

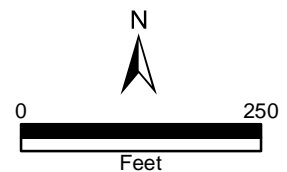
**1-D-23-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**1800 Clinch Ave. 37916**  
**Ft. Sanders NC**

Original Print Date: 1/5/2023  
Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Logan Higgins Heyoh Design + Development



**Meeting:** 2/16/2023  
**Applicant:** Logan Higgins Heyoh Design + Development  
**Owner:** Henson Development

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## Property Information

**Location:** 1800 Clinch Ave. **Parcel ID** 94 N J 010  
**District:** Ft. Sanders NC  
**Zoning:** O (Office)  
**Description:** American Four Square, c.1915

Two-and-one-half-story residence with a hipped roof clad in asphalt shingles, a brick exterior, and a continuous brick foundation. Hipped roof centered on façade.

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## Description of Work

Level II Construction of Addition or Outbuilding

Revision to previously submitted proposal. Project includes a roof reconstruction, including reconstruction of two existing dormers and addition of two more dormers, and exterior rehabilitation.

Existing house features a hipped roof with one hipped dormer centered on the façade (north) roof slope and one gable-roof dormer on the left side (east) roof slope. Proposal includes one hipped-roof dormer with two one-over-one windows centered on the façade, two hipped-roof dormers with three one-over-one windows centered on east and west elevations, and one hipped-roof dormer on the rear (south) elevation.

Exterior rehabilitation includes the installation of new windows (creating new fenestrations on some elevations) and the enclosure of others. On the façade, the center second-story windows will be enlarged. On the east elevation, three stories of paired double-hung windows will be installed on leftmost bay. On the west elevation, several windows will be partially enclosed or shifted in header height, along with addition of a secondary access door on the main level. Multiple windows will be enclosed on the south elevation.

Work also includes repair to existing porch roof, replacement of front door if needed, and repair/repointing to exterior brick masonry siding.

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## Applicable Design Guidelines

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

H. Additions to Existing Buildings

1. Additions should be made to the rear or side of the building.
  3. Transitional space shall be provided between the addition and the existing structure. This should include a courtyard or a connecting structure. The wall of the new connecting structure should not be continuous with the wall of the existing building, but have a minimum 4' by 6' indentation.
  5. Windows or French doors and balconies shall provide 10% to 20% transparency on the sides of buildings.
-

9. Expansion to the front with a bay and/or a porch is acceptable.

A. Height, Scale, & Massing

2. Single-family detached infill housing should be proportional to other pre-1940 houses in terms of height and width.

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.
4. Darker shades of shingles were historically used and should be selected in new construction.

D. In making additions to existing buildings, wall cladding should complement the original wall covering. Acceptable materials are clapboard, vinyl siding, cement fiber board, brick, and stucco.

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.
4. Double-hung sash windows are recommended for two- to three-story new construction.
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.

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.

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## Comments

N/A

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## Staff Findings

1. 1800 Clinch Avenue is a contributing structure to the Fort Sanders National Register Historic District and Neighborhood Conservation overlay.
2. The previous proposal included a full third-story addition, elevating the existing roofline an additional three feet via a shingle-sided massing and new dormers. The revision adds two dormers and reconstructs two dormers in a larger size to accommodate more interior space instead of elevating the roof.
3. Many historic (H) overlay guidelines discourage adding elements to rooflines which were not originally present. Fort Sanders' design guidelines lack this note, with the only related guideline recommending "variations in the form of the roof above the second story such as gables at different angles, hipped roofs, and dormers" in new construction. Adding new dormers visible from the street would not typically be considered appropriate in a historic (H) overlay.
4. The proposed dormers are generally proportionate to the overall roofline and the form of the house. The windows are compatible with the proposed replacement windows and the overall style of the house. The use of lap

siding instead of brick veneer will differentiate the dormer additions from the original house.

5. In general, the revision to front and side elevation window placement maintains the recommended "proportions and symmetry," including adding additional transparency on the east elevation. Enclosing multiple interior bays of windows on the rear does create a large closed swath of siding with no transparency, though the work meets the design guidelines for windows.

6. The remaining exterior rehabilitation scopes meet the design guidelines. All repointing and masonry repair should meet the specifications of NPS Brief 2, "Repointing Mortar Joints on Historic Masonry Buildings."

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## **Staff Recommendation**

Staff recommends approval of Certificate 1-D-23-HZ, subject to the following condition: 1) masonry repointing and brick repair to meet specifications of NPS Preservation Brief 2.



