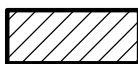


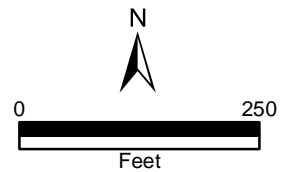
5-E-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



207 S. Seventeenth St. 37916
Ft. Sanders NC

Original Print Date: 5/5/2021
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Aaron Jernigan Studio Four Design



Meeting: 6/17/2021
Applicant: Aaron Jernigan Studio Four Design
Owner: Fort Knox Homes, LLC

Property Information

Location: 207 S. Seventeenth St. **Parcel ID** 94 N M 018
District: Ft. Sanders NC
Zoning: C-G (General Commercial)
Description: N/A

Lot currently features a non-historic, non-contributing car wash building and a billboard.

Description of Work

Level III Demolition/Relocation of Noncontributing Structure, Construction of New Primary Building

JUNE 17, 2021 HZC MEETING:

REAR ELEVATIONS: At the May 20, 2021 HZC meeting, application was approved with conditions identified by staff, with the additional condition that the rear elevation drawings be revised and return to the Commission for review. The applicant has provided revised rear elevation drawings. The L-shaped rear elevation features irregularly-spaced double-hung, aluminum-clad windows topped by anodized aluminum headers. Over each secondary entrance door is a flat roof, metal canopy, painted to match window frames and headers. Doors are 3' wide by 7' tall smooth-finished fiberglass doors with a single light. Metal roof coping extends around rear elevations, finished to match window frame colors.

FAÇADE ELEVATION WINDOW PLACEMENT: At the May 20, 2021 HZC meeting, one condition of approval (#2) was "break up large massing with no transparency on rightmost side of S. 17th Street elevation (using three stories of double-hung windows to match, material change, or other visual element)." Neighborhood representative and architect Randall DeFord submitted, as part of the routine neighborhood comment, drawings illustrating where he thought additional windows should be placed. Members of the HZC mistook these suggestions for revised drawings submitted by the applicant, and included the neighborhood suggestions in the conditions of approval. The applicant is not required to adhere to drawings that they did not submit as part of the application.

The applicant is submitting three options in response to staff condition #2: 1) no additional windows on rightmost section fronting S. 17th Street, designating the section as a secondary massing and including existing and new trees and vegetation in the site plan to obscure the massing; 2) the addition of two double-hung windows on the basement-level and upper-story; 3) the addition of three windows, with two double-hung windows on basement-level and upper-story and one smaller, single-light, fixed window on the ground level.

ALL OTHER SCOPES OF WORK (building placement, massing, overall footprint, site plan, material elements) were approved at the May 2021 meeting. See May 2021 staff report, meeting minutes. And recording for prior phase of review.

MAY 20, 2021 HZC MEETING:

Demolition of non-contributing carwash and billboard fixture. The existing structures on the site are non-contributing to the National Register Historic District and the NC overlay.

Construction of new residential duplex on the corner of Forest Avenue and S. 17th Street. The three-story duplex will utilize an L-shape design, with frontage on both Forest Avenue and S. 17th Street. The massing fronting S. 17th Street measures 66'-8", with a secondary massing (the side of the Forest Avenue elevation) measuring 17'-4" wide. The section fronting Forest Avenue measures 66'-8" wide. The overall massing is 18'-8" deep, with two one-story, flat-roof massings projecting towards the street on both Forest Avenue and S. 17th St. elevations.

The three-story building features a flat roof with metal coping (finished to match window headers and frames); an exterior of modular-sized brick veneer; and one-over-one, double-hung aluminum-clad windows topped by black anodized aluminum headers. The primary entries feature full-light, iron doors on recessed cedar-sided entry vestibules, with concrete steps and concrete on window wells.

The Seventeenth Street (east) elevation features an a four-bay façade, with a two projecting, one-story, flat-roof massings flanking a recessed entry. The entry will feature paired, 74" wide by 96" tall, iron, full-light doors, covered by a flat-roof metal canopy and accessible by cast concrete steps. Both flat-roof massings feature three adjoining windows topped by a single aluminum header. The rooftop of the flat-roof massings will serve as a balcony, accessible by iron doors on the uppermost level. Four fenestrations are evenly spaced along the upper level, with two windows on the outside bays and two doors accessing the balconies. One lower-level window is visible, partially obscured by a window well. A secondary massing is slightly recessed from the east elevation; this structure is the side of the residential unit fronting Forest Avenue.

Due to the site's topography, all three levels are visible on the Forest Avenue (north) elevation. Two, two story, flat-roof massings flank a recessed entry stoop. The flat-roof massings serve as balconies, accessible by iron doors on the upper level (third story). The identical massings feature two single-light picture windows on the first story and three adjoining one-over-one windows on the second story. On this elevation, the doors are set perpendicular to the façade, accessible from the concrete entry stoop clad in 6" wide vertical cedar ship-lap siding. The overall elevation features three levels of one-over-one, double-hung windows topped by metal headers.

The rear (south) and rear (east) elevations feature two brick-clad chimneys topped by metal coping; irregularly spaced one-over-one, double-hung windows on two visible stories; and a series of window wells for lower-level windows. Corner elevation windows will feature aluminum headers to match façade windows. Secondary entries (3' by 7' fiberglass doors) are located on each elevation.

A paved parking lot will be primarily accessible via the alley, with an exit off Forest Avenue. The site plan includes the preservation of several existing trees (elms, magnolia, etc) and the placement of several native shade trees on both facades and fronting the alley.

Applicable Design Guidelines

Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.

A. Height, Scale, and Massing

1. Foundation heights should be consistent with other pre-1940 buildings in the neighborhood.
3. With redevelopment of two or more lots for apartment, office, commercial, or mixed-use development, street-facing facades of new buildings should be broken up with bays or porches that are consistent with the dimensions of historic buildings in the neighborhood.

4. Apartment buildings shall have porches with an outside entrance from the street for every 50 to 75 feet of street frontage. Porches should be proportional to pre-1940 housing.
5. The height of new apartment, office, and commercial buildings, including a mix of those uses within a building, shall be limited by the underlying zone. The front and side yard provisions shall be the same as those for single-family detached construction for the first three stories. Upper stories shall be set back further from the street.
6. For the first 35 feet, buildings should have similar setbacks, bays, and covered entrances that complement the historic architecture on the street.
7. Upper stories should be stepped back at least 8 feet. In addition to providing a pedestrian scale at street level, the landings should be used for balconies, providing open space to those who use the buildings.

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 the historic development styles. Asphalt, shingle, tile, pressed metal, and slate were used.

C. Porches

1. Provide porches with proportion 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.

D. Wall Materials

1. Paint color is not regulated.
2. Clapboard (or clapboard-like materials such as aluminum or vinyl), shingle (or shingle like material), or brick should be used.
6. Materials that are not typical in pre-1940 construction should not be used. These include cinder block, T-111 siding, and stone facing.

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. Inserts are acceptable to mimic traditional window forms.
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.
8. There should be at least 50% transparency, that is created by windows or French doors and balconies, on the recessed breaks between buildings, including buildings joined together.
9. Entrances to the building should be provided from the street, using door that have similar proportions and features to pre-1940 architecture.
10. When parking areas are provided behind buildings, rear entrances are also allowed.
11. Wrought iron balconies are appropriate accents on stucco or brick.

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 parking area.
7. Surface parking area shall always be to the rear of the building.
8. Primary or secondary entrances to the building from parking areas are allowable.

