

CITY HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION

MEETING DATE: 10/17/2013 ▶ FILE NO.: 10-G-13-HZ

APPLICANT: Courtney Garrison (self)

ADDRESS OF PROPERTY: 611 Gill Ave 37917

HISTORIC DISTRICT: Fourth and Gill H-1

TYPE OF WORK: Level II. Addition

▶ DESCRIPTION OF WORK: Construct carport with front gable and high roof pitch. Structure and siding to be of wood with wood support posts with a floor plate of 24 x 26 to allow for 2 cars.

PROPERTY DESCRIPTION: Colonial Revival (c. 1910)

Two-story frame with weatherboard siding. Hip roof with hipped central front dormer with 3 double-hung one-over-one windows. One-story full hipped roof front porch with round wood columns with Ionic capitals, turned wood balustrade. Interior offset rear brick chimney. Concrete block foundation. Moved to current location from further east on 3rd at the time of I-40 construction.

▶ APPLICABLE DESIGN GUIDELINES:

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.

▶ STAFF RECOMMENDATION:

Approve carport on east side of house per submitted drawings with the following conditions: 1) the roof pitch to be between 7/12 and 8/21, 2) the support posts to be of wood, and 3) the floor plate size to not exceed 20x20.

The shed-roofed shelter may be approved if constructed of wood.

STAFF FINDINGS:

- 1) The proposed carport is proposed for the rear of the side lot. Due to the shallow depth of the lot, the carport cannot be located behind the back corner of the lot.
- 2) The house is not located within a typical streetscape since it is adjacent to a highway overpass; therefore, the carport does not obscure a house that would normally be located to the south, and the carport would not interrupt a streetscape rhythm.
- 3) Since the carport is proposed to be located in the side yard of the house, it should be as small as feasible so as to obscure the side of the house as little as possible and not overpower it.
- 4) Appraisers and architects use 24X24 as the standard for a two-car garage. An area of 20x20 is typically listed as the minimum desirable area.
- 5) The roof-shape for the house is a high hipped roof; however if the carport roof were to be hipped, then a high pitch would result due to the smaller footprint. An appropriate gable roof pitch for the carport is between 7/21 and 8/12 in order to avoid a modern pre-fab truss appearance.
- 6) The proposed materials of wood siding and asphalt shingled roof correspond to those on the main house.
- 7) The proposed wooden steps are appropriate for the rear of the house.
- 8) Fences do not require a building permit. The proposed fence and gate-type appear to be appropriate styles.

FOURTH AND GILL DESIGN GUIDELINES (apply in their entirety)

Typical outbuildings would have included carriage houses or servants' quarters, often taller than one story and built with steeply pitched gable roofs, or combined gable and shed roofs, with weatherboard or board and batten wall covering. Newer houses in the district might have had garages, with the same with wall coverings that matched the primary building on the lot. It is acceptable to construct new outbuildings to the rear of lots on Fourth and Gill, with designs that respect the original designs.

1. Buildings resembling servants' quarters or carriage houses, work buildings, or simple one story garages are appropriate to be constructed in the Fourth and Gill Historic District. Their size and construction should use materials that correspond to the original primary buildings on the lot.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION**

Please print all information

1. NAME OF APPLICANT: Courtney Garrison
Address: 611 Gill Avenue Knoxville, TN, 37917
Telephone: 615.975.9177 E-mail address: Courtney.Coffee@gmail.com
Relationship to Owner: Owner

2. NAME OF OWNER: "
Address: _____
Telephone: _____ E-mail address: _____

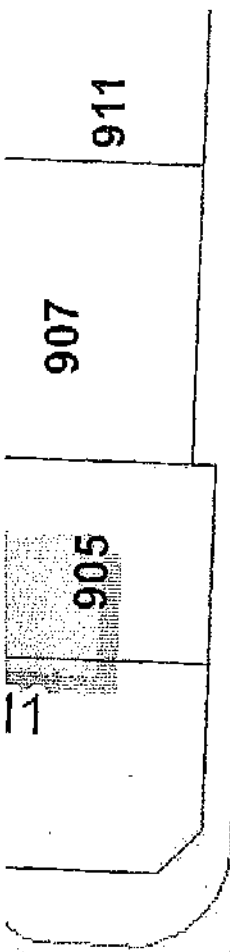
3. LOCATION OF PROPERTY:
Address: 611 Gill Ave. Tax ID/Lot/Parcel No: _____

