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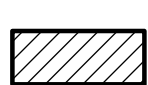
WASHINGTON AVE

POUL ST

JEFFERSON AVE



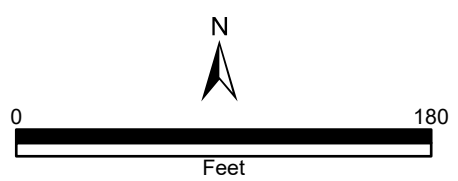
2-G-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



2008 Washington Ave. 37917
Edgewood-Park City H

Original Print Date: 1/27/2026
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Blake Dockery





Staff Report

Knoxville Historic Zoning Commission

File Number: 2-G-26-HZ

Meeting: 2/19/2026
Applicant: Blake Dockery
Owner: Blake Dockery

Property Information

Location: 2008 Washington Ave. **Parcel ID:** 82 J X 003
District: Edgewood-Park City H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Vacant lot

Previous house on the property was a two-story, cross-gable roof, Eastlake style house (c.1895) that was demolished in 2003 after a fire.

Staff Recommendation

Staff recommends approval of Certificate 2-G-26-HZ, subject to the following conditions:

- 1) Setback to be revised to align with the blockface, with final site plan submitted to staff for approval;
 - 2) Site plan, parking, and elevation drawings to meet all relevant City Engineering standards and aspects of the City zoning code;
 - 3) Applicant to submit an accurate foundation profile on all elevations to staff for review, with major modifications to the foundation height to return to the Commission for review;
 - 4) Final drawings to include a section showing brick foundation and siding overlap, and a profile depicting window trim with projecting sills;
 - 5) Final siding specification to feature 4" reveal and a smooth finish and cornerboards, with specs submitted to staff for approval;
 - 6) Porch balusters to be set into the top and bottom rails;
 - 7) Applicant to submit final window specifications to staff for review.
-

Description of Work

Level III Construction of New Primary Building

New primary structure (duplex) on a 50' wide interior lot fronting Washington Avenue. The two-story duplex measures 39'-5.5" wide by 54'-9" deep, with the main massing set 20' from the front property line, and an 8' deep front porch set 12' from the front property line. Side setbacks are 5'-3.25" on both sides. Parking is currently shown as a 25' by 32'-5.5" concrete parking pad at the rear of the property.

The house features a 5/12 pitch, hipped roof clad in asphalt shingles with 18" eave overhangs, an exterior of 6" lap LP Smart Siding, and a brick-clad foundation. A partial-width, hipped-roof front porch supported by 8 by 8 square posts on 2' by 2' brick piers projects from the right half of the first story. A second hipped-roof porch, with details to reflect the façade porch, projects from the left elevation and provides access to a secondary door. Both side

elevations feature one-story, shed-roof massings that project from a center bay, and a one-story, hipped-roof massing projects from the rear elevation. Windows are proposed to be 1/1 or 4/4, Fibrex composite (Anderson 100 Series), single-hung, with 4" flat trim surrounding each.

Comments

1. The new duplex is proposed for a 50' wide lot that has been vacant since 2003 and historically held a two-story, cross-gable, wood frame residence with Eastlake detailing. The proposed house reflects the shape of the lot, with a rectangular form and the narrow side parallel to the street. The overall footprint is similar to single-family houses on the block.
2. The duplex is proposed to be set 20' from the front property line, with the porch at 12' from the front property line. The average of the blockface is 28', with the adjacent properties set 23' and 30' from the front property line. Middle Housing standards require the new building to reflect the average, plus or minus five feet. The building should be recessed towards the rear property line (closer to the average of 28' or 30') to maintain the existing streetscape pattern and reflect the previous house's front setback. The interior side setbacks are compatible with the overall context.
3. The proposed parking is a concrete pad at the rear of the property, which is assumed to be accessed from the alley. Parking accessed from the alley preserves the existing streetscape by avoiding new curb cuts. The final site plan should meet City Engineering and Zoning standards, with minor revisions to be approved by staff.
4. The proposed two-story duplex aims to use the American Four Square style, including a low-pitched hipped roof and porch detailing. The block is characterized by modified Craftsman and modest Queen Anne style houses. Houses range between 1- and 1.5-stories, with some 2-story examples across the street. The proposed duplex reflects the guidelines' recommendation of a "simple contemporary design that conforms to general characteristics such as massing, scale, and proportions." The façade has a balanced composition and well-organized transparency.
5. The hipped roof with 18" eave overhangs is appropriate for the Four Square-inspired design. Middle Housing standards require a 6/12 pitch, or a more complex, roof to meet Zoning standards.
6. The façade uses an 8' deep, partial-width front porch, with an additional porch on the left side elevation. The proposed 8" by 8" square posts on brick columns are appropriate for the selected style. On the guardrail, the balusters should be set into the top and bottom rails.
7. The foundation is described as measuring approximately 6'-8" tall at the rear elevation. The adjacent houses do feature significantly raised foundations, though 6'-8" may still be taller than the context. The foundation at the façade should reflect the existing houses along the blockface (approximately 1'-2' tall). The applicant should submit an accurate foundation profile based on the site's topography and the revised front setback to staff for review. Major revisions to foundation height would return to the Commission for review.
8. The proposed brick-clad foundation is appropriate. The applicant should submit a section indicating the brick foundation aligning with the face of the siding above (similar to historic brick foundations paired with lap siding), instead of projecting outwards from the siding.
9. Guidelines recommend that "where fiber cement board and other wood alternative materials are selected, use a smooth finish and maintain a 4-inch reveal compatible with historic details." The siding is currently proposed with a 6-inch reveal. The final siding specifications, whether LP Smartsiding or fiber cement, should be revised to a 4" reveal with a smooth finish, and submitted to staff for approval. The design should also feature 4" cornerboards.
10. Guidelines recommend window openings that are compatible with the context in placement, spacing, scale,

proportion, and size. The proposed windows are evenly arranged, with transparency compatible with the historic context. The proposed windows are Anderson 100 series composite/fiberglass, which meet the design guidelines for windows on new construction. The application includes options of both 1/1 and 4/4 with interior simulated divided lights. If the 4/4 windows are chosen, windows should feature exterior grids and an interior spacer bar to better emulate true divided light windows. Final window specifications should be submitted to staff for review.