G. Landscaping, Fencing, and Retaining Walls

1. Plant one native shade tree and one ornamental tree in both the front and rear yards for every fifty 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.
5. Keeping with tradition, low, square-cut stone, poured concrete, or brick walls should be used in constructing retaining walls.

Large Lot Development

3. Bays should extend up to five feet for fifty percent of the side façade on corner lots.
6. Multi-family or office development on Clinch Avenue between 17th and 20th Street should be designed to complement the brick, early 20th century revival styles along the street.

Corner Lot Development (from Example of Corner Lot Development, p.18)

1. Setback established in line with other houses on the street
2. Bay extends beyond front yard setback
3. Porches create rhythm along the street
4. Bays add extra dimension and visual appeal on side street
6. Dormers, gables, and hipped roofs complement historic features
7. Foundation height is consistent
8. Yard trees add to the pleasant street scene

Comments

See May 2021 staff report (enclosed in agenda packet) for previous discussion, findings of fact, and staff recommendations. The following findings relate only to the remaining scopes of work on the agenda for June 19 2021 meeting.

Staff Findings

1. Due to the building's L-shape and frontage facing Forest Avenue and S. Seventeenth Street, the rear elevations will be very minimally visible from the public right-of-way.
2. At the May 2021 HZC meeting, the Commission discussed the lack of ornament or additional decoration on the rear elevation, along with the somewhat irregular placement of windows. The revised proposal includes window headers to match the façade elevations, along with flat-roof metal canopies projecting outwards over the doors.
3. The additional documentation includes three options in response to Condition of Approval #2 (break up large massing with no transparency on the rightmost side of S. 17th Street elevation). The first option, no change to design, shows no additional windows and relies on the slight recession to differentiate the massings and new and existing trees to block the large swath without windows.
4. The second option includes double-hung windows to match the size and design of primary windows on the basement and upper levels. In the opinion of staff, the addition of two double-hung windows is sufficient to break up the large mass of siding with no transparency; any new trees on the site would most likely have the most vegetation around the middle story, and the smaller-sized single-light window in option 3 would be

disproportionate to the other windows on the elevation.

Staff Recommendation

Staff recommends approval of the additional documentation as submitted, providing for discussion from, and selection by, the Commission on which of the three options for the S. 17th Street elevation is preferable.



DESIGN REVIEW REQUEST

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

Aaron Jernigan

Applicant

04.30.2021

05.20.2021

5-E-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

Aaron Jernigan

Studio Four Design

Name

Company

414 Clinch Avenue

Knoxville

Tn

37902

Address

City

State

Zip

865.523.5001 x241

ajernigan@s4dinc.com

Phone

Email

CURRENT PROPERTY INFO

Fort Knox Homes, LLC

120 Suburban Road #102

323.428.4288

Owner Name (if different from applicant)

Owner Address

Owner Phone

207 South 17th Street

094NM018

Property Address

Parcel ID

Fort Sanders

C-G-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

5.3.21

Please Print

Date

Aaron M Jernigan

04.30.2021

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: The proposed work includes demolition of an existing, former car wash, which is a non-contributing structure, and construction of a new "L"-shaped duplex on a corner commercially-zoned lot in the Fort Sanders Neighborhood Conservation District. Each "leg" of the "L" in plan view comprises one unit of the two unit duplex.
 The building will be three levels; the lowest of which will be partially underground. The building's massing will conceal a parking lot from street visibility.

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:		

A New Duplex Development at:
207 South 17th Street
207 South 17th Street
Knoxville, Tennessee 37916



Project Phase: Schematic Design

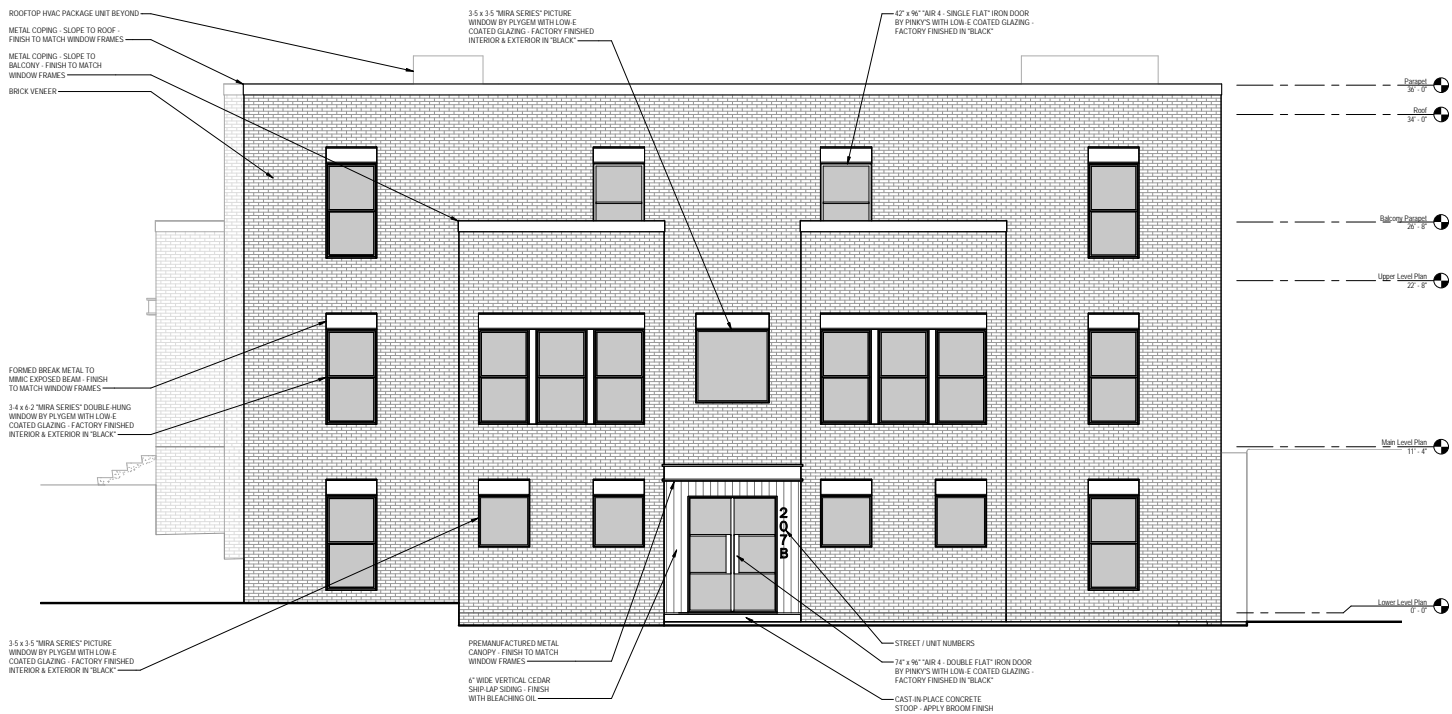
Issue Date: 05.11.2021		
Revisions		
No.	Description	Date

Job Number: **21021**
Elevations

A3.2

DWG: 6/00714-02/23/21/PM
 DESIGNED BY: J. S. HARRIS
 FILE: W:\2021\Projects\2021_2025\207 South 17th Street\02 Duplex\0212_207 South 17th St.DWG

© 2021 STUDIO FOUR DESIGN, INC. All rights reserved. No part of this document may be reproduced without written permission.
 This drawing is a schematic of design and is not intended for construction. It is subject to change without notice.



