



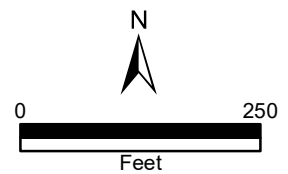
8-E-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



705 Deery St. 37902
Fourth and Gill H

Original Print Date: 8/9/2021
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Logan Higgins



Meeting: 9/16/2021
Applicant: Logan Higgins
Owner: NOx LLC

Property Information

Location: 705 Deery St. **Parcel ID** 94 D J 027
District: Fourth and Gill H
Zoning: RN-3 (General Residential Neighborhood)
Description: N/A
Vacant lot.

Description of Work

Level III Construction of New Primary Building

New single-family residence fronting Deery Street. Overall footprint measures 37.5' wide by approximately 64' long, incorporating several projecting massings on the side and rear elevations, and an 8'-9" deep front porch. House features a cross-gable roof with a one-story hipped-roof porch on the façade (northeast), a two-story hipped-roof massing on the right (northwest) elevation, a partial hipped-roof porch on the left (southeast) elevation. The roof is clad in asphalt shingles, the exterior is clad in wood lap siding with brick porch supports, and the house rests on a brick-clad foundation. There are decorative horizontal trim bands at multiple levels on each elevation.

The house is proposed to be set 18'-9" from the front property line, with the 8'-9" deep front porch set 10' from the front property line. The house is relatively centered on the lot, with a right (northwest) side setback of 5'. A concrete walkway will extend from the front porch to the sidewalk. Parking is accessed off the alley, with a 20' by 20' paved parking pad.

The façade (northeast) features a side-gable roof with a 6/12 pitch, with a one-story, centered, hipped roof porch. The façade is clad in wood lap siding, with brick porch supports. All façade windows are 2'-6" wide by 5' tall, metal, single-light casement windows. The three-bay first story features two pairs of single-light windows flanking a centrally-located half-light door. Two bays of paired single-light windows are evenly spaced on the second story.

The left side (southeast) elevation features two front-gable roof bays on each side of the elevation, and a one-story, half-hipped-roof porch from the leftmost front-gable roof section. The porch features a 1/12 pitch hipped roof and is supported by square brick columns. All side elevation windows are 2'-6" wide by 5' tall, metal, single-light casement windows, with one 5' by 5' picture window on each story. There is a significant amount of transparency on both stories of the southeast side elevation.

The right side (northwest) elevation features a two front-gable roof bays on each side of the elevation, with a two-story, hipped-roof massing projecting from the center. Windows on this side elevation are irregularly spaced 2'-6" wide by 5' tall, metal, single-light casement windows. There are no windows towards the rear elevation, though a front-gable roof section is isolated with vertical and horizontal trim bands.

The rear (southwest) elevation) features a side-gable roof with a 6/12 pitch. A two-story, centrally-located flat-roof massing projects outward from the rear elevation, featuring six adjoining 2'-6" metal casement windows on first and second stories.

Not noted on drawings: the applicant has requested options of fiber cement siding in place of lap siding, and wood windows in place of metal windows.

Applicable Design Guidelines

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

Infill Buildings

There are vacant lots on many of the streets in the Fourth and Gill Historic District. They cause a gap in the streetscape, and should be redeveloped with new buildings that are sympathetic to the historic design of buildings in the neighborhood.

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 already in their environment.

The materials that cover its exterior surface largely determine the appearance of a building. Similar materials develop a certain continuity and character. A building should not be visually incompatible or destroy historic relationships within the neighborhood. At the same time, new construction should not imitate historic style or period of architecture. This is also true for freestanding garages, sheds, and other outbuildings.

Width of Houses and Lots

Fourth and Gill developed along streetcar tracks, which followed a straight line. This formed the pattern of streets in the neighborhood, and set the pattern for lot sizes. As a result, the lots of Fourth and Gill are usually rectangular, with their narrowest side parallel to the street. The houses are also rectangular, or irregular, with narrow sides facing their street. This development pattern should be respected if new structures are built in the neighborhood. The consistent setbacks of the neighborhood create a visual order, help define public and private space, provide a margin of privacy for residents, and permit landscaping in front of a building.

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. A new building should continue and reinforce the alignment established by neighbors. Never violate the existing setback pattern by placing new buildings in front of behind the historic façade line.
2. Avoid placing buildings at odd angles to the street.

Scale and Massing

The houses in the Fourth and Gill Historic District have a shape, or bulk, consistent with their time of construction. They appear larger than new buildings, with set back or projecting bays not found on many new buildings. The appearance this lends to the neighborhood is an important design attribute.