## DESIGN REVIEW REQUEST

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

Heyoh Design + Development

Applicant

1/2/23

1/19/2023

1-D-23-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 + Development

Name

Company

133C S Gay Street

Knoxville

TN

37902

Address

City

State

Zip

(423) 502-4210

logan@heyohdesign.com

Phone

Email

## CURRENT PROPERTY INFO

Henson Development

900 Phillips Ave #103

865.805.9684

Owner Name (if different from applicant)

Owner Address

Owner Phone

1800 Clinch Avenue

094NJ010

Property Address

Parcel ID

Fort Sanders

O (Office)

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*

Staff Signature

Lindsay Crockett

Please Print

1.3.23

Date

*Logan Higgins*

Applicant Signature

Logan Higgins

Please Print

1/2/23

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: Rebuilding roof structure to allow for better headroom on third floor.  
\_\_\_\_\_  
\_\_\_\_\_

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:  100.00
100.00	
FEE 2:	
FEE 3:	





NEIGHBORHOOD CONSERVATION REVIEW OF

# CLINCH AVENUE HOUSE

1800 CLINCH AVE



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- 08 STREET 3D VIEWS (PROPOSED AND EXISTING)
- 10 STREET FRONTAL VIEWS (EXISTING AND PROPOSED)
- 12 EXISTING EXTERIOR BUILDING PHOTOS

ARCHITECTURE BY:



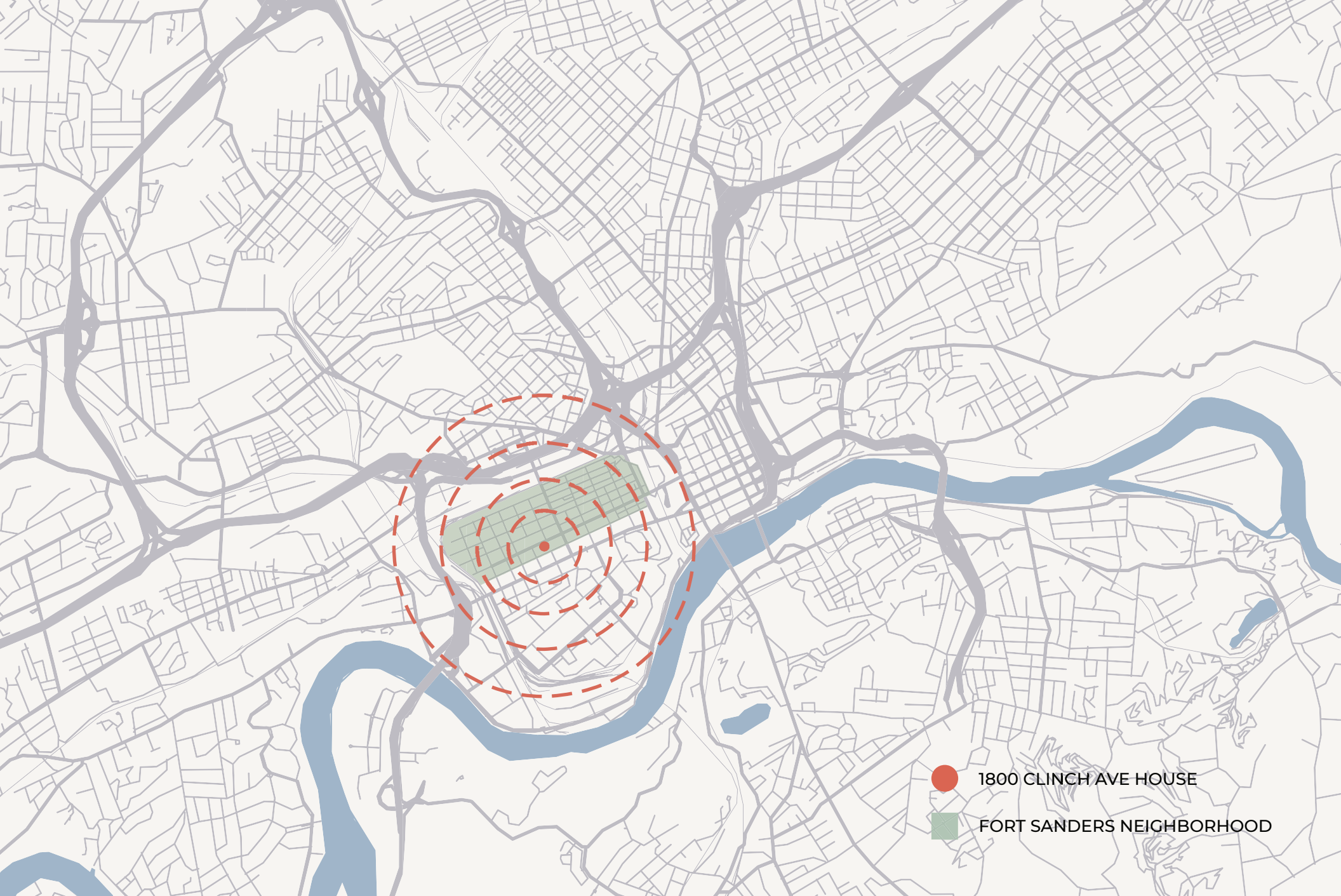
heyohdesign.com  
865.236.0430  
admin@heyohdesign.com

DEVELOPMENT BY:



hensondev.com  
865.805.9684  
joshua@hensondev.com





1800 CLINCH AVE HOUSE



FORT SANDERS NEIGHBORHOOD

## LOCATION MAP

KNOXVILLE, TN.