1 Forest Avenue (North) Elevation
1/4" = 1'-0"



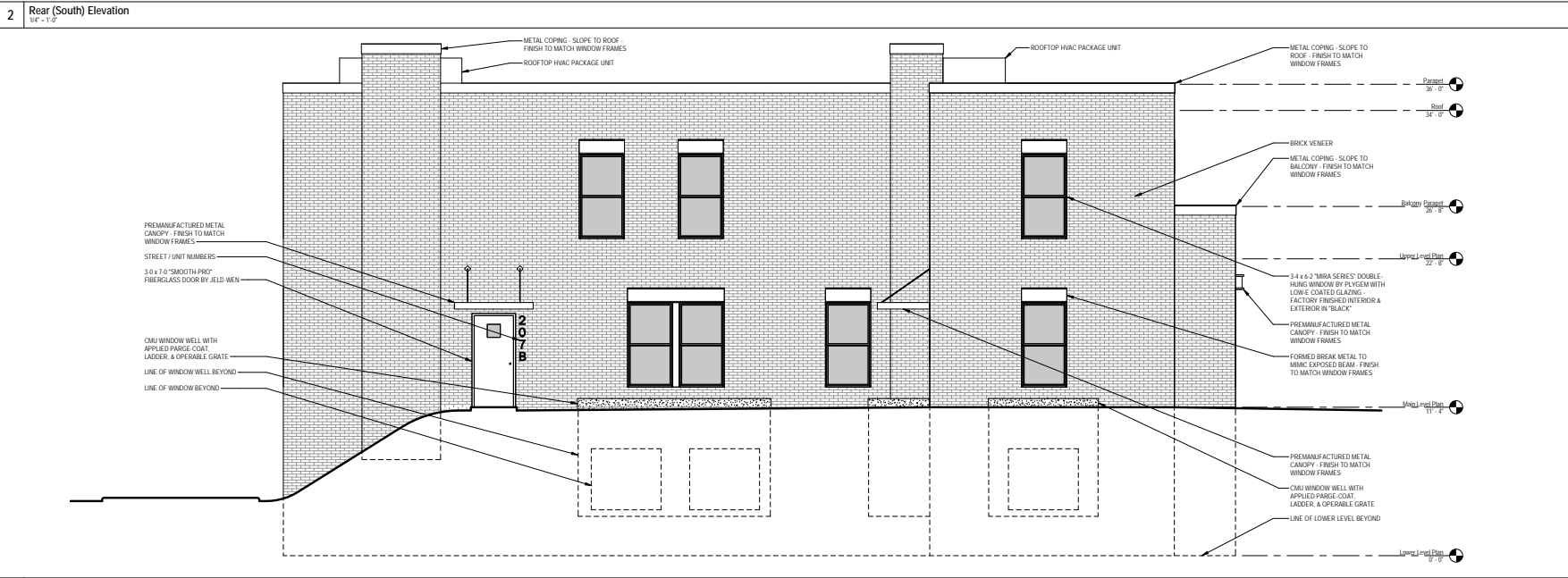
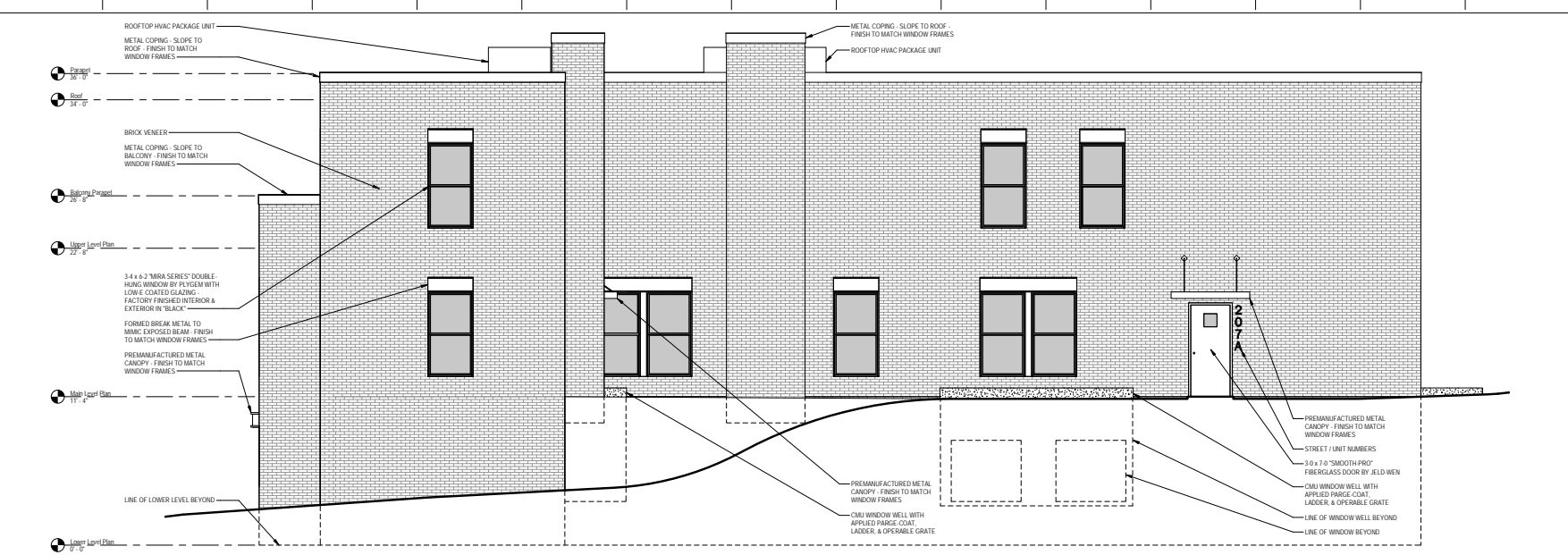
Project Phase: Schematic Design

Issue Date: 05.11.2021

Revisions		
No.	Description	Date

Job Number: 21021
Elevations

A3.3



DATE: 6/02/21 4:28:37PM
DESIGNED BY: J. H. HARRIS
FILE: W:\2021 Projects\21021 Duplex 3-bd Schematic Design\21021_207South17th_SDD.dwg

© 2021 STUDIO FOUR DESIGN, INC. All rights reserved. No part of this document may be reproduced without written permission. This drawing is an abstracted and/or conceptual illustration and does not constitute a contract.

A New Duplex Development at:
207 South 17th Street
207 South 17th Street
Knoxville, Tennessee 37916



Project Phase: Schematic Design

Issue Date: 06.07.2021

Revisions	
No.	Description

Job Number: 21021
Elevations - Facade Design
Alternatives

A3.4



1 Seventeenth Street (East) Elevation - 2 Windows
1/4" = 1'-0"



2 Seventeenth Street (East) Elevation - 3 Windows
1/4" = 1'-0"

DWG: 6/07/21_021021.dwg
 Project: 207 South 17th Street
 File: W:\2021 Projects\2021_06\21021_021021.dwg

© 2021 STUDIO FOUR DESIGN, INC. All rights reserved. This drawing is the property of Studio Four Design, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Studio Four Design, Inc.



Perspective Rendering | Walking North on Seventeenth Street

A Proposed Duplex Development at:

207 South 17th Street

Historic Zoning Commission Review Package | 07 June 2021

Work Description

The proposed work includes demolition of the existing, former car wash building (see photos on page 2 and 3) and construction of a new "L" - shaped duplex. The existing car wash is a non-contributing structure and has been abandoned.