1. Relate the size and proportions of new structures to the scale of adjacent buildings.
2. Break up uninteresting boxlike forms into smaller, varied masses like those of most buildings from the historic period. Variety of form and massing are essential to the character of the streetscape.
3. New buildings should be designed with a mix of wall areas with door and window elements in the façade like those found on the neighborhood's historic houses. Also consider the width-to-height ratio of bays in the façade. The placement of openings with respect to the façade's overall composition, symmetry, or balanced asymmetry

should be carefully imitated.

4. Relate the vertical, horizontal, or nondirectional façade character of new buildings to the predominant directional alignment of nearby buildings. A new building should continue and reinforce the alignment established by its neighbors. Alignment is basically the arrangement of objects in a straight line. The horizontal alignment of building elements such as porches, roofs, windows, etc., is one of the most effective ways of creating and maintaining a sense of relationship, a sense of connection, and unity among the elements of a street.
5. Relate the roof forms of the new buildings to those found in the area. Duplication of the existing or traditional roof shapes, pitches, and materials on new construction is one way of making new structures more visually compatible.

Height of Foundations and Stories

Historic houses in the Fourth and Gill Historic District are not built on slab foundations. They are built on raised foundations, usually of masonry. The color and texture of these brick, stone or stuccoed foundations adds richness to the neighborhood. The height of each story is enough to allow for interior ceilings that are more than eight feet tall. If infill housing is constructed, it should suggest the overall height, as well as the foundation and story height, of adjacent historical houses.

1. As a general rule, construct new buildings to equal the average height of existing buildings on the street.
2. Raised foundations, or the appearance of raised foundations, must be designed for any new housing constructed in Fourth and Gill. The height of the foundation should replicate those of adjoining buildings.
3. If building new structures, the eave lines should conform to those of adjacent properties. Divisions between stories should either be omitted, or should mimic neighborhood buildings

Materials

1. The materials used for new buildings should be consistent with existing historic building materials along the street.

Features

1. Always design front facades with a strong sense of entry. Strongly emphasized side entries, or entries not defined by a porch or similar transitional element, result in an incompatible flat first-floor façade.
2. Avoid replicating or imitating the styles, motifs, or details of older periods. Such attempts can present a confusing picture of the true character of the historical area.

Roofs

1. The shape and pitch of roofs on new construction should imitate the shape and pitch of roofs on neighboring existing houses or other houses of the same architectural style.
2. The eaves on additions or new buildings should have an overhang that mimics [...] the existing buildings near the property. A minimum eave overhang of at least eight inches should be used on new construction. Fascia boards should be included on the gables.
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 new construction should duplicate the original roofing materials if possible. Asphalt shingles can be appropriate [...] and the color should be a dark green, charcoal gray, black or dark reddish brown to simulate the original roof colors.

Porches

3. New front porches in Fourth and Gill must be large enough to provide seating, ie. six to eight feet in depth.
4. In new construction, the proportion of the porches to the front facades should be consistent with the historic porches in the neighborhood. Details such as columns, posts, piers, balustrades, and porch flooring must use materials that present a visually and physically appropriate appearance historically.

Entrances

Historic characteristics: The doors originally used on Fourth and Gill houses were wooden, often with beveled glass or stained glass inserts. Screen doors were commonly used.

1. Entry features that should be preserved include sidelights and transoms of plain, patterned, beveled or stained glass, fan light windows, entablatures and the original doors.
3. Service (rear or side) entrances should not be altered to make them appear to be formal entrances by adding paneled doors, fanlights, or sidelights.
4. Secondary entrances should be compatible with the originals in size, scale, or materials but should not give the appearance of a primary entrance.

Wall Coverings

3. New construction should use wood materials rather than aluminum or vinyl siding. New buildings should also use corner and trim boards and appropriate window and door trim. Concrete composition planks may be appropriate for new construction

Comments

The project was postponed at the August 2021 HZC meeting to give the applicant further opportunity to receive neighborhood input. The applicant did meet with the Fourth & Gill neighborhood board.