11. The proposed window trim (6" headers with 4" trim) contributes to the design, but the window trim should include projecting sills in a design similar to historic window trim and sills. This will also fulfill a requirement of the Middle Housing standards. Sills are indicated on the elevation drawings but only described as 4" trim - final drawings should indicate the window trim via a profile drawing and be submitted with final elevations.

12. Guidelines encourage the preservation of significant landscape features such as mature trees. The mature shade tree towards the northeast corner of the lot should be preserved if possible, which may be facilitated by moving the duplex towards the rear property line.

Applicable Design Guidelines

Edgewood-Park City Design Guidelines, adopted by the Knoxville City Council on May 27, 2025.

Construction of Primary Buildings:

1. Design new buildings to be compatible with the existing site.
 - a. Significantly altering the existing topography of a site to accommodate a new structure is not appropriate.
 - b. Consolidating lots in to a larger property in order to accommodate a larger structure disrupts the pattern of properties within the district and is not appropriate.
2. Locate new buildings in a manner that is compatible with established precedents of building patterns within the district.
 - a. Retain the historic relationship among buildings within the district by basing the location of a new building on patterns of existing setbacks, orientation, and spacing between buildings.
 - b. Maintain the existing spacing of front and side yard setbacks along a block.
 - c. Orient the front entrance toward the main street.
 - d. Site a building so that it is parallel to existing lot lines.
 - e. Design new porches to be consistent with the rhythm of those existing in the district.
 - f. Locate related new accessory buildings at the rear of the lot consistent with those existing in the surrounding district.
3. Design new buildings so their size is compatible with existing buildings in the district.
 - a. Maintain the established height and scale of the street by designing new buildings to be within the typical range of heights and forms.
 - b. Design new buildings to have massing similar to those traditionally found within the district.
 - c. Use floor-to-ceiling heights that are consistent with those of existing structures within the district.
 - d. Choose a building form that has a similar complexity to those elsewhere in the surrounding area.
 - e. Break up large massing through vertical and horizontal articulation.
4. Design new buildings with features that reflect those existing in the district.
 - a. Include substantial front porches that are at least 8 feet in depth.
 - b. Balance façade proportions with those historically found in the district. The composition and scale of façade elements, such as porches, significantly affect the aesthetic of the district.
 - c. Use materials with traditional dimensions.
 - d. Maintain traditional ratios of solid wall spaces to openings.

5. Utilize window and door openings that are compatible with those on surrounding buildings in placement, spacing, scale, proportion, and size. Windows are to have a vertical orientation.

6. Select a roof form and pitch that is compatible with established precedents within the district.

a. Use roof forms similar to those traditionally present in the streetscape and the district, relating roof pitch and shape to the scale of the building.

b. Use contemporary interpretations of traditional features such as cornices and rake boards to add visual interest.

7. Design a new building to be compatible in character with existing structures but also to be a product of its own time.

a. It is appropriate to employ contemporary interpretations of historic designs or use a simple contemporary design that conforms to general characteristics such as massing, scale, and proportions.

b. Include architectural details or building articulation such as cornices, lintels, brackets, and chimneys.

Contemporary interpretations of traditional details are encouraged, but avoid oversimplified, bland buildings that stand in stark contrast to the rich architectural variety within the district.

8. Utilize traditional materials or alternative materials that are comparable to those found on nearby buildings within the district.

a. Select materials with textures and finishes that are compatible with those of the surrounding area, promote a sense of human scale, and have proven durability.

b. Where wood siding is installed, utilize trim boards, which show depth and have a more finished appearance.

c. Use masonry materials that are compatible with the character of traditional masonry materials in size and texture.

d. Alternative materials to wood are appropriate for new construction. Materials that simulate wood siding may be appropriate for new buildings, excluding vinyl and aluminum siding.

e. Where fiber cement board or other wood alternative materials are selected, use a smooth- finish and maintain a 4-inch reveal compatible with historic details.

f. It is not appropriate to use fiber cement board or other material that has a faux wood grain. buildings that stand in stark contrast to the rich architectural variety within the district.

9. New parking pads, driveways, and access points for new construction and existing houses should be unobtrusive to the existing patterns of the block and streetscape.

a. Do not locate parking pads in front yards.

B. New curb cuts can result in removing historic sidewalk, curb details, or retaining walls and should be kept to a minimum.

