



Date: 8/6/2020

Applicant: Gary Koontz

Address: 715 Atlantic Avenue

District: Oakwood/Lincoln Park

Zoning: RN-2 / IH

File Number: 8-A-20-IH

Infill Housing Overlay Staff Comments & Recommendations

RECOMMENDATION

Staff recommends approval of the project as submitted.

COMMENTS

1. The application meets the Infill Housing Review Design Guidelines for porches and stoops (p.9).
2. The applicant is proposing an open gable on the porch façade. The Committee has approved this design in the past, and also encouraged applicants to enclose open gables with siding to better resemble historic porch designs.

NOTES FOR WEBSITE:

This project involves the after-the-fact review of porch modifications.

Proposed Project

1. The house is a late Folk Victorian or early Craftsman-style house which has received significant modifications in the mid-twentieth century, including non-historic stone veneer siding, an enclosed front porch, and a midcentury picture window on the façade. The house no longer retains a distinguishable historic architectural style. The surrounding blocks feature Craftsman-style houses, Ranch houses, and infill construction.
2. The previous porch was a stoop, covered with a shed-roof metal awning, characteristic of mid-twentieth-century porch design.
3. The proposed scope of work includes replacing the flat-roof enclosed section with a front-gable roof which extends towards the street to provide a front-gable roof porch. The new roof has a 6/12 slope and incorporates eave overhangs on the side elevations.
4. The roof modifications do not expand the footprint of the front porch.
5. The applicant proposes to complete the project with 6" x 6" square wood posts and an open gable with diagonal cross bracing (or a "wagon wheel" design). The Committee has both approved open gable porch roofs and encouraged the use of siding on porch gables to better resemble historic porch designs.

Staff recommends approval of the project due to the following findings:

1. The project restores a front porch which is more proportional to original houses on the block (p.9).
2. The new porch design involves replacing non-historic metal columns with wood posts, which are more in keeping with historic porch materials (p.9).



DESIGN REVIEW REQUEST

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

Applicant

7/1/2020

August 6, 2020

8-A-20-IH

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

Gang Kooztz

Name

Company

1600 Ashland Springs Way

Knoxville TN

37922

Address

City

State

Zip

865.548.1010

gang@gangkooztz.com

Phone

Email

CURRENT PROPERTY INFO

same

same

same

Owner Name (if different from applicant)

Owner Address

Owner Phone

715 Atlantic Ave

081CE039

Property Address

Parcel ID

Lincoln Park

Residential

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

7/1/2020

Staff Signature

Please Print

Date

Applicant Signature

Please Print

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: _____

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:

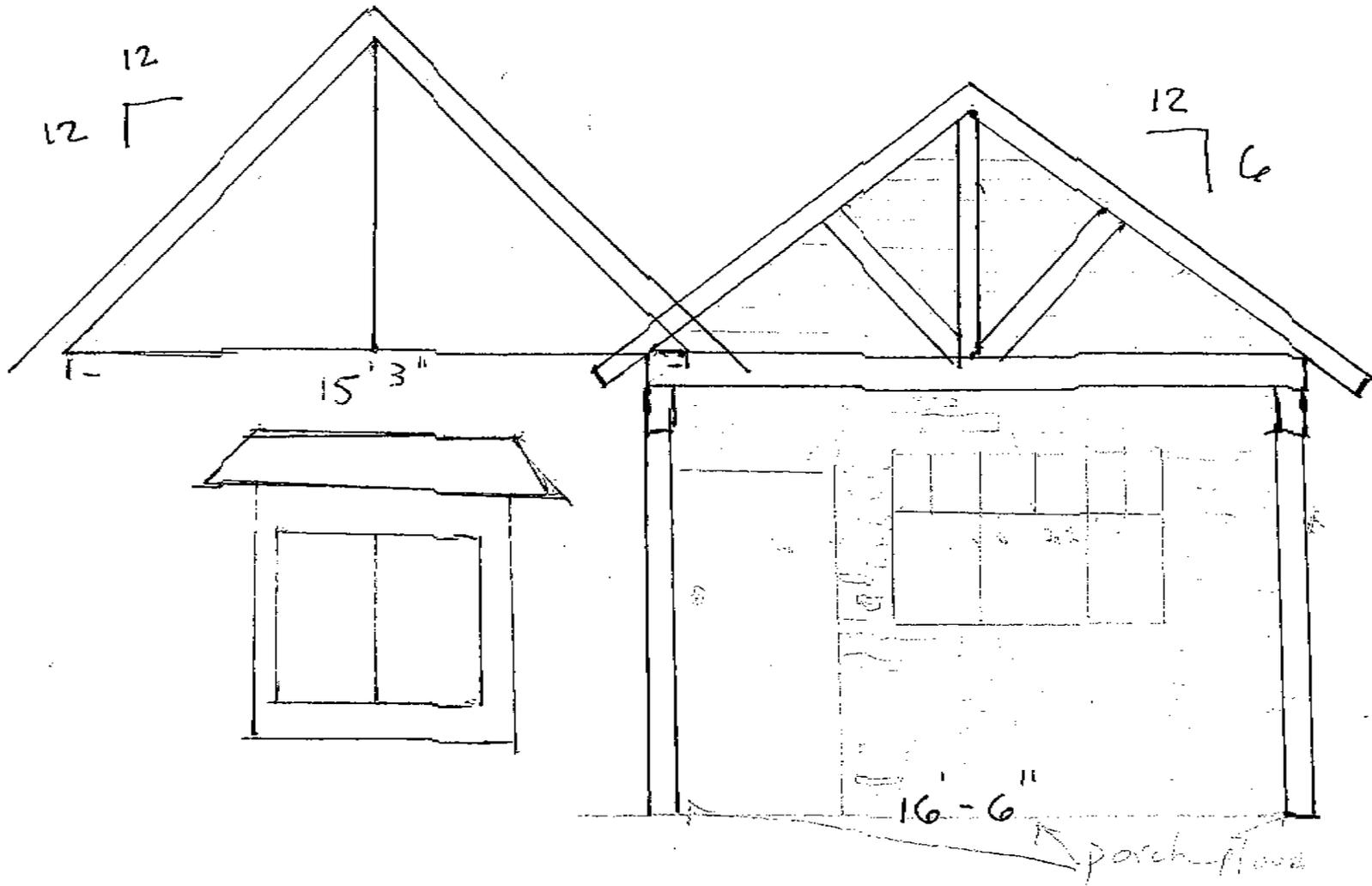
- New primary structure
 Site built Modular Multi-Sectional