Staff Findings

PLACEMENT; HEIGHT, SCALE, & MASSING

1. The new house is proposed for an average-sized lot in Fourth and Gill that historically held a two-story, wood frame residence with an exterior of wood and a one-story corner porch. The proposed house reflects the shape of the lot, with a rectangular form and the narrow side parallel to the street.
2. The house's proposed setback is 10' from the front porch to the front property line, and 18'-9" from the front porch to the house's main massing. The average front setback of the block is 12.4'. The adjacent house (709 Deery Street) is 17'. The new house, along with the house proposed for 701 Deery Street, will maintain the historic façade line of the streetscape and reinforce the street's established alignment. The house is centered on the lot and will maintain consistent side setbacks.
3. Guidelines recommend avoiding "replicating or imitating the styles, motifs, or details of older periods," and encourage compatibility in interpretation of historic styles and forms seen in the neighborhood. The proposed house is a contemporary interpretation of the Prairie style, including a mix of wood and brick elements, a lower-pitched roof, wide eave overhangs, and emphasis on horizontal lines on the façade. While there are not many Prairie-style houses in Fourth and Gill (or Knoxville), the selected style does fit into the neighborhood's period of significance. The Prairie style is an appropriate style selection for the applicant and owner's goals of a large house, as most Prairie houses were two stories and incorporate substantial porches. The Prairie-inspired elements have reduced in the revised design, with the removal of the corner brick pilasters.
4. The proposed house is two stories, measuring 25'-11" to the roof peak on the façade elevation. The size and proportions of the new house relate more to the largest buildings in the district (multi-family buildings at 403 E. Fourth Ave; 727 Deery Street) than the immediately adjacent Queen Anne cottages. Responding to discussion with the Commission and the neighborhood, the applicant has dropped the roof peak height down two feet (was previously 27'-4" to roof peak). The house at 705 Deery Street is taller than the immediately adjacent existing houses.
5. To break up the large rectangular form, the proposed house uses varied massings, including the two front-gable massings on the left (southeast) elevation, two one-story, hipped-roof porches, and a variety of siding details. The side elevations are significantly asymmetrical.

The flat-roof, two-story projecting massing on the rear elevation is a unique tactic to incorporate additional interior space. It will be somewhat visible from the street due to the size of the proposed house. It does contribute transparency to the rear elevations.

6. The proposed house is compatible in façade width with the Fourth and Gill examples selected for the application packet (two-story, side-gable or hipped-roof houses with three-bay facades). However, the comparable examples provided in the application (ie, 716 Deery Street) use a rectangular form where the wider side of the façade is aligned with the street. The proposed house extends significantly towards the rear property line, occupying the maximum building coverage permitted on the lot. The overall massing of the house is large. The house's massing is aligned with the larger buildings on E. Fourth Avenue and Deery Street.

7. The façade integrates a mix of vertical and horizontal elements with horizontal trim bands, brick porch columns, and symmetrical window placement. These elements are characteristic of the Prairie style. The previously-proposed brick pilasters have been removed, in favor of vertical and horizontal trim elements.

8. The proposed cross-gable roof form is compatible with the neighborhood context. The roof forms are appropriately complex and draw from nearby gable-roofed designs, while also incorporating a low-sloped hipped roof porch on the façade. Guidelines also recommend using eave lines which conform to those of adjacent properties, and using divisions between stories that mimic neighborhood buildings. The proposed eave lines are taller than the immediately adjacent properties on the block (709, 713, 717 Deery Street) but are comparable two-story examples on the other side of the block.

9. Guidelines recommend constructing new buildings to equal the average height of existing buildings on the street. The proposed residence is on the taller side of this average.

BUILDING FEATURES

10. The house includes a raised, 2' tall brick masonry foundation, which is compatible with historic foundations.

11. Using a centrally-located half-light door, flanked by the two square porch columns and accessible via a new concrete walkway from the sidewalk, the design successfully incorporates a strong sense of entry on the front façade.

12. Guidelines note that the shape and pitch of roofs on new construction should imitate the shape and pitch of roofs on neighboring existing houses or other houses of the same architectural style. A 6/12 pitch is less steep than many of the original houses in Fourth and Gill, but there are many two-story houses with similar façade widths which use lower-pitched roofs. The roof features sufficiently deep eave overhangs and proportionate fascia boards on the gable fields.

13. The design includes an 8'-9" deep, 21'-11" wide front porch which is proportionate to the design of the house and historic porches in the neighborhood. The proposed square brick columns and solid wood porch railing/enclosures are consistent with the contemporary interpretation of the Prairie style. The revised front porch is larger than the initial proposal.

MATERIALS

14. Asphalt shingles are an appropriate roofing material within the design guidelines. The final selection should use dark green, dark gray, black, or another dark color to simulate roof colors on original houses.

15. The half-light door is appropriate for the house's design and contributes additional transparency to the façade. The applicant should specify the door material and select a material compatible with the overall house and the design guidelines (preferably, wood).

16. Guidelines recommend wood materials instead of synthetic siding, noting that concrete composition planks may be appropriate for new construction as well. The submitted drawings propose wood siding, though the applicant has requested the option of HardiePlank and provided instances where fiber cement siding has been approved on new construction. In the opinion of staff, due to the overall size, massing, and style selected, the house will be sufficiently "contemporary in spirit" and does not need further material elements to differentiate from the historic context. Wood lap siding features a more historically appropriate exposure pattern and overlap than fiber cement siding, which can present visually as flat and lacking depth. Using wood lap siding, along with the proposed brick elements, will keep the new house consistent with the historic materials used along the street.

17. While paint colors are not directly in the HZC's purview, in the opinion of staff, red or brown brick masonry elements would be most compatible with the neighborhood context, avoiding current trends of white-washed brick and monochromatic facades.

