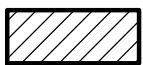
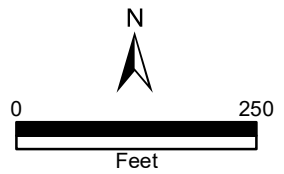


8-G-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

 **700 Morgan 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: 700 Morgan St. **Parcel ID** 94 D J 029
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 Morgan Street, with a side elevation fronting E. 4th Ave. Overall footprint measures approximately 33' wide by 63' long, including an 8'-2" deep front porch. The house features a two-story hipped roof with a 3/12 pitch, with two-story hipped-roof massings projecting on both side elevations. The roof is clad in asphalt shingles, the exterior is clad in wood lap siding with brick porch supports, and the house will rest on a brick-clad foundation.

The house is proposed to be set 18'-2" from the front property line, with an 8'-2" deep front porch set 10' from the front property line. The house is mostly centered on the lot. A concrete walkway will extend from the front porch to the sidewalk. Parking is accessed off the alley, with a 20' by 20' permeable paver parking pad.

The façade (southwest) features a hipped roof with a 3/12 pitch, with a two-story hipped-roof porch centered on the façade, supported by brick columns. Exterior elements include wood lap siding and 2'-6" by 5' tall metal casement windows on the first story. The second story features paired 7' tall by 5' wide French doors with transoms, centered over the first story windows. A half-light door is centered on the façade elevation. The front porch roof has been stepped down to be below, and intersect, the main hipped massing.

The right side (southeast, fronting E. 4th Ave), features a two-story, hipped-roof porch which is centered on the elevation. The porch is three bays wide, with a 3/12 pitch roof, and supported by square brick columns. The first story features three adjoining 2'-6" by 5' tall metal casement windows on the first bay, followed by a 5' by 5' single-light picture window, followed by three pairs of 5' by 8' tall French doors topped by transoms. Paired 2'-6" wide by 5' tall metal casement windows are located on the final bay. A similar pattern repeats on the second story, with all fenestrations centered above those on the first story.

The left side (northwest) features a two-story, hipped roof massing projecting from the center of the elevation. There are four windows on the second story (2'-6" wide by 5' tall metal, single-light casement windows), and three adjoining casement windows on the first story. Windows are irregularly placed.

The rear (northeast) elevation features a two-story, centrally-located flat-roof massing projecting outward, with six adjoining 2'-6" by 5' metal casement windows on first story and six adjoining 2'-6" by 4' metal casement windows on the second story.

Not noted on drawings: the applicant has requested options of HardiePlank 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 application was postponed at the August HZC meeting to allow the applicant the opportunity to receive neighborhood input. The applicant did meet with the Fourth and 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 rectangular, 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. The subject property is a corner lot, which requires additional elaboration on the side elevation.
 2. The house's proposed setback is 10' from the front porch to the front property line, and 18' from the front porch to the house's main massing. The average front setback of the block is 16'. The adjacent house at 704 Morgan Street is set 17' from the front property line, with a corner porch that's flush with the main massing. The applicant should confirm the proposed front setback will maintain the historic façade line of the streetscape, recessing the house towards the rear property line if necessary to continue a consistent front yard space with the rest of the block.
- The house is centered on the lot with consistent side setbacks, and a 12' side setback from the right side property line, with 5' of the porch encroaching. This will allow for landscaping and green space adjacent to the sidewalk. The left side setback pattern will be reflected by the adjacent proposed new construction at 701 Deery Street.

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. Similar to the proposed houses at 705 Deery Street and 700 Morgan Street, the proposed house is a contemporary interpretation of the Prairie style, including a mix of wood and brick elements, a low-pitched hipped roof, and wide eave overhangs. While there are not many Prairie-style houses in Fourth and Gill (or Knoxville), the selected style is compatible with 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.

4. The proposed house is two stories, measuring 27'-4" 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. The proposed house will be the same height as the new houses at 705 Deery Street and 700 Morgan Street. The applicant should provide a general height comparison to show compatibility with the 700 block of Morgan Street.

