



Staff Report

Infill Housing Design Review Committee

File Number: 8-D-20-IH

Meeting: 10/21/2020
Applicant: Gary Allen Garret Construction
Owner: Kandace Stephenson

Property Information

Location: 1007 Freemason St. **Parcel ID** 69 K D 024
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level II Additions Visible from the Primary Street

This application was postponed at the August 2020 Infill Housing Review Committee after discovery that the garage had not received the necessary building permits. Plans Review and Inspections required the applicant to submit engineered drawings and request a building permit for the garage.

The applicant is proposing a new roof connection between the primary structure and the detached garage as part of a reconstruction effort on the property. Both structures are being repaired and reconstructed following a fire on the property. All materials will match the existing parts of the structures that remain undamaged. The exterior walls are being reconstructed in their original location, and no changes are planned for the roof pitch or materials, other than the new connection between the house and garage.

The only change to the exterior of the building is a new roof spanning the space between the detached garage and primary structure, connecting the two buildings at the roof only. The space between the structures will remain as it was before the fire, they will just have a roof overhead. The proposed roof is to prevent water damage to the structures. The primary structure features a hipped roof pitch on the façade facing Raleigh Avenue, and that hip roof will continue to attach to the gable roof of the garage. The roof plan shows valleys in the roof that lead the water flow to the gutter system.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

9. Additions

- In making an addition, exterior covering and roof materials, doors, and windows should be selected that are like those original to the house.
 - Additions should be made to the rear or side of the house.
 - The roofline and roofing materials should complement the original house.
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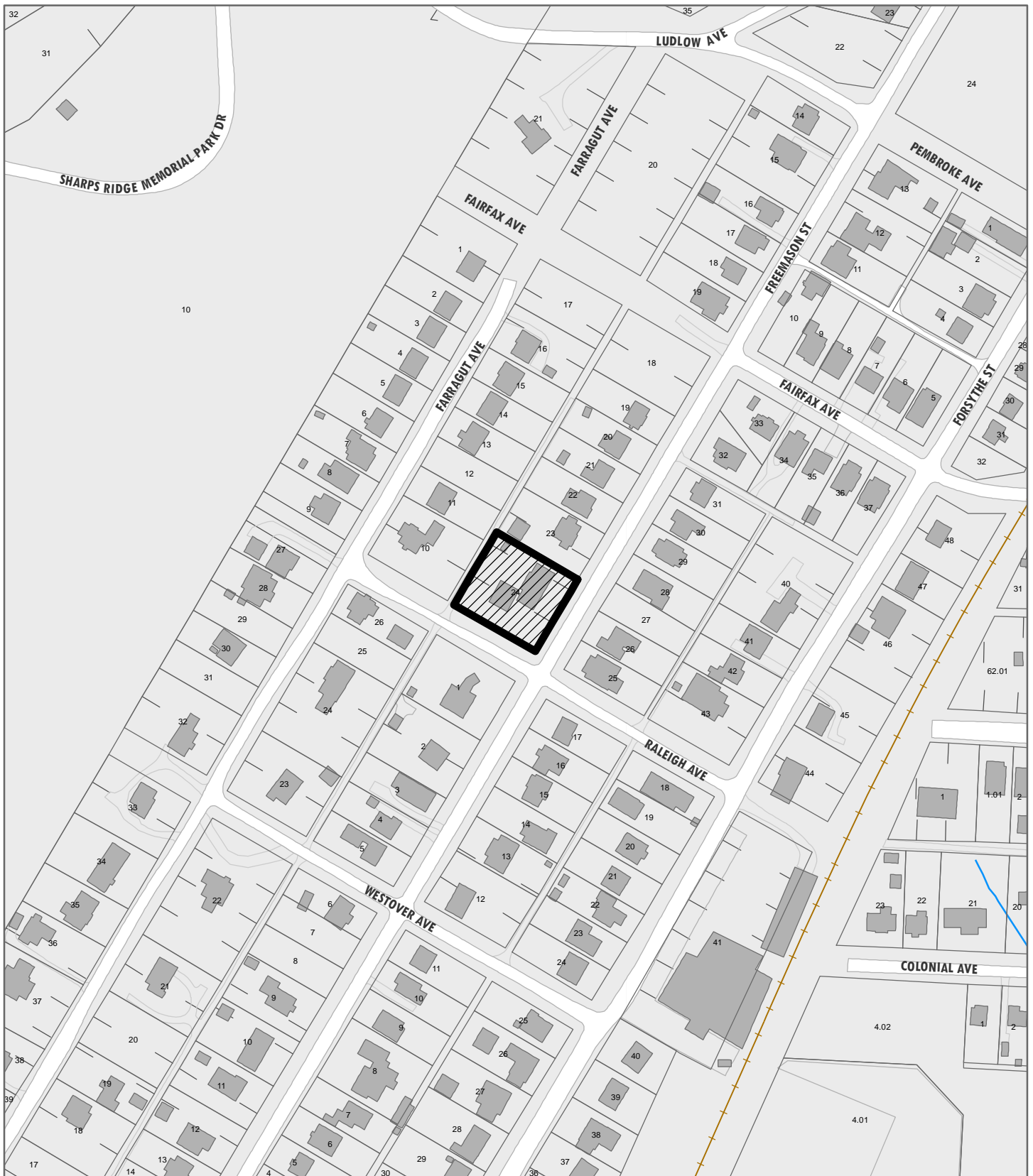
Comments

