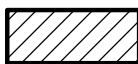




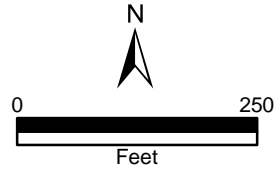
**12-G-22-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**1008 Gratz St. 37917**  
**Fourth and Gill H**

Original Print Date: 12/8/2022  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Beth Anderson Harvey



**Meeting:** 12/15/2022  
**Applicant:** Beth Anderson Harvey  
**Owner:** Beth Anderson Harvey

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## Property Information

**Location:** 1008 Gratz St. **Parcel ID** 81 M G 008  
**District:** Fourth and Gill H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Queen Anne cottage, c.1910

One-and-one-half-story, frame residence with a hipped roof with lower projecting gables, an exterior of vinyl siding, and a brick foundation. Partial-width, hipped-roof porch supported by square columns.

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## Description of Work

Level II Major Repair or Replacement

After-the-fact review of installation of alternative materials. Applicant received a Level 1 COA on 10/28/22 (11-E-22-HZ) for "removal of non-historic vinyl siding and repair to existing wood lap siding below, which may include in patches or new wood lap siding." All siding on the façade has been removed and replaced with an LP Smart Side lap siding product with a faux wood grain. Applicant proposes to retain the LP Smart Side on the façade and use the salvaged wood from the façade on the side and rear elevations.

Application also includes a proposal to replace the existing non-original front door, with two options submitted.

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## Applicable Design Guidelines

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

Wall Coverings: Wood

2. Replacement siding should duplicate the original. Trim and patterned shingles should duplicate the original.
  4. Repair wooden features by patching, piecing-in, or otherwise reinforcing the wood. Repair may also include limited replacement with matching or with other compatible substitute materials, when elements remain and can be copied.
  5. Wood features that are important in defining the overall historic character of the building should not be removed.
  6. Replace only the deteriorated wood. Reconstructing in order to achieve a uniform or 'improved' appearance is inappropriate because good historic materials can be lost.
  7. An entire wooden feature that is too deteriorated to repair or is completely missing should be replaced in kind. If features are replaced, the materials they are made from should be compatible with the original in size, scale, and material.
  11. The removal of synthetic sidings such as aluminum, asbestos, and vinyl and the restoration of the original siding is highly encouraged.
  12. Siding or pressboard or particle board, and vertical siding (including T-111) is not appropriate for primary
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structures in the Fourth & Gill Historic District and should not be used.

#### Entrances

7. Missing doors should be replaced with new doors appropriate for the style and period of the building. In replacing missing original doors, replacement doors should mimic doors typical for that architectural style, including materials, glazing, and pane configuration. Solid six panel or flush wood or steel design doors should only be used for entrances not visible from the public street. "Decorator" designed doors available from wholesale hardware stores are usually not appropriate for the architectural styles of the Fourth & Gill Historic District.

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## Comments

N/A

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## Staff Findings

1. 1008 Gratz Street is a contributing resource to the Fourth and Gill National Register Historic District and local overlay.
2. Review of this work is after-the-fact. The level 1 COA (11-E-22-HZ, issued 10/28/22) approved "removal of non-historic vinyl siding and repair to existing wood lap siding below, which may include in patches or new wood lap siding." The LP SmartSide product was not approved.
3. The LP SmartSide is a composite material: an engineered wood product similar to plywood, where wood strands are blended with zinc borate, resins, and waxes, before being finished with a clear chemical overlay and pressed with a faux woodgrain stamp to resemble wood lap siding. The product is made of wood but not a single wood material such as pine, poplar, or cedar.
4. Composite materials have been approved in Fourth and Gill on limited applications, including new construction, new secondary structures, and new additions. Composite material has not been approved as replacement material on original houses in the neighborhood. When composite siding has been approved on new construction and additions, approvals have typically specified smooth finish instead of faux wood graining.
5. Guidelines recommend repairing wooden features by "patching or piecing-in" and discourage removing an entire wooden feature and "reconstructing in order to achieve a uniform or 'improved' appearance." Guidelines also note that if features are replaced, "the materials they are made from should be compatible with the original in size, scale, and material." While the material does feature an exposure width and overlap depth comparable to the original siding, LP SmartSide is not compatible in material with the wood lap siding.
6. Replacement doors are encouraged to mimic doors comparable to the original style, including materials, glazing, and pane configuration. The second submitted option, featuring a full half-light window, meets those guidelines. While the single square inset panel below is somewhat atypical of historic styles, the detailing will be minimally visible from the street.

