



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

PROPERTY ADDRESS: 10721 Third Dr 37922
DISTRICT: Village of Concord HZ

FILE NO.: 8-D-14-HZ

MEETING DATE: 8/21/2014
APPLICANT: Lucas Moersdorf (owner)
LEVEL OF WORK: Level III. Construction of new primary building

PROPERTY DESCRIPTION: vacant lot

► **DESCRIPTION OF WORK:**

New one-and-a-half-story Folk Victorian style farmhouse with twin front gables, a one-story side-gabled wing on each side, integral garage on east side with overhead carriage-style doors, and hipped-roof front and rear porches. Front setback to match that of house to the east. Brick foundation, fiber cement board siding, asphalt shingle main roof, standing seam metal roof on porches, and simulated divided 6/6- light double-hung windows with vertical board shutters (not raised panel as depicted in elevation). The front door will have approx. 2/3s wooden panels in the bottom with a 1/3 light on top. The fanlight over the entry door is to be replaced with a plain rectangular transom. The front porch will be tongue-and-groove (if budget allows), laid perpendicular to the house. Porch posts to be 6x6 square wood (not round tapered as depicted in elevation), and porch balusters to be wooden 2x2 square on the front and back of the house.

► **APPLICABLE DESIGN GUIDELINES:**

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

WIDTH OF HOUSES AND LOTS

Concord developed along the railroad and the river; its straight streets are in a grid pattern and form rectangular blocks. This sets the pattern for lot sizes. As a result the lots of Concord are usually rectangular, with their narrowest side parallel to the street. The form of the houses is rectangular or irregular, with narrow sides facing the street. This development pattern should be respected if new structures are built in the neighborhood. Also, the consistent setbacks of the neighborhood create a visual order, and help define public and private spaces.

SCALE AND MASSING

The shapes of buildings in the Village of Concord are distinctive when compared to newer houses. They have a bulk or shape different from many new buildings. The size and proportions of new buildings should be consistent with historic or adjacent buildings in the neighborhood. 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. Any new buildings should complement and reinforce neighboring buildings. Particular attention should be paid to the alignment established by adjacent buildings. The horizontal alignment of building elements such as porches, roofs and windows is one of the most effective ways to create a sense of connection and unity among buildings located on a street. Roof forms should also be related to those found in the area. Mimicking the existing or traditional roof shapes, pitches and materials on new construction is one of the most effective ways to help new construction that is compatible with the existing.



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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.

The height of stories is another factor that can help a new building blend well with neighboring historic houses. Window placement should be on the same horizontal plane as neighboring houses, and the overall height of the house to the eaves and to the peak of the roof should be consistent.

RESIDENTIAL BUILDINGS - RECOMMENDATIONS:

1. Maintain the facade lines of streetscapes. Never violate the existing setback pattern by placing new buildings in front of or behind the historic setback line, or at odd angles.
2. Relate the size and proportions of new structures to the scale of adjacent buildings.
3. Break up box-like forms into smaller masses like historic buildings. New buildings should be designed with a mix of door and window elements in the facade mimicking nearby historic houses. The placement of door and window openings should be imitated.
4. Relate the vertical, horizontal or non-directional facade character of new buildings to the directional alignment of nearby buildings. A new building should