5. To break up the large rectangular form, the proposed house uses varied massings, including a two-story, centrally-located front porch; a two-story, hipped-roof side porch; and variety of siding details. The flat-roof, two-story projecting massing on the rear elevation is a unique tactic to incorporate additional interior space. It will be visible from the street due to the size of the proposed house and the corner lot. It does contribute transparency to the rear elevations.

6. The proposed house is compatible in façade width with some of the Fourth and Gill examples selected for the application packet (two-story, side-gable or hipped-roof houses with three-bay facades). The most logical comparison for the proposed design is 727 Deery Street, a brick-clad Prairie-style structure which was designed as a duplex instead of a single-family house. The new house can also be compared with the two-story multi-family Cleveland building on the other side of Morgan 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. It is aligned primarily with the larger buildings on E. Fourth Avenue.

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 hipped-roof form is generally compatible with the neighborhood, and incorporates some complexity via projecting hipped-roof massings on the side elevations. 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 appear to be somewhat taller (and wider) than the immediately adjacent properties on the 700 block of Morgan Street.

The design incorporates substantial eave overhangs, characteristic of high-style Prairie architecture (including some outside-of-Knoxville examples provided in the application packet), especially on the façade. The application has been revised to include a separate hipped roof for the front porch, where the porch roof is set slightly lower than the primary hipped massing. This revision does assist in reducing the overall façade massing.

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 3/12 pitch is less steep than many of the original houses in Fourth and Gill, though the 3/12 pitch is in line with the selected Prairie influence. The roof features very deep eave overhangs. Due to the height of the building and the low pitch of the roof, the roof slope will present significantly flatter at street level than shown on elevation drawings.

13. The design includes an 8' deep, 21'-6" wide front porch. The porch is large in massing and scale, compared to other 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. While it does contribute visual interest and complexity to a visible side elevation, the two-story, 28' wide, 12' deep side porch is significantly larger than most porches in the neighborhood. The large two-story side porch contributes to the overall large scale and massing of

the house.

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. 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 right (southeast) elevation fronting E. Fourth Avenue also incorporates three pairs of French doors and 5' by 5' single-light picture windows. The Commission should discuss the appropriateness of the window form and the proportions of transparency, in relation to the proposed house design and neighborhood context.

19. The northwest (left) side elevation has been revised to include three adjoining casement windows on the first story, along with four windows on the second story. There are no windows towards the rear elevation.

20. The proposed house is identical in design to 701 Deery Street. The Commission should discuss any variation in design necessary to differentiate the two houses

Staff Recommendation

The staff recommendation remains consistent with the original 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. The applicant should provide a height comparison with the existing two-story houses on this side of Morgan Street. Further initial topics of discussion should focus on the overall amount of transparency on the left side elevation; and any differentiation necessary between 701 Deery Street and 700 Morgan Street.

Pending the approval of overall massing, size, and scale, staff also recommends the additional conditions of approval: 1) confirmation of the proposed front setback's compatibility with the adjacent houses, and revision to the front setback as necessary; 2) final door selection to be wood and submitted to staff for approval; 3) the use of wood lap siding over HardiePlank siding; 4) using dark-colored asphalt roofing shingles and unpainted brick masonry elements to better connect with the historic context.



DESIGN REVIEW REQUEST

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

Heyoh Design + Develop

Applicant

8/2/21

August 19, 2021

8-G-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

700 Morgan St

094DJ029

Property Address

Parcel ID

Fourth and Gill

RN-3

Neighborhood

Zoning

AUTHORIZATION



Staff Signature

Lindsay Crockett

Please Print

8.2.21

Date



Applicant Signature

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		
FEE 2:		
FEE 3:		\$250



700 MORGAN STREET



WILLIAM AND JESSIE M. ADAMS RESIDENCE [1900]



