



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment]

1 message

Bonnie Saul <bonniesaul@gmail.com>
Reply-To: bonniesaul@gmail.com
To: commission@knoxmpc.org

Tue, Dec 12, 2017 at 8:42 PM

RE: MPC meeting, December 14, Item 62, MPC file No. 12-B-17-OB

Parcel ID NO. 081FP018

Dear Commissioner,

I am writing to ask you to uphold the appeal of the Certificate of Appropriateness issued by the Infill Housing Design Review Committee (IHDRC) for [431 East Springdale Ave](#). The design is a mix of house styles and does not address the concerns regarding mass and scale. The house needs to be taller and wider so that it will fit in with the original Victorians on the block. It also needs to be repositioned so that the spacing between houses is similar to other houses on the block.

The design guidelines for the Heart of Knoxville are a great tool, but only if they are used properly. The proposed site is in the oldest section of Oakwood, with many houses built before 1910. The neighborhood association sought a resolution for Neighborhood Conservation Overlay last year, and is still waiting for implementation. NC Overlay gives more flexibility for mixed income home owners but still preserves our historic facades and makes demolition less likely.

Inappropriate infill housing contributes to blight and destabilizes the block. There are enough examples of bad infill design, which have hampered revitalization. I would not have purchased a home in this community, restored it completely to it's original beauty, nor would I have invested 130,000.00 in doing so, if I knew my property would be devalued by another directly diagonal to mine. I also purchased in this neighborhood due to its upcoming reevaluation to historical, and a mobile home (in essence) does not fit into that criteria at all.

Please help Oakwood-Lincoln Park by supporting the appeal and appropriate re-development.

Thank you for serving our community.

Sincerely,

Bonnie Saul
[2318 Harvey Street. Knoxville TN 37917](#)

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] ITEM 62 MPC file 12-B-17-OB

1 message

Heidi Parunak <rev.parunak.heidi@gmail.com>

Wed, Dec 13, 2017 at 6:54 AM

Reply-To: rev.parunak.heidi@gmail.com

To: commission@knoxmpc.org

RE: MPC meeting, December 14, Item 62, MPC file No. 12-B-17-OB

Parcel ID NO. 081FP018

Dear Commissioner,

As a long term resident of Oakwood Lincoln Park who chose to move to this specific location after 32 years in Seymour, I am writing to ask you to uphold the appeal of the Certificate of Appropriateness issued by the Infill Housing Design Review Committee (IHDRC) for 431 East Springdale Ave. The design is a mix of house styles and does not address the concerns regarding mass and scale. The house needs to be taller and wider so that it will fit in with the original Victorians on the block. It also needs to be repositioned so that the spacing between houses is similar to other houses on the block.

The design guidelines for the Heart of Knoxville are a great tool, but only if they are used properly. The proposed site is in the oldest section of Oakwood, with many houses built before 1910. The neighborhood association sought a resolution for Neighborhood Conservation Overlay last year, and is still waiting for implementation.

NC Overlay gives more flexibility for mixed income home owners but still preserves our historic facades and makes demolition less likely.

Inappropriate infill housing contributes to blight and destabilizes the block. There are enough examples of bad infill design, which have hampered revitalization.

Please help Oakwood-Lincoln Park by supporting the appeal and appropriate re-development.

Thank you for serving our community.

Sincerely,
Rev. H.O. Parunak
407 E Morelia Ave
Knoxville, TN 37917
865-230-1957

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] MPC file No. 12-B-17-OB Parcel ID NO. 081FP018

1 message

Emily Ellis <eellis424@gmail.com>

Wed, Dec 13, 2017 at 10:10 AM

Reply-To: eellis424@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

I am writing to ask that you uphold the appeal of the Certificate of Appropriateness issued by the Infill Housing Design Review Committee (IHDR) for [431 East Springdale Avenue](#). As you know, our current appeal is part of our continuing effort to ensure an appropriate design for the house intended for that property. We have spent many hours addressing this important issue and have learned so much in the process. It's true that the developer has made some concessions, but the current design does not adhere to the Heart of Knoxville Infill Housing Design Guidelines currently in place.

The developer seems to be ignoring the forest for the trees--the current plan presents a mix of architectural styles and lacks the mass and scale needed for it to blend with adjacent houses. Rather than understanding our overall concern--that the house design blend with those around it--the developer has changed isolated features of the house plan and the result is not recognizable as either a Victorian or a Craftsman--rather, some characteristics of each seem to have been added to the developer's standard house template. If the developer had taken our concerns seriously from the start, the current appeal and the two before it would not have been necessary.

