

HEART OF KNOXVILLE INFILL HOUSING DESIGN GUIDELINES

Knoxville • Knox County Metropolitan Planning Commission
and
The East Tennessee Community Design Center



Layout, Text, and Illustrations:

Jennifer Pemberton

East Tennessee Community Design Center

Text and Photography:

Mike Carberry

Metropolitan Planning Commission

Consultants:

Jeff Archer

Metropolitan Planning Commission

Ann Bennett

Metropolitan Planning Commission

Historic Zoning Commission

Rogers Doughty

City of Knoxville

Department of Community Development

Frank Sparkman

ETCDC Volunteer Professional Advisor

Sparkman & Associates Architects

Anne Wallace

Metropolitan Planning Commission

The Heart of Knoxville Infill Housing Design Guidelines and subsequent additions were adopted as follows:

- Knoxville Knox County Metropolitan Planning Commission, November 10, 2005 in the Resolution adopting *The Lonsdale Redevelopment and Urban Renewal Plan*.
- Knoxville City Council, November 22, 2005 in adopting *The Lonsdale Redevelopment and Urban Renewal Plan*.
- Knoxville Knox County Metropolitan Planning Commission, October 11, 2007 in the Resolution adopting Section 12 of the Guidelines, along with the IH-1 recommendation regarding the Edgewood Park neighborhood.

Funding for this report was provided in part by:

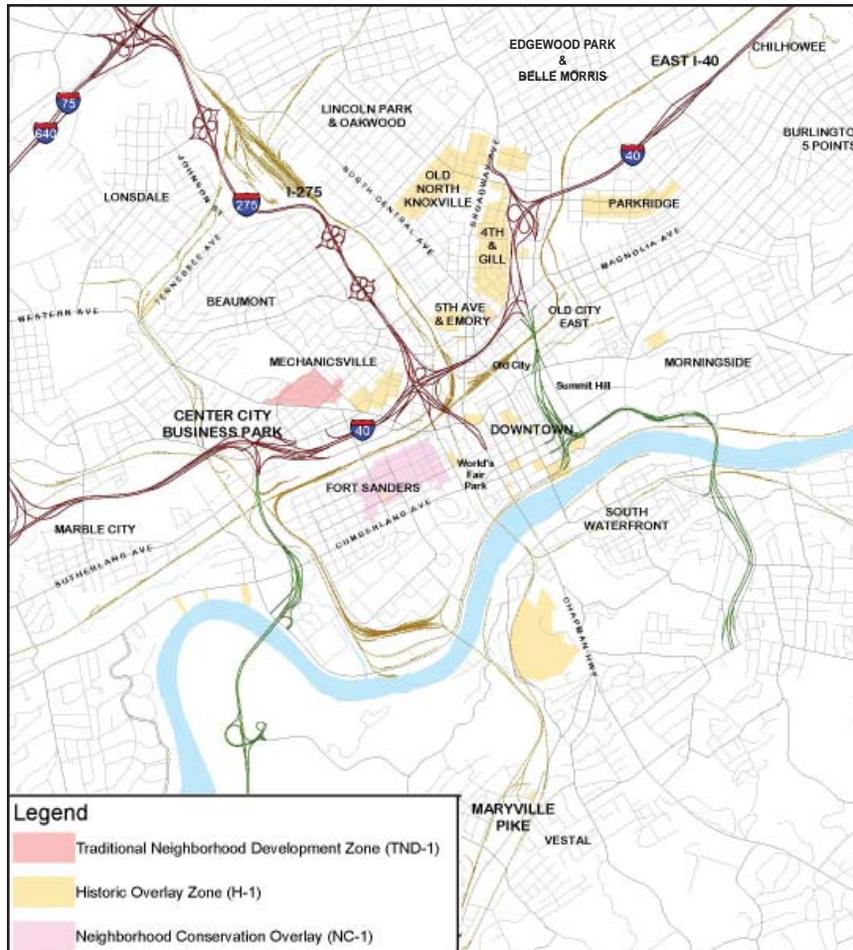
City of Knoxville Community Development Block Grant & Empowerment Zone Grant, United Way of Greater Knoxville, Tennessee Arts Commission and Friends of the Design Center

Table of Contents



Introduction	1
The Design Guidelines	3
1 Front Yards	5
2 House Orientation and Side Yards	6
3 Alleys, Parking, and Services	7
4 Scale, Mass, and Foundation Height	8
5 Porches and Stoops	9
6 Windows and Doors	10
7 Roof Shapes and Materials	12
8 Siding Materials	13
9 Additions	14
10 Multi-unit Housing	15
11 Landscape and Other Considerations	16
12 Small Lot 1940-1950 Era Houses	17
Appendix A: Design Guidelines Checklist	19
Appendix B: Applying the Design Guidelines	23
Appendix C: Architectural Style Reference Guide	27

Introduction



Map 1: "Heart of Knoxville" with Zoning Overlays

Neighborhoods are generally created at points in time which certain architectural styles are "en vogue." The original houses of most neighborhoods were designed with similar materials, features (such as porches), proportions, height, and yard dimensions. Consequently, architectural harmony was created early on. As houses were lost to fire or demolition and vacant lots became available, new construction was created without regard to the architectural context of the other structures on the block.

For the past few decades, the construction of new houses on these vacant lots - infill housing - has often been incompatible with the historic features in neighborhoods of the late 1800's to 1950's. Inappropriate infill has been a problem in the "Heart of Knoxville" neighborhoods, particularly along the old system of grid streets in such places as Park City, Oakwood, Lincoln Park, Five Points, Lonsdale, Beaumont, and South Knoxville (see map to left). As a result of the increasing concern for the historic integrity of these neighborhoods, the Heart of Knoxville Infill Housing Guidelines have been created.

The purposes of these guidelines are to re-establish the architectural character of those historically valuable properties with new housing that is architecturally compatible; to foster neighborhood stability; to recreate more pedestrian-oriented streets; and to meet a wide range of housing needs. These guidelines should be used to understand the major elements of architectural compatibility and promote housing designs that are usable and economically achievable. These guidelines have been created to apply to areas where there are no historic or neighborhood conservation zoning overlays or Traditional Neighborhood Development district zoning (see map to left). Those areas already have specific guidelines for infill and vacant lot development; the guidelines for those districts are available through the Metropolitan Planning Commission.