C. When possible, alley access should be used for new garages or parking areas on blocks with operable alleys.



**ELEVATED
STRUCTURES**

1828 Midpark Rd Suite E
Knoxville, TN 37921

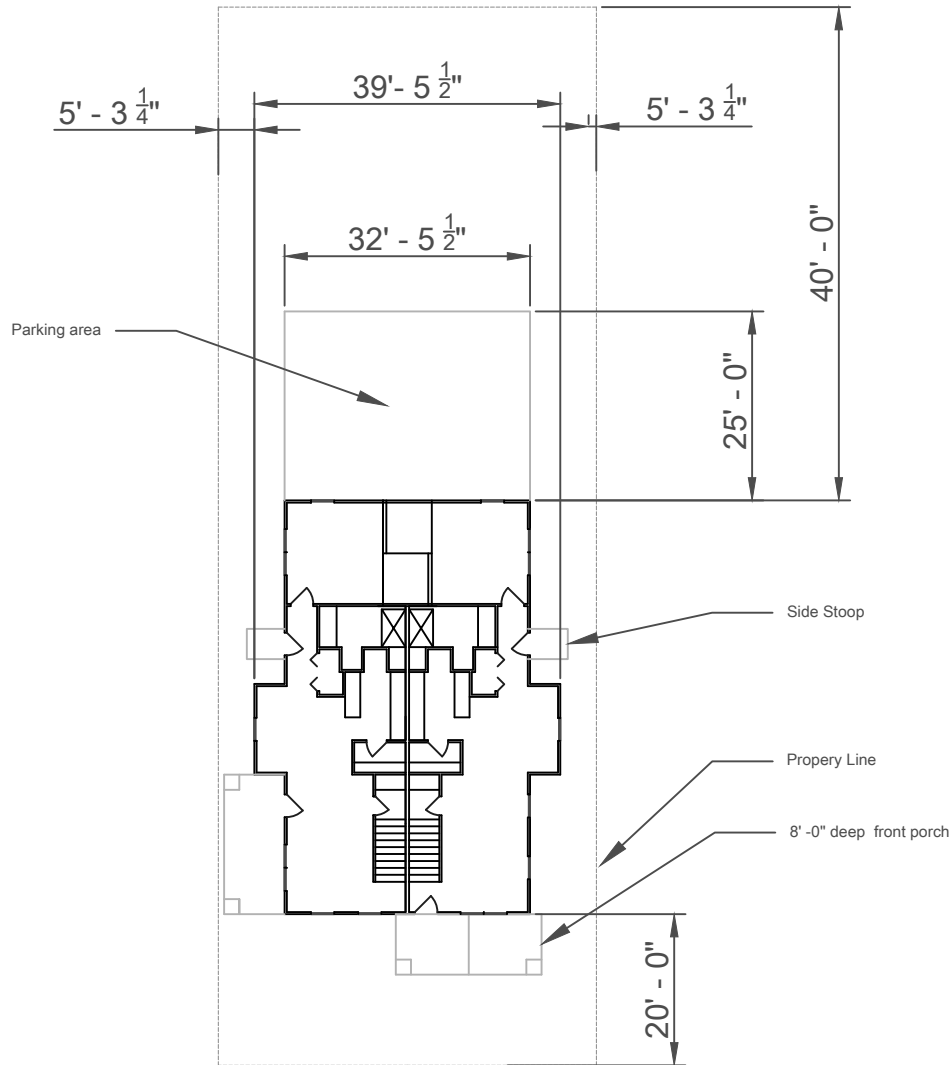
Dockery Duplex
2008 Washington Ave.
Knoxville, TN 37917



Site Plan

Sheet 3

The proposed residential design takes its primary precedent from the American Foursquare house type, a form widely constructed in the late nineteenth and early twentieth centuries and commonly found within historic neighborhoods across the United States. The American Foursquare is valued for its architectural restraint, human-scaled proportions, and adaptability, making it an appropriate reference for new construction within a historic district. This proposal draws upon the defining characteristics of the style to ensure compatibility with the surrounding historic fabric while remaining clearly identifiable as contemporary construction.



Site Plan

Washington Ave.

Scale 1" = 1'-0"



