

**KNOX COUNTY HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 10725 Lakeridge Dr 37934
DISTRICT: Village of Concord HZ

FILE NO.: 4-C-14-HZ

MEETING DATE: 4/17/2014
APPLICANT: Sarah Taylor (owner's representative)
LEVEL OF WORK: Level II. Construction of addition or outbuilding

PROPERTY DESCRIPTION: Victorian Vernacular (c. 1880)

One-story frame house with weatherboard siding. Cross gable roof with asphalt shingle roof covering. Piered stone foundation filled in with concrete block. Picture window on front elevation. Boxed cornice with plain frieze. Diamond-shaped attic vents. Plain wood porch posts with sawn wood balustrade. Lattice work under porch. Additions. Rectangular plan. (Contributing)

► **DESCRIPTION OF WORK:**

Construct 20'x36' one-story rear, vinyl-clad addition on slab as indicated by submitted plans. Addition to be flush with easternmost projection and to project two feet from existing façade on west side.

► **APPLICABLE DESIGN GUIDELINES:**

Village of Concord Design Guidelines, adopted by the Knox County Commission on October 22, 2001.

NEW DEVELOPMENT: RESIDENTIAL BUILDINGS - ADDITIONS (any and all design guidelines may apply):

12. New additions shall be located at the rear or on an inconspicuous side of a historic building, limiting the size and scale in relation to the historic building.

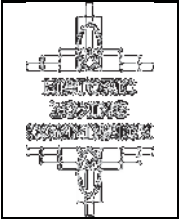
13. New additions shall be designed so that it is clear what is new and what is old, but should be compatible with existing buildings.

14. New additions shall not alter the basic character of the building, or cause a lessening of historic character.

INFILL GUIDELINES (Excerpts) :

Recessed or projecting porches, bays and other details should be incorporated in any new construction. New buildings should also be designed with a mixture of wall areas with door and window elements in the facade like those found on neighboring historic houses. New additions to existing houses should use foundation materials that match the foundation already present on the house.

New buildings should be compatible with surrounding architecture, but their design should recognize that they will function as a new building and will be built with new materials. They should not be imitations of buildings of the past; rather, they should respond to the present time, the environment, and the use for which they are intended. New buildings constructed in historic areas should, however, be compatible with older structures and sensitive to the patterns already in that environment. The materials that cover its exterior surface largely determine the appearance of a building. Similar materials enhance continuity and character. A building should not be visually incompatible or destroy historic relationships within the neighborhood.



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At the same time, new construction should not imitate a historic style or period of architecture.

HEIGHTS OF FOUNDATIONS AND STORIES

Historic houses in the Village of Concord are not built on slab foundations. They are built on raised foundations, usually made of brick that has sometimes been stuccoed. New additions to existing houses should use foundation materials that match the foundation already present on the house. New houses should use brick or concrete block that has been parged or stuccoed to resemble a stuccoed brick foundation. The height of the foundation should match those on adjacent houses.

SECRETARY OF INTERIORS STANDARDS FOR REHABILITATING HISTORIC BUILDINGS

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

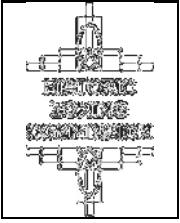
10. Wherever possible, new additions or alterations to structure shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

COMMENTS:

The architect for the project states that the grade of the property prevents the addition from being built on a crawl-space. A declining grade exists behind the house, and the foundation on the rear of the existing house has little foundation exposed due to its being built into the hillside. Therefore, the guideline recommending that foundation heights match those of nearby structures would need justification to be waived. The Commission would need to decide if Staff Finding # 2 would be adequate to justify a waiver in this case, and the fact that the rear of the house has little foundation exposed.

STAFF FINDINGS:

- 1) The addition may be removed in the future without undue harm to historic fabric to return the house to its original form.
- 2) The addition will not be highly visible from the street and will project only two feet on the west side. The east side addition will not project beyond the easternmost portion of the house. Therefore, the proposal meets the guideline which states: "New additions shall be located at the rear or on an inconspicuous side of a historic building." The east side of the house has an existing later addition.
- 3) The new addition is designed so that it is differentiated from the original due to its projections on each side. It is not flush with the facades of the existing house.
- 4) The proposed materials of vinyl and asphalt shingle will match those on the existing house. The existing foundation is concrete block infilling between stone piers.
- 5) The cross-gabled configuration of the addition will help to break up the length of the house as seen from the side.