Design
Guidelines

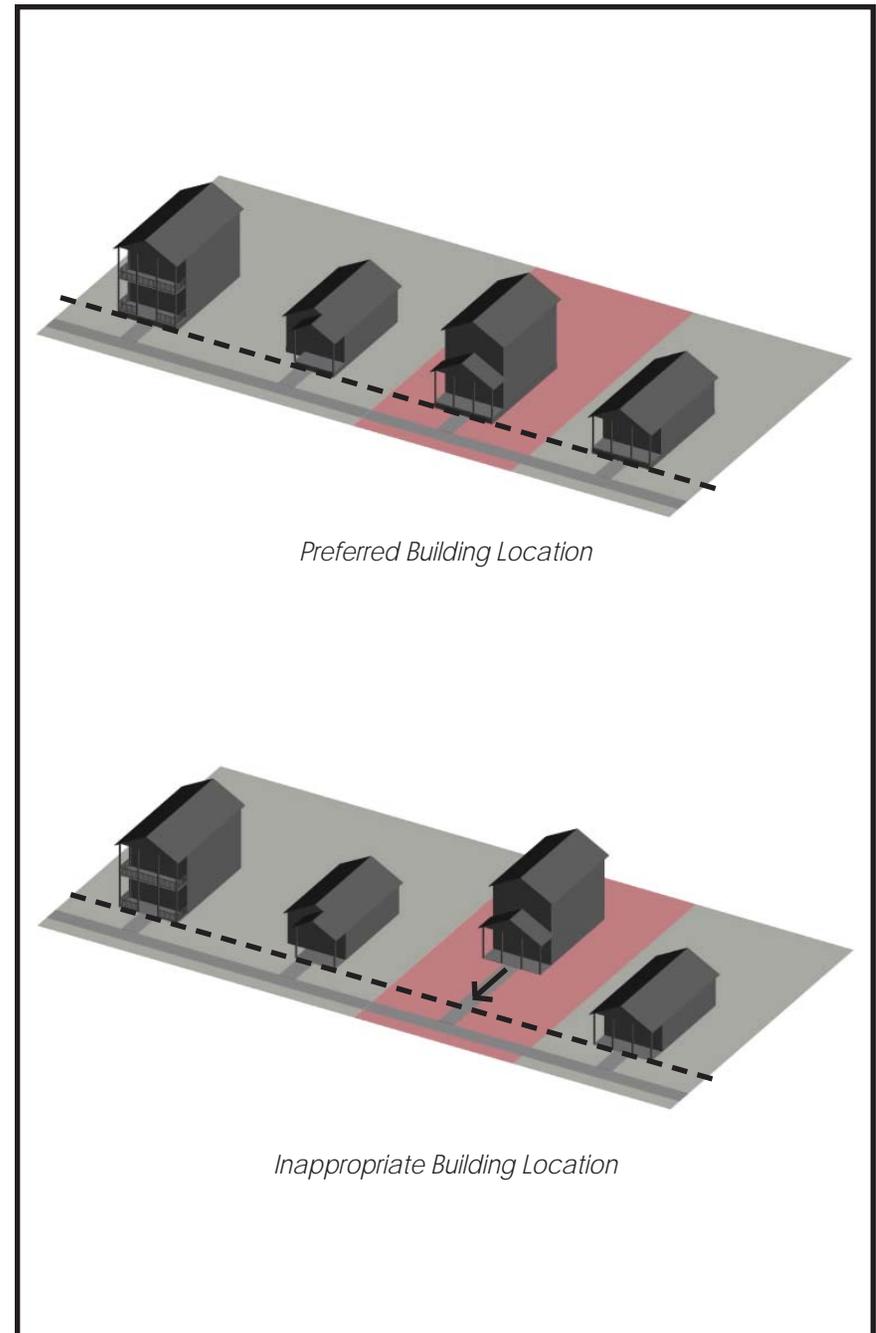
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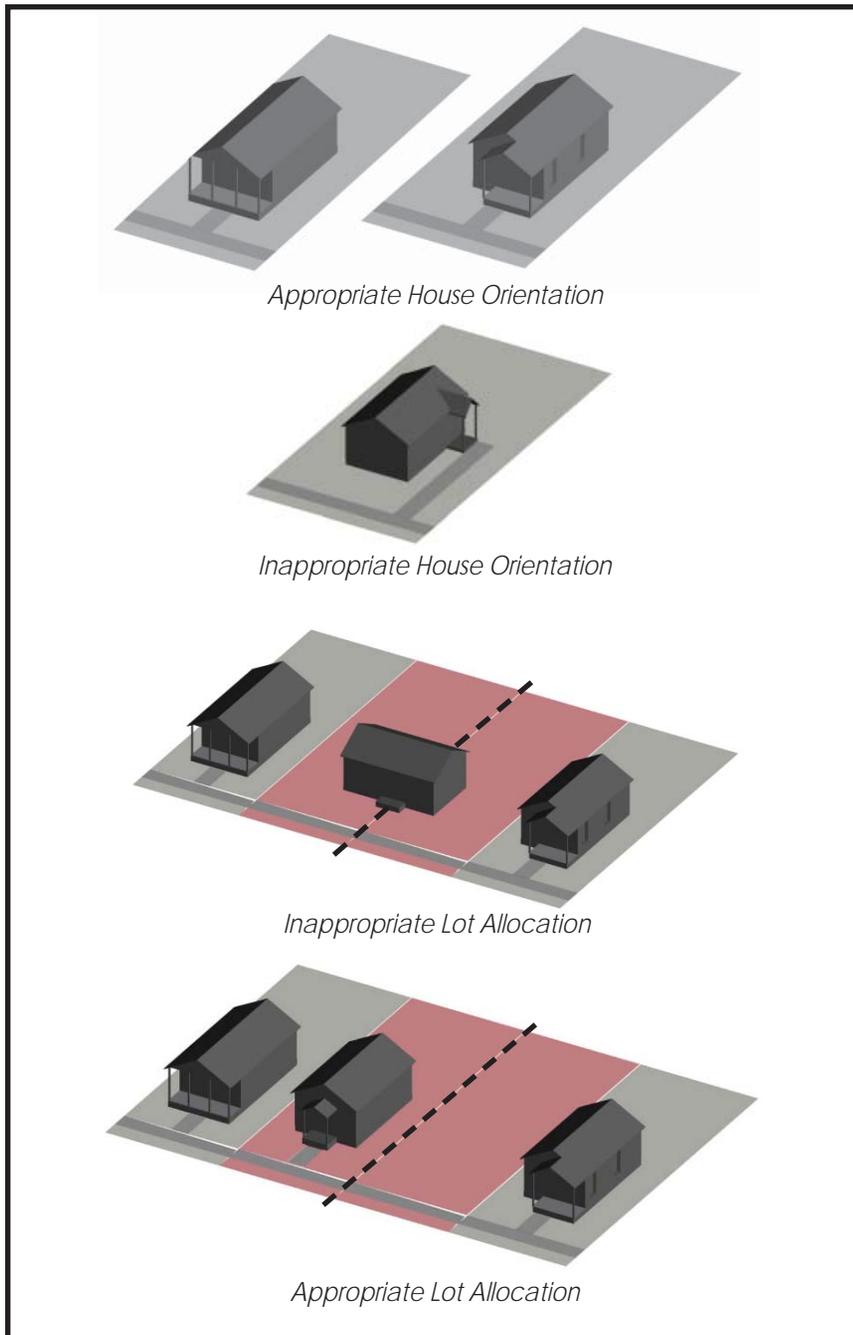
Front Yards

Front yard space was consistent from house to house with porches being located about the same distance from the street. Although there is variation in some blocks, a twenty-five foot setback to the front door is very common. Lawns and an occasional shade tree were found on virtually all lots.

Infill Guidelines

- Consistent front yard space should be created along the street with the setback of a new house matching the older houses on the block.
- When several infill houses are sited, porches and the habitable portion of each house should be about the same distance from the street as the original houses.
- A walkway should be provided from the sidewalk or street to the front door. Along grid streets, the walk should be perpendicular to the street.
- Fences that are constructed of traditional materials, such as picket fencing, may be used to define the front yard. Chain linked, masonry, wide boards and other contemporary fencing should be used only in backyards.
- Healthy trees that are outside the building footprint should be preserved. The root area should be marked and protected during construction.





2 House Orientation and Side Yards

The typical city lot prior to 1930 was 50 feet wide. This dimension led to the development of houses which were relatively narrow and had substantial depth. Craftsman style homes are good examples of this characteristic. Because of this characteristic, side yards were relatively narrow.

Toward the mid-20th century, the increase in lot width was reflected by the development of the Ranch house.

Infill Guidelines

- New housing should be proportional to the dimensions of the lot and other houses on the block.
- On corner lots, side yard setbacks should be handled traditionally (that is, closer to the side street). The zoning requirement to treat corner lots as having two frontages should not apply in “Heart of Knoxville” neighborhoods.
- Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.
- On lots greater than 50’ in width, consider re-creating the original lot size.