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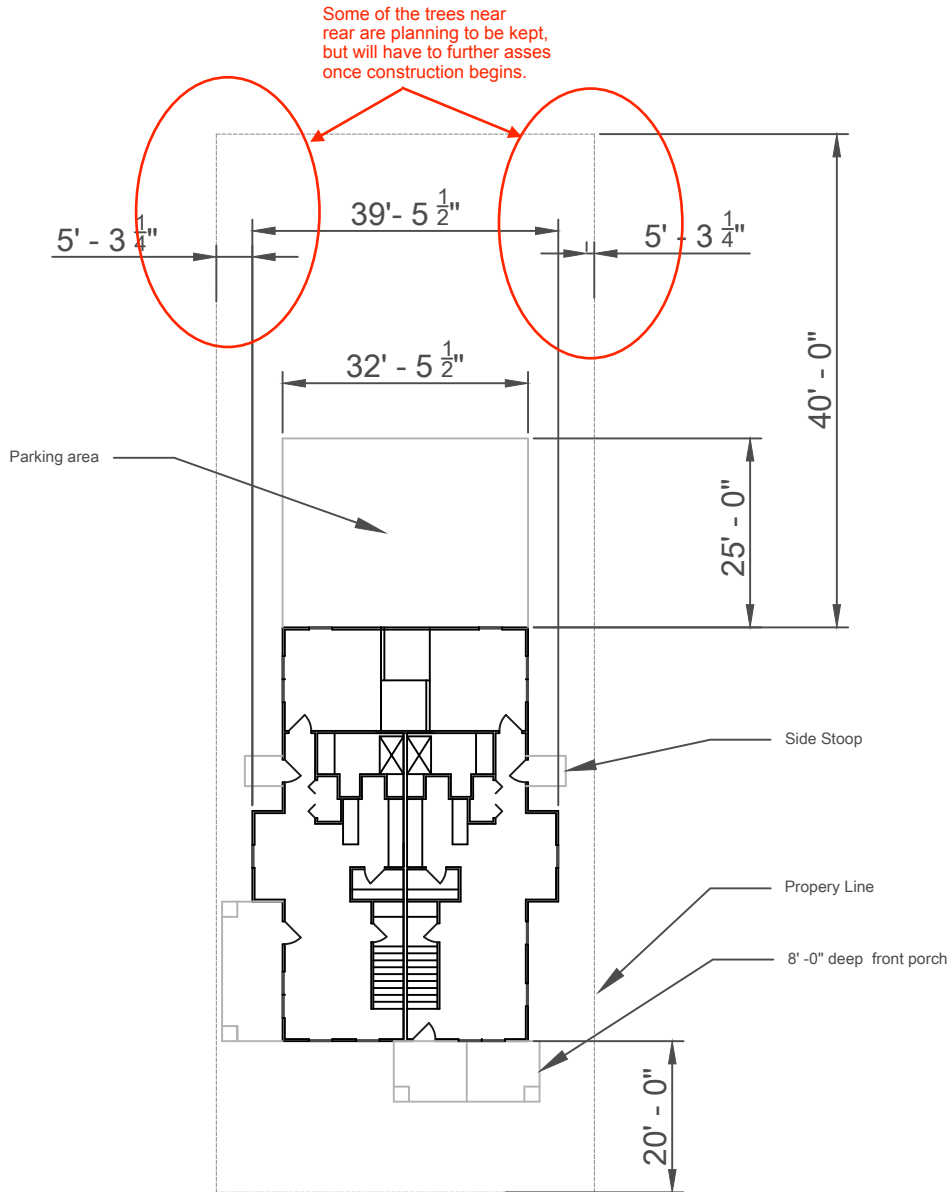
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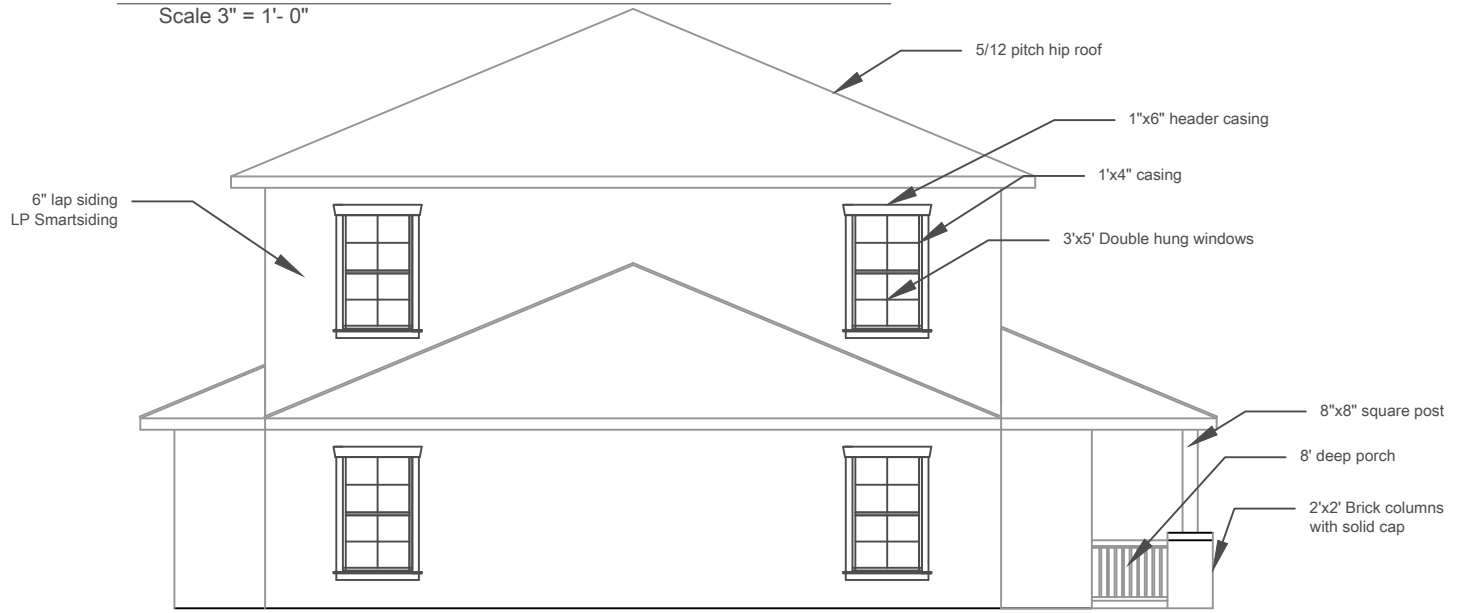
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2008 Washington Ave.
Knoxville, TN 37917



Front Elevation

Scale 3" = 1'- 0"



Rear Elevation

Scale 3" = 1'- 0"