4. LEVEL OF WORK (circle Level)
- Level I Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure
 - Level II Major replacement of materials or architectural elements; construction of addition or outbuilding; renewal of COA
 - Level III Construction of a new primary building; subdivision of property
 - Level IV Demolition or relocation of a contributing structure

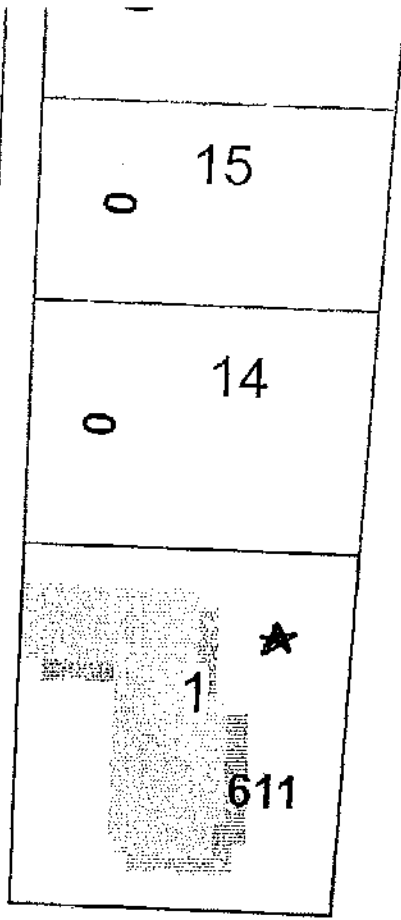
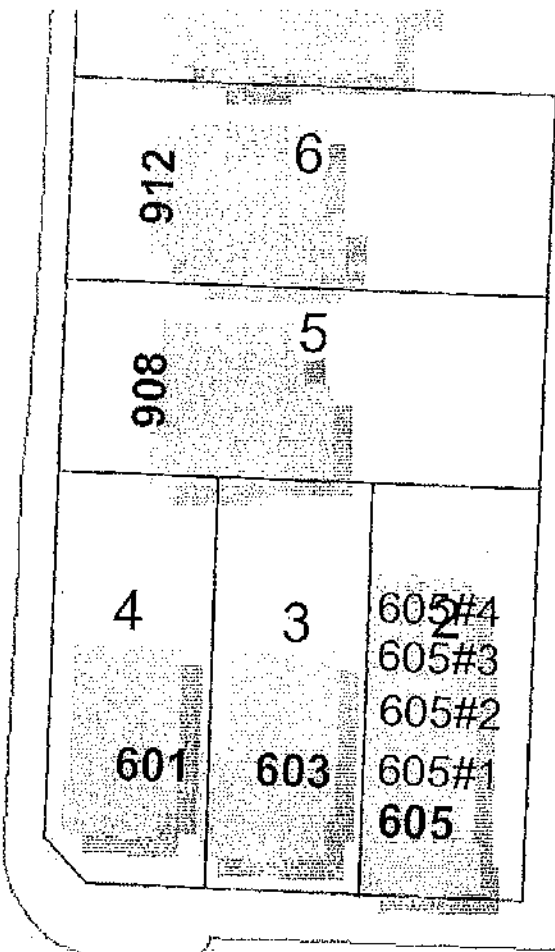
5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

6. SIGNATURE OF APPLICANT: Courtney Garrison Date: 9/26/13
Return application to: Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902. **Incomplete applications will not be accepted.**