Blight is a serious issue in Oakwood and Lincoln Park neighborhoods. Allowing inappropriate infill housing will only contribute to this ongoing problem and destabilize the block. We are volunteers sincerely working to maintain the integrity of our neighborhoods. Surely you can appreciate that having come this far, it would be a failure on our part to abandon the process by accepting a house design that falls short--a house that will undermine the defining character of the oldest area of Oakwood--the C B Atkin section.

Thank you for your attention to our appeal and for your service to the community.

Sincerely,

Emily Ellis

[eellis424 at gmail.com](mailto:eellis424@gmail.com)

[\(865\) 924 3882](tel:(865)9243882)

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] MPC meeting agenda item December 14

1 message

'Kathy Seely' via Commission <commission@knoxmpc.org>
Reply-To: kathy.seely@yahoo.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, Dec 13, 2017 at 12:07 PM

RE: MPC meeting, December 14, item 62, MPC file #12-B-17-OB

Parcel ID# 081FP018

Dear Commissioner,

I am requesting today that you uphold the appeal of the Certificate of Appropriateness which was issued by the Infill Housing Design Review Committee for [431 E. Springdale Ave.](#) The developer has historically presented designs which are inappropriate for the neighborhood. The current design on which the appeal is based is yet another one.

I invested in Knoxville about three years ago by purchasing a home almost directly behind [431 E. Springdale](#), on Burwell Ave. I moved here from Anderson County. At that time I witnessed the beginning of some changes for the better in the neighborhood. I saw formerly rundown properties being purchased and renovated in ways that embraced their architectural importance. This momentum has continued and has picked up pace just within the last year. I am happy to see this kind of progress. It is disturbing to know that Habitat for Humanity has torn down the house at [431 E. Springdale](#) when it seemed to have so much potential for renovation.

It troubles me greatly that this developer could possibly get by with not only demolishing a restoration worthy Victorian house but by also building an architecturally inappropriate house in its place right behind me. My house is a craftsman style built in the 1920s. It is very typical of the craftsman sensibility, which by definition embraces the idea of simplicity of design. In the building industry, simplicity translates to lower building costs. A true craftsman design is not difficult to build today and there are many plans currently available for true craftsman style houses which are scaled appropriately and which would fit in very nicely on the vacant lot at [431 E. Springdale](#), even though the lost house was Victorian style. I do not feel that Habitat for Humanity has attempted to procure such plans. The designs they have presented to the Infill Committee have one after another been a mish-mash of bad choices.

Coming from Anderson County, I know that Habitat for Humanity is capable of doing better. I have seen houses they have built in the Oak Ridge area that are appropriate for the neighborhood and that are often better designed than some of the renovated homes that surround them. Knox County Habitat, on the other hand, has chosen to not work with the neighborhood residents or the City of Knoxville.

I am in my 60s and may need at some point to sell my home. I do not want the investment I have made to be devalued by bad infill design directly behind me. There are burned out houses near me on Springdale Ave. and Harvey St. that have been purchased and are currently being renovated. Not demolished, but renovated. This give me hope that my home was a good choice for my old age. I fear that it will not be if developers are allowed to get around the rules.

Oakwood-Lincoln Park is on the radar for people who want to live in a nice older home in a nice area where they can be close to all that is happening in downtown Knoxville. We do not need more bad infill design discouraging interest in this area. Please help us out by supporting our appeal.

Sincerely,

Kathy Seely
[432 E. Burwell Ave](#)

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Dec 14th, Item 62, MPC file No. 12-B-17-OB

1 message

Deborah Thomas <deb33immel@gmail.com>
Reply-To: deb33immel@gmail.com
To: commission@knoxmpc.org

Wed, Dec 13, 2017 at 1:52 PM

RE: Item 62, MPC file No. 12-B-17-OB

Dear Commissioners,

I delivered additional documents that I hope will clarify the situation for what is happening in our neighborhood to the Pre-agenda meeting on December 12th, 2017. The documents include a response to the staff recommendations, as well as emails sent to the Infill Housing Design Review Committee for the October 5th meeting that weren't included in the agenda. There is also a map of the proposed Neighborhood Conservation (NC) Overlay area. We requested the Overlay last fall. We presented a preliminary version of the map of the NC Overlay area to the developer during discussions in early 2017, requesting attention to detail for this area. There is also a map of the impact that infill housing has on our area where Victorians are replaced with houses from a later era and the significance that is having on our streetscape. We have only mapped the recent infill houses that caught our attention and the known houses from this developer, as they tend to minimize their impact here by quoting lower numbers. We did not include exact addresses, as we don't want residents to stand out. This is a design issue.

Neighborhood members have met repeatedly with this developer over the last year and a half to resolve this situation. It is not our responsibility to provide house plans to ensure neighborhood cohesion. It is the developer's responsibility to obtain appropriate plans. We have a goal in common with this developer to maintain affordable housing, but differ in implementation.