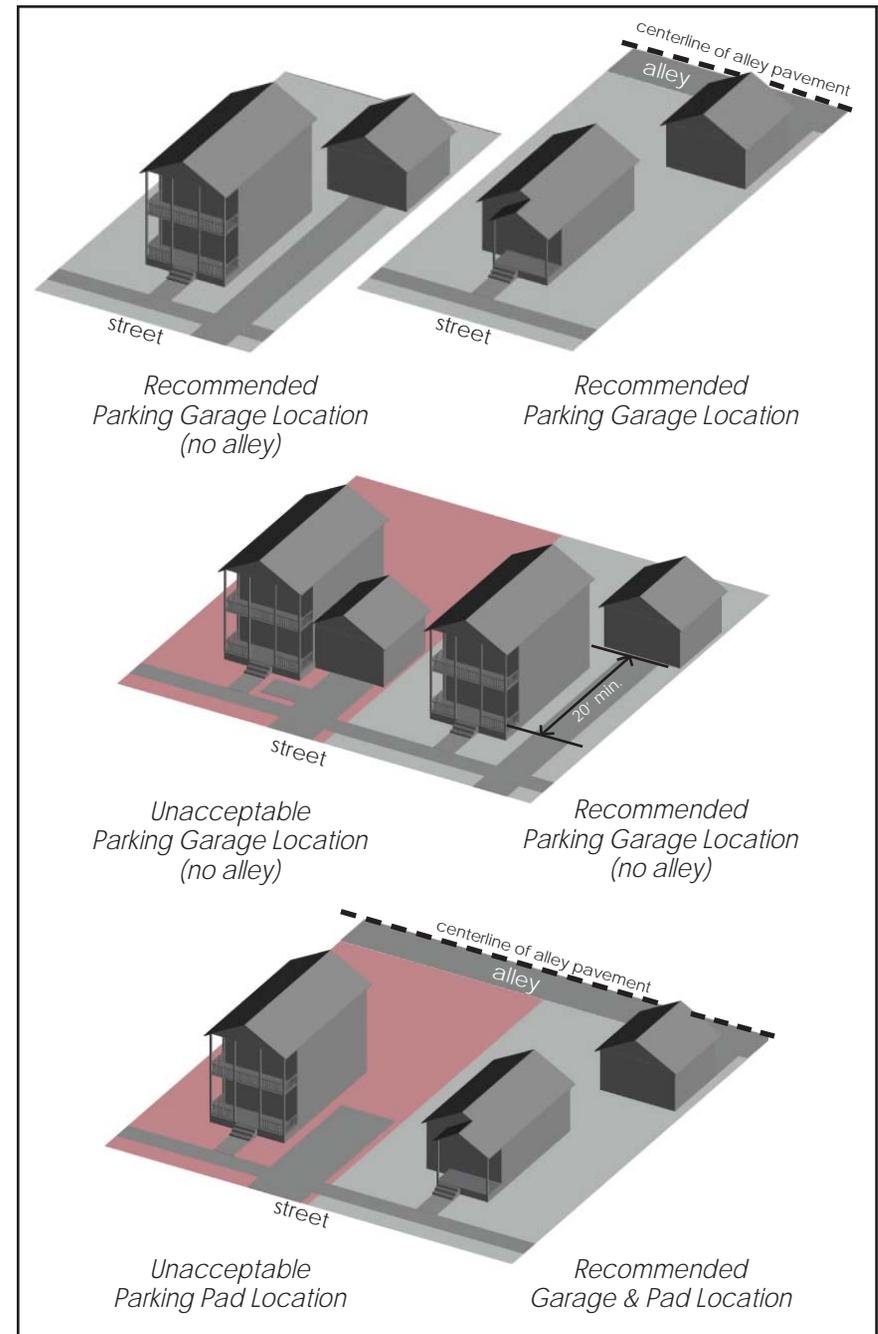
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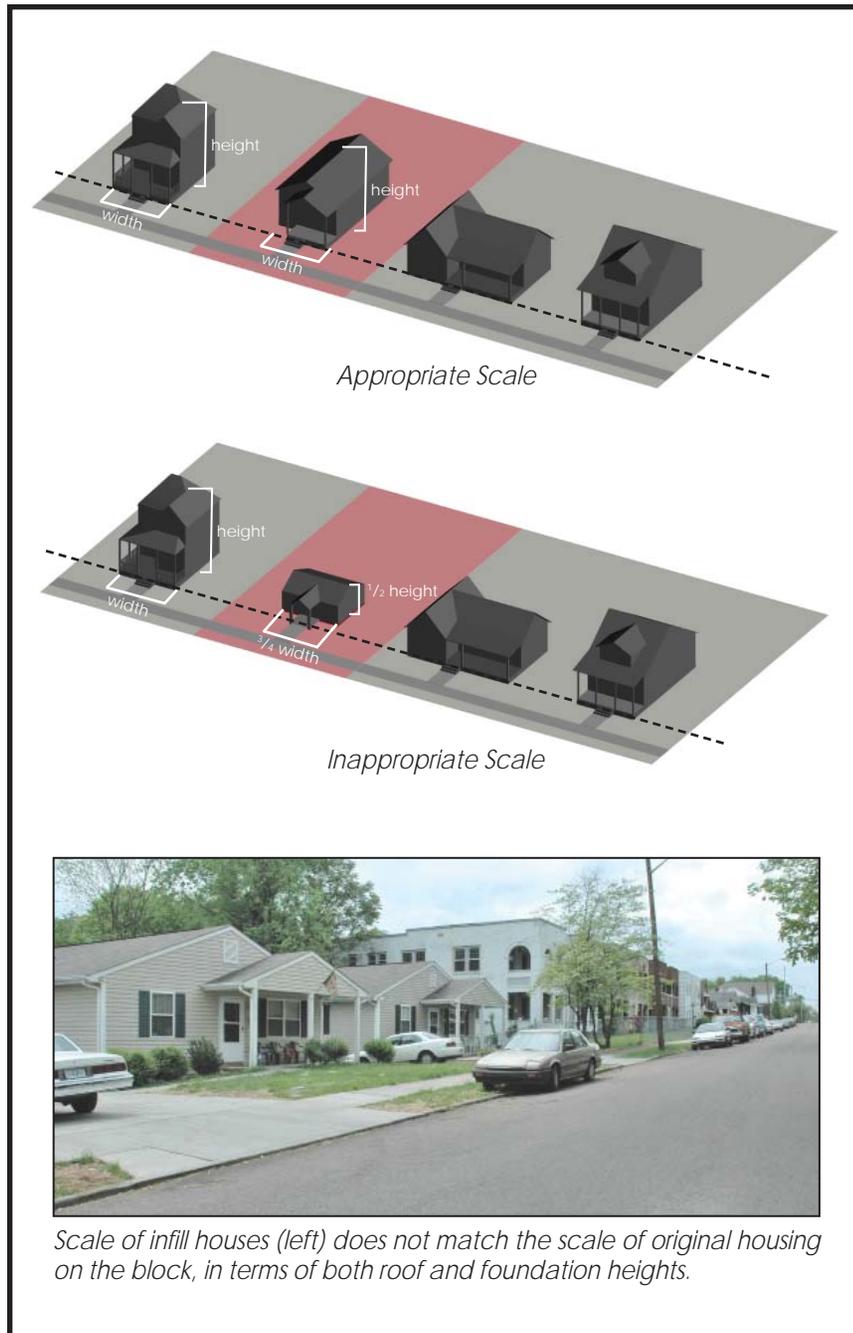
Alleys, Parking, and Services

Alleys should serve two significant purposes: (1) accommodation of such services as utilities and garbage collection, and (2) access to off-street parking including garages and parking pads. A large proportion of the “Heart of Knoxville” neighborhoods have alleys. Unfortunately, such standards as setbacks for garages, types of materials for parking pads and encouragement of alleys for off-street parking are lacking. With infill development, the use of alleys for parking access is necessary.

Infill Guidelines

- Parking should not be in front yards.
- Alley access should be used for garage or parking pad locations. On level ground, pea gravel or similar material may be used as a parking pad off alleys.
- On streets without alleys, garages or parking pads should be at least 20 feet behind the front façade of the infill house with access limited to one lane between the street and the front facade.
- Garages which are perpendicular to the alley should be about 18 feet from the center line of the alley pavement, allowing a comfortable turning radius for a driver to enter a garage.
- Alley-oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.
- On those streets which have alleys, driveways should not be permitted from the front of the house.
- On corner lots, a driveway to the garage may be provided off the side street.





4 Scale, Mass, and Foundation Height

The scale of early homes was generally consistent from one house to another; especially foundation heights, proportions of first floor elevations, and sizes and shapes of roofs. Sometimes, a one and one-half story house might be found next to a two story house but the essential elements of similar foundation height and façade characteristics created homes that tried to look tall and resulted in architectural compatibility. When a house is built on slab with a low pitch next to a traditional older house, the proportions of the two houses clash, resulting in an absence of architectural harmony. The following principles are critical in maintaining historic and property values.

Infill Guidelines

- The front elevation should be designed to be similar in scale to other houses along the street.
- The front façade of new houses should be about the same width as original houses on the block.
- If extensions or bays were typically part of the neighborhood's historic house design, such elements should be incorporated into infill housing.
- New foundations should be about the same height as the original houses in the neighborhood.
- If greater height is to be created (with new construction or an addition), that portion of the house should be located toward the side or rear of the property.

5

Porches and Stoops

Porches and stoops were incorporated into most house designs in Knoxville prior to 1900, providing a comfortable place to enjoy a summer breeze or to talk with family and neighbors. Later, front porches became less prominent as such styles as Dutch Colonial, Tudor Revival and Ranch houses became popular. Some houses only had small stoops.