Lot & Context Description

The lot is zoned for commercial use (C-G-2) and sits at the corner of Seventeenth Street, a four-lane arterial road, and Forest Avenue, a neighborhood street. The lot occupies an edge condition within the Fort Sanders Neighborhood Conservation District. The lot also rests in a transitional area from the high traffic volumes and greater intensity along Seventeenth and the more traditionally developed and lower intensity areas of the Fort Sanders.

Height, Massing, & Parking Description

The building's form and massing takes cues from other edge and transitional conditions in Fort Sanders in an effort to ease a formerly brusque juxtaposition between the abandoned car wash and the adjacent neighborhood. The "L" shape also acts as a buffer to the rear parking lot. The height of the building courts the large, traditional residence to its south, the large apartment building to its north, and the small office to its west toward re-knitting the formerly severed urban fabric.

Roof Description

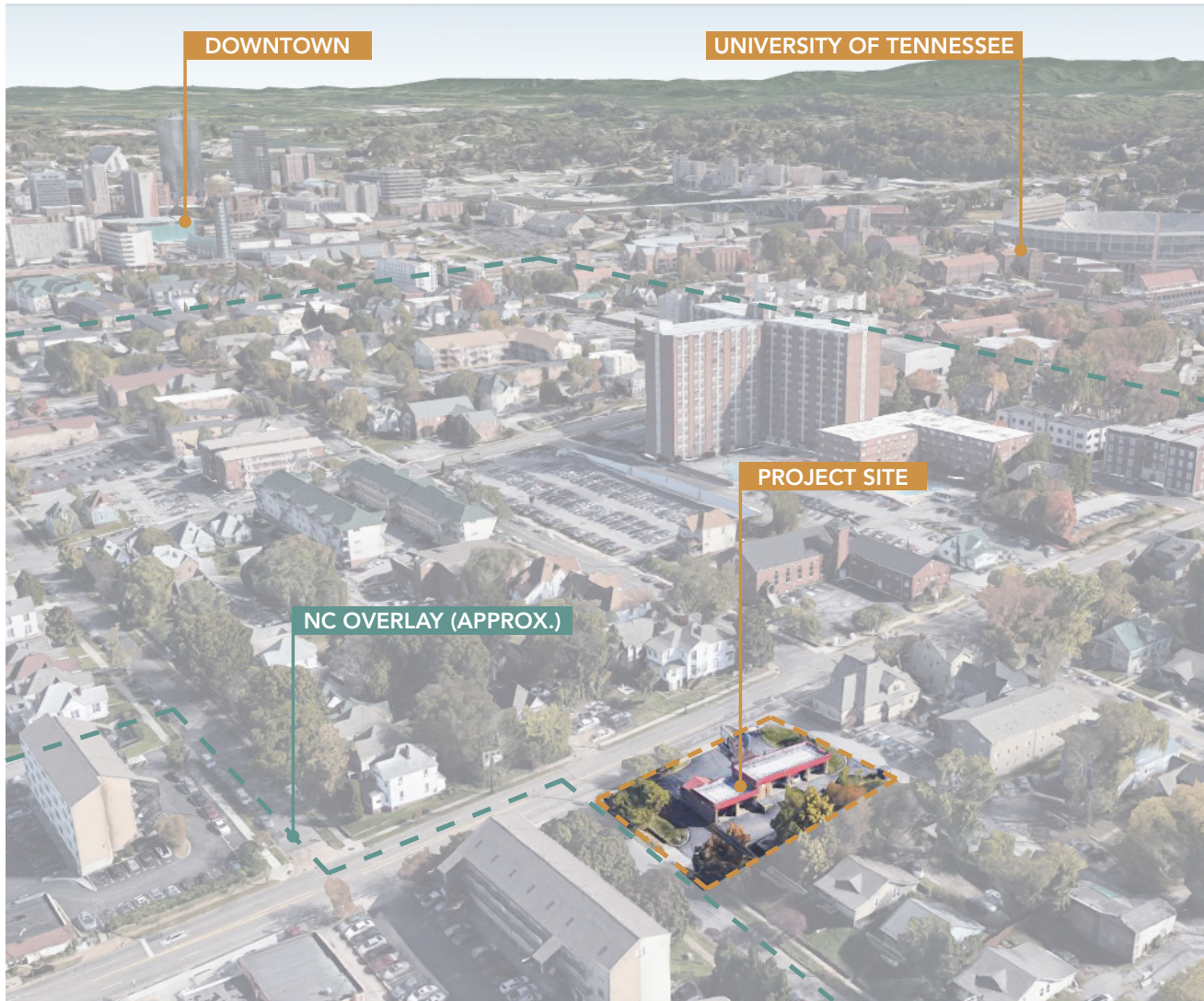
The flat roof and parapets also act as a transitional piece between residential and commercial, being common to both typologies.

Lot Placement & Porch Description

Due to large easements on the property and the desire to address the street in a scale that feels proportionate and welcoming to pedestrians, the traditional porch has been reinterpreted as an entry terrace that highlights the entry. Balconies provide additional exterior social areas that will contribute the cultural aspects of the front porch in a similar manner.

Windows, Doors, & Wall Materials Description

The nearly ubiquitous one-over-one double-hung window will line the facades, being accented by picture windows. Care has been taken to proportion entries, facade projections, and facade voids in a manner that references the historic forms of Fort Sanders' contributing structures. A brick that does the same will clad the exterior walls.



Aerial View of Vacinity | Site Conditions

A Proposed Duplex Development at:
207 South 17th Street
 Historic Zoning Commission Review Package | 07 June 2021



^ View of site looking west down Forest Avenue.



^ View of site looking south southwest.



^ View of site from Highland Avenue looking northwest.

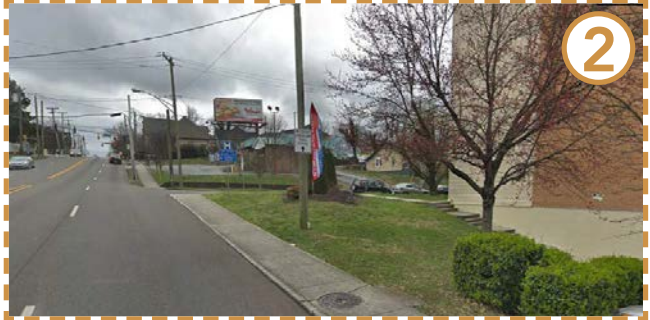
STUDIO FOUR DESIGN INC.
 ARCHITECTURE & INTERIORS



Aerial View of Vacinity | Immediate Context



^ Shows current site and large nearby apartments.



^ Shows corner condition and arterial road.



^ Shows arterial road and I-40 beyond.

A Proposed Duplex Development at:
207 South 17th Street
 Historic Zoning Commission Review Package | 07 June 2021



Aerial View of Vacinity | Neighborhood Context

A Proposed Duplex Development at:
207 South 17th Street
 Historic Zoning Commission Review Package | 07 June 2021



^ Shows massing and window proportion precedent.



^ Shows roof and material precedent.



^ Precedent for roof and reinterpretation of porch.

STUDIO FOUR DESIGN INC.
 ARCHITECTURE & INTERIORS



Aerial View of Vacinity | Neighborhood Context

A Proposed Duplex Development at:
207 South 17th Street
 Historic Zoning Commission Review Package | 07 June 2021



^ Shows precedent for window proportions and ganging.