For instance, when this developer proposed a house on Branner Street last summer, we asked for a 6 over 12 roof pitch. We didn't specify other details for that build, because it's outside the NC Overlay section and was on a lot that had been empty for years. We were very disappointed to see the flat front porch on the finished house because there should have been a step or two up to match porch elevations on nearby houses. We were also told it would be the last house built in the neighborhood by this developer. Councilwoman Palmer met with this developer and UT College of Architecture last summer after our appeal to find better plans for this developer to meet the needs of existing neighborhoods. So far, we are not seeing progress.

The issue here is not something as simple as a roof pitch or door. When evaluating proposed plans, neighbor volunteers spent hours acquiring information "on the ground" with real measuring equipment, not using tools like KGIS that are not very accurate for true measurements, which the IHDR committee uses. The current plans are simply lacking in mass and scale compared to the immediate original houses.

The plans the developer has proposed so far have involved tacking individual design elements onto one of their standard house plans. Their standard house plans do not match this block or even the sample houses that were used as a model. The house needs to be wider, not necessarily include more bedrooms. The house needs to be taller from the outside, we are not trying to dictate high inner ceilings. It needs to be a distinct style, folk Victorian or early Craftsman. Complying with the guidelines by raising the front porch foundation height is a necessity, not a point to be negotiated.

We are volunteers. We have many other things to focus on to improve our neighborhood. Please help us to continue our revitalization efforts. We would like to spend our time on more positive projects like parks and

walking trails. Please uphold the neighborhood's appeal.

Thank you for your thoughtful consideration of development issues for Knoxville and Knox County

Sincerely,

Deborah Thomas, [Oakwood-Lincoln Park](#)

[428 East Burwell](#)

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This message was directed to commission@knoxmpc.org

Oakwood-Lincoln Park Response to Staff Memorandum for Appeal, Item # 62. MPC file # 12-B-17-OB

The fact that two of the COA's have been nullified should speak volumes to the commission. There are merits to the appeals. Maybe the guidelines need to be updated or strengthened. They are 10 years old and just now being challenged.

We are not sure how 407 Springdale became an example, because it was not mentioned during discussions or the Infill Design Review Committee meeting. Mainly, this house is at the opposite end of the block and was built several decades later than 431 E Springdale. The house at 431 was built circa 1906, the only nearby Craftsman is next door, and was built in the early 1920's. If a Craftsman example is used it should be the adjacent house, which is closest in age to the original house.

Point #1. Mass and Scale: wall height and width of house

Exterior wall heights of surrounding houses were measured. Wall heights are 9 ½ feet to 11 ½ feet on nearby original houses. Neighbors requested a house that would be 9 ½ to 10 feet tall for exterior wall height. The proposal is less than 9 feet. Discussions between the groups centered around lowering the roof pitch but raising the exterior wall height. The only thing that happened was lowering the roof pitch.

See page 8 of Guidelines "When house is built on a slab with a low pitch next to a traditional older house, the proportions of the two houses clash, resulting in absence of architectural harmony."

Point # 2. House Orientation and side yards: Positioning

The current house proposal is positioned in the middle of the lot, which, combined with the narrow width of the house, will create a huge gap between 431 and the neighboring house at 425. This will upset the harmony of the streetscape.

Mr. Archer stated in his letter that Habitat from Humanity presented a larger house in the original application (echoing something that Bill Terry said at the IHDR meeting on October 5th), saying the neighborhood cited the house as too large during the first appeal. The neighborhood was not disputing the house dimensions, but the door placement on their 5-bedroom house. The Developer stated they did not have existing plans for a 5 BR house with a back door. City Council agreed with roof pitch and door problems for that appeal with a 7 to 1 vote.

Point # 3 and #4. Windows, door, and porch columns

Once again an example of a late era house (1940) is being used instead of the nearest Craftsman house (1920) which shows the double side-by-side windows on the front of the house, as well as the front porch columns extending to the ground. Both of these elements can be seen on page 11 of the Infill Guidelines.

In Mr. Archer's summary of applications, he states that on Sept. 12th, the neighborhood expressed dissatisfaction at the meeting. However, our concerns were due to the fact that Habitat was trying to avoid proper planning procedure, by requesting a resolution on plans that had not been properly vetted.