# OVERVIEW

## Description of Work

The structure at 1800 Clinch is currently 3 stories with a basement. The third floor is currently a dangerous dwelling unit, with no fire protection and poor egress. Additionally, there are many places within the unit that do not have proper headroom.

The owner plans to perform an interior remodel of the entire building. In the process, they intended to completely redo the existing third floor and raise the roof by 3 feet so that it can be code compliant and safe for occupants.

The changes will include replacing and widening the dormers, and replacing the roof with a new hip roof. Additionally, due to layout changes, there will be some changes to windows, many of which are broken, boarded over, or significantly non-energy code compliant.

## Style and compliance

This building is a typical Foursquare style house that was converted into a multi-unit apartment building.

In researching the modifications to the building, we looked into precedents of Foursquare houses with raised roofs. As seen later in the packet, we are able to follow an established pattern of this style and use guideline compliant cedar shake shingles for the new wall portion.

Furthermore, the new roof structure will comply with the NC FS Guidelines of 8:12 roof pitch and dark asphalt shingles.

The height and scale of the building will remain consistent with other pre-1940's structures in the neighborhood, because the height change is very minimal.

## The materials that will be used for the project are:

- **Wall Materials:** Shingle and Brick.
- **Roofing Materials:** Asphalt and Shingle.
- **Windows and Entrances:** Existing windows are mostly vinyl, broken windows will be repaired and replaced as-needed. Some windows will be modified in size. All new windows will be vinyl as permitted under Fort Sanders NC Guidelines.