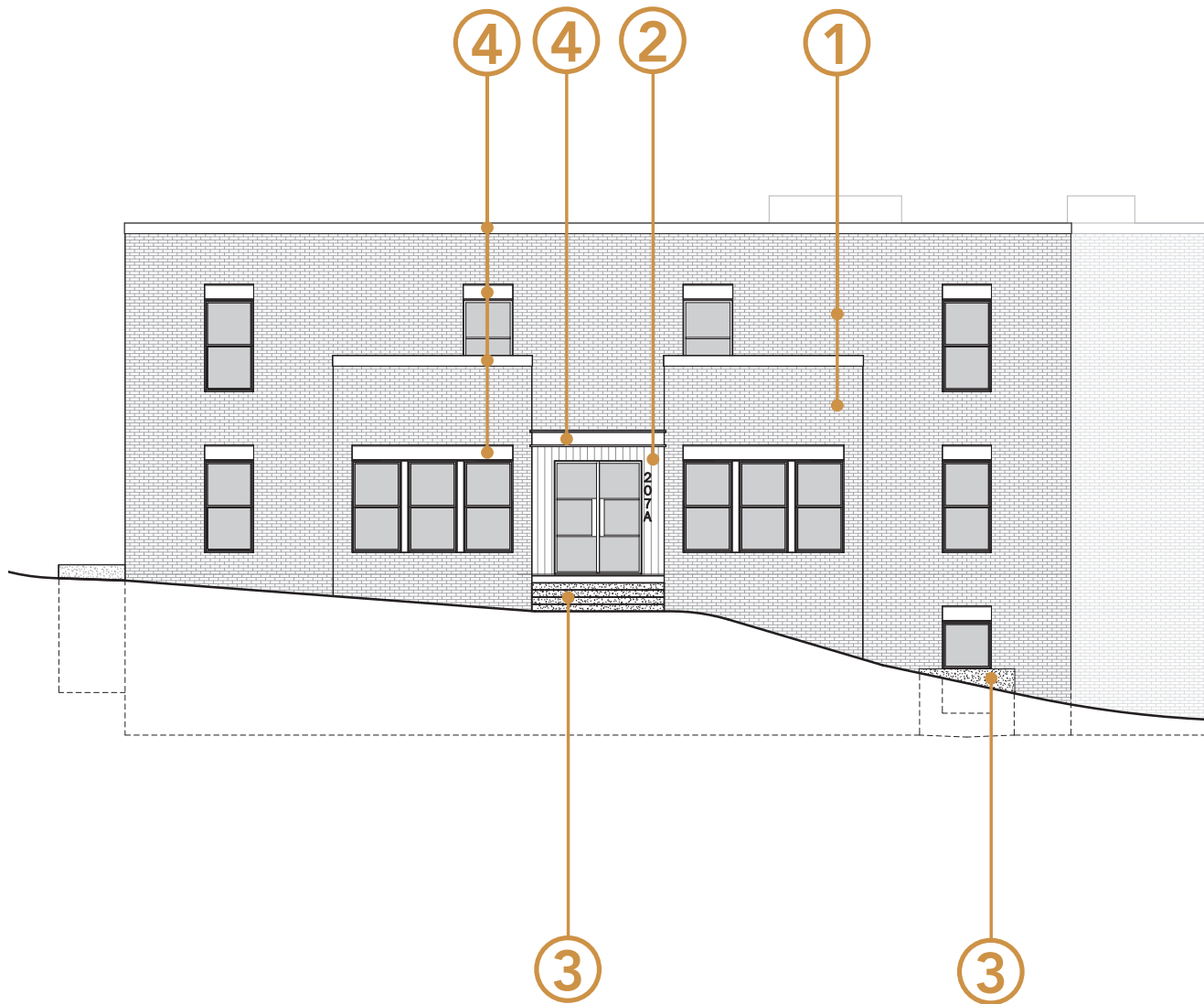


^ Shows precedent for picture window accent.



^ Precedent for partial basement transparency ratio.

STUDIO FOUR DESIGN INC.
 ARCHITECTURE & INTERIORS



1

“Old English Tudor” modular-size brick by General Shale or similar.



2

Cedar slats, treated with bleaching oil.



3

Broom-finished concrete.



4

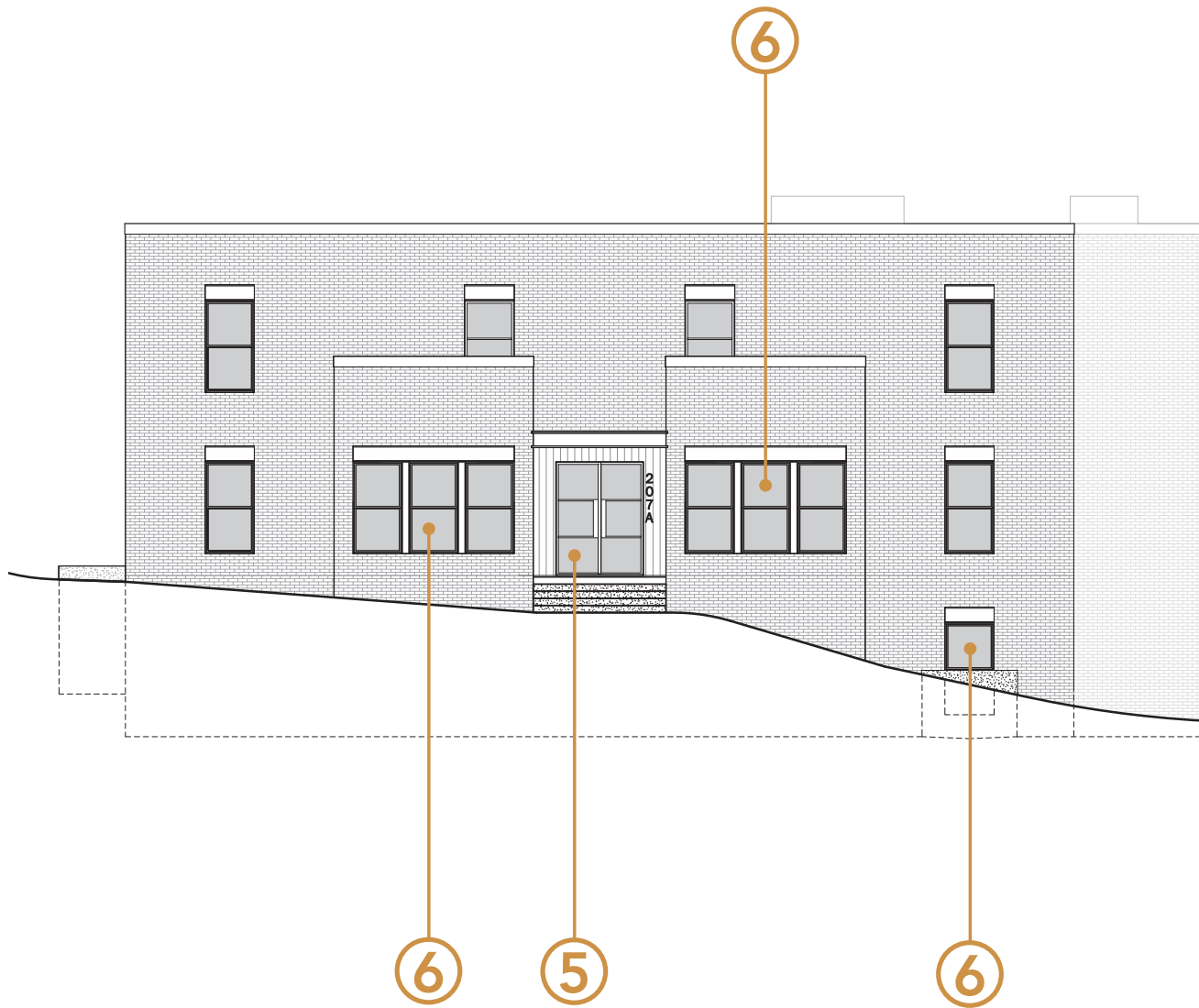
Anodized aluminum in black finish.