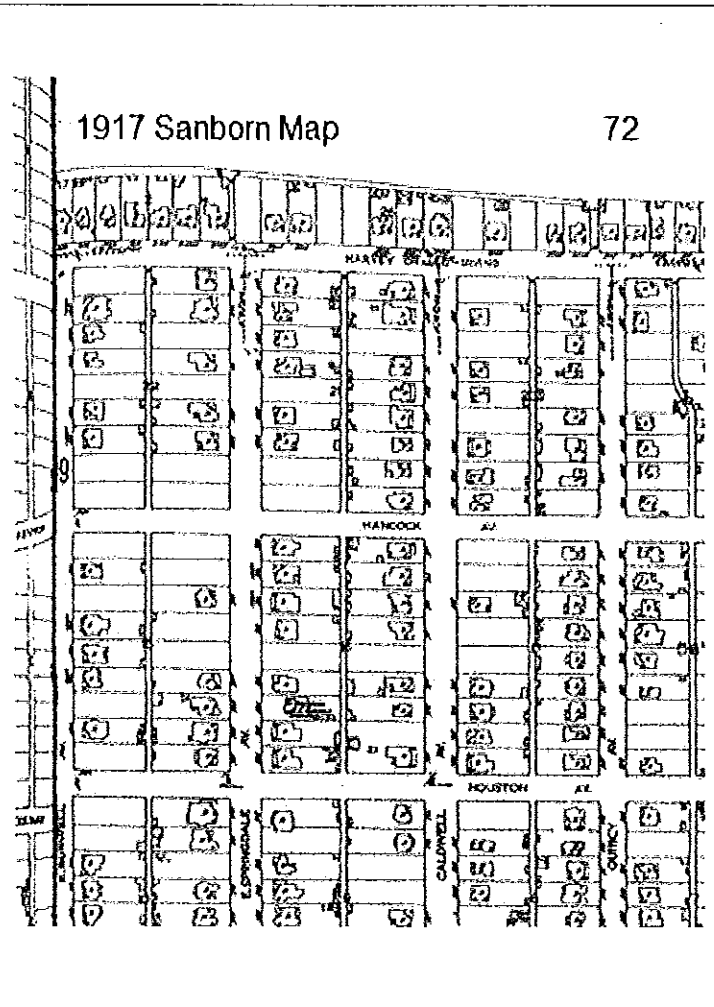
In summary, what is the Purpose of Infill Design Guidelines if they are not being honored? As you can see, we care deeply about our community and will continue to monitor and challenge inappropriate applications when necessary.

Deborah Thomas
Michelle Ivester
Codes, Zoning and Blight Committee, OLPNA

Mapping of original houses in Oakwood – MPC, December 14th, 2017, Item #62, MPC file # 12-B-17-OB

Historic Considerations for building in the potential Neighborhood Conservation Overlay Area. The CB Atkins area of Oakwood had hundreds of houses built within several years from 1903 -1910, mainly along Harvey Street and the 400 blocks of Morelia, Burwell, Springdale, Caldwell and Quincy Avenues.

To the right is a copy of the Sanborn Fire Map for this section of Oakwood in 1917. Note that the Craftsman houses at 425 East Springdale and 432 East Burwell were even not built yet, they are estimated to having been built in the early 1920's. The original Victorian houses are typically irregular in shape and that coincided with irregular rooflines. The house that stood at 431 East Springdale was built circa 1906. Also note that 317 East Springdale which the developer used as a template was an empty lot. So is the lot which they are now using for comparison at 407 East Springdale. The houses at 401, 407, 400 and 406 East Springdale were not built until the late 1930's and early 1940's, which is over 3 decades later. The original houses on this block were Queen Anne and Folk Victorian houses. The Craftsman style houses came later, some of them much later. Neighbors have tried to steer the developer toward a Folk Victorian or early Craftsman style house for suitability on this end of the block.



General OLP Boundaries and Proposed Neighborhood Conservation Overlay Area



This map indicates the size of the Oakwood Lincoln Park Neighborhood generally but does not show exact boundaries. The NC Overlay request area is just a portion of the entire area and encompasses the blocks which contain the oldest original houses in the neighborhood. Although compliance with the Infill Design Guidelines is important throughout the entire neighborhood, developers will likely have more design flexibility outside the area for which we are seeking a neighborhood conservation overlay, because the original houses in those areas were built later and over several decades; as a result, any specific block may contain more architectural styles.

Background map courtesy of Openstreetmap.org

Impact of Recent Infill Housing in Oakwood Lincoln Park



"X" --Recent infill by private developers that prompted closer scrutiny of infill design (on Morelia and Atlantic)

"HV" --Habitat builds on the site of former houses, most likely Victorians based upon KGIS historical aerial photos.

"H" --Habitat builds on the site of an empty lot or lot that has been empty for a number of years.

* --On # 8 and #10 the approximate location of the houses are back to back across an alley.

Bill Terry stated at MPC in July that Habitat had "at least 8" houses in OLP. Neighbors identify at least 10. The build on Springdale would be #11 by this developer that neighbors are aware of, the 6th in the requested Neighborhood Conservation Overlay area, and the 8th on the site of a former historic house. This developer built a disappointing house on Branner Street last year despite objections to their proposed designs.