The house is a corner lot and has frontage on Freemason Street and Raleigh Avenue. Both structures are visible from both streets. The reconstruction of the fire-damaged exterior involves replacement and repair in-kind, and will

match the remaining, undamaged portions of the structures. The proposed roof connection is in compliance with Infill Housing Design Guidelines, and the reconstruction of the fire-damaged house and garage involve in-kind replacement of exterior wall and roof elements.

Recommendation

Staff recommends approval of Certificate 8-D-20-IH as submitted.



**INFILL
HOUSING
REVIEW
BOARD**

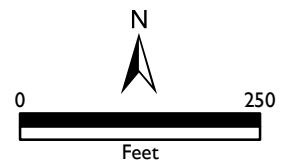
**8-D-20-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



1007 Freeman St.
Oakwood/Lincoln Park Infill Housing Overlay
District

Original Print Date: 10/13/2020
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Gary Allen Garret Construction





DESIGN REVIEW REQUEST

Postponed from August 2020 Infill Housing Committee meeting

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

Applicant Garret Construction

Date Filed 7/21/2020 Meeting Date (if applicable) 8/6/2020 File Number(s) 8-D-20-IH

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Name GARY ALLEN Company Garrett Construction Inc

Address 912 Crown Ridge Lane City Powell State TN Zip 37849

Phone 865-221-1673 Email gallen@gcinow.com

CURRENT PROPERTY INFO

Owner Name (if different from applicant) KANDACE STEPHENSON Owner Address 1007 FREEMASON ST Owner Phone 336-314-7057 (c)

Property Address 1007 FREEMASON ST Parcel ID 069K0024

Neighborhood Piedmont Place Zoning RN-2 / IH Overlay / HP Overlay

AUTHORIZATION

Staff Signature Michelle Portier Please Print Michelle Portier Date 7/21/2020

Applicant Signature Gary Allen Please Print GARY ALLEN Date 7/21/2020

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: _____

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: *Damage From Fire, Replace approx. 50 LF of Rear wall on existing foundations, Replacing damaged roof batten with trusses, same pitch. Rebuild garage walls + roof on existing foundations, roofs to be attached.*

Applicant plans to rebuild primary structure and garage same as before fire; they were detached structures and will still be detached, but there will be a roof over the space between the garage and the primary structure.

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

	TOTAL: \$50.00
FEE 2: \$50.00	
FEE 3:	

Images

The following aerial images show different angles of this structure for your reference.