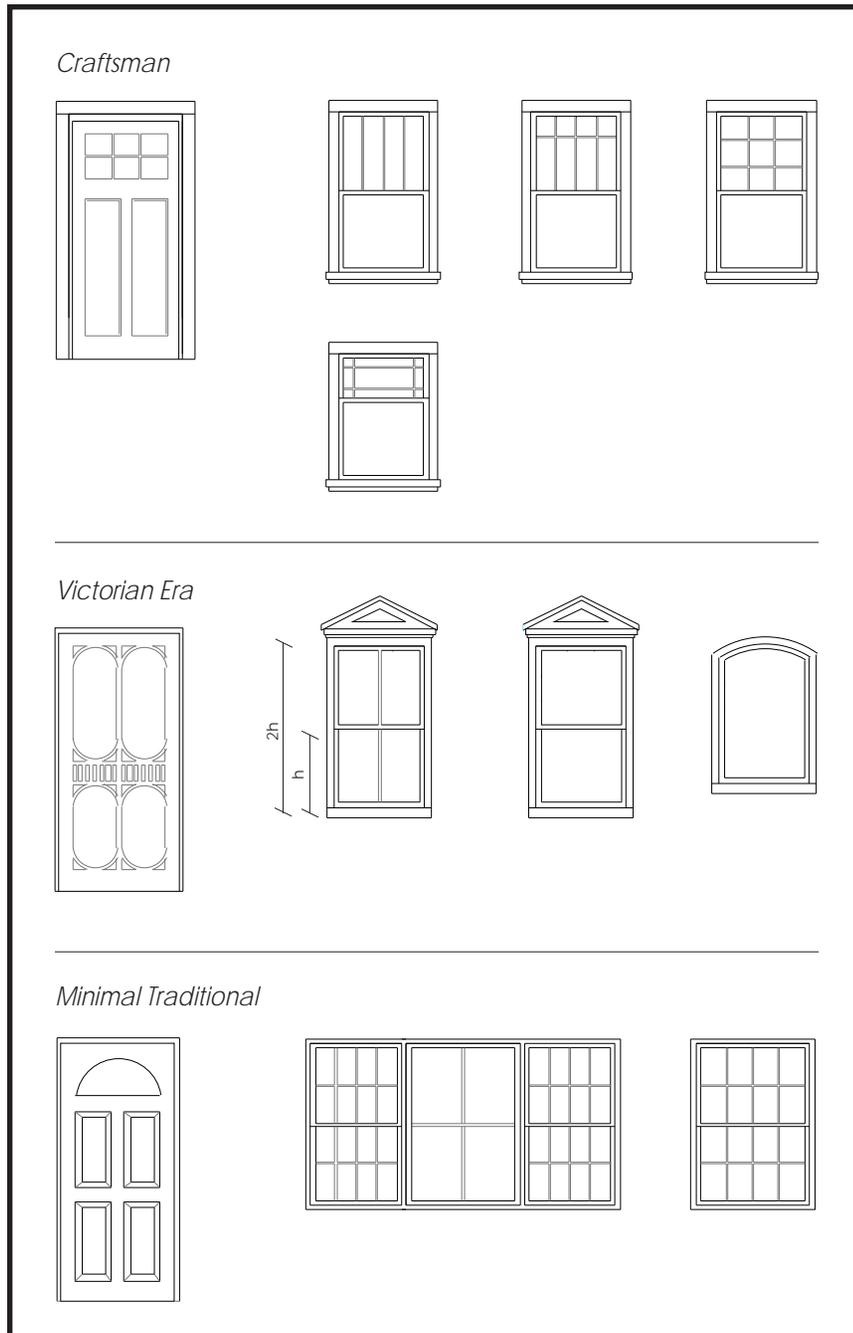
Infill Guidelines

- Porches should be part of the housing design in those neighborhoods where porches were commonplace.
- Porches should be proportional to original porches on the block, extending about 8-12 feet toward the street from the habitable portion of the house.
- Porches should extend into the front yard setback, if necessary, to maintain consistency with similarly sited porches along the street.
- Porch posts and railings should be like those used in the historic era of the neighborhood's development. Wrought iron, "antebellum" columns and other materials that were not used in the early 1900's should not be used.
- Small stoops centered on entry and no more than 5 feet deep are appropriate on blocks where porches were not traditional.
- The addition of a porch to a Ranch-style house may be acceptable in some 1930-1950 era neighborhoods (see Section 12).



Early Knoxville houses had porches large enough for socializing or stoops to protect front entry — principles that should be respected with infill housing.



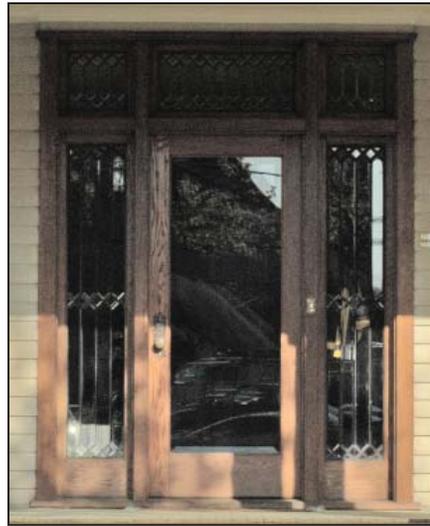


6 Windows and Doors

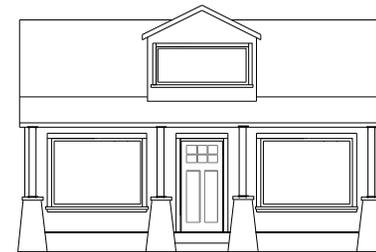
Every architectural style also has certain distinguishing window shapes and location. For instance, the windows of Victorian-era houses are narrow and tall. Craftsman houses are broader with a multiple paned sash over a one pane sash. When an infill housing design is selected, the windows should be similar in scale and design to those of other houses on the block.

Infill Guidelines

- When constructing new houses, the window and door styles should be similar to the original or historic houses on the block.
- To respect the privacy of adjacent properties, consider the placement of side windows and doors.
- The windows and doors on the front facade of an infill house should be located in similar proportion and position as the original houses on the block.
- Attention should be paid to window placement and the ratio of solid (the wall) to void (the window and door openings).
- Contemporary windows such as “picture windows” should not be used in pre-World War II neighborhoods.



Appropriate windows on a Craftsman-style house



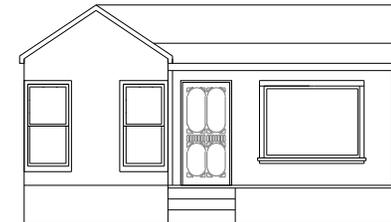
Inappropriate windows on a Craftsman-style house



Appropriate Folk Victorian Windows and Door



Appropriate Folk Victorian window placement



Inappropriate Folk Victorian window and placement



7

Roof Shapes and Materials

Steeper roof pitches and relatively darker shingles were common to most historic homes and are a basic consideration in new construction. Less pitch is common in Ranch styles, popularized after World War II.

Infill Guidelines

- New roofs should be designed to have a similar pitch to original housing on the block
- More complex roofs, such as hipped roofs and dormers, should be part of new housing designs when such forms were historically used on the block.
- Darker shades of shingle were often used and should be chosen in roofing houses in Heart of Knoxville neighborhoods.
- In some 1930-1950 era neighborhoods that have a mix of Ranch-style houses, it may be appropriate to change the roof to add a half-story (see Section 12).

8

Siding Materials

Clapboard and brick were the most common siding. Houses in some neighborhoods, like Oakwood, were almost totally constructed with clapboard. The exterior materials of new construction should be like that of the neighborhood's older or historic architecture.

Infill Guidelines

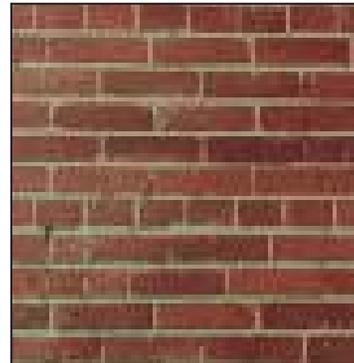
- Clapboard-like materials (such as cement fiberboard) should be used in constructing new housing where painted wood siding was traditionally used.
- Brick, wood shingle, and other less common material may be appropriate in some older neighborhoods, particularly those with a mix of architectural styles.
- Faced stone, vertical siding, and other non-historic materials should not be used in building new houses. In 1930-1950 era neighborhoods, faced stone may be appropriate (see Section 12).
- Sheds, garages, and other outbuildings can be constructed of vertical siding or other more economical materials.