18. The application includes a substantial amount of transparency, in the form of rectangular, single-light, metal casement windows. The Commission should discuss the appropriateness of the window form and material with relation to the proposed house design and neighborhood context.

19. The northwest (right) side elevation lacks sufficient transparency, especially towards the rear. With the removal of the brick pilasters, a large swath of solid siding with no transparency is present towards the rear. Modifying both side elevation windows to even out the proportions would assist in "creating a mix of wall areas with [...] window elements like those found on the neighborhood's historic houses."

Staff Recommendation

The staff recommendation remains generally consistent with the initial review: the Commission should discuss the overall massing, size, and scale of the house as it relates to the surrounding context of the historic district.

Pending the approval of overall massing, size, and scale, staff also recommends the additional conditions of approval: 1) final door selection to be wood and submitted to staff for approval; 2) the use of wood lap siding over HardiePlank siding; 3) using dark-colored asphalt roofing shingles and unpainted brick masonry elements to better connect with the historic context; 4) revision of side elevation windows to create more even proportions on each side.



DESIGN REVIEW REQUEST

☐ DOWNTOWN DESIGN (DK)

☒ HISTORIC ZONING (H)

☐ INFILL HOUSING (IH)

Heyoh Design + Develop

Applicant

8/2/21

August 19, 2021

8-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

Logan Higgins

Heyoh Design + Develop

Name

Company

133c S Gay St

Knoxville

TN

37902

Address

City

State

Zip

865.236.0430

Info@heyohdesign.com

Phone

Email

CURRENT PROPERTY INFO

N0x LLC

719 LUTTRELL ST KNOXVILLE, TN 37917

865.679.8159

Owner Name (if different from applicant)

Owner Address

Owner Phone

705 DEERY ST

094DJ027

Property Address

Parcel ID

Fourth and Gill

RN-3

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Lindsay Crockett

Please Print

8.2.21

Date

Logan Higgins

Please Print

8/2/21

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: New construction of primary structure. Attached packet will provide further details

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

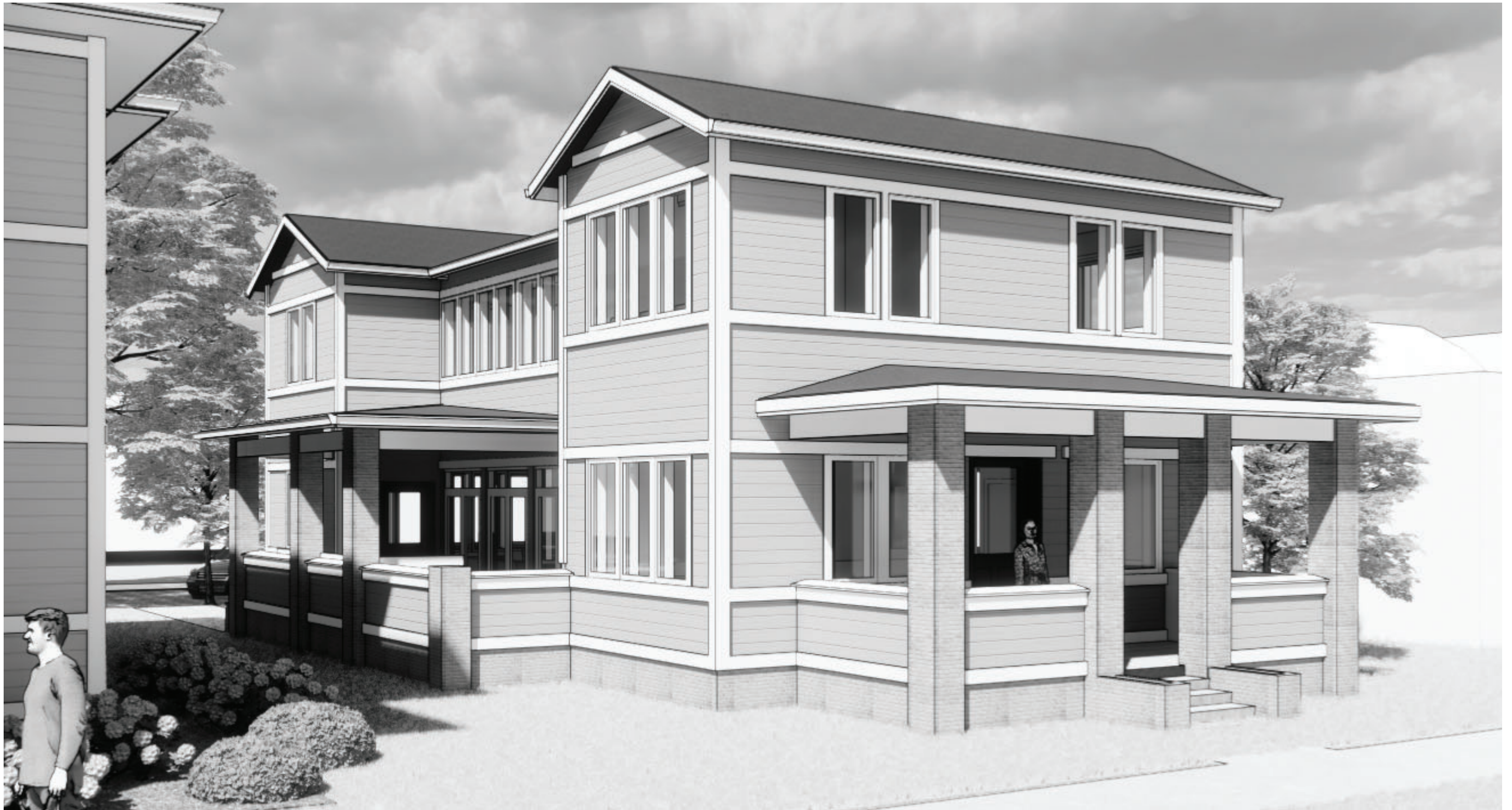
- ☐ Downtown Design Checklist
☐ Historic Zoning Design Checklist
☐ Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