X - not to be built back
Roofs only to be attached, will have new gutters
on each house, GARAGE AREA.

Rear facades of structures prior to fire.



Front façade of house (garage view obscured by RV).



View of corner where house and garage roofs will meet.



Existing conditions, fire damaged structure.

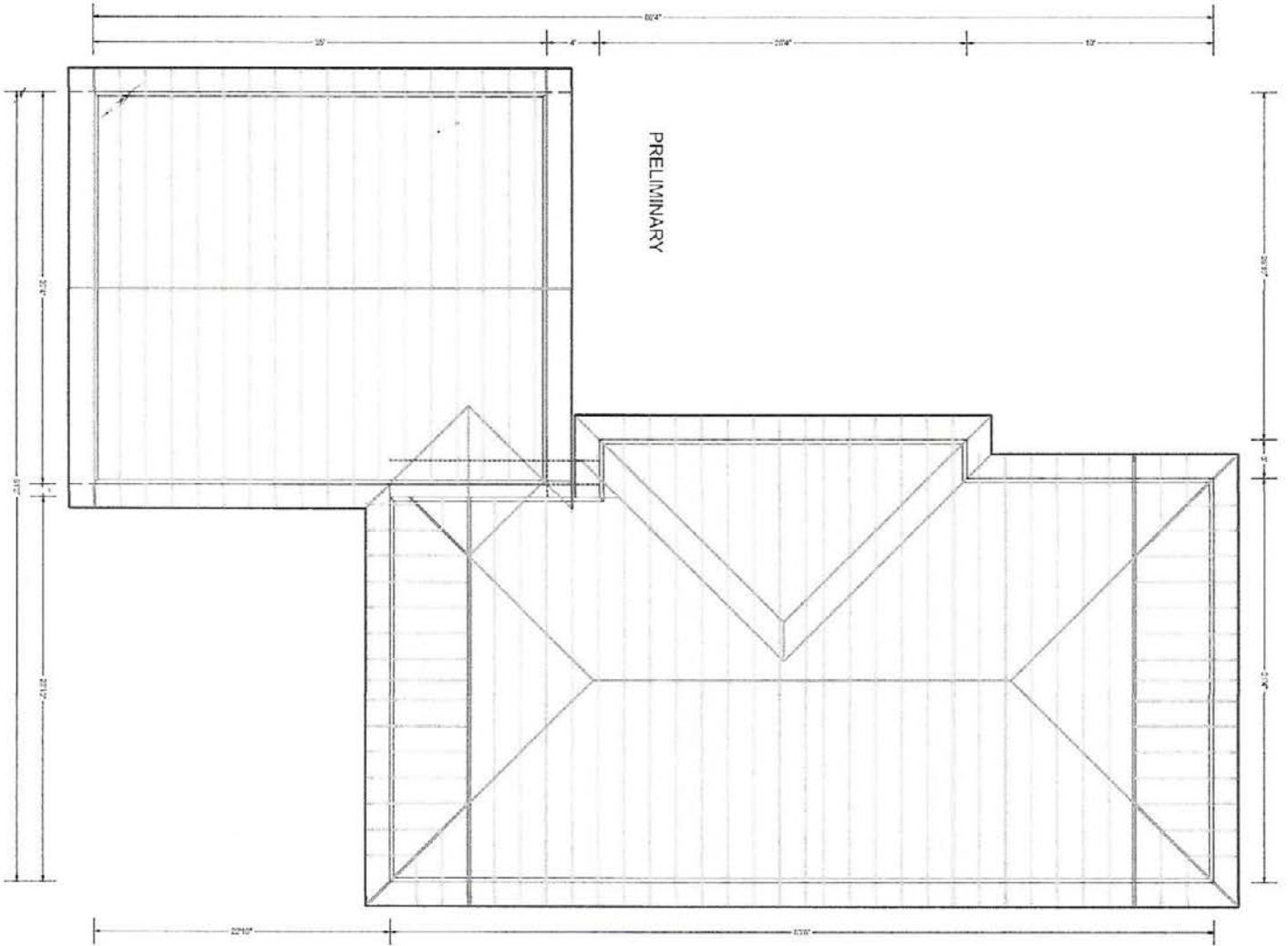





Truss Drawings

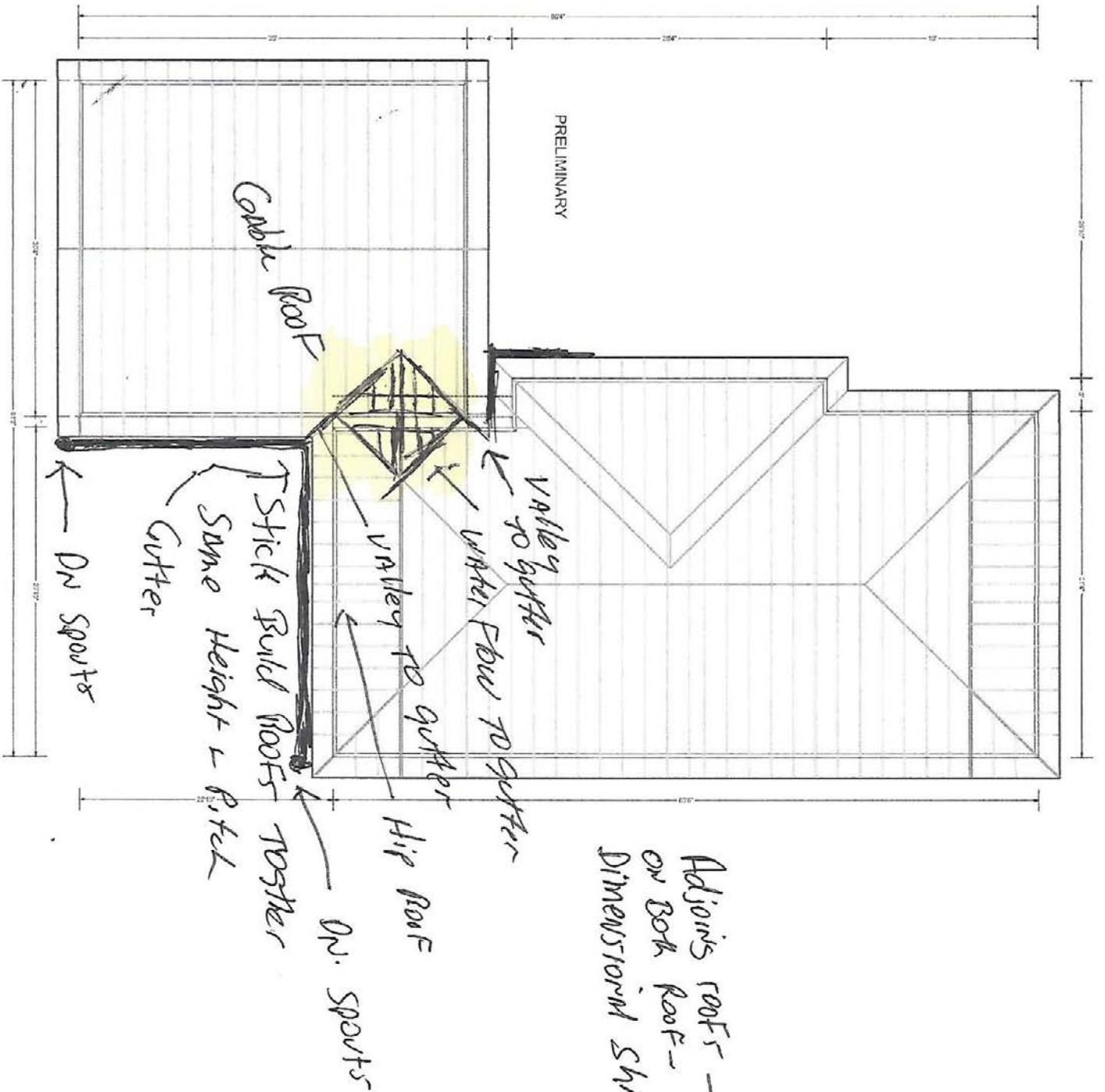
ReplACING All
Rafter system
with trusses