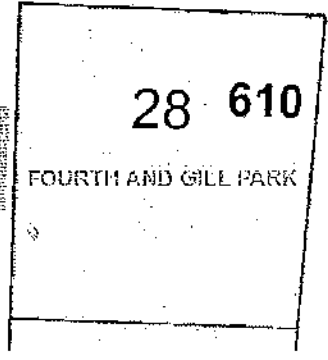
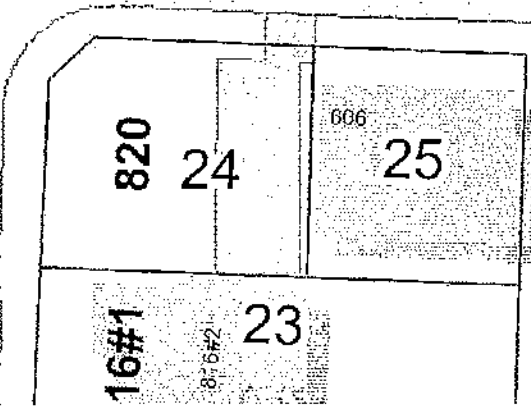
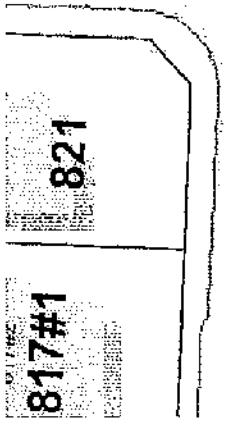
FOR STAFF USE ONLY			
Date Received _____	Approved _____	Disapproved _____	Approved As Modified _____
Date Acted On _____			



ELEANOR ST.



GILL AVE.