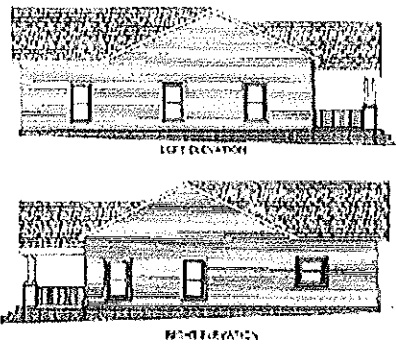
Background map courtesy of Openstreetmap.org

Re: 10-B-17-IH
431 E. Springdale Ave

*Email to
IHDRC
Oct. 3rd 2017
pg. 1/2*

Dear Infill Design Committee Members,

The current proposal for Springdale Avenue, like the previous one, blends two architectural styles and is consistent with neither. The roof design on the current plan, for example, resembles a Victorian house in the neighborhood, as shown below, but lacks the 12-over-12 roof pitch of that design. Additionally, the porch style is not consistent with a Victorian design if that is the goal.



Developer's Proposal for Craftsman



Victorian style house, Oakwood

The developer previously announced that it was using 317 East Springdale Avenue, a Craftsman-style house, as a model for the current proposal, but their design fails to match that property, at least with regard to the wall height and roof style. When that discrepancy was pointed out, the developer offered to raise the wall height to at least 9 feet, and told City Council in September 2017 that they would do so. Interestingly, their current proposal shows a *lesser* wall height.



Above: 317 East Springdale



Above: Another Example of Craftsman house

email to
JH DRC
Oct. 3rd 2017
pg. 2/2

The differences between a Craftsman (below left) and a Victorian (below right) should be immediately obvious.



Any proposed house that mixes styles will not contribute to the architectural harmony of the block, as the Infill Guidelines require. Given the predominance of Victorian houses on the block, a Victorian would be most appropriate. Indeed, a Victorian stood at this location for over 100 years. Moreover, as City Council recognized last year, a roof pitch of at least 8-over-12 would be most appropriate. Such a roof pitch seems incompatible with a true Craftsman home, yet this developer has persisted in promoting pseudo-Craftsman designs for this property.

During this process, the developer has made changes in the proposed plan, thereby undoing previous agreements that represented progress toward an appropriate design. Their current proposal is different from the one they presented during a meeting with concerned neighbors on September 11, 2017, and also different from the slightly-revised one they shared with City Council on September 12, 2017. Throughout this process, the developer has seemed reluctant to consider or properly apply the Infill Guidelines. They have resisted and misrepresented feedback from concerned neighbors.

Similar versions were rejected by both MPC and City Council earlier this summer. These plans lack mass and scale, and continue to have the roof line and pitch problems. The surrounding houses have an exterior wall height of 10 to 11 feet, but the proposal is actually shrinking in height with their latest plans, so scale and mass remain unaddressed.

Our responsibility is to support and protect the uniqueness of our neighborhood, as we already have enough examples of poorly matching Infill Design from before the committee was created. It is the job of the developer to propose appropriate plans. Design elements do not exist in isolation, but as part of a comprehensive proposal. To date, the developer has not submitted any plans that demonstrate intrinsic architectural harmony. We urge this Committee to reject the developer's current proposal for that reason, because it fails to comply with the Infill Guidelines, and because it undermines the existing streetscape.

Thank you for your time and consideration in this matter.

Deborah Thomas
Vice President, Oakwood-Lincoln Park Neighborhood Association
Chair – Codes, Zoning and Blight Committee

*Email to Infill
Committee
Oct. 4, 2017
ps. 1/3*

RE: 10-B-17-IH
431 East Springdale Ave

The proposed house will be narrow, shallow and short and does not fit according to the Heart of Knoxville Infill Guidelines. According to the plans, the house will be 28 feet wide and 40 feet deep (48' including porch), with a height of 8 feet 6 inches tall for exterior wall, or maybe 9 feet.

This proposal does not match the original houses on the block in a variety of ways. We discussed mass and scale during the last appeal, using exterior wall height as an example. Additionally, this proposal does not take into account the width and depth of the surrounding houses. Nearby houses were measured for compatibility to the proposal. Width and depth measurements were taken with a rolling measure that was calibrated with a measuring tape. All measurements are approximate. Wall height measurements were taken with an extension pole to stabilize the measuring tape.