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6) The existing windows on the rear of the house where the addition is planned will be re-installed on the west side of the house; therefore, they will match existing. The existing windows are vinyl replacement windows.

7) The Concord Design Guidelines do not prohibit vinyl siding or windows, or a concrete patio (proposed for east side).

8) The configuration of the proposed windows and side-gable louvered attic vents match existing.

9) The proposed half-light door for the east side is more appropriate for the era of house than the existing six-paneled door on the west side of the house. A single-light door would be appropriate as well since it would be a simple, more modern statement for the new addition.

10) The changes to the original house including vinyl siding, smaller vinyl windows, concrete block foundation, a side addition, covering of the diamond-shaped attic vent and a replacement lattice balustrade create changes in appearance that render the house to be noncontributing to the district.

11) The architect for the project states that the grade of the property prevents the addition from being built on a crawl-space. A declining grade exists behind the house, and the foundation on the rear of the existing house has little foundation exposed due to its being built into the hillside.

► **STAFF RECOMMENDATION:**

Approval of the rear addition as per submitted drawings with conditions that: 1) a half-light door be installed on east side instead of French door as noted on plans, 2) the exposed concrete slab foundation of the addition be parged, 3) raise the slab as high as possible to reduce appearance of slab.



10000725 Lake Ridge Road

Concord Village HZ
HZC item

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10725 Lake Ridge Drive

Village of Concord HZ
HZC H-1 Removal Request

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Knoxville/Knox County Metropolitan Planning Commission
Knoxville/Knox County Historic Zoning Commission

Certificate (File) No.: 4-C-14-42

Date Filed: 4/1/14

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

I (we) make application for a Certificate of Appropriateness for the plans and proposals described for the following property.

1. NAME OF APPLICANT: Sarah Taylor

Address: 9608 Cotesworth Ln.
Knoxville TN 37922

Telephone: (865) 591-6700

Fax:

Relationship to Owner: Friend

2. NAME OF OWNER: Michael and Linda Pitts

Address: 10725 Lakeridge Dr.
Knoxville, TN 37934

Telephone: (865) 207-3020

Fax:

3. LOCATION OF PROPERTY (Address, Lot, and Parcel No.):

Address: 10725 Lakeridge Dr.
Knoxville, TN 37934

Tax ID: 153BC004

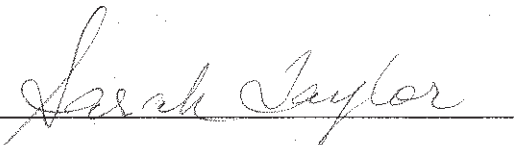
4. TYPE OF WORK:

Level: 2

5. DESCRIPTION OF WORK:

(See Part 2 of this application for additional information to be submitted 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:



Date:

4-1-14

Return application to:

Knoxville/Knox County Historic Zoning Commission,
Suite 403, City/County Building, 400 Main Street,
Knoxville, Tennessee 37902.