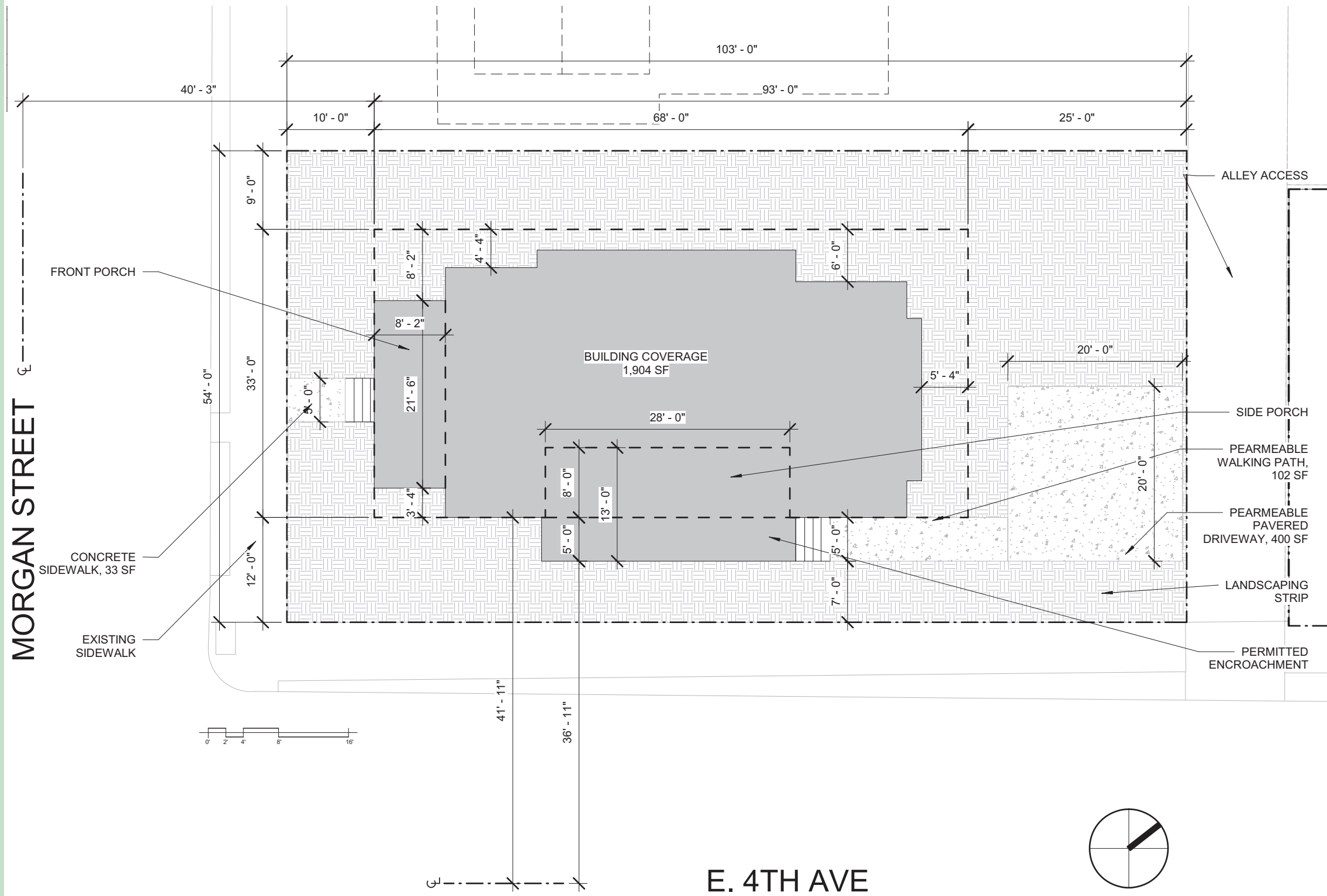
L.K. HORNER RESIDENCE [1908]