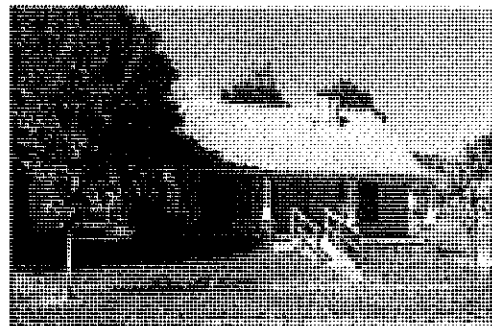
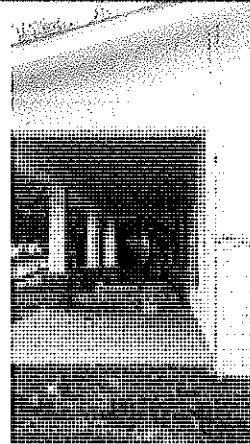
425 East Springdale (Craftsman) below

This is the house next door, built at a later time than original house at 431 East Springdale.
If a Craftsman style house is to be referred to, it should be on the block, not a block that was developed later.


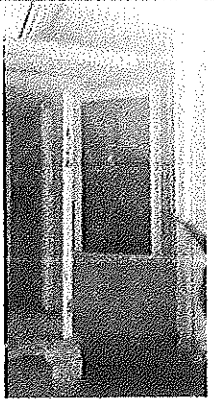
This house is 35 feet wide and 52 feet deep.


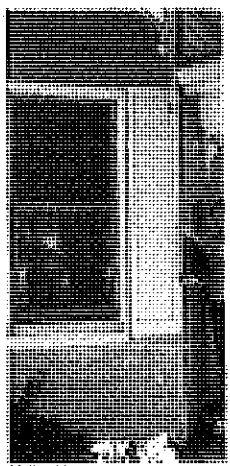
The Exterior Wall Height is approximately 9 feet, 10 inches.

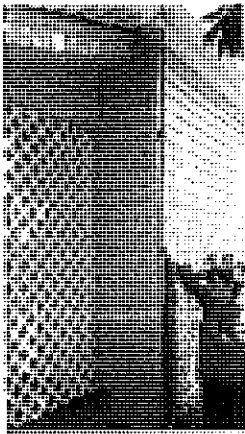
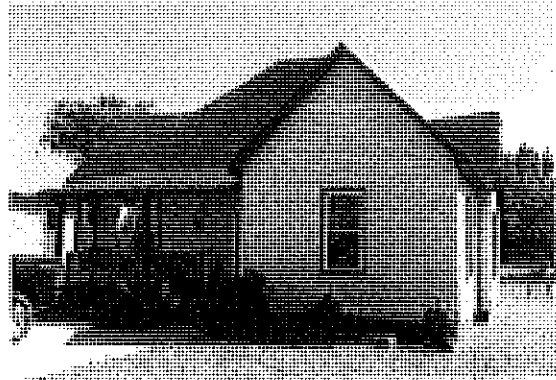
The family has started renovation work since the original owner died.



*email to
IHDRC
Oct. 4, 2007
PJ-2/3*

428 East Springdale (Victorian)		
<p>The Victorian house Immediately across the street from the proposed house.</p> <p>34 feet wide 51 feet deep</p> <p>Exterior Wall Height Is 9 feet 7 Inches</p>		

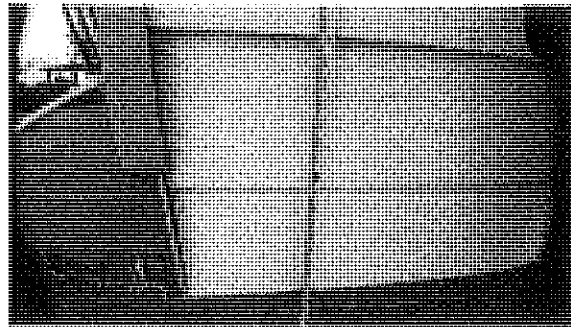
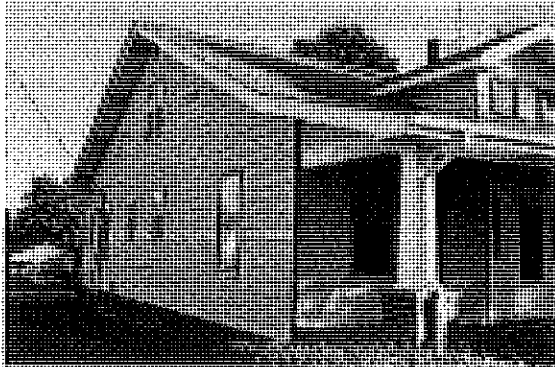
423 East Springdale (Victorian)		
<p>The Victorian house 2 doors west</p> <p>29 feet wide 54 feet deep</p> <p>Exterior Wall Height Is 9 feet, 5 Inches</p>		