Clapboard



Fiber Cement



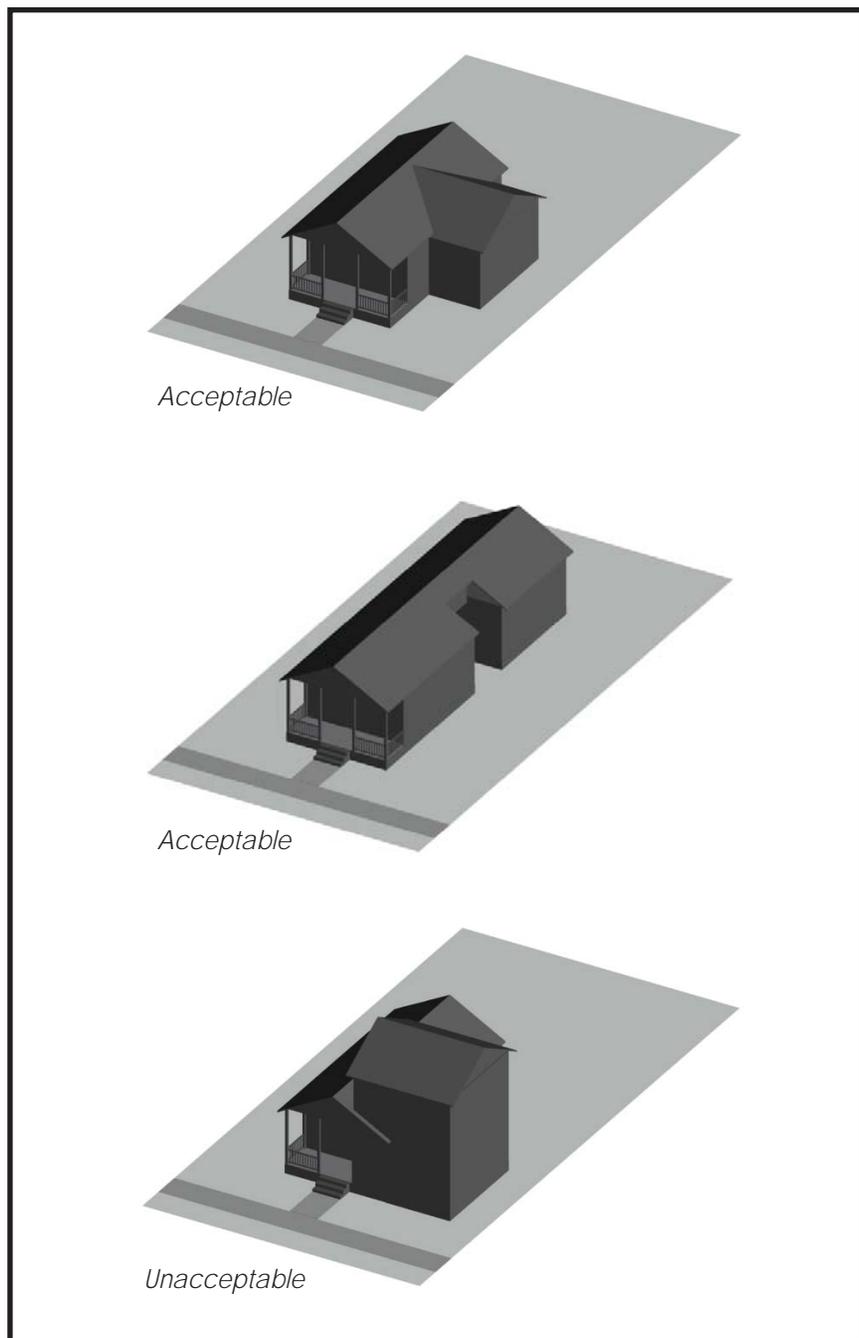
Brick



Vinyl



Wood Shingle



9 Additions

There is great variation in the size of houses in the “Heart of Knoxville” neighborhoods. Owners of smaller houses occasionally want to meet more contemporary needs. Owners of larger historic homes, located in areas zoned for multi-family housing (such as R-2), also may want to expand to accommodate apartments. Such expansions are possible without detracting from the neighborhood’s architecture as long as the following guidelines are followed.

Infill Guidelines

- In making an addition, exterior covering and roof materials, doors and windows should be selected that are like those original to the house.
- If replacement is necessary, new windows and doors should be in keeping with the style and openings of the original design.
- Additions should be made to the rear or side of the house. Taller additions should be made to the rear of the house to keep the original scale of the front façade consistent with other houses along the block.
- The roof line and roofing materials should complement the original house.
- The open appearance of front porches should be maintained; if porches are to be enclosed, glass should be used (without obstructing architectural details) where the open dimensions of the porch had been located.

10

Multi-unit Housing

Following World War II, many single-family neighborhoods were rezoned to permit apartments. This was done under an urban development theory that the highest density housing should be close to the central business district. The results have been mixed. In some instances the design of multi-unit buildings are completely out of context to older neighborhoods with apartment buildings looking like they should have been part of suburbia. In places where multi-unit housing is permitted by zoning, it is essential to neighborhood stability that new apartment buildings be designed in scale and context with the early architectural features of the neighborhood.

Infill Guidelines

- Multi-unit housing (where permitted by zoning) should have similar front yard space to that of the traditional single-family houses along the street.
- In zoning districts where multi-unit housing is permitted, the height of the new housing should be similar to the original houses along the street.
- Multi-unit housing should be designed to continue the architectural rhythm of the block. In addition to the same “build-to line,” porches, bays and breaks in the front façade should be created to mimic the look of older homes when looking down the block. This should be done by dividing the building into separate sections that are proportionally similar to original houses on the block.
- Parking should be provided behind apartments with access from the alley
- Landscaping, including shade trees, should be planted in both front and back yards.





Picket fences are historically accurate



Chain link fences are not historically accurate



Ample shade trees on Temple Avenue in 1920

11

Landscape and Other Considerations

In historic neighborhoods around the Heart of Knoxville, street trees were planted to provide shade and cover near the sidewalks in the front yard. Fences were made of available materials and remained low and decorative around the front yard. This tradition is important when considering the overall aesthetic of a historic neighborhood.

Infill Guidelines

- One native or naturalized shade tree should be planted in the front and rear yards of infill lots with 25 feet or more in depth to front of house.*
- Fencing and hedges should not exceed 42 inches in height in front yards.
- Chain link fencing should be reserved for the rear yard, no less than 5 feet behind the front facade.
- Front yard fences may use picket, wrought iron, or other historic material only.

* Front yard trees are not necessary along blocks that have planting strips that are more than 6 feet wide.

12

Small Lot 1930-1950 Era Houses

During this era, housing patterns began to change. Lots were occasionally platted in the Heart of Knoxville that were wider and were not typically served by alleys. Architectural styles were changing, too, with Dutch Colonial Revival, Tudor Revival, Minimal Traditional, Colonial Revival, and Ranch styles being popular. Most of the guidelines on the previous pages are applicable to infill housing and house modifications in such areas. Additional considerations and exceptions that should be taken into account are outlined in this section.



A typical streetscape of this 1930-1950 era of housing

Infill Guidelines

- **Off-Street Parking:** When developing new houses in areas that are not served by alleys, a side yard setback of at least 12 feet should be created on one side of the property to provide driveway access to the side or rear of the house. Minimum driveway width should be 8 feet with two feet of landscaped space to either side. In areas where topography or other conditions would not allow such space for a driveway, front yard parking should be designed to run parallel to the street. Where available, on-street parking may be used to satisfy the off-street parking requirement.
- **Multi-Unit Housing:** Where allowed, duplexes and other multi-unit housing forms should be in scale with the height of detached units in the block. In view of the typical height, one-story and one-and-one-half story structures would be appropriate in most neighborhoods of this era.
- **Porches and Stoops:** in blocks where entrances are dramatized by stoops, infill housing should feature a stoop (measuring 4 to 5 feet in depth) or a covered porch (6 to 8 feet in depth; 60 square feet, minimum). Porches should not be added to Tudor Revival-style houses.
- **Decks and patios** are not to be permitted in the front yard.

The Design Guidelines



Garages and off-street parking should be located behind houses. Eight-foot-wide driveways or concrete strip driveways are allowed.



This type of faced stone is permitted in the small lot, 1930-1950 era neighborhoods.



On Tudor Revival style houses (such as this one), porches should not be permitted as a modification.



Porches and roof changes (to allow a steeper pitch and additional upstairs space) can be permitted on such Ranch-style houses.