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## Staff Recommendation

Staff recommends 1) denial of the installation of LP SmartSide composite siding on the façade; 2) approval of the proposed "option 2" submitted as a replacement door.



# DESIGN REVIEW REQUEST

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

Beth Anderson Harvey

Applicant

11/28/22

12/15/22

12-G-22-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

Beth Anderson Harvey

Name

Company

1008 Gratz Street

Knoxville

TN

37917

Address

City

State

Zip

810 429-4473

belledecor@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Beth Anderson Harvey

12456 Woodhull Landing

810 429-4473

Owner Name (if different from applicant)

Owner Address

Owner Phone

1008 Gratz Street

081MG008

Property Address

Parcel ID

Fourth and Gill

RN2/H

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

11.29.22

Please Print

Date

*Beth Anderson Harvey*  
Applicant Signature

Beth Anderson Harvey

11/28/22

Please Print

Date



**WordScan**  
au35.com



# 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: Removal of rotted and deteriorated siding. Repair the sides of the house and back of the house with the boards from the front of the house and new boards used on the front of the house. The new boards are currently on the front of the house with a 4" reveal. We used LP Smart siding. We believe this material to be compatible and the work is complete on the front of the house. Please see summary of our process.

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

<b>FEE 1:</b>	100.00	<b>TOTAL:</b> 100.00
<b>FEE 2:</b>		
<b>FEE 3:</b>		



November 28, 2022

Re: 1008 Gratz, Knoxville, TN

Dear Historic Zoning Commission,

On October 14, 2022 we became proud owners of 1008 Gratz in the adorable community of Fourth and Gill. We purchased the house for our daughter to live in as she attends dental school at LMU. This is our contribution while she is taking on significant loans to attend dental school. As soon as we started thinking about what we could do and/or needed to do, we proactively reached out to the historical society to make sure that we were going about improvements and repairs in the right manner. It was our full intention as we set out to beautify the house, that we followed the guidelines. We obtained a COA with the intention to repair the siding of the house with like siding. I reached out to the Senior Planner with several emails of questions about choices to make sure that we were on the right path.

Once we removed the vinyl siding on the house (which was mismatched, holes, deteriorating, etc.), we were delighted to find the original siding underneath. However, much of it was rotted or missing. We decided to strip the front of the house of the existing siding and to use those boards to repair the sides and the back of the house, so that we had the exact materials, and it would match perfectly. We knew that it was going to be almost impossible to find the exact boards. We figured if we removed the entire front then when we put the new boards on the front (which we would match as close as possible) then it would look much better than trying to use to different materials in the same space. We thought it to be a brilliant idea. We reached out to Beacon Siding and I explained how important it was to have the same reveal on the front of the house as the rest of the house and I asked if the lap board siding that I was buying was made out of wood. The answer was yes. Never did I think I was buying or using the wrong material. I definitely thought that the product was very compatible to the rest of the house.

*Repair may include limited replacement with matching or compatible substitute materials. An entire wooden feature that is too deteriorated to repair or is completely missing should be replaced in kind. If features are replaced the materials they are made from should be compatible with the original in size, scale and material.*

At this point, we have a stop work order with exposed framing and exposed OSB on the sides and back of the home. I am requesting two things. Urgently, we need to be able to continue working on the sides, back of the house and dormers with the original siding and to use the boards from the front of the house for the repairs. Secondly, we are requesting approval to retain the completely installed LP wood siding with matching 4" reveal on the front of the home.

I believe that what we have done and will do will significantly improve this piece of property. It is very important to us that the neighborhood is proud of our improvements. We have always intended to do the right thing. We walked the streets of Fourth and Gill many times to see what our neighbors had done and what products were being used. We have reviewed the guidelines of Fourth and Gill and fully intended to comply and thought we were complying. Thank you very much for your consideration. Our building permit is pending the COA approval.