Raleigh Avenue



Freemason Street

PAGE NO: 1 OF 1	JOB NO: 20RG129	JOB NUMBER: 20RG129 DESCRIPTION: 84/BRYCE/GARRETT CONST JOB LOCATION: 107 FREEMASON STREET Designer: Fill in later Customer: Fill in later	 <p>107 Second St. Lowell, MA 01850 978-733-5100 FAX 978-733-6006</p>
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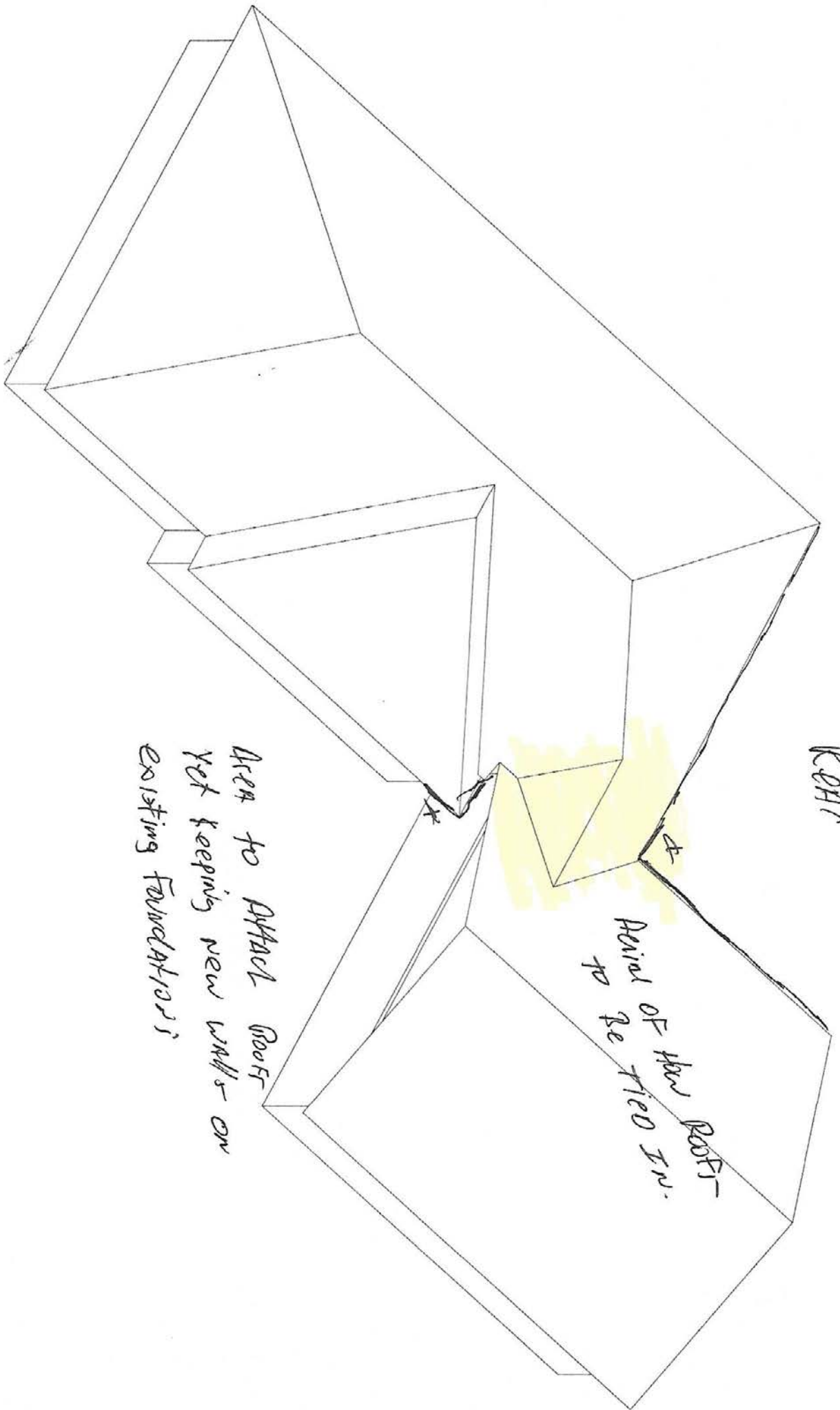