Appendix A
Design Guidelines Checklist

DESIGN GUIDELINES CHECK LIST

Use the following check list to determine the appropriateness of proposed infill housing design for the Heart of Knoxville. For each unchecked item, please refer to the appropriate Heart of Knoxville Infill Housing Design Guidelines section.

Front Yards

Section 1, page 5

- Setback and front door are in line and consistent with original houses on the block.
- Porch and habitable portion of house is offset from street equal to neighboring houses.
- Walkway is proposed from sidewalk (when available) to front door, perpendicular to street.
- Fencing is constructed of traditional materials and excludes chain link, masonry, wide boards, and other contemporary materials.
- Healthy trees are marked for preservation.

House Orientation and Side Yards

Section 2, page 6

- Proposed infill is proportional to dimensions of lot and original houses on the block.
- Proposed infill on corner lots has applied for any necessary zoning variance to locate closer to side street.
- Proposed infill keeps the spacing between houses consistent with original houses on the block.

Alleys, Parking, and Services

Section 3, page 7

- Proposed parking avoids the front yard.
- Proposed infill house has access from alley only (where available) for garage or parking pad. (If no alley access exists, proposed garage or parking pad extends 20 feet beyond the front façade of proposed infill house.)
- Proposed garages accessed by alley are setback at least 18 feet from centerline of alley pavement.
- Proposed parking pads, utility boxes, and waste collection points are visually screened by landscaping and/or fencing.

Scale, Mass, and Foundation Height

Section 4, page 8

- Proposed infill elevation is proportional in scale to the original houses on the block.
- Proposed infill façade respects width of older houses on the block.
- Proposed infill attempts to incorporate historic elements of the block into the design.
- Foundation height is consistent with original houses on the block.
- Additions that cannot conform to scale and height of streetscape are located to the side or rear of infill lot.

Porches and Stoops

Section 5, page 9

- Proposed infill includes plans for a porch in a neighborhood where porches are dominant.
- Proposed porch is proportional to existing porches on block.
- Proposed porch maintains consistency with existing porches in setback along the street.
- Proposed porch materials and details complement the historic character and style of neighborhood (refer to Appendix C).

Windows and Doors

Section 6, page 10

- Proposed window and door styles complement historic character and style of block (refer to appendix).
- Proposed window or door positioning does not violate the privacy of neighboring homes.
- Proposed infill excludes contemporary window styles in pre-1940 areas.
- Proposed infill respects window and door placement of older houses on the block.

Roof Shapes and Materials

Section 7, page 12

- Proposed infill specifies similar pitch to existing houses on block.
- Proposed infill respects complex roof forms of historic blocks (refer to appendix).
- Proposed infill for a pre-1940 neighborhood specifies darker shades of shingle roofing.

Siding Materials

Section 8, page 13

- In a neighborhood dominated by painted wood siding, the proposed infill specifies clapboard or similar substitutes.
- In a neighborhood with mixed architectural styles, the proposed infill specifies appropriate material and detail.
- The proposed infill excludes faced stone, vertical siding, and other non-historic materials.

Additions

Section 9, page 14

- Proposed additions to existing houses respect siding and roof materials, as well as door and window styles original to the house.
- Proposed window or door replacements should respect original style (refer to Appendix C).
- Proposed additions are located to the side or rear of original house.
- Proposed additions which require additional height are located to the rear of the house.
- Specified roof line and roofing materials for proposed addition respect original house.
- Proposed addition does not violate openness or character of front porch.

Multi-unit Housing

Section 10, page 15

- Proposed multi-unit housing respects traditional front yard setbacks of neighborhood.
- Proposed multi-unit housing respects height of original houses in the neighborhood.
- Proposed multi-unit housing respects rhythm and proportion of historic homes on the block.
- Proposed parking for multi-unit housing accesses existing alleys.
- Proposed housing specifies landscaping to include shade trees, in front and back yards.

Landscape and Other Considerations

Section 11, page 16

- For proposed infill with 25 feet or greater front yard depth, at least one shade tree is specified for planting.
- Specified fencing and/or hedges will not exceed 42 inches in height in front yard.
- Front yard fences avoid chain link and specify appropriate historic material.

Small Lot 1930-1950 Era Houses

Section 12, page 17

- Off-street parking is located in the side or rear yard or parallel to the street.
- Multi-unit housing is in scale with other houses on the block and across the street.
- A porch or stoop is part of the design.
- Decks or patios are located behind the house.

Appendix B

Applying the Design Guidelines



The following section illustrates examples for applying the Design Guidelines. If used correctly, the outcome will be more pleasant streetscapes, restored historical integrity, and greater property values.

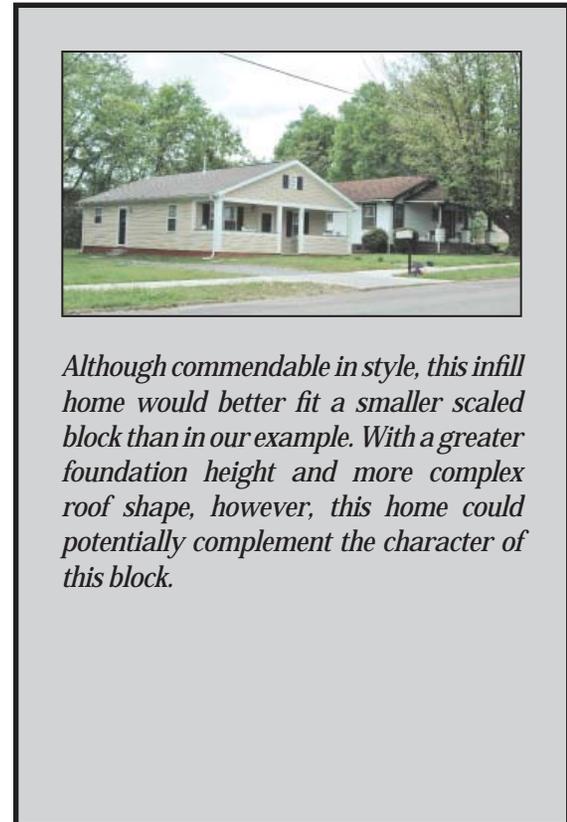
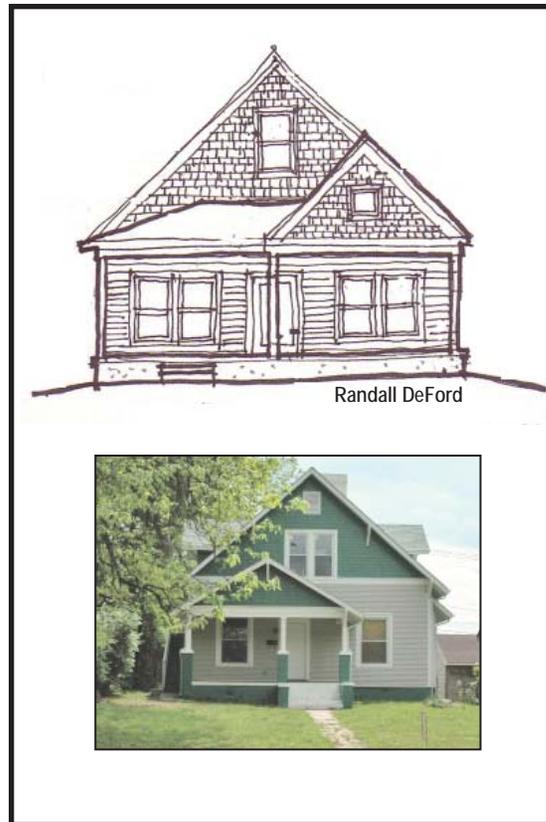
Mechanicsville Commons represents a well designed infill community.



Appropriate Infill Example 1: A Folk Victorian and Craftsman Block

An infill site between a Craftsman-style house and a Folk Victorian style house can afford many opportunities for an original style and design. Developers should be sure to address the generous foundation heights, one and a half story scale, complex roof shapes, and generous front porch allowances that the existing block exhibits.

The adjacent sketch and photograph illustrate what would be potential “good fits” within this neighborhood context.