Seventeenth Street Elevation | Materials

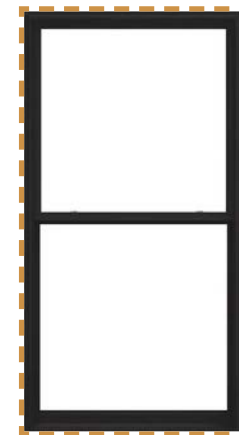
A Proposed Duplex Development at:

207 South 17th Street

Historic Zoning Commission Review Package | 07 June 2021



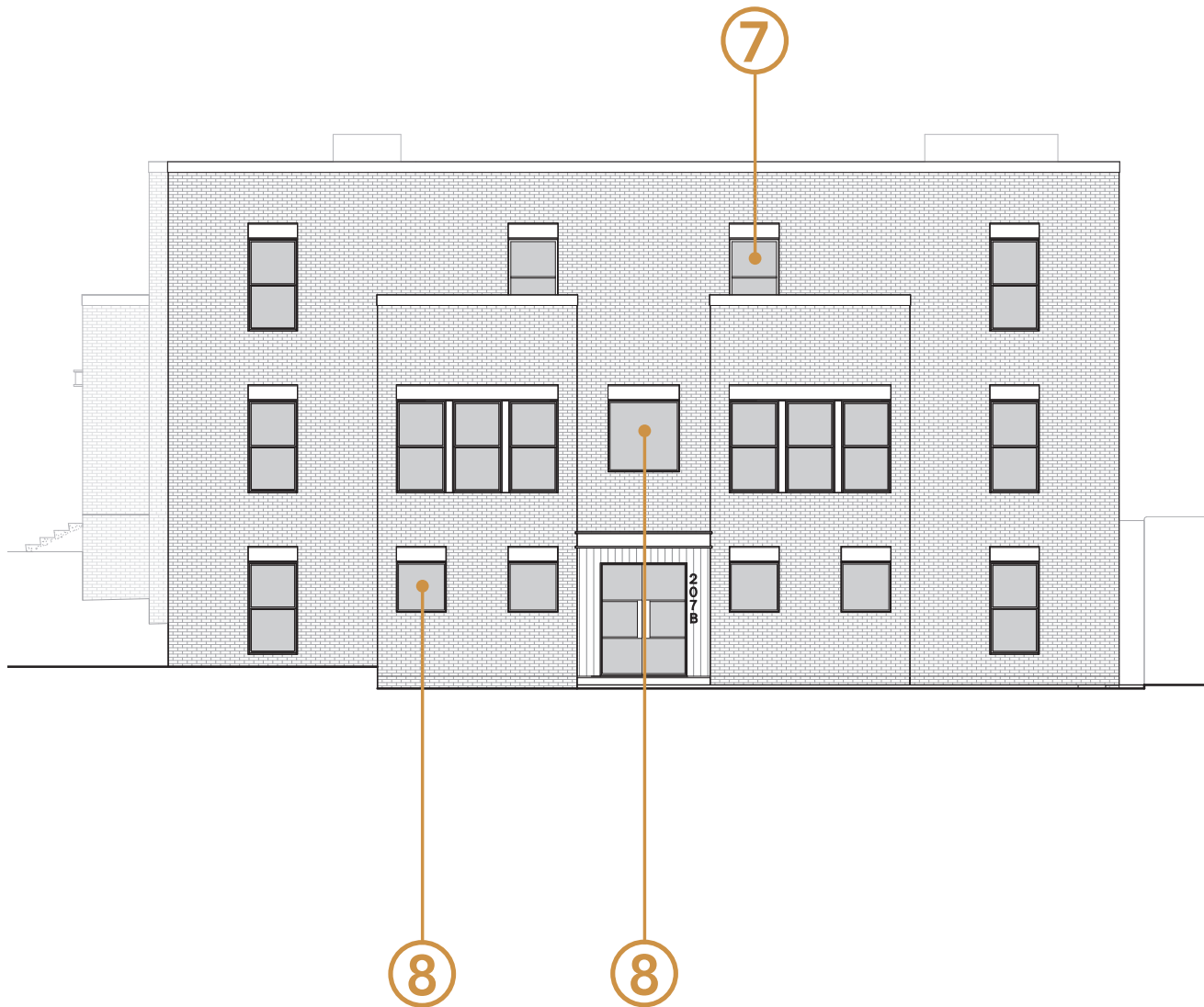
5
 "Air 4" iron doors by
 Pinky's Iron Doors.



6
 "Mira Series"
 aluminum-clad wood,
 double-hung windows
 by PlyGem.

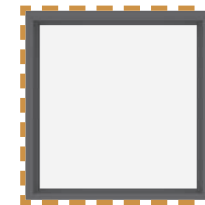
Seventeenth Street Elevation | Fenestration

A Proposed Duplex Development at:
207 South 17th Street
 Historic Zoning Commission Review Package | 07 June 2021



7

"Air 4" iron doors by Pinky's Iron Doors.



8

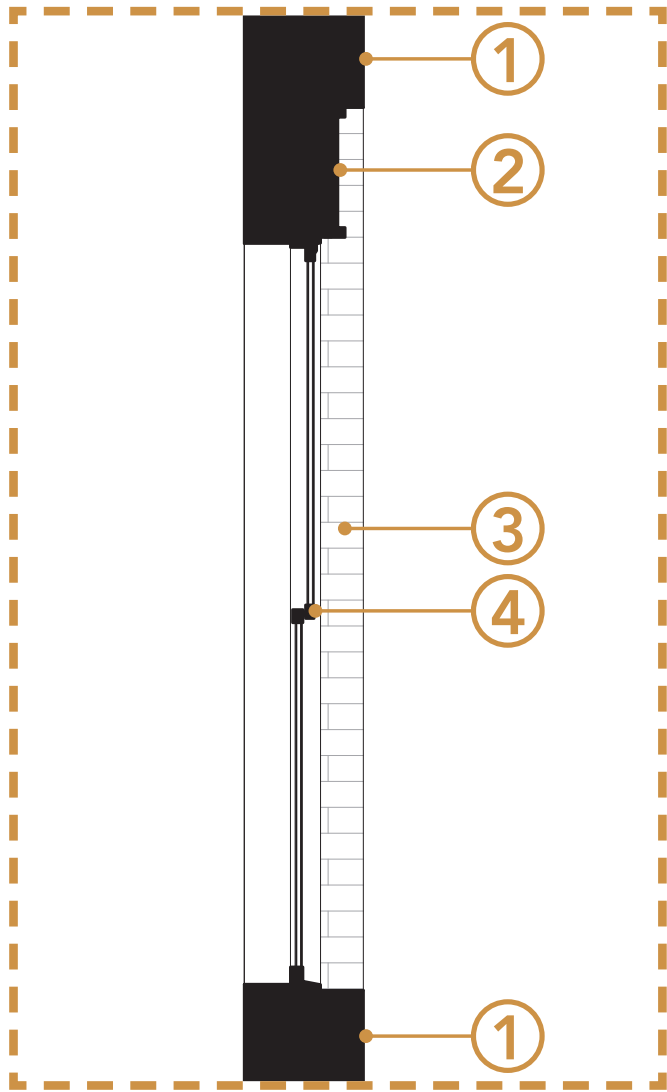
"Mira Series" aluminum-clad wood, picture windows by PlyGem.