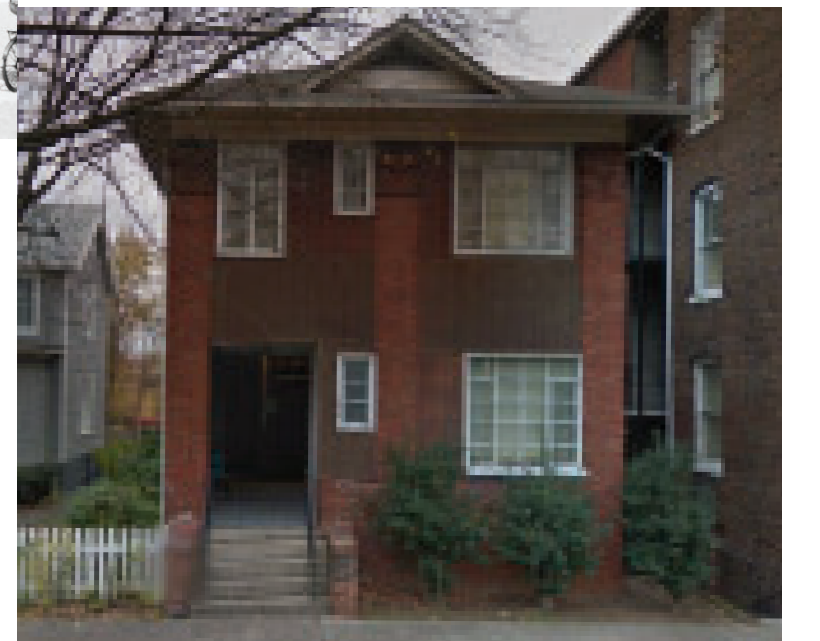
- ☐ Property Owners / Option Holders

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

| | |
|--------|-----------------|
| FEE 1: | TOTAL: \$250 |
| \$250 | |
| FEE 2: | |
| FEE 3: | |



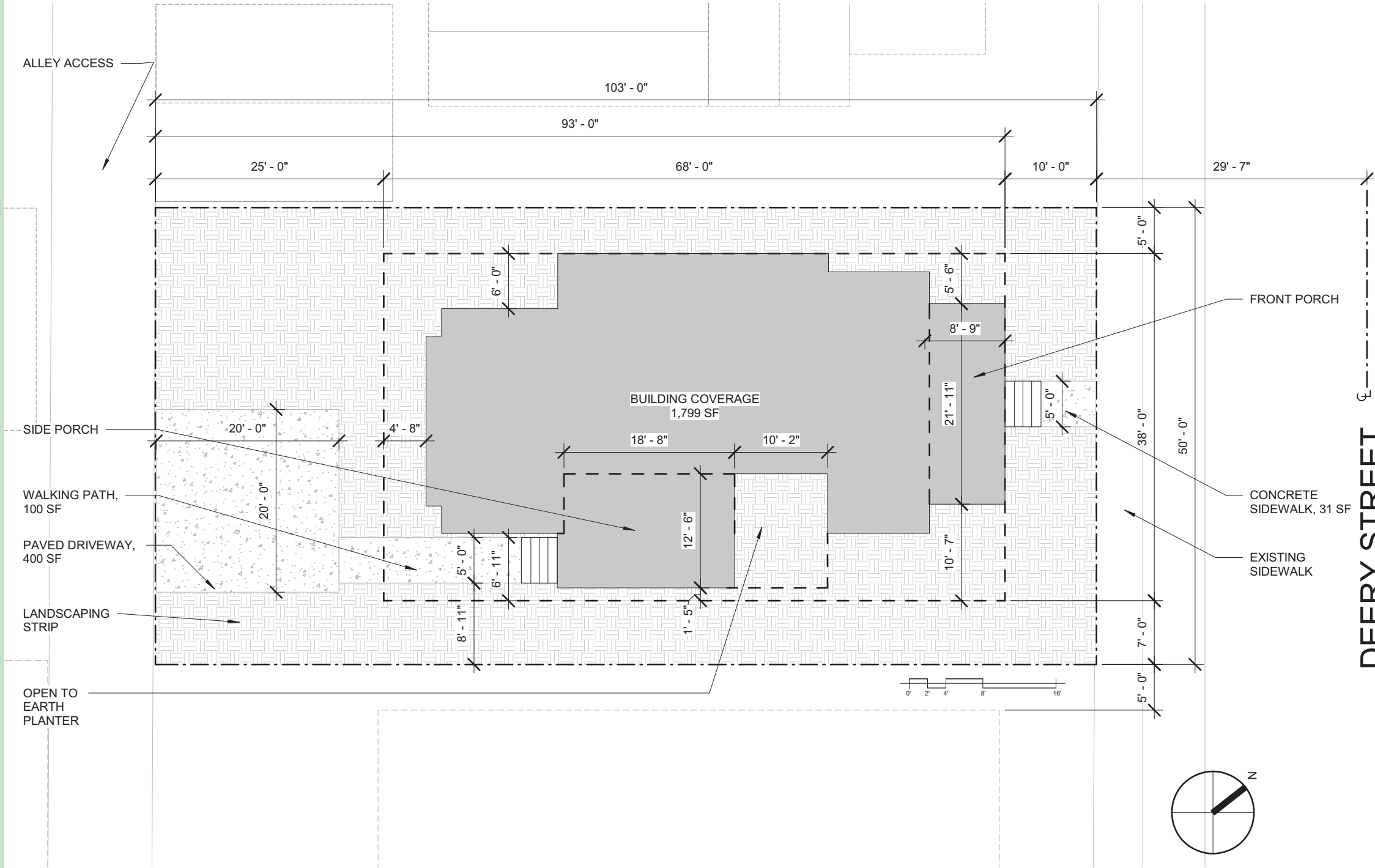
705 DEERY STREET



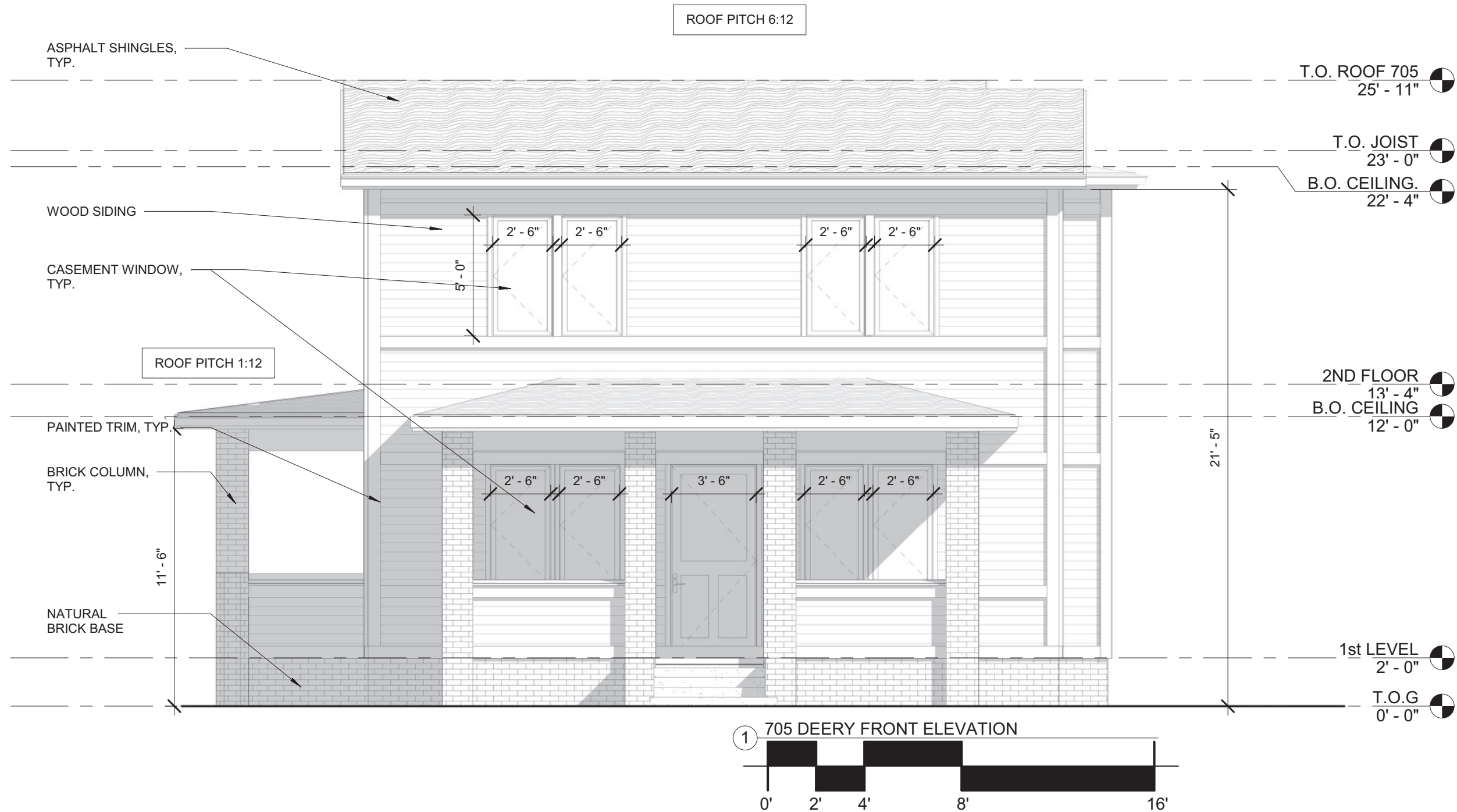
705 DEERY STREET

APPENDIX B - ZONING CODE, ARTICLE 4.3