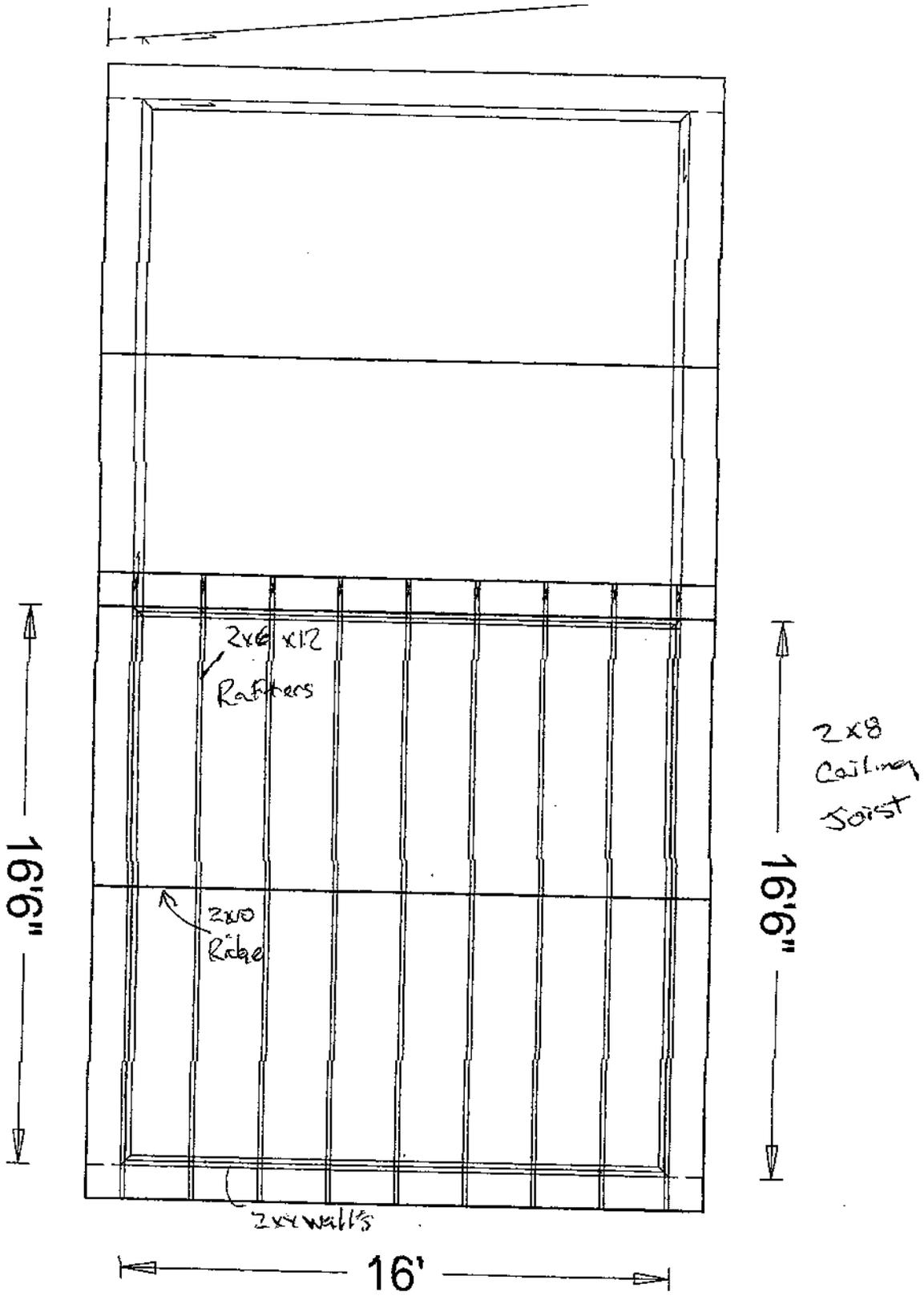
See required Infill Housing attachment for more details.

Brief description of work: Front porch, went from flat roof to
gable roof. See attached photos. Will build wood
columns as on most houses in this area.

STAFF USE ONLY

ATTACHMENTS <input type="checkbox"/> Downtown Design Checklist <input type="checkbox"/> Historic Zoning Design Checklist <input type="checkbox"/> Infill Housing Design Checklist ADDITIONAL REQUIREMENTS <input type="checkbox"/> Property Owners / Option Holders Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500	FEE 1:	TOTAL:
	FEE 2:	
	FEE 3:	





Designer: Vaughn Chandler
 Customer: Gary Koontz
 Job: Atlantic Ave Roof



JOB NO:
TC9057

PAGE NO:
1 OF 1