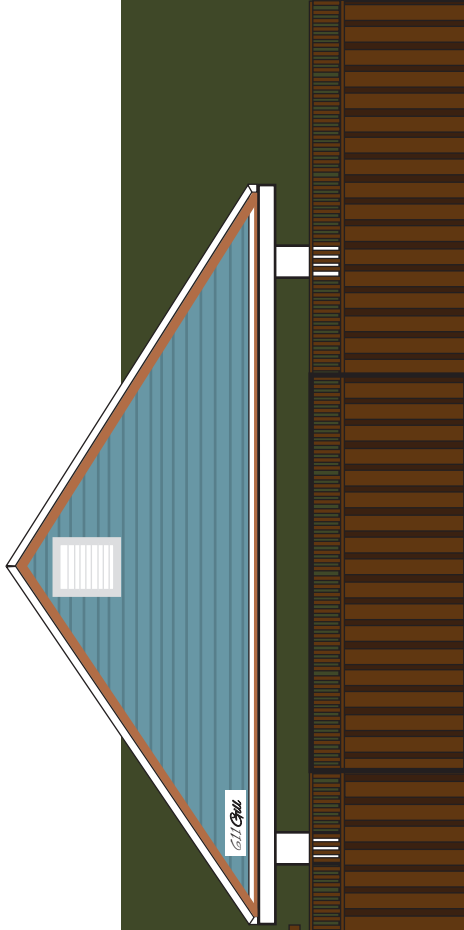
611 GILL



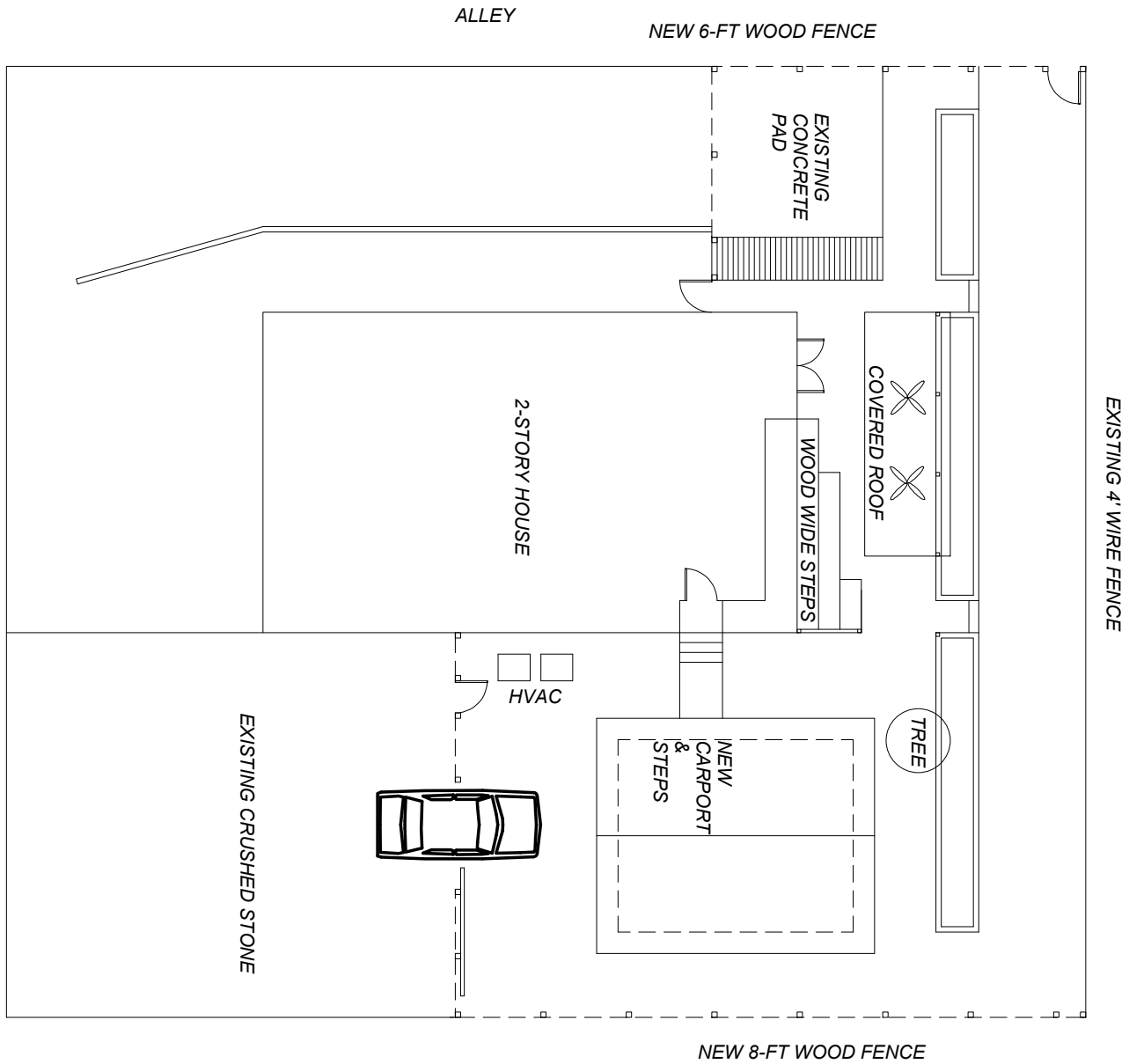
Courtney Garrison

611 Gill Avenue

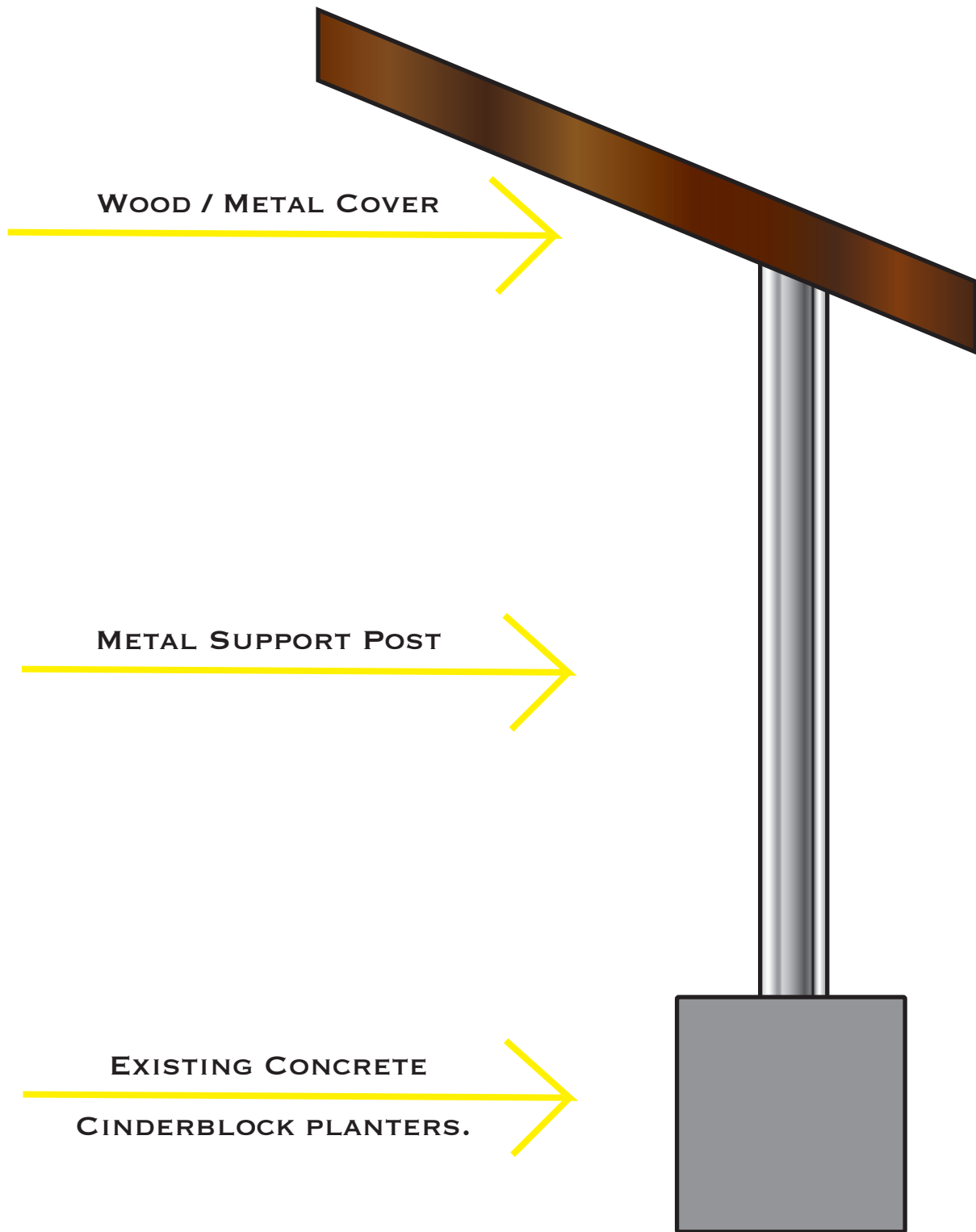
- 1. Fence** – There will be (2) types of Fence. One decorative for the Front sides and then nice picket fence for the sides. See Attached photos. Fence 1 for Front, Fence 2 for sides.
- 2. Carport-** From the road the Carport will look like a Victorian Carriage house (front gable with high roof pitch) and inside it will have clean lines and minimal structure. Wood Structure 24 x 26 to allow for 2 cars. See attached photos. Carport 1 outside, Carport 2 inside structure.
- 3. Social space layout:** Add steps going to the carport. Install new wooden platform steps at rear adjoining existing elevated concrete porch. This will serve as a sitting area and improved entry from house to gathering space. Install covered metal structure over existing concrete pad to allow for shelter and fans. Structure to be metal and wood approx. 6 x 16. See attached Photos. Gathering Space 1, Gathering Space 2.



611 Gill - rendering of proposed carport front



GATHERING SPACE SHELTER





611 Gill – Street, facing fence



611 Gill - Proposed side yard 7-foot high wood fencing