FOR STAFF USE ONLY

Date Received 4/1/14

Approved _____

Disapproved _____

Approved As Modified _____

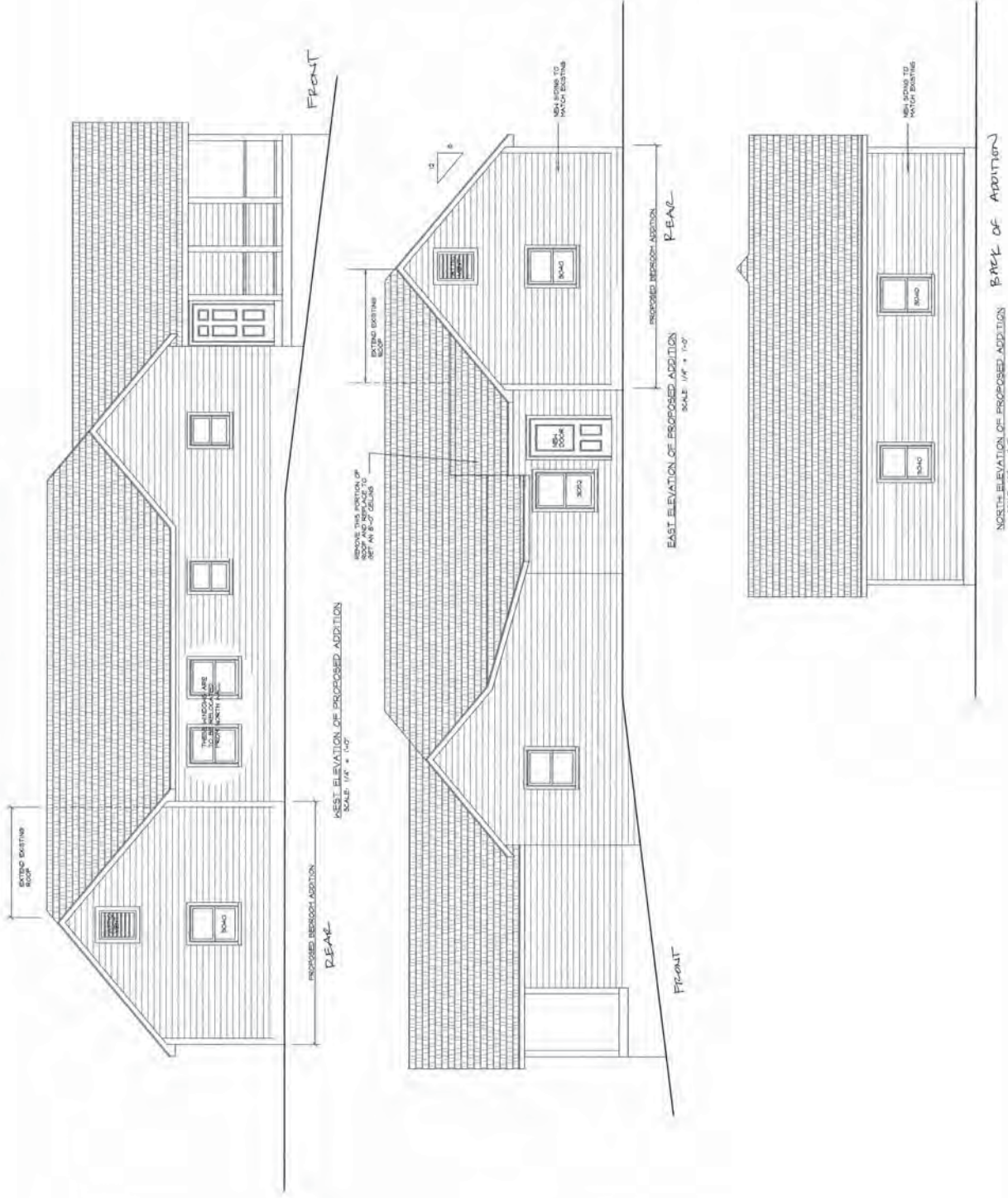
Date Acted On _____



10725 LAKE RIDGE DRIVE, CONCORD

16 #1

10725
Redwood



HOME DESIGN CENTER
 ANTHONY KAMPWIRTH
 ARCHITECT RETIRED
 6525 ROSA ROAD
 KNOXVILLE, TENNESSEE 37931
 (615) 531-4068

PROPOSED ADDITION
 MR. & MRS. MIKE PITTS
 10725 LAKE RIDGE DR.
 OLD CONCORD
 FARGASUT, TN

ELEVATIONS

DATE SCALE 1/4" = 1'-0"
 PITT'S ADDITION
 MARCH 4, 2014
 SEE UNDERLAYOUTS

SHEET NO.
 A-2

NORTH ELEVATION OF PROPOSED ADDITION
 SCALE 1/4" = 1'-0"

BACK OF ADDITION

EAST ELEVATION OF PROPOSED ADDITION
 SCALE 1/4" = 1'-0"

WEST ELEVATION OF PROPOSED ADDITION
 SCALE 1/4" = 1'-0"

FRONT

REAR

FRONT

REAR