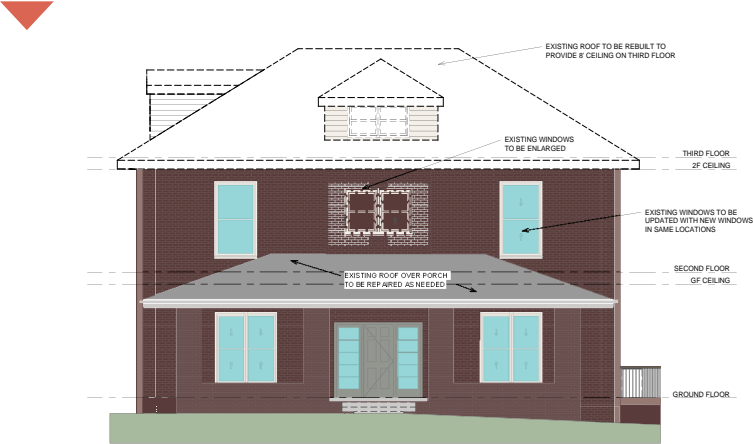




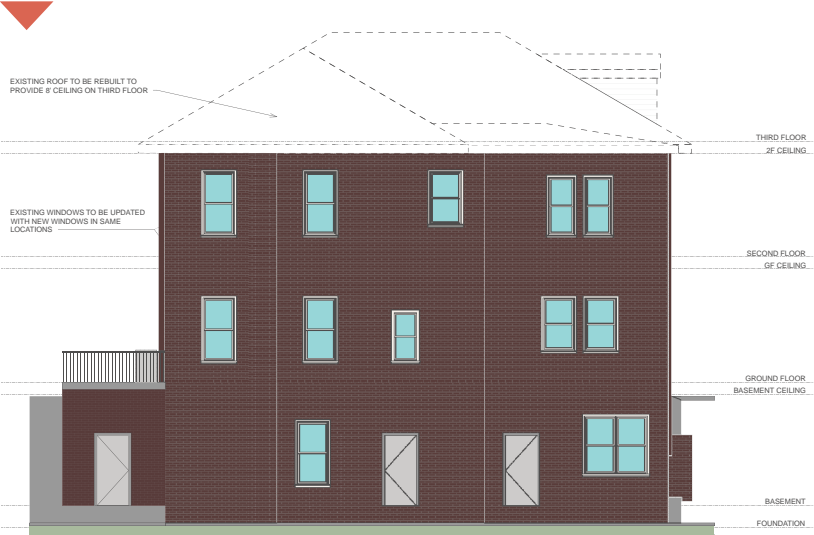


# EXISTING ELEVATIONS

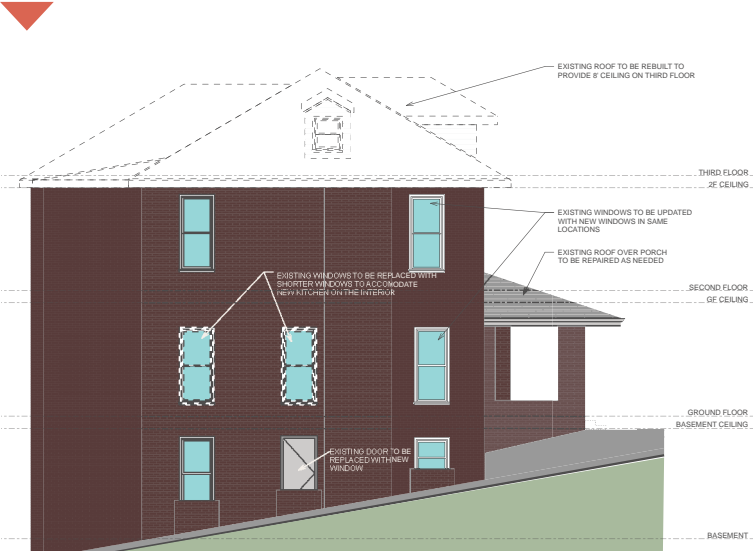
## EXISTING NORTH ELEVATION



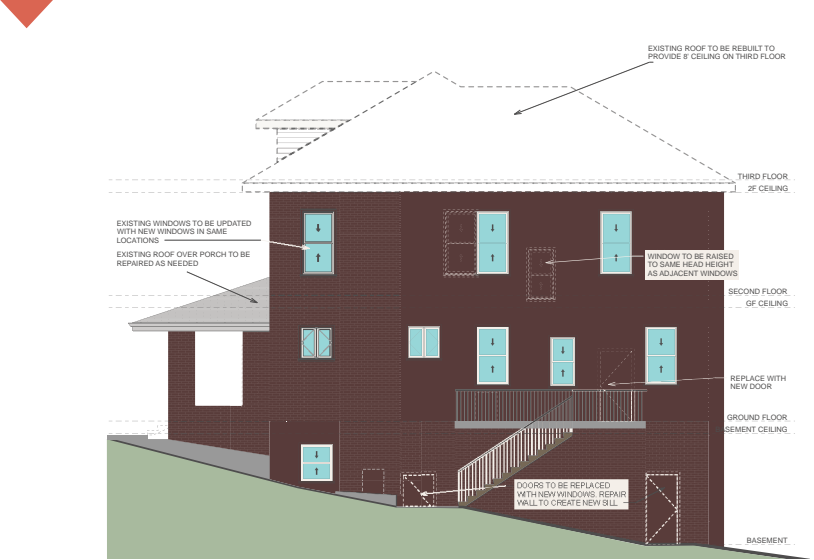
## EXISTING SOUTH ELEVATION



## EXISTING EAST ELEVATION



## EXISTING WEST ELEVATION





REVISION	
No.	REVISION

Project:  
**CLINCH AVENUE HOUSE**  
 Number: 222018  
 Client:  
 Joshua Henson  
 Info:  
 USE ON REVIEW APPLICATION  
 Location:  
 1800 Clinch Avenue  
 Knoxville, TN 37916



PROGRESS SET  
**N.F.C.**  
 REQUIRES ARCH. STAMP

CHECKED BY: LAH  
 DRAWN BY: SRD  
 01.23.23  
 3/16" = 1'-0"

SHEET  
**A002**  
 3 OF 3  
 USE ON REVIEW - ELEVATIONS





## 1800 CLINCH AVE HOUSE DESIGN PROPOSAL

Third floors dependent on dormers are common in Foursquare style houses. However, these third floors were often built with dangerously low ceilings in some areas and precarious means of accessing them. This one is no different.

In order to meet modern codes and standards of living, the roof needed to be raised slightly higher.

To do this, we looked at the historic patterns of this style, to determine a method of raising the roof while keeping with the style. Adjacent are some precedents we looked at for this change.







EXISTING ROOF TO BE REBUILT TO  
PROVIDE TALLER CEILING ON THIRD FLOOR



EXISTING ROOF TO BE REBUILT TO  
PROVIDE 8' CEILING ON THIRD FLOOR



REPOINT BRICK WALLS AS NEEDED AND SEAL BRICK WALLS  
AND JOINT BETWEEN BRICK AND PAVEMENT



EXISTING WINDOWS TO BE REPLACED WITH SHORTER WINDOWS TO ACCOMMODATE NEW KITCHEN  
ON THE INTERIOR



EXISTING ROOF OVER PORCH TO BE REPAIRED AS NEEDED