432 East Springdale (Victorian)	424 East Springdale (Victorian)
<p>35 feet wide Exterior Wall Height 10 feet</p>	<p>35 feet wide by 42 feet deep</p>
	

Email to
I H S R C
Oct. 4th 2017
pgs. 3/3

432 East Burwell (Early Craftsman) across alley, lot approximately 20 feet away

Width 34 feet, 55 feet deep Exterior Wall Height 10 feet Peak 20 feet



428 East Burwell (Victorian) across alley

40 feet wide, 51 feet deep. Exterior wall height, 11 feet, 6 1/2 inches

317 East Springdale (later Craftsman, the house their proposal is based on, see prior email)

30 feet wide, 35 feet deep, approximately 10 feet exterior wall height

Only for mass and scale comparison, not for style comparison:

435 East Springdale (late 1970's Infill)

29 feet wide x 41 feet deep. This small brick corner house is wider than the proposed Habitat house. The plans for 431 Springdale resemble 435 both in width and depth, but with a porch on the front.



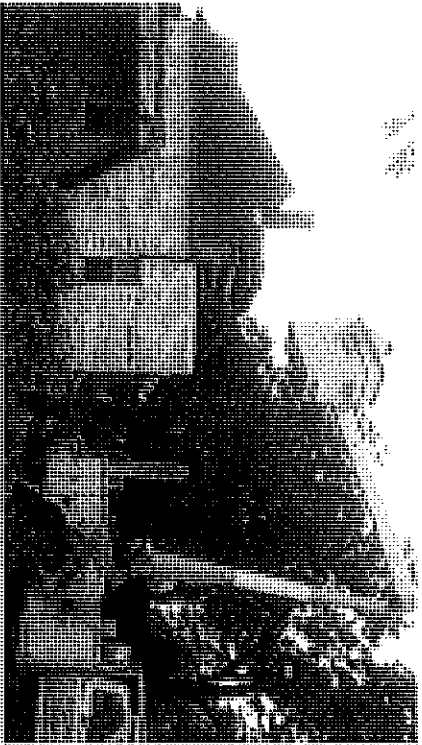
Essentially, the Habitat proposal most closely matches the brick corner house which is an example of why Infill Guidelines are necessary. Notice the mass and scale of the original, now demolished house at 431 Springdale to the left. Note the row of Victorians on the right across Harvey Street.

Please deny this application, there are many ways it doesn't fit. The roofline is not Craftsman, but Victorian with a low pitch on the side gable. The width and depth do not match other houses on the block of either style.

Sincerely,

Deborah Thomas, VP OLPNA, Chair Codes, Zoning and Blight Committee

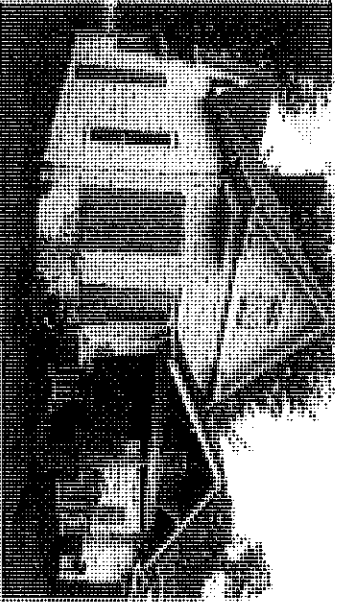
Houses in Oakwood that are being repaired



400 block Burwell house, storm damage, July 2016
Note exterior wall height above window to roofline



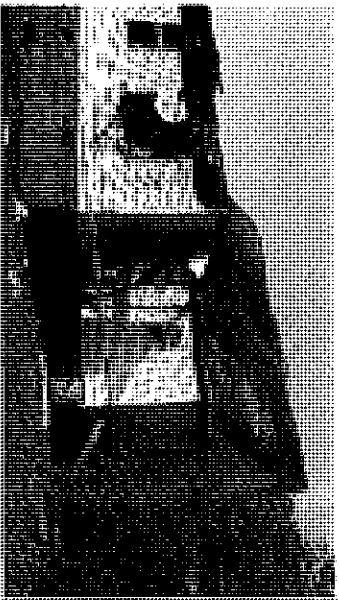
December 2017, after insurance negotiations, rehab nearing completion