Beth Anderson Harvey























Scan for install instructions.



**38 Series Lap**

**.31 IN x 5.84 IN x 191.87 IN**  
**8.0mm x 148mm x 4.87m**



0 88991 55540 2



## Specifications: LP® SmartSide® Lap Siding

### CEDAR TEXTURE LAP

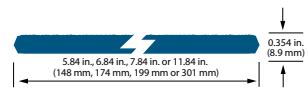
#### THE BOLD LOOK OF CEDAR WITHOUT MANY OF THE WORRIES

- One of the most durable lap siding options on the market today
- Available in lengths up to 16' to help speed installation
- May create fewer seams than traditional 12" siding
- Primed for exceptional paint adhesion
- APA-certified lap siding
- Treated engineered wood strand substrate



Cedar Texture

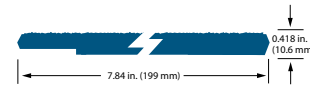
#### 38 SERIES CEDAR TEXTURE LAP



#### 76 SERIES CEDAR TEXTURE LAP



#### 76 SERIES SMARTLOCK CEDAR TEXTURE LAP



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Cedar Texture Lap	12 ft. (144 in.)(3.7 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	28869	1.5 PSF
	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	25796	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	25797	1.5 PSF
76 Series Cedar Texture Lap	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.354 in. (9 mm)	25799	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.418 in. (10.6 mm)	25786	1.5 PSF
76 Series SmartLock Cedar Texture Lap	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.418 in. (10.6 mm)	25787	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.418 in. (10.6 mm)	30317	1.5 PSF

## Specifications: LP® SmartSide® Lap Siding Coverage

Lap Siding	Reveal (size)						
	Area (sq. ft.)	3-7/8" (5')	4-7/8" (6')	5-7/8" (7')	6-7/8" (8')	8 1/2" (9-1/2')	10-7/8" (12')
100		20 pcs.	16 pcs.	13 pcs.	11 pcs.	9 pcs.	7 pcs.
200		39 pcs.	31 pcs.	26 pcs.	22 pcs.	18 pcs.	14 pcs.
300		59 pcs.	47 pcs.	39 pcs.	33 pcs.	27 pcs.	21 pcs.
400		78 pcs.	62 pcs.	52 pcs.	44 pcs.	35 pcs.	28 pcs.
500		97 pcs.	77 pcs.	64 pcs.	55 pcs.	44 pcs.	35 pcs.
600		117 pcs.	93 pcs.	77 pcs.	66 pcs.	53 pcs.	42 pcs.
700		136 pcs.	108 pcs.	90 pcs.	77 pcs.	62 pcs.	49 pcs.
800		155 pcs.	124 pcs.	103 pcs.	88 pcs.	71 pcs.	56 pcs.
900		175 pcs.	139 pcs.	115 pcs.	99 pcs.	79 pcs.	63 pcs.
1000		194 pcs.	154 pcs.	128 pcs.	110 pcs.	88 pcs.	69 pcs.
1500		291 pcs.	231 pcs.	192 pcs.	164 pcs.	132 pcs.	104 pcs.
2000		388 pcs.	308 pcs.	256 pcs.	219 pcs.	177 pcs.	138 pcs.
2500		484 pcs.	385 pcs.	320 pcs.	273 pcs.	221 pcs.	173 pcs.
3000		581 pcs.	462 pcs.	383 pcs.	328 pcs.	265 pcs.	207 pcs.
3500		678 pcs.	539 pcs.	447 pcs.	382 pcs.	309 pcs.	242 pcs.
4000		755 pcs.	616 pcs.	511 pcs.	437 pcs.	353 pcs.	276 pcs.
4500		871 pcs.	693 pcs.	575 pcs.	491 pcs.	397 pcs.	311 pcs.
5000		968 pcs.	770 pcs.	639 pcs.	546 pcs.	441 pcs.	345 pcs.