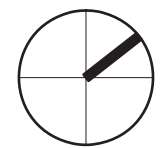
700 MORGAN STREET

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

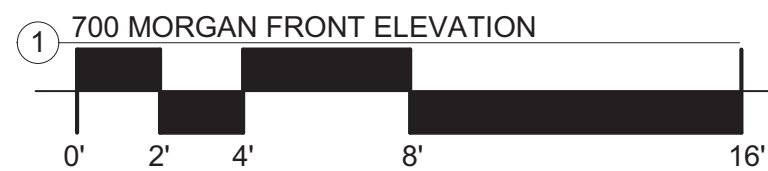
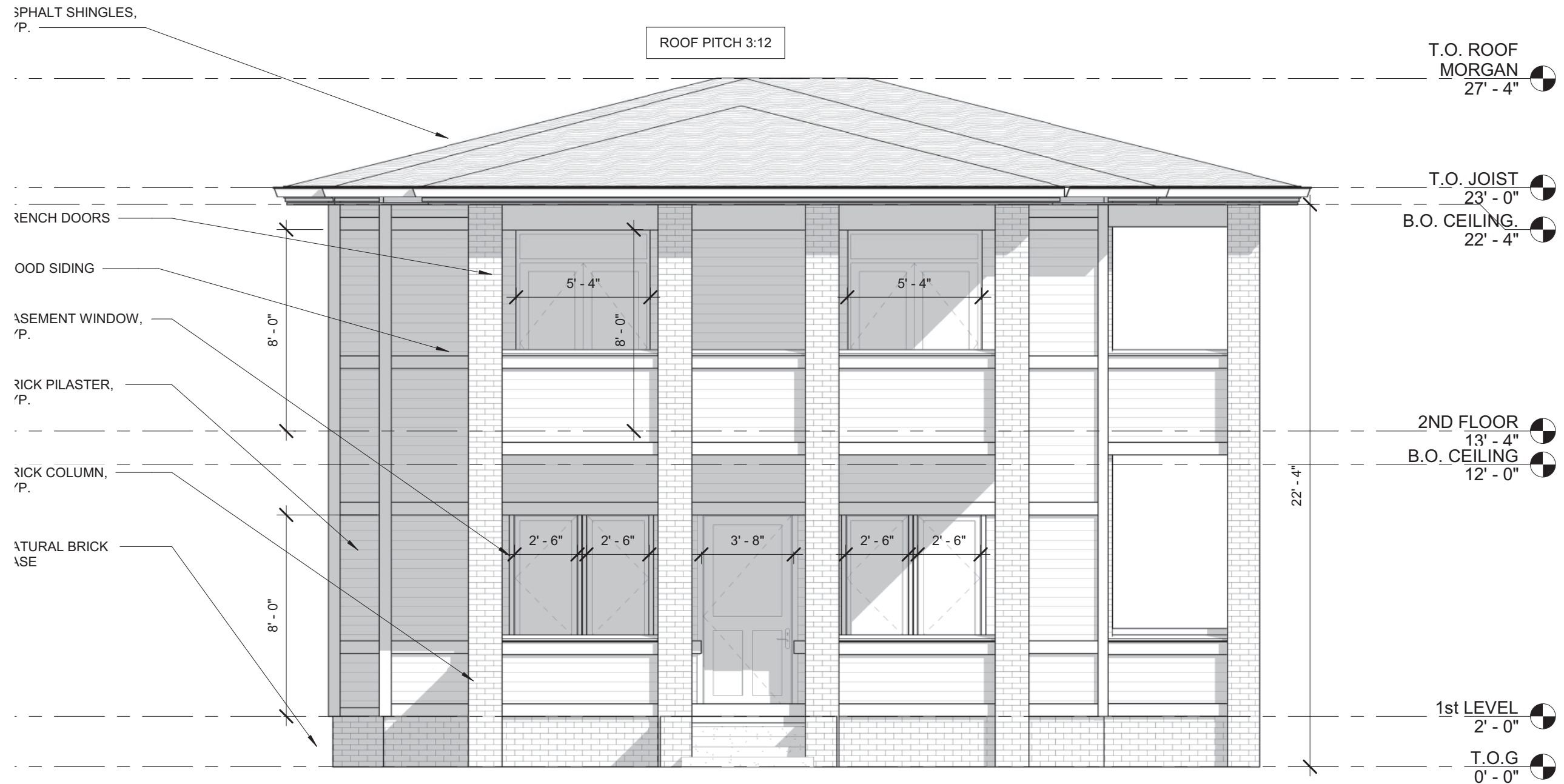
700 MORGAN- ZONED RN-3 (5562 SF)	ALLOWED	PROVIDED
MAXIMUM BUILDING HEIGHT	35'-0"	27'-4"
MAXIMUM BUILDING COVERAGE	35% (1946 SF)	34% (1904 SF)
MAXIMUM IMPERVIOUS SURFACE	45% (2488 SF)	44% (2439 SF)
SETBACKS		
MINIMUM FRONT SETBACK 10' or the average of blockface, whichever is less	10'-0"	10'-0"
MINIMUM CORNER SIDE SETBACK	12'-0"	12'-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"