Elevations

Sheet 4



**ELEVATED
STRUCTURES**

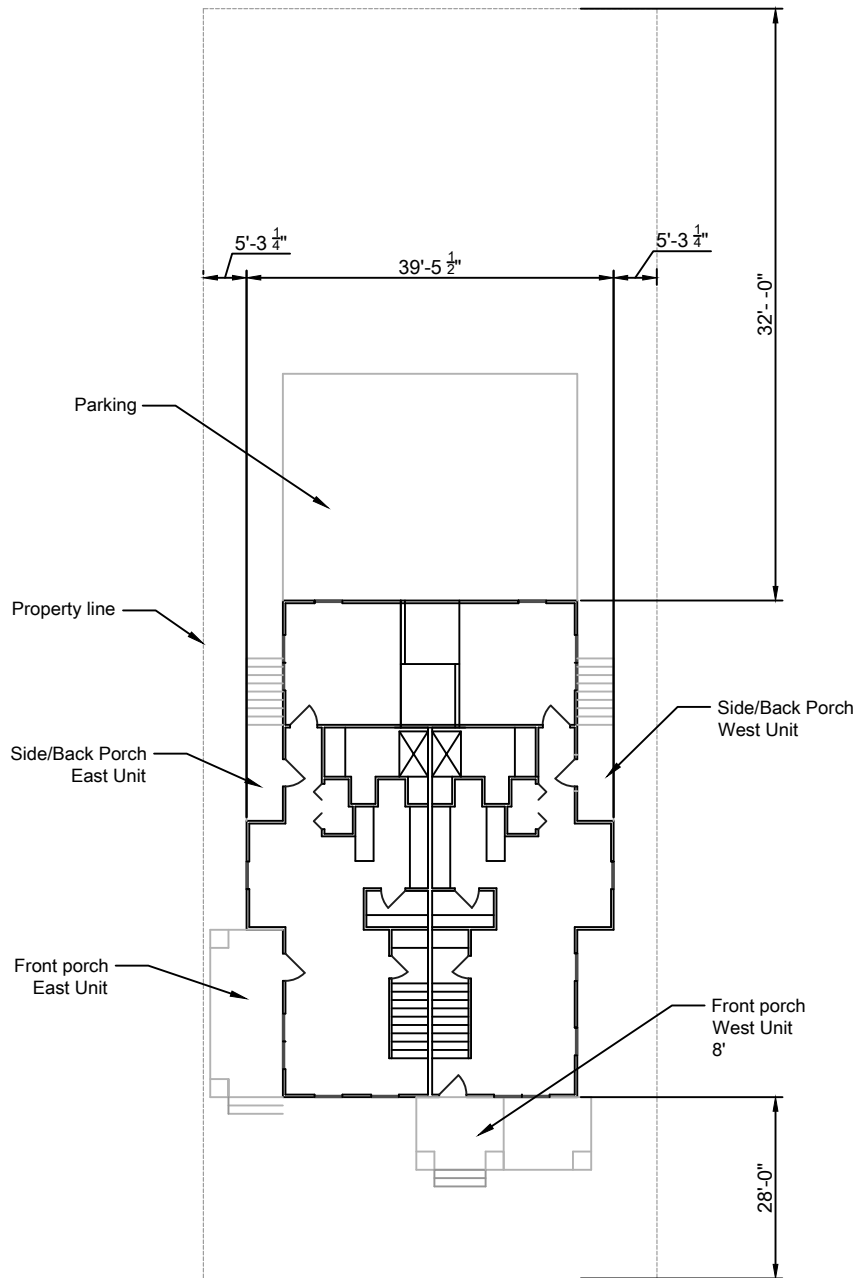
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Elevation

Sheet 5



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Site Plan

Sheet 3

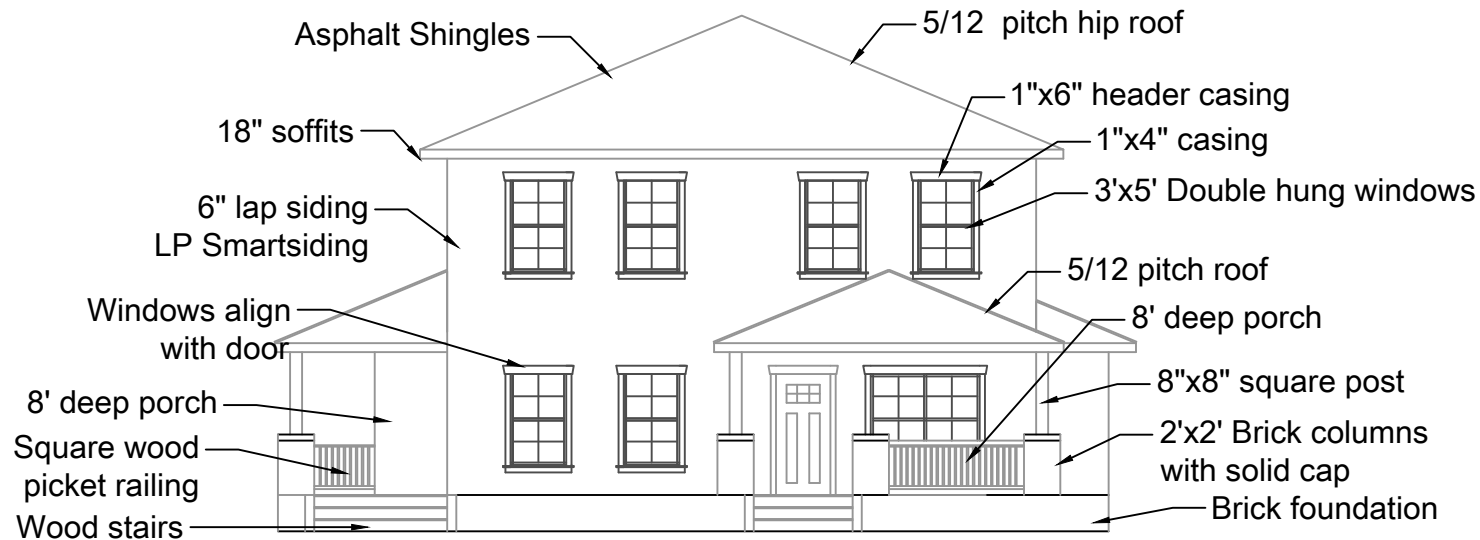
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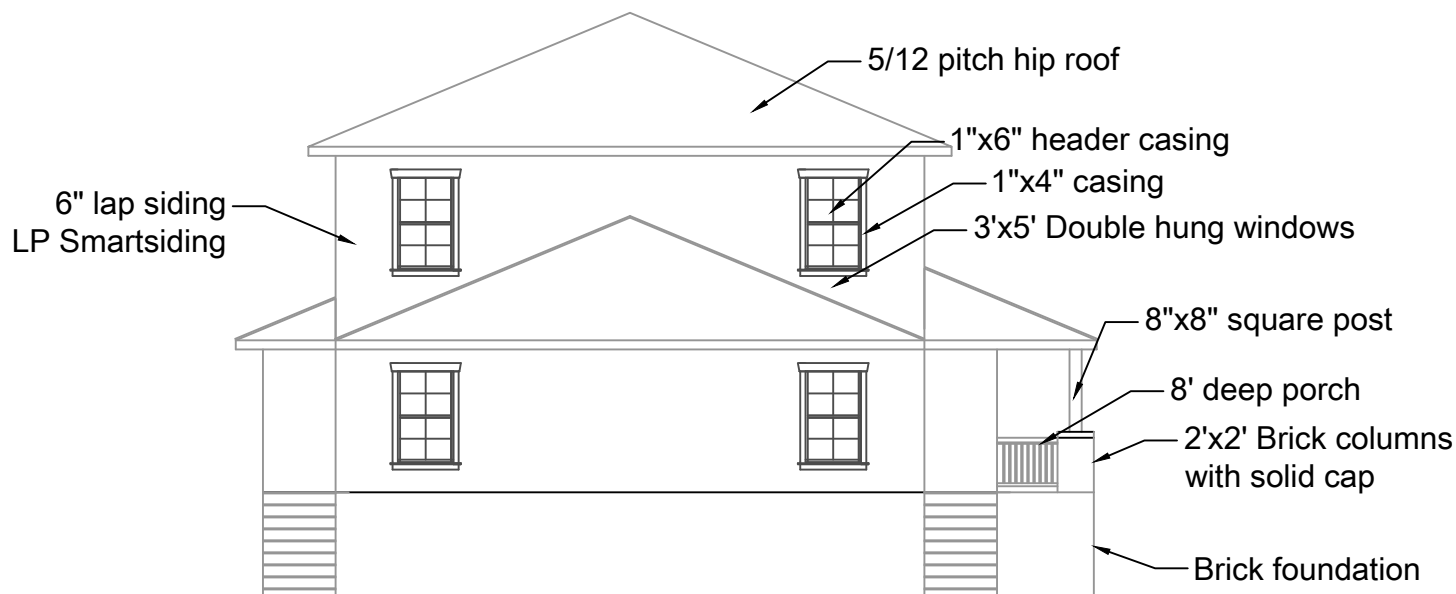
Elevations