Adjoining roofs - same pitch
on both roofs -
Dimensional Shingles

JOB NUMBER: 20RG129
 DESCRIPTION: 84/BRYCE/GARRETT CONST
 JOB LOCATION: 107 FREEMASON STREET
 Designer: Fill in later
 Customer: Fill in later



107 Freemason Street, Suite 200
 San Francisco, CA 94104
 Tel: 415.774.4444 Fax: 415.774.4444

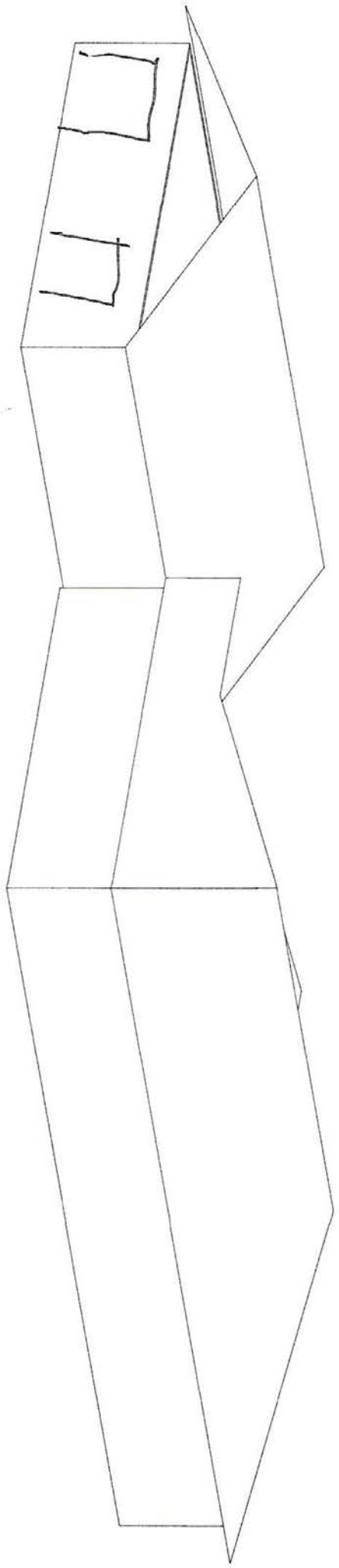


Roof

x Gutter & Rain Spout

Arrival of New Roof
to be tied in.

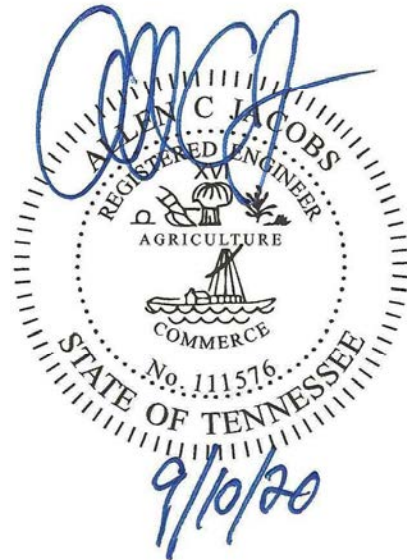
Area to Attach Roof
yet keeping new walls on
existing foundation's