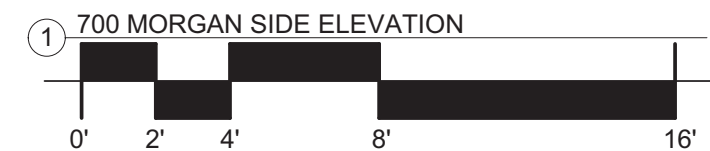
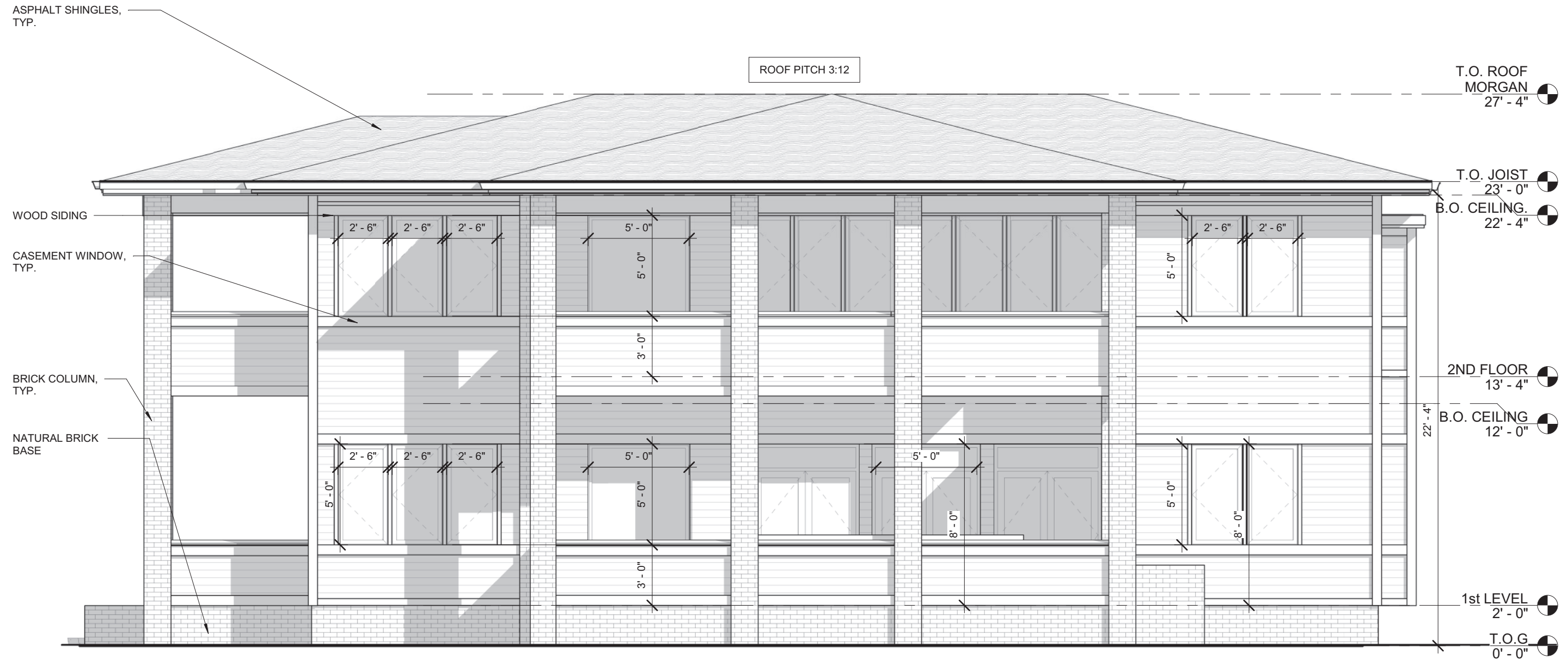
E. 4TH AVE