Sheet 4



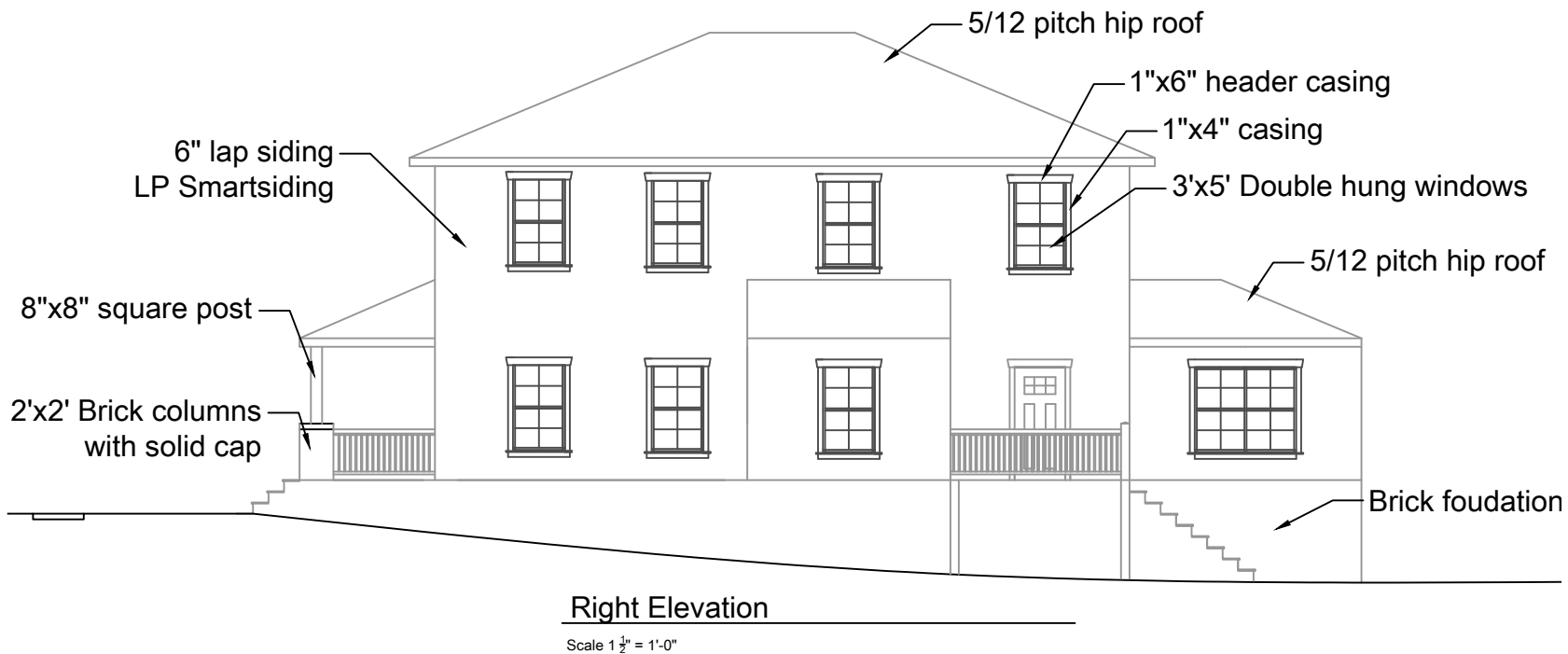
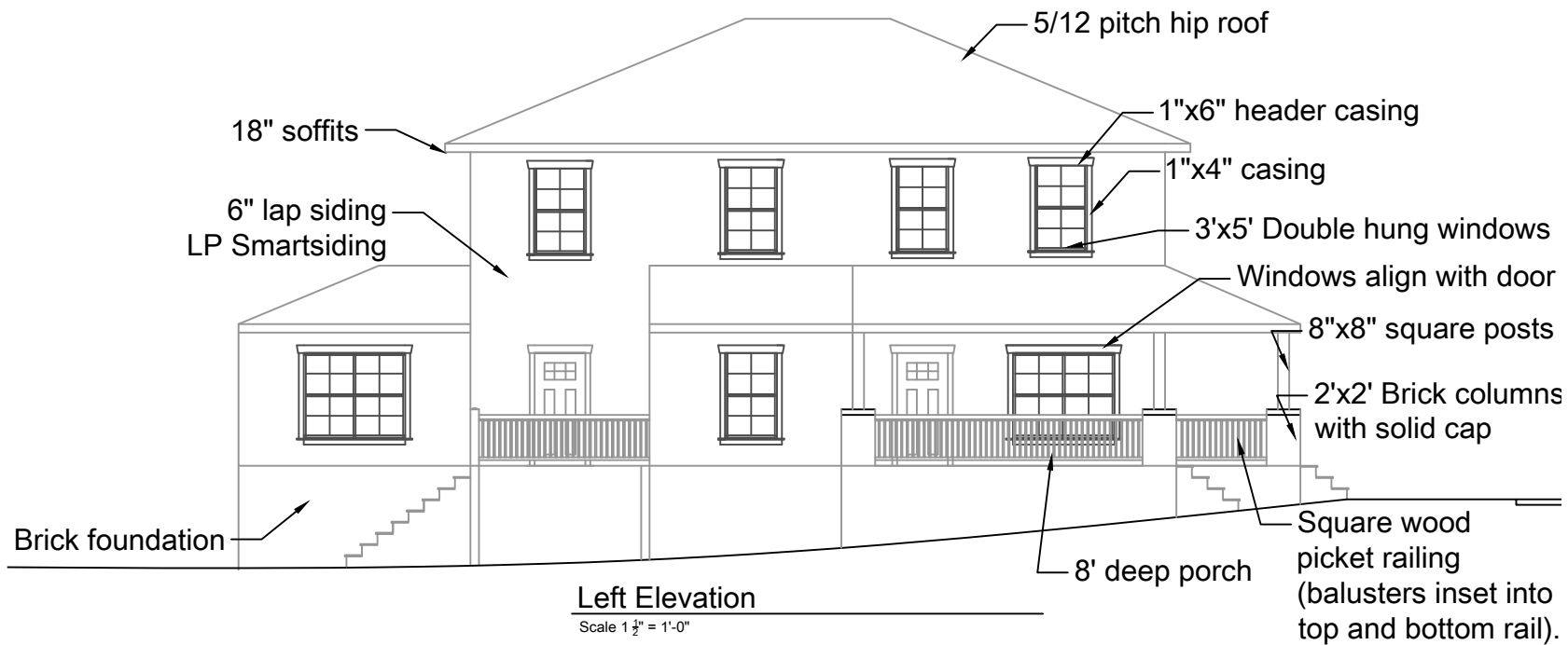
Front Elevation