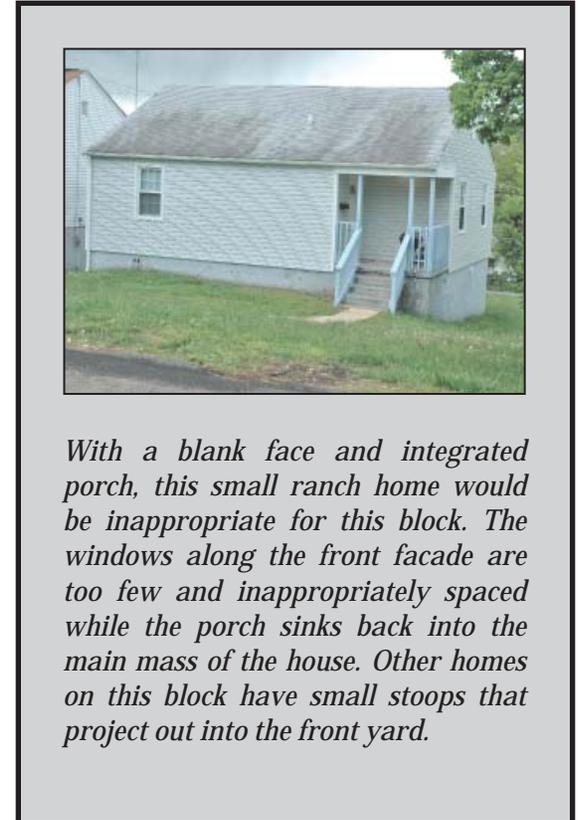
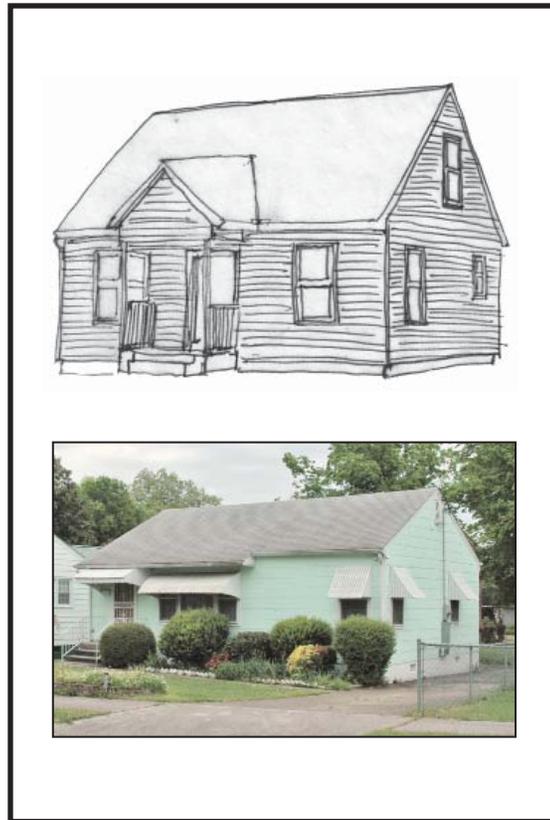
Although commendable in style, this infill home would better fit a smaller scaled block than in our example. With a greater foundation height and more complex roof shape, however, this home could potentially complement the character of this block.



Appropriate Infill Example 2: A Minimal Traditional and Ranch Style Block

This block demands many considerations for infill proposals. Here developers should note the modest roof pitches with minimal overhangs, the clap-board, brick or shingle materials, and the small to minimal porches. A desirable rhythm is created on this block by the scale, spacing, and angular orientation of these homes.

The adjacent sketch and photograph illustrate what would be potential “good fits” within this neighborhood context.



With a blank face and integrated porch, this small ranch home would be inappropriate for this block. The windows along the front facade are too few and inappropriately spaced while the porch sinks back into the main mass of the house. Other homes on this block have small stoops that project out into the front yard.



Appropriate Infill Example 3: A Large Mass Block

On a block with larger scale homes, it is imperative to match or complement the size with infill. On this particular block, there is a mix of styles, but foundation heights, setbacks, and masses are all similar.

The adjacent sketch illustrates what would be a potential “good fit” within this neighborhood context.



Although this home has a 2-story height and adequate foundation height, this house must be much broader and more detailed to fit in a block of other large masses.



Appendix C

Architectural Style Reference Guide

In order to provide an understanding of Knoxville's common architectural styles, the following overview is presented. The point of this section is that the historical elements of design, such as foundation height, mass of the structure, roof pitch, and details like porches and window styles, are important in selecting a design for a block in the Heart of Knoxville. More contemporary architectural design is not necessarily discouraged but should be undertaken with respect to basic features of the original houses. Examples of do's and don'ts are depicted in other sections.

The following architectural styles are those prevalent in the Heart of Knoxville and do not represent all the styles that can be found throughout the city.

Please visit the following web site for more inclusive information:

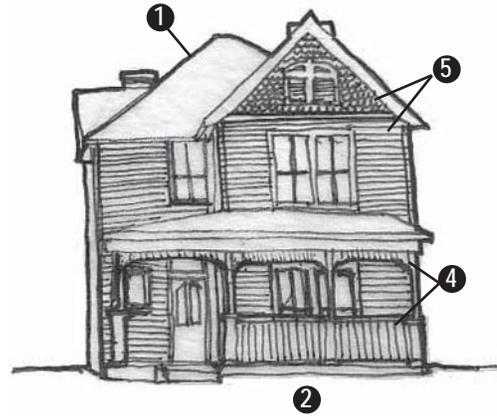
<http://www.knoxmpc.org/historic/edu/styles.htm>

Queen Anne Victorian

The Queen Anne style became part of domestic building from 1880-1900. Although the style has more to do with European building during the Elizabethan or Jacobean eras, the name survives on account of the English architects that popularized the style.

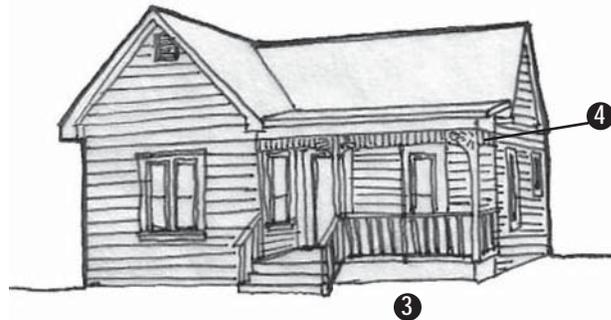
Defined by decorative detailing and complex roof forms, the style also commonly incorporates extensive one-story porches, towers, and various material methods to avoid flat wall surfaces.

The Victorian era styles, such as Queen Ann and East lake, were often constructed in Knoxville neighborhoods that developed in the late 19th and early 20th centuries. Such houses are often found in Park City, Fort Sanders, Old North, Mechanicsville, Lincoln Park, and along older corridors leading out-of-town such as Washington Pike. George Barber, a Knoxville-based architect who was known for his mail order houses, influenced the creation of Knoxville's Victorian-era architecture.



- ① steeply pitched and irregular roof, dominant front-facing gable
- ② partial or asymmetrical porch, usually one-story
- ③ asymmetrical facade
- ④ decorative detailing including spindle work
- ⑤ varied use of textured materials

- ① symmetrical facade, except for gable front and wing
- ② simple folk house form
- ③ wide one-story porches
- ④ decorative spindle work porch detailing
- ⑤ brackets under eaves



Folk Victorian

The Folk Victorian style is defined by the intricate spindle work detailing of the Victorian period on simple folk masses. These houses were popular from 1870-1910 when homeowners of the more affordable folk house forms tried to update their homes to look Victorian.

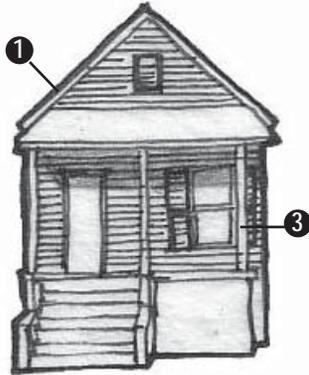
Typically, Victorian detailing is seen on 5 sub-types of folk forms: front-gabled roof, gable front and wing, one-story side-gabled roof, two-story side-gabled roof, and pyramidal.

In Knoxville, this style was used in development of many portions of the city. These houses can be considered the "common man's" version of the more detailed Victorian architecture. Some places, like Oakwood, where housing was built for railroad and factory workers, the style was used extensively. In other places, like Five Points and Park City, the style can be seen along several blocks.

Shotgun

At the turn-of-the-century, this affordable house became popular on long, narrow lots. The term “Shotgun” refers to the idea that if one were to shoot through the front door of the house, a shot would end up in the backyard, unobstructed.

Shotgun homes are always 1 story with a gable roof facing the street. Decorative brackets and ornamentation may be seen on some homes inspired by Victorian influences.