325 East Springdale, burned and boarded for over two years, sold earlier this year in bidding war for over \$40,000.

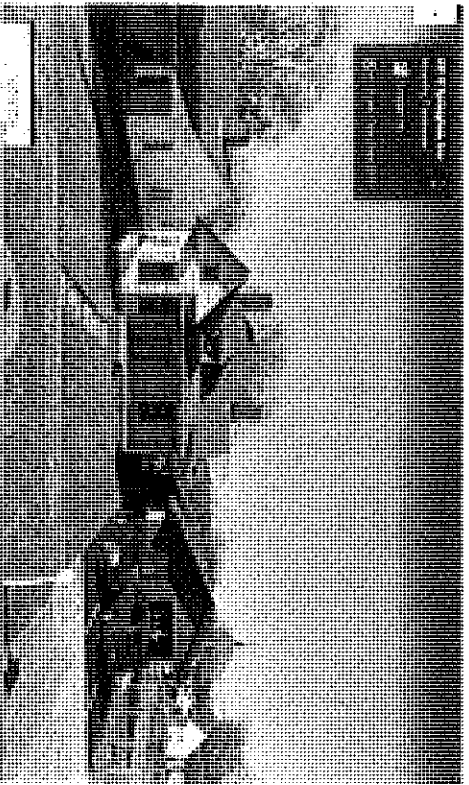


Harvey Street house, burned and placarded as unfit in 2016

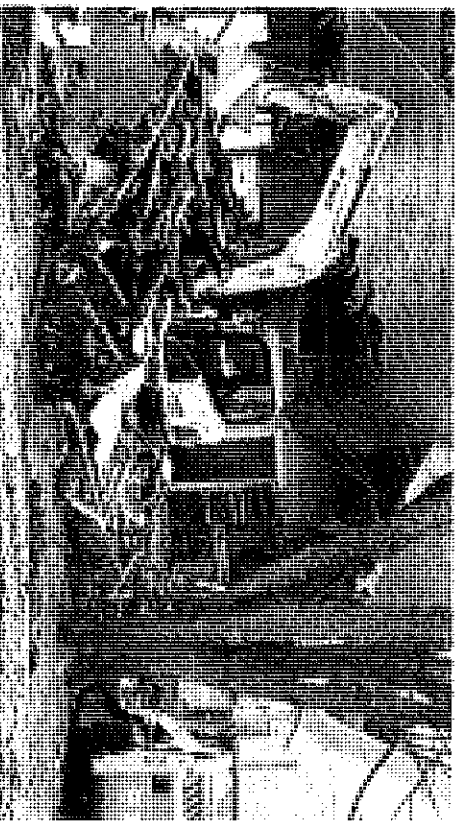


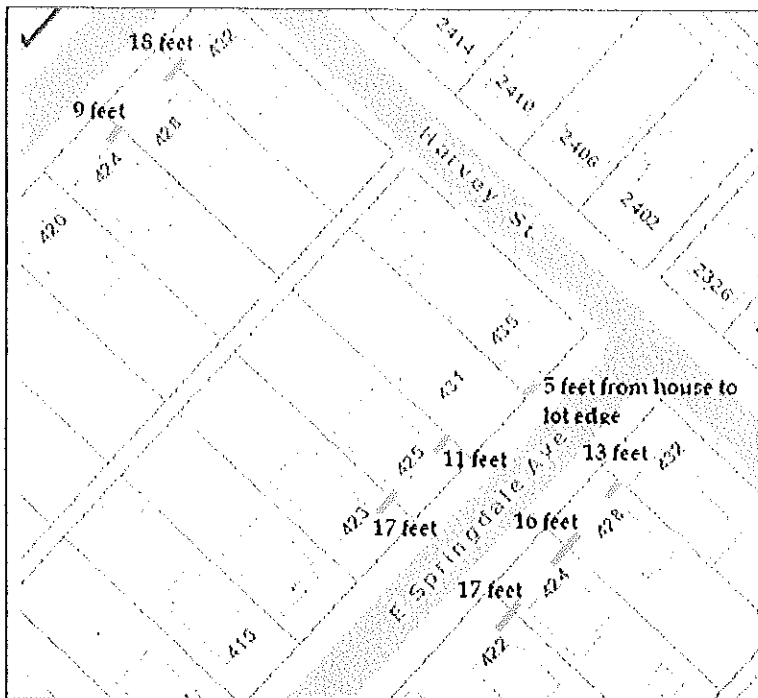
2017, Harvey Street house, rear view, after second fire. It has been purchased and taken off demolition list for rehab

431 East Springdale prior to demolition. House was straight, not leaning, had original chimneys.



House during demolition, no evidence of fire damage as stated at July 13th, 2017 MPC meeting.
Note that white Craftsman house to the right in the picture below is not yet boarded and still has it's furnace.





The picture to the left shows the average spacing of houses immediately near the proposed house.

The house to the left of 431 is already 11 feet from the property line. The proposed house will be 11 feet from the property line, making it 22 feet between those houses, which is 4 feet wider than the longest distance and 7 feet above the average. The proposed house is 28 feet wide, so the gap will be almost as wide as the house.

The proposed house dimensions most closely match the late 1970's infill house on the corner, which is an example of why Infill Design Overlay was instituted. See below