Scale 3" = 1'-0"



Rear Elevation

Scale 3" = 1'-0"



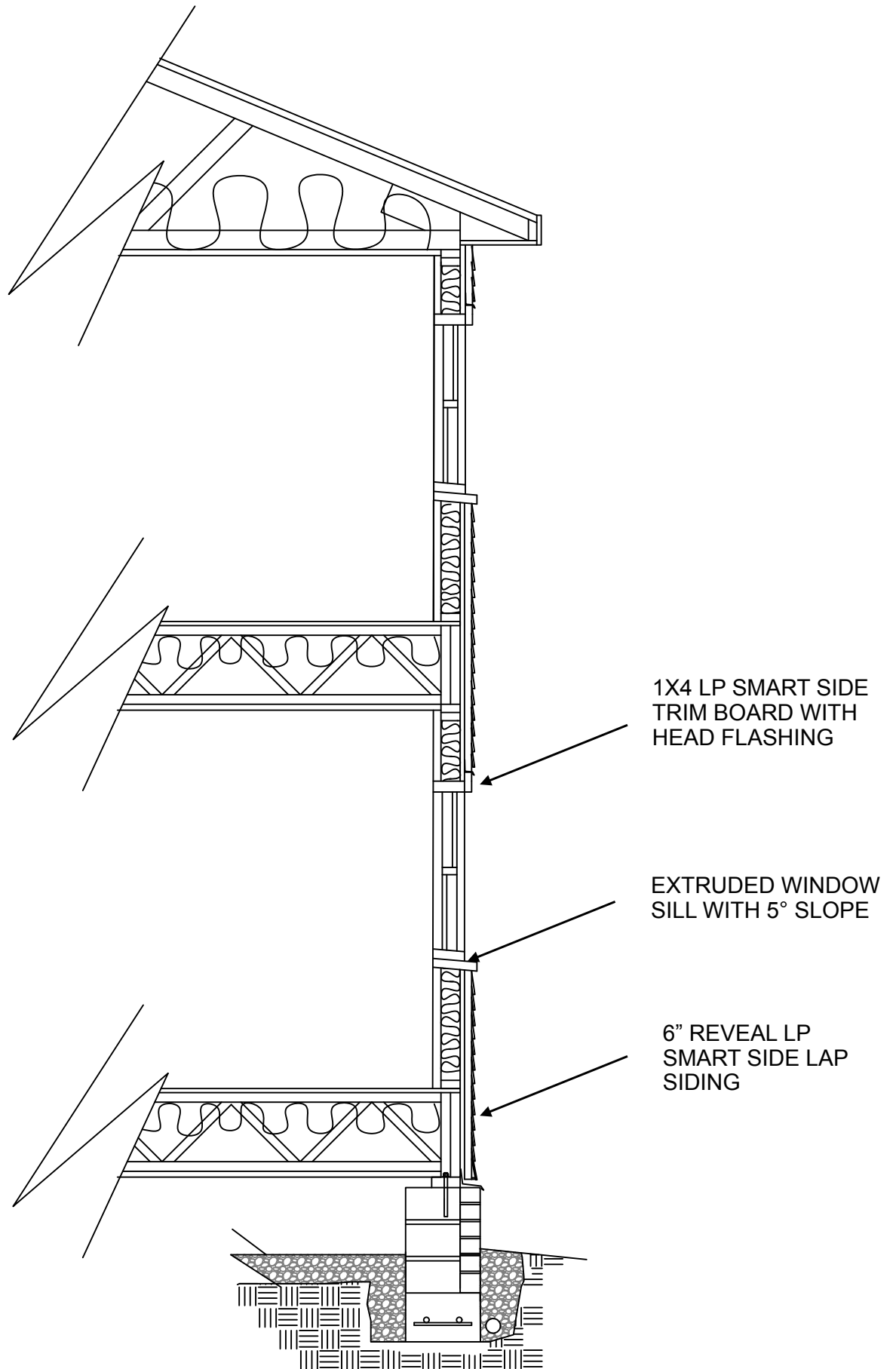
1828 Midpark Rd Suite E
Knoxville, TN 37921