- ① front-gable roof faces street
- ② long narrow form
- ③ one-story front porch
- ④ one-room wide and several rooms long
- ⑤ often have gingerbread styled column brackets

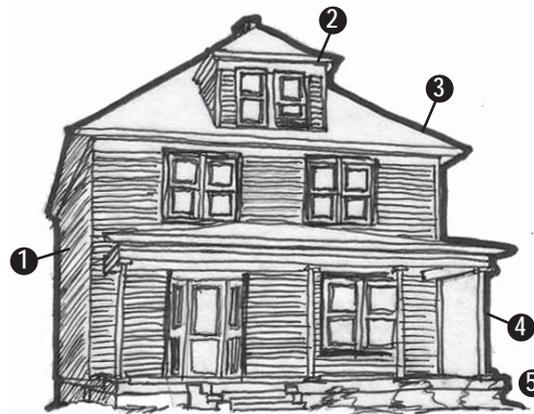
In Knoxville, groups of Shotgun houses are found in neighborhoods that were close to textile mills, railroad operations and other 19th century manufacturing. Being so narrow, they are found on lots roughly half the size of typical lots.

American Foursquare

This style quickly became a favorite among Americans during the early Twentieth Century. Many of the homes were sold in parts and plans from catalogs received by mail. The Foursquare is often called the “Basic” house and is distinguished by its box shape. The house gets its name from the four square rooms on each floor.

Other key distinguishing characteristics of the Foursquare house are the symmetrical shape, little ornamentation, and plain porch columns.

In Knoxville, Foursquare houses are not as common as Craftsman or Folk Victorian styles. They were typically constructed in the early 1900’s. When looking at an infill site next to a Foursquare, the scale of the infill development is a particular concern. A substantial housing unit(s), with an elevated foundation and porch would be in order to complement the nearby Foursquare.



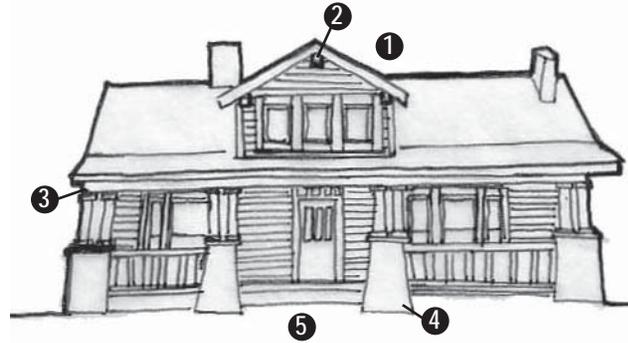
- ① box-shaped
- ② hipped dormer
- ③ hip roof
- ④ plain columns
- ⑤ 1-story front veranda

Craftsman

Originating in California, the Craftsman style was developed in the early 1900's by two brothers strongly influenced by the English Arts and Crafts movement, oriental wooden architecture, and their background in the manual arts. The style spread quickly through pattern books and magazines, but faded at the beginning of the 1920's.

Although the details of the style vary, the main elements – porches, railings, supports, and brackets – are always intricately designed.

Knoxvillians embraced this style enthusiastically. While clapboard-covered houses are most typical, brick Craftsman styles were also built. One and one-half stories are common. Rarer locally are two-story adaptations of the style. Because Craftsman styles included many sizes and design features, such as variations in porches, roof lines and bay windows, they appealed to an array of home buyers, including moderate income to fairly well-to-do families. Almost every neighborhood inside I-640 and the older parts of South Knoxville have scores of Craftsman house.



- ① low-pitched gabled roof, wide unenclosed eave overhang
- ② decorative beams or braces under gables
- ③ exposed rafters
- ④ columns usually taper and continue to ground
- ⑤ full- or partial-width porches

- ① gambrel roof
- ② little or no rake or overhang
- ③ usually one and one-half stories
- ④ often have flared eave overhangs



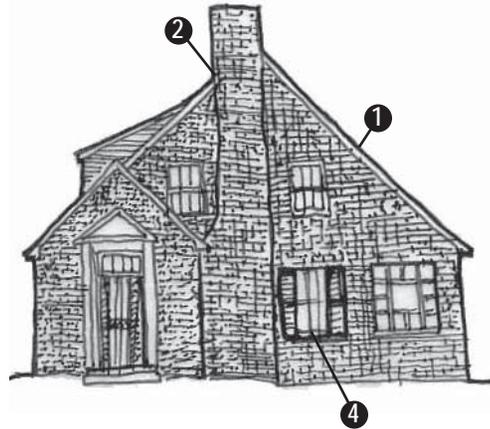
Dutch Colonial Revival

As a result of Dutch immigration in the mid-1620's, parts of the New England states were influenced by the Dutch building tradition. The original Dutch Colonial style faded in the 1840's, but elements of this style are still noted in later period homes.

Most commonly, according to the rural tradition, revival homes exhibit the traditional gambrel roof and eaves that flare outward. The moderate-sized homes are also distinguished by dutch doors, a central entrance, and double-hung windows with small panes of glass.

Tudor Revival

Modeled after late Medieval English prototypes of early 16th Century England, the Tudor style became part of the Eclectic period of American building. Distinguished by steeply-pitched, front-facing gables Tudor homes are particularly expressive in the exterior wall-cladding materials. Six subtypes help identify Tudor homes: stucco wall cladding, brick wall cladding, stone wall cladding, wooden wall cladding, false thatched roof, and parapeted gables. Decorative half-timbering is a common detail along with elaborate chimneys.



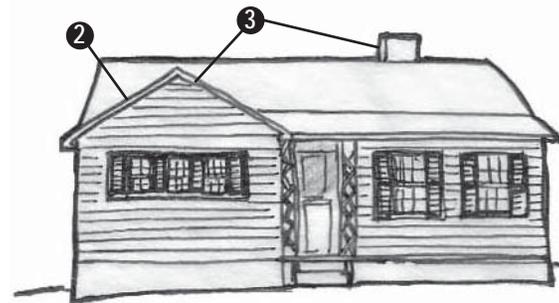
- 1 steeply pitched roofs, usually side-gabled
- 2 prominent chimneys
- 3 commonly have decorative half-timbering
- 4 tall, narrow windows with multi-pane glazing

These revival styles were often built in the neighborhoods that developed in the 1920's and 1930's as the automobile gained popularity. Such houses can be found in the grid street neighborhoods as those near St. Mary's hospital and Emoriland. They are also found along the curvilinear roads of Knoxville's pre-World War II suburbs.

Minimal Traditional

Following the Depression and World War II, this style became common in the large tract housing developments across the country in the 30's. The style mimicked a Tudor cottage with the absence of steeply sloping roofs and ornate detail. Discriminating features of the style are the close eaves and rakes with a low roof line on a one-story frame.

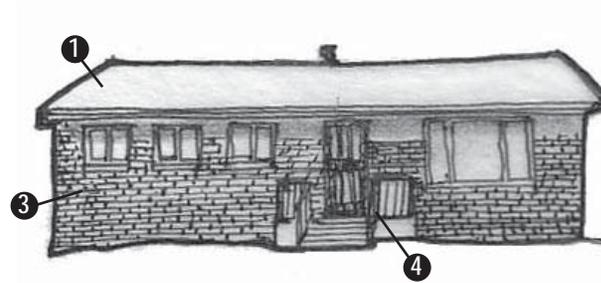
In many cases, the homes still have a large chimney and at least one front-facing gable.



- 1 low or moderate pitched roofs
- 2 minimal eaves and rake, no overhang
- 3 commonly have large chimney and front facing gable
- 4 absence of decorative detailing

Ranch

In the decades after World War II, an increase in personal automobile use gave way to more generous land area where larger, more sprawling homes could be developed. Ranch homes utilized their lavish lots by facing their longest facade to the street and integrating built-in garages. Their roof lines remained fairly low-pitched and masses relatively simple. The most complex Ranch style houses included a front-facing gable or gabled wing.



- ❶ low-pitched hipped, side-gabled, or cross gabled roofs
- ❷ asymmetrical one-story shapes
- ❸ commonly wood or brick cladding
- ❹ decorative iron or wooden porch supports

The Minimal Traditional and modest ranch styles became widespread in the Knoxville neighborhoods created after World War II. They were occasionally built as infill housing next to Victorian-era and Craftsman-styled houses. In those cases, their low elevation and horizontal orientation did not provide an architectural harmony between the old and new.

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