Table 4-1: Residential Districts Dimensional Standards

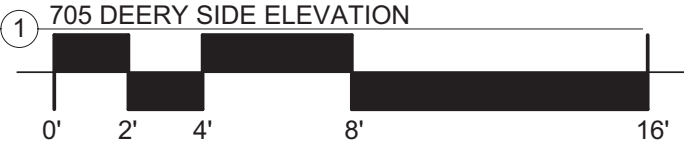
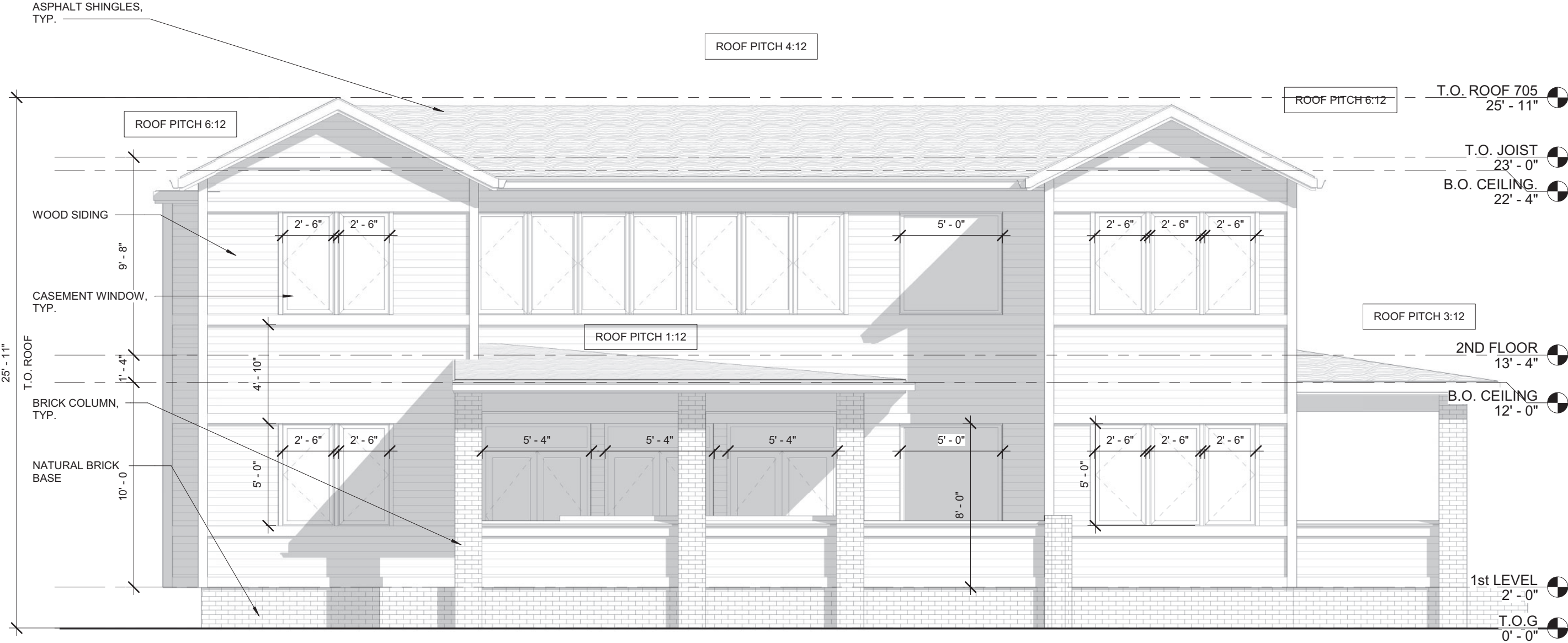
| 705 DEERY ST - ZONED RN-3 (5150 SF) | ALLOWED | PROVIDED |
|------------------------------------------------------------------------------------------------------------------|---------------|---------------|
| MAXIMUM BUILDING HEIGHT | 35'-0" | 25'-11" |
| MAXIMUM BUILDING COVERAGE | 35% (1802SF) | 34% (1799 SF) |
| MAXIMUM IMPERVIOUS SURFACE | 45% (2362 SF) | 44% (2330 SF) |
| SETBACKS | | |
| MINIMUM FRONT SETBACK 10' or the average of blockface, whichever is less | 10'-0" | 10'-0" |
| MINIMUM INTERIOR SIDE SETBACK 5' or 15% of lot width, whichever is less; in no case less than 15' combined | 5'-0" | 5'-0" |
| MINIMUM REAR SETBACK | 25'-0" | 25'-0" |