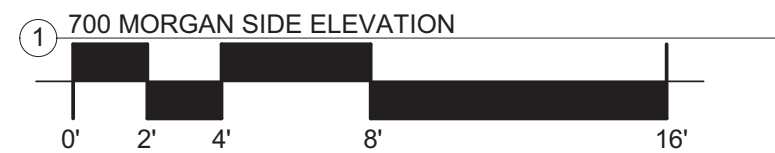
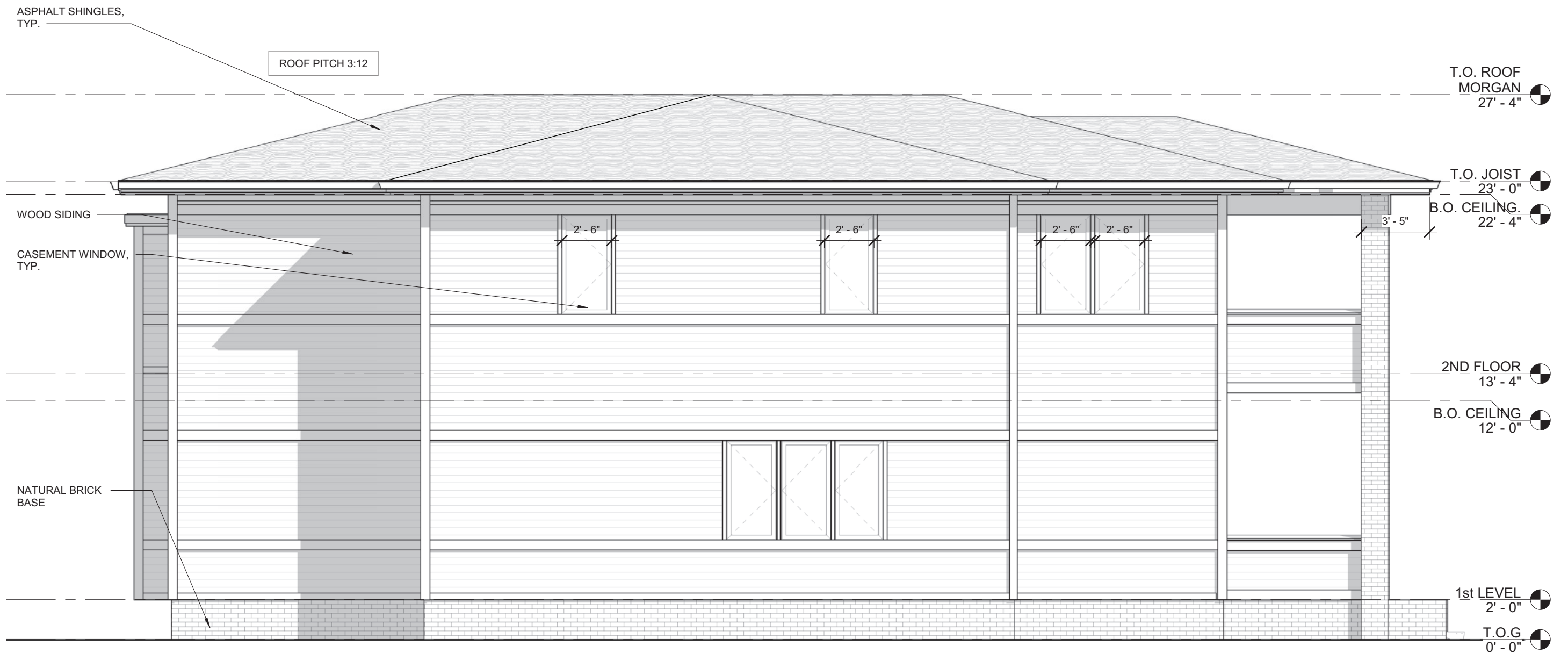
FRONT ELEVATION



SOUTH EAST (FOURTH AVE) ELEVATION



NORTH WEST SIDE ELEVATION



REAR ELEVATION

