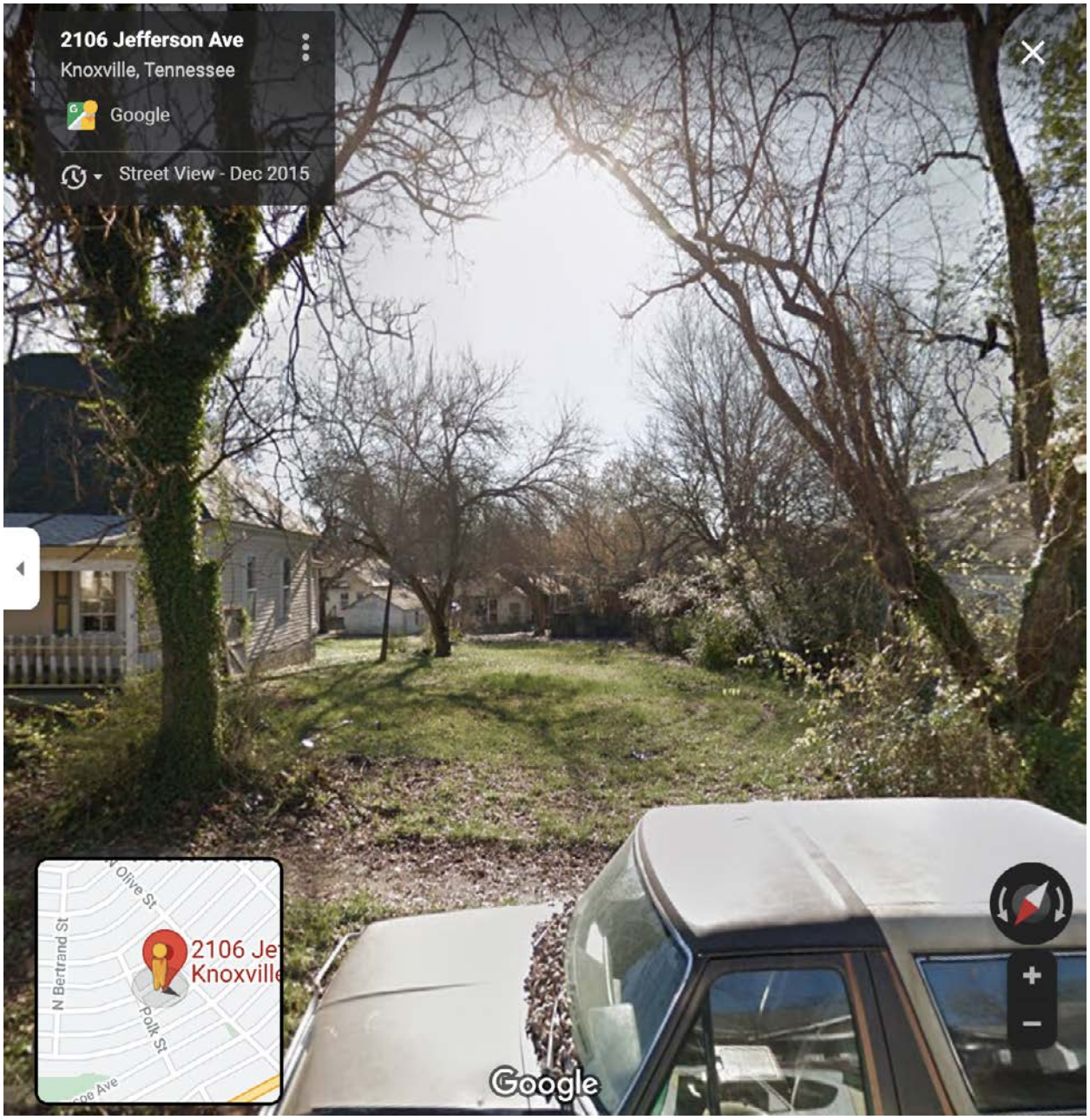
- 5’x5 deck porch with inset balusters

Sidewalks

- Concrete sidewalk from house to City sidewalk/ Right of Way

Parking

- Gravel



Subject Property: Photo 1- Unused Lane/ Level Lot

Subject Property: Photo 2- Level Lot Suitable for Building

Subject Property: Photo 3- Lot Line

2106 Jefferson Avenue: Brief Description of Work

Roots Residential Company is proposing a new construction single story home to meet all criteria of the Historical Zoning Commission and that is inline with all pre-existing structures on the block.

2106 Jefferson Avenue: Precedent for Design

The proposal for this new construction home is inspired by the Queen Anne homes on the block. This particular proposal is a modern interpretation of a Victorian Cottage and will compliment the street in design, selections, and structure.