Forest Avenue Elevation | Fenestration

A Proposed Duplex Development at:

207 South 17th Street

Historic Zoning Commission Review Package | 07 June 2021



Typical Window Section

①

Exterior plane (face) of brick wall.

②

Exterior plane (face) of formed break metal (to mimic an exposed steel beam) - Inset 2-1/2" from wall face - 12" tall.

③

Exterior brick jamb beyond.

④

Typical double-hung window, showing location in wall system. Face of jamb inset 4-1/2" from face of wall.



Similar Faux Steel Beam Condition

A Proposed Duplex Development at:

207 South 17th Street

Historic Zoning Commission Review Package | 07 June 2021



A Proposed Duplex Development at:
207 South 17th Street
Historic Zoning Commission Review Package | 07 June 2021

Meeting: 5/20/2021
Applicant: Aaron Jernigan Studio Four Design
Owner: Fort Knox Homes, LLC

Property Information

Location: 207 S. Seventeenth St. **Parcel ID** 94 N M 018
District: Ft. Sanders NC
Zoning: C-G (General Commercial)
Description: N/A

Lot currently features a non-historic, non-contributing car wash building and a billboard.

Description of Work

Level III Demolition/Relocation of Noncontributing Structure, Construction of New Primary Building

Demolition of non-contributing carwash and billboard fixture. The existing structures on the site are non-contributing to the National Register Historic District and the NC overlay.

Construction of new residential duplex on the corner of Forest Avenue and S. 17th Street. The three-story duplex will utilize an L-shape design, with frontage on both Forest Avenue and S. 17th Street. The massing fronting S. 17th Street measures 66'-8", with a secondary massing (the side of the Forest Avenue elevation) measuring 17'-4" wide. The section fronting Forest Avenue measures 66'-8" wide. The overall massing is 18'-8" deep, with two one-story, flat-roof massings projecting towards the street on both Forest Avenue and S. 17th St. elevations.

The three-story building features a flat roof with metal coping (finished to match window headers and frames); an exterior of modular-sized brick veneer; and one-over-one, double-hung aluminum-clad windows topped by black anodized aluminum headers. The primary entries feature full-light, iron doors on recessed cedar-sided entry vestibules, with concrete steps and concrete on window wells.

The Seventeenth Street (east) elevation features an a four-bay façade, with a two projecting, one-story, flat-roof massings flanking a recessed entry. The entry will feature paired, 74" wide by 96" tall, iron, full-light doors, covered by a flat-roof metal canopy and accessible by cast concrete steps. Both flat-roof massings feature three adjoining windows topped by a single aluminum header. The rooftop of the flat-roof massings will serve as a balcony, accessible by iron doors on the uppermost level. Four fenestrations are evenly spaced along the upper level, with two windows on the outside bays and two doors accessing the balconies. One lower-level window is visible, partially obscured by a window well. A secondary massing is slightly recessed from the east elevation; this structure is the side of the residential unit fronting Forest Avenue.

Due to the site's topography, all three levels are visible on the Forest Avenue (north) elevation. Two, two story, flat-roof massings flank a recessed entry stoop. The flat-roof massings serve as balconies, accessible by iron doors on the upper level (third story). The identical massings feature two single-light picture windows on the first story and three adjoining one-over-one windows on the second story. On this elevation, the doors are set perpendicular to

the façade, accessible from the concrete entry stoop clad in 6" wide vertical cedar ship-lap siding. The overall elevation features three levels of one-over-one, double-hung windows topped by metal headers.

The rear (south) and rear (east) elevations feature two brick-clad chimneys topped by metal coping; irregularly spaced one-over-one, double-hung windows on two visible stories; and a series of window wells for lower-level windows. Corner elevation windows will feature aluminum headers to match façade windows. Secondary entries (3' by 7' fiberglass doors) are located on each elevation.

A paved parking lot will be primarily accessible via the alley, with an exit off Forest Avenue. The site plan includes the preservation of several existing trees (elms, magnolia, etc) and the placement of several native shade trees on both facades and fronting the alley.

Applicable Design Guidelines

Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.

A. Height, Scale, and Massing

1. Foundation heights should be consistent with other pre-1940 buildings in the neighborhood.
3. With redevelopment of two or more lots for apartment, office, commercial, or mixed-use development, street-facing facades of new buildings should be broken up with bays or porches that are consistent with the dimensions of historic buildings in the neighborhood.
4. Apartment buildings shall have porches with an outside entrance from the street for every 50 to 75 feet of street frontage. Porches should be proportional to pre-1940 housing.
5. The height of new apartment, office, and commercial buildings, including a mix of those uses within a building, shall be limited by the underlying zone. The front and side yard provisions shall be the same as those for single-family detached construction for the first three stories. Upper stories shall be set back further from the street.
6. For the first 35 feet, buildings should have similar setbacks, bays, and covered entrances that complement the historic architecture on the street.
7. Upper stories should be stepped back at least 8 feet. In addition to providing a pedestrian scale at street level, the landings should be used for balconies, providing open space to those who use the buildings.

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 the historic development styles. Asphalt, shingle, tile, pressed metal, and slate were used.

C. Porches

1. Provide porches with proportion 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.

D. Wall Materials

1. Paint color is not regulated.
2. Clapboard (or clapboard-like materials such as aluminum or vinyl), shingle (or shingle like material), or brick should be used.
6. Materials that are not typical in pre-1940 construction should not be used. These include cinder block, T-111 siding, and stone facing.

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. Inserts are acceptable to mimic traditional window forms.
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.
8. There should be at least 50% transparency, that is created by windows or French doors and balconies, on the recessed breaks between buildings, including buildings joined together.
9. Entrances to the building should be provided from the street, using door that have similar proportions and features to pre-1940 architecture.
10. When parking areas are provided behind buildings, rear entrances are also allowed.
11. Wrought iron balconies are appropriate accents on stucco or brick.

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 parking area.
7. Surface parking area shall always be to the rear of the building.
8. Primary or secondary entrances to the building from parking areas are allowable.

G. Landscaping, Fencing, and Retaining Walls

1. Plant one native shade tree and one ornamental tree in both the front and rear yards for every fifty 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.
5. Keeping with tradition, low, square-cut stone, poured concrete, or brick walls should be used in constructing retaining walls.

Large Lot Development

3. Bays should extend up to five feet for fifty percent of the side façade on corner lots.
6. Multi-family or office development on Clinch Avenue between 17th and 20th Street should be designed to complement the brick, early 20th century revival styles along the street.

Corner Lot Development (from Example of Corner Lot Development, p.18)

1. Setback established in line with other houses on the street
2. Bay extends beyond front yard setback
3. Porches create rhythm along the street
4. Bays add extra dimension and visual appeal on side street
6. Dormers, gables, and hipped roofs complement historic features
7. Foundation height is consistent
8. Yard trees add to the pleasant street scene

Comments

N/A

Staff Findings

EXISTING STRUCTURES

1. The existing car wash building is non-contributing to the National Register Historic District or the local overlay. It has been defunct since at least 2017 and creates a significant gap in the largely residential/institutional streetscapes on Forest Avenue and S. 17th Street. The car wash is surrounded by pavement and recessed from the front setback pattern of both streets. Demolition of the car wash is appropriate and new construction on the site will significantly benefit the neighborhood.