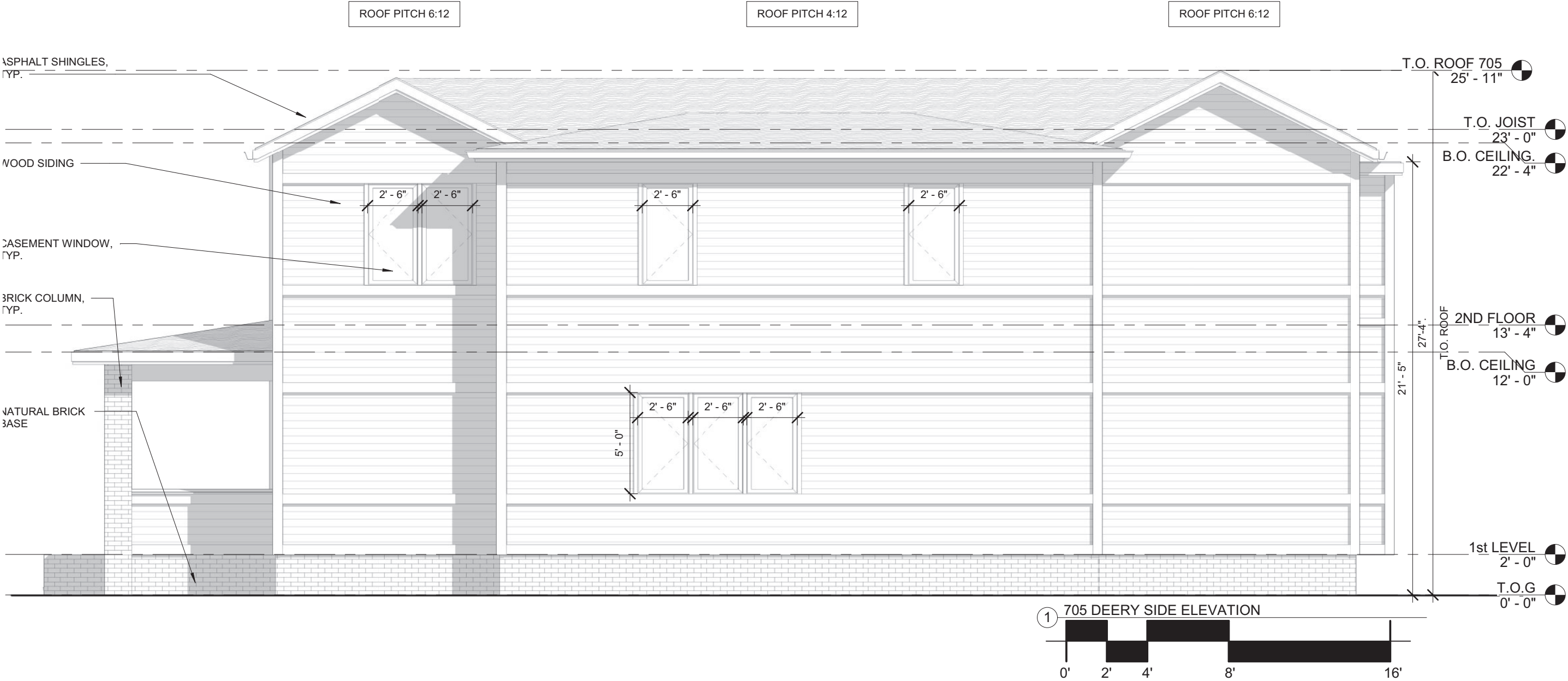
FRONT ELEVATION



SOUTH EAST (FOURTH AVE) ELEVATION



NORTH WEST SIDE ELEVATION



REAR ELEVATION