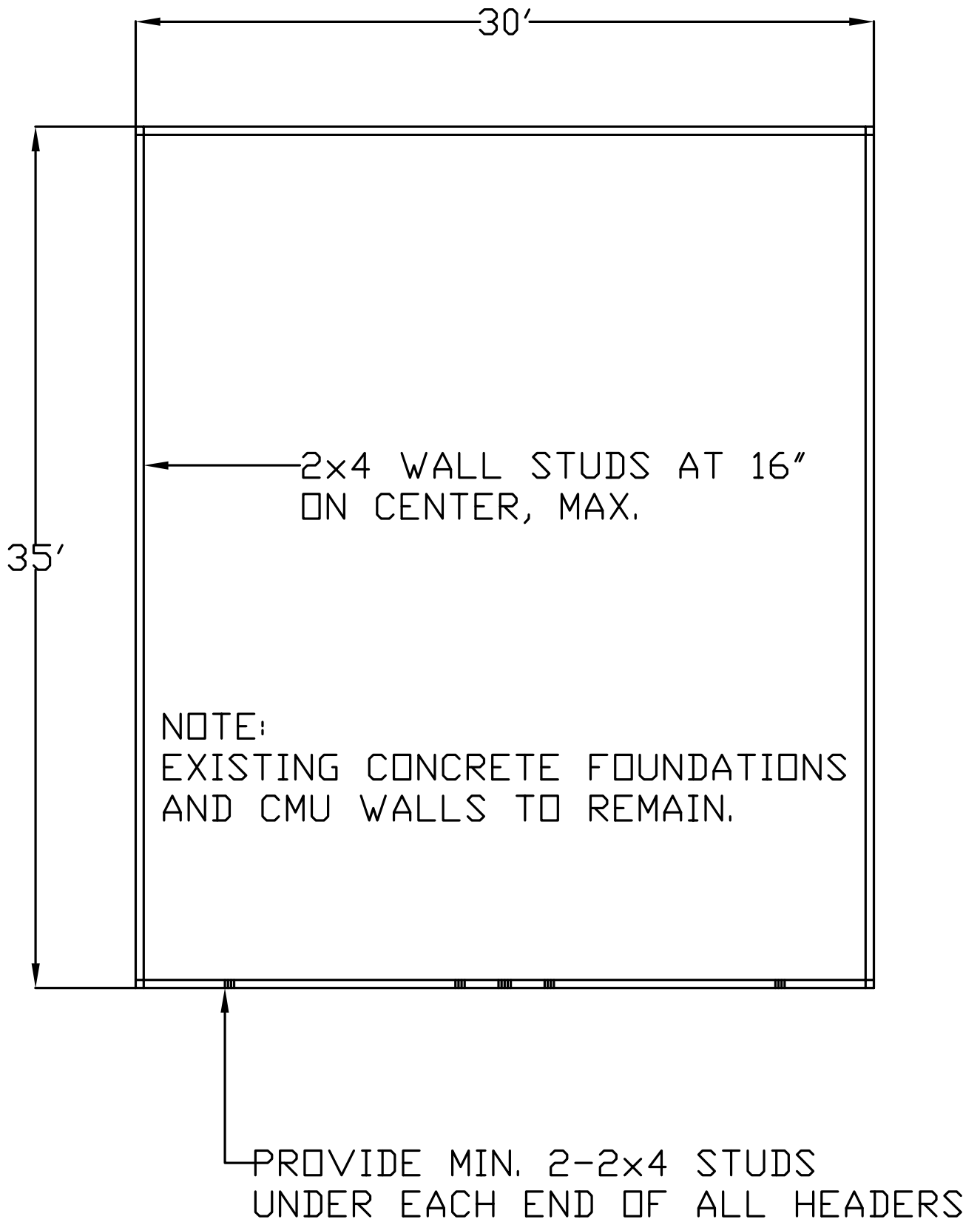
COVER PAGE

1007 FREEMASON STREET
KNOXVILLE TN 37917

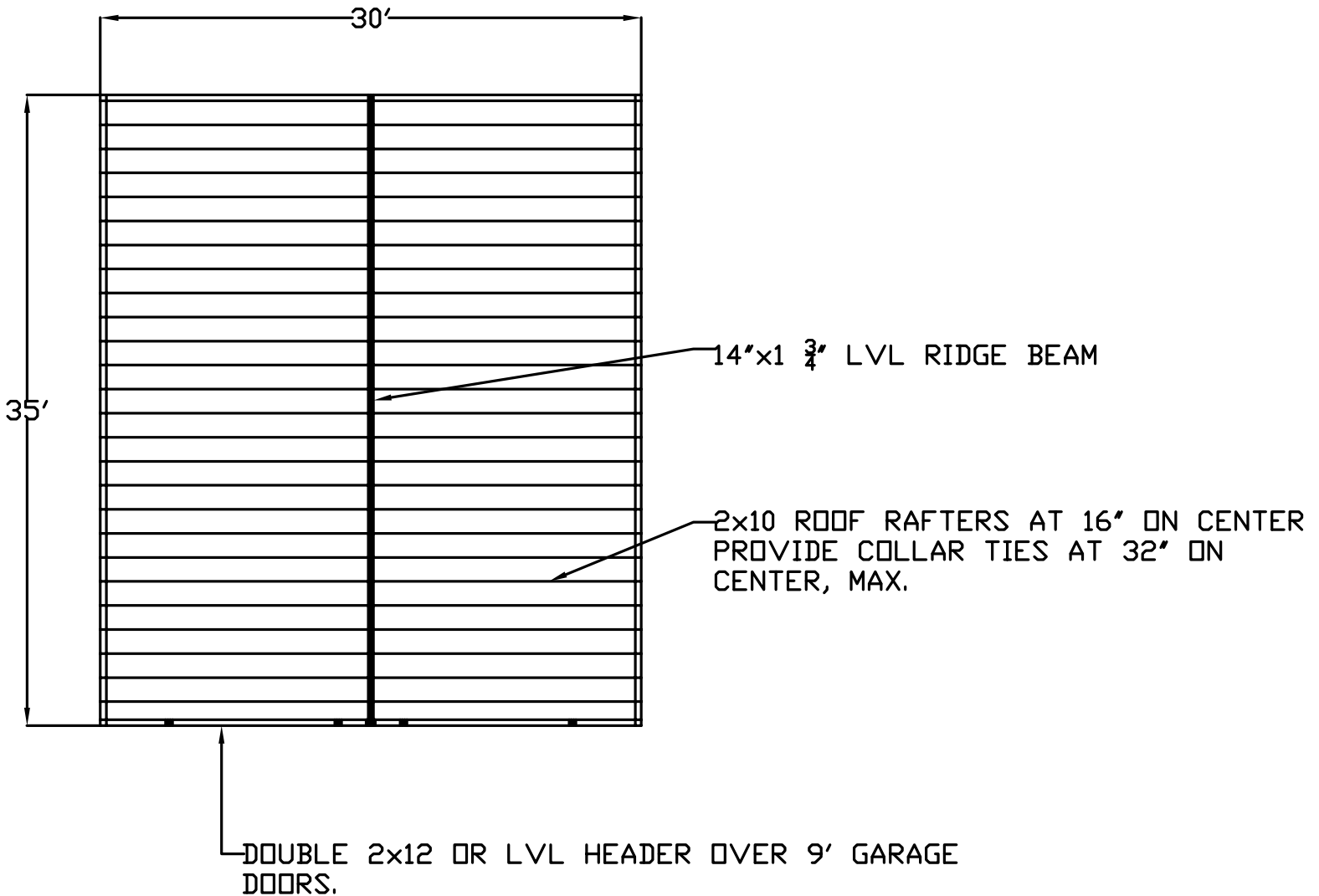
FOR: GARRETT CONSTRUCTION



WALL STUD AND POST PLAN



NEW GARAGE ROOF PLAN



USE DOUBLE 2x10 OVER ANY WINDOWS
AND DOORS UP TO 4'-0" MAX. SPAN

COMBINED ROOF PLAN SHOWING THE OVERBUILD AREA