Cedar Texture Shakes	Reveal (size)	
	Area (sq. ft.)	
	9" (12')	10" (12')
100	34 pcs.	30 pcs.
200	67 pcs.	60 pcs.
300	100 pcs.	90 pcs.
400	134 pcs.	120 pcs.
500	167 pcs.	150 pcs.
600	200 pcs.	180 pcs.
700	234 pcs.	210 pcs.
800	267 pcs.	240 pcs.
900	300 pcs.	270 pcs.
1000	334 pcs.	300 pcs.
1500	500 pcs.	450 pcs.
2000	667 pcs.	600 pcs.
2500	834 pcs.	750 pcs.
3000	1000 pcs.	900 pcs.
3500	1167 pcs.	1050 pcs.
4000	1334 pcs.	1200 pcs.
4500	1500 pcs.	1350 pcs.
5000	1667 pcs.	1500 pcs.

Cedar texture shakes offer more options for the designer and craftsman. We've included coverage for the two most common applications, 9" and 10" exposures, for your convenience.

Fiber cement, vinyl, and wood siding are all popular options to protect your home's exterior—but have you ever considered the benefits of engineered wood?

LP SmartSide is the industry leader in **engineered wood siding**. Their top-rated SmartSide products offer unbeatable durability, lasting beauty, and customizable options for your Kansas City home.

## What Is LP SmartSide Made Of?

LP SmartSide is made from engineered wood—a layered product that binds natural wood with manufactured materials to create siding that **offers lasting strength and protection**.

LP's **SmartGuard** process treats each strand of wood with a proprietary combination of zinc borate, resins, and waxes to create durable boards. Here's a look at each element of the SmartGuard process:

- **Zinc borate**—This naturally derived additive helps your panels resist damage from fungal decay and termite damage.
- **Resins**—Marine-grade resin is applied to your boards to provide incredible strength against heavy impacts and fluctuating temperatures.
- **Waxes**— Waterproof waxes coat each wood strand to create a waterproof barrier that stands up to rain, snow, and humidity.
- **Overlay**—This final layer of protection provides a guard against moisture and gives your siding boards a polished look.





# Certificate of Appropriateness

Knoxville Historic Zoning Commission

File Number: 11-E-22-HZ

A Certificate of Appropriateness is hereby granted for the following property by the Knoxville Historic Zoning Commission:

**Property Address:** 1008 Gratz St.  
**Parcel ID:** 81 M G 008  
**District:** Fourth and Gill H  
**Owner:** Beth Anderson Harvey  
**Applicant:** Beth Anderson Harvey

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**Level of Work:** Level I  
Removal of Artificial Siding, Routine Repair

**Work Items:**  
Porch Elements, Roofing, Siding

**Description of Work:**  
Removal of non-historic vinyl siding. Repair to existing wood lap siding below, which may include replacement in patches or new wood lap siding. New siding elements to reflect existing in exposure (~4" or 5", based on investigatory demo), with wood window and door trim, and cornerboards. Repair to tongue-and-groove porch flooring, wood balusters, and wood rail on porch. In-kind replacement of asphalt shingle roof.

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**Action:** Approved

**Certified By:** Lindsay Crockett

**Date Certified:** 10/28/2022

**COA Expiration Date (3 years):** 10/27/2025

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## This Certificate Is Not A Building Permit

To obtain a building permit, drawings stamped as approved by the Historic Zoning Commission (HZC) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department or the Knox County Codes Administration Department, as appropriate. Any deviation from the drawings and written conditions approved by the HZC will require subsequent review and approval by the HZC or its staff.

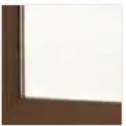
*Contact the appropriate building inspections office for permit requirements:*

City of Knoxville Development Services: 865-215-2992 or 865-215-2991  
Knox County Building Codes Administration: 865-215-2325

Krosswood Doors

36 in. x 80 in. 3/4 6-Lite with Beveled Glass Provincial Stain Right Hand Douglas Fir Prehung Front Door

★★★★★ (29) Questions & Answers (96)



Hover Image to Zoom

Option 1

Krosswood Doors (Brand Rating: 3.7/5)

36 in. x 80 in. Rustic Knotty Alder Wood Clear Half-Lite Provincial Stain/VG Right Hand Single Prehung Front Door

★★★★★ (8) Questions & Answers (15)



Hover Image to Zoom

Option 2