SITE CONTEXT

1. Alongside the previously commercial use, the subject property was zoned C-3 in the previous zoning code and is currently zoned C-G-2. The C-G-2 zoning includes several dimensional standards (including a 0'-20' build-to zone on the front elevation and 0'-10' build-to zone on the corner side elevation) and design standards related to fenestration, transparency, and building materials. While these standards generally do not conflict with the Fort Sanders design guidelines, some of the standards create issues for residential use. The applicant has applied for several variances related to the build-to zone on Forest Avenue, a parking setback, and a reduction in façade transparency. The staff recommendation is contingent on the applicant securing the necessary variances at the 5/18/21 BZA meeting; otherwise, a revised site plan and elevation drawings may be necessary.

2. As discussed in the application, the proposed lot is a transitional, edge property in the NC overlay and the broader neighborhood. The property is located on the northern edge of the Fort Sanders National Register Historic District, and towards the northwest corner of the overlay. In terms of density and land use, the property is surrounded by high-density residential parcels (RN-5 and RN-6) and occupies a transition between historic single-family houses and contemporary multi-family buildings along the north side of Forest Avenue and Grand Avenue. A consistent block of historic single-family houses extends across the south side of Forest Avenue's 1700 block, along with the 1600 block of Forest Avenue. S. 17th Street features higher pedestrian and auto traffic volumes as it connects to the interstate.

HEIGHT, SCALE, AND MASSING

1. The surrounding context fronting 17th Street is defined by two-story houses and multi-family development moving further north. The two-story, 36' tall structure is consistent with the context, and the foundation height (taller towards the north due to topography) is consistent with the neighborhood's historic structures. The three-story elevation fronting Forest Avenue is somewhat taller than the one-/one-and-one-half-story historic houses that remain on the block; however, the overall streetscape pattern has already been compromised by the four-story multi-family building across the street (outside of the overlay). In general, the overall height is appropriate for a corner, transitional lot.

2. The L-shaped massing is a creative solution to working within the existing C-G-2 zoning, the site's topography, 10' easements on the north, east, and west property lines, and to "hide" the parking area from view from Forest Avenue and S. 17th Street. Though the L-shaped design does create two longer massings along both 17th and Forest, the massings are broken up by the projecting one- and two- story balcony sections. The 17'-4" section which serves as the corner massing (side of Unit A on the site plan, rightmost side of the S. 17th Street elevation) needs additional transparency to break up a solid massing (one window on each story to match existing, accent windows, or material change or additional detail could be options).

3. The proposal meets the design guidelines by featuring outside entrances from the street for every 50-75 feet of street frontage, breaking up street-facing facades on larger lots with bays or porches, and using upper-level landings as balconies for open space and additional visual entrance.

DESIGN AND STYLE

1. While many new construction developments in Fort Sanders draw inspiration from the neighborhood's Queen Anne-style houses, the applicant has selected the early- to mid-twentieth century revival styles as a design

precedent. These structures, used for commercial and multi-family buildings, demonstrate flat roofs, brick masonry exteriors, double-hung windows, cast-stone detailing such as sills and quoins, and detailed cornices.

2. Drawing style precedent from another historic architectural style in the neighborhood is appropriate, and will add to the overall richness of the neighborhood, avoiding some of the more bland interpretations of the Queen Anne style.

3. The developers and architects have defined the proposed style as a contemporary, streamlined interpretation of historic masonry commercial buildings in the neighborhood. Neighborhood input has recommended additional detail in order to relate the new construction to the historic buildings cited as precedent (duplex at 1208/1210 Clinch Ave, Fort Sanders Manor at 1645 Clinch Avenue), such as quoins, window sills, a cornice or water table, material changes, etc. The Commission should discuss the level of additional architectural detail necessary to connect with the historic context.

PLACEMENT

1. The proposed building will be set 19'-3" from the front property line on Forest Avenue, and 15'-4" from the front property line on S. 17th Street (excluding 5' deep projecting massings).

2. On Forest Avenue, most of the houses are approximately 16'-18' from the front property line, including front porches (most porches on this block are recessed). The 19'-3" front setback from the property line will not be incongruous from the block, especially as the porch terraces will be approximately 14' from the front property line. The proposed setbacks on Forest Avenue are appropriate.

3. Most of the historic houses along S. 17th Street have their side elevations fronting the street. 210 and 212 S. 17th across the street are set approximately 11' from the front property lines. The proposed 15'-4" setback (approximately 10'-4" with projecting porch massings) will re-establish a consistent setback pattern on S. 17th Street. The overall placement of the building meets the intent of the guidelines and will re-establish a streetscape pattern on a busy corner lot.

INDIVIDUAL COMPONENTS

1. The flat-roof design does not directly correspond to guidelines for roof pitch and roof detail; however, these roof guidelines relate more to new single-family construction and encourage a recycling of Queen Anne or Craftsman-style architecture when other historic styles are visible in the neighborhood. The flat roof, including the parapet with the metal coping, is appropriate within the design guidelines and compatible with the broader neighborhood context.

2. Guidelines recommend selecting a porch with proportions and materials that complement pre-1940 housing, measuring between 6' and 10' deep. The applicant has selected an entry stoop which is recessed between the two broader projecting sections; the entry stoops are approximately 5' deep and 9'-4" wide. Balconies are located above the projecting massings. While the entry stoops will be somewhat less narrow than the recommended front porches, the intended effect of a front porch is supported by material change, the proposed doors' transparency, and the upper-level balconies. The deviation from the guidelines is appropriate in this case. On the Forest Avenue elevation, using double doors that match the other entryway instead of a perpendicular door would contribute to the front porch effect.

3. The proposed modular red brick veneer is appropriate for the new building and the selected style. The anodized aluminum window headers, coping in a corresponding color, and cedar ship-lap siding will complement the brick veneer.

4. In general, the window proportions and symmetry on the S. 17th Street and Forest Avenue elevations are compatible with historic window proportions in the neighborhood. The selected double-hung, aluminum-clad

windows meet the material and design specifications in the guidelines.

5. Guidelines recommend that proportions of upper-level windows should not exceed first-story windows. The Commission may choose to discuss this guideline with relation to the Forest Avenue elevation and the smaller, single-light picture windows on the first story. Adding street-facing doors on this elevation would contribute to the overall transparency.
6. The proposed parking meets the design guidelines by being located to the rear of the building, with access off the alley. The application includes shade trees and landscaping/screening around the parking area. Final site plan for parking may require minor modifications upon further consulting with City Engineering.
7. The site plan includes the retention of several existing shade trees and the planting of new native shade and ornamental trees to meet design guidelines. The block moving west on Forest Avenue (and the existing site) feature a concrete retaining wall characteristic of historic Fort Sanders. All efforts should be taken to retain the existing retaining wall or construct a new square-cut stone, poured concrete, or brick retaining wall to reflect the existing in height.

Staff Recommendation

Staff recommends approval of the proposal, with the following conditions:

- 1) Granting of all necessary variances at 5/18/21 Board of Zoning Appeals meeting;
- 2) Break up large massing with no transparency on rightmost side of S. 17th Street elevation (using three stories of double-hung windows to match, material change, or other visual element);
- 3) On the Forest Avenue elevation, use doors to match design and placement of those on S. 17 Street instead of perpendicular to façade;
- 4) Parking to meet City Engineering requirements;
- 5) If possible, retaining wall along Forest Avenue to be retained or re-constructed using materials to meet design guidelines;

And providing for additional discussion from Commission on: 1) window placement and details on the rear elevation; and 2) any additional details/elaboration that may be necessary to connect the new building with the cited historic architectural references.