Dockery Duplex
2008 Washington Ave.
Knoxville, TN 37917



Elevation

Sheet 5



2008 WASHINGTON AVE WALL SECTION



SOLD BY:
 84 Lumber Company - 1203 #1203
 Knoxville
 AP Dept Bldg. # 3 - 1019 Route 519
 Eighty Four, PA 15330-2813

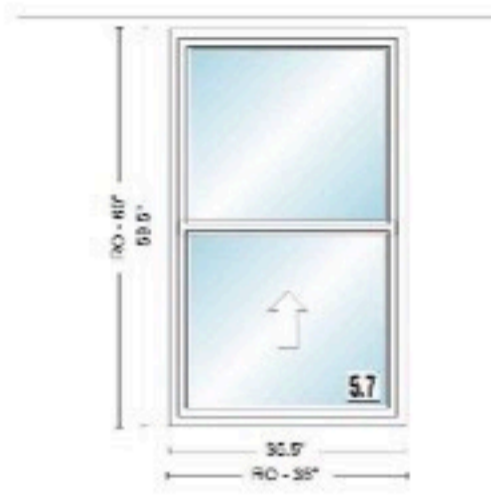
SOLD TO:

CREATED DATE
1/30/2026
LATEST UPDATE
1/30/2026
OWNER
Matthew Campbell

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Elevated Structures	Elevated Structures	8736264		

ORDER NOTES: _____ **DELIVERY NOTES:** _____



Item	Qty	Operation
100	1	Fixed/Active
RO Size = 36" x 60"		Unit Size = 35 1/2" x 59 1/2"
100SHS3050, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, White, Half Screen, Fiberglass		

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.32	NO	A1	32.0000	26.0625	5.79000

Quote #: 8736264

Print Date: 1/30/2026 4:51:20 PM UTC

All Images Viewed from Exterior

Page 1 of 2



Item	Qty	Operation	Location
200	1	Fixed/Active	None Assigned
RO Size = 36" x 60"		Unit Size = 35 1/2" x 59 1/2"	
100SHS3050, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill Simulated Divided Light (SDL) 2 Wide, 2 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, White, Half Screen, Fiberglass			

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.28	NO	A1	32.0000	26.0625	5.79000

CUSTOMER SIGNATURE _____ DATE _____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

Design Precedent and Relationship to the Historic Neighborhood

American Foursquare–Inspired Residential Architecture

Introduction

The proposed residential design takes its primary precedent from the American Foursquare house type, a form widely constructed in the late nineteenth and early twentieth centuries and commonly found within historic neighborhoods across the United States. The American Foursquare is valued for its architectural restraint, human-scaled proportions, and adaptability, making it an appropriate reference for new construction within a historic district. This proposal draws upon the defining characteristics of the style to ensure compatibility with the surrounding historic fabric while remaining clearly identifiable as contemporary construction.

Historical Context of the American Foursquare

The American Foursquare emerged between approximately 1890 and 1930 as a response to increasingly ornate Victorian styles. It emphasized simplicity, efficiency of form, and craftsmanship. Character-defining features typically include a square or near-square footprint, two to two-and-a-half stories in height, a low-pitched hipped roof with wide eaves, a central dormer, and a full-width front porch. Materials were traditionally durable and locally appropriate, such as wood siding, brick, or stone, often with restrained decorative detailing.

Within historic neighborhoods, Foursquare houses contribute to a cohesive streetscape through consistent massing, rhythm, and scale rather than through excessive ornamentation. Their architectural clarity and modest presence make them particularly suitable as precedents for infill or replacement structures.

Relationship to Neighborhood Scale and Massing

The proposed design reflects the established neighborhood pattern by maintaining a simple, rectilinear massing consistent with historic American Foursquare examples. The building height, width, and overall volume align with adjacent historic residences, reinforcing the prevailing scale of the street. The vertically proportioned façade and balanced composition echo the traditional Foursquare form, ensuring that the structure does not visually dominate or recede from its context.

The roof form is intentionally low-pitched and hipped, consistent with historic precedents, and incorporates deep overhangs to create shadow lines that add depth and visual interest. These elements reinforce the established architectural rhythm of the neighborhood while respecting historic proportions.

In addition, the following requirements will be met per the historic overlay board:

- 1) 18"+ soffits**
- 2) 8'+ porch**
- 3) 4" window treatments**

Thank you for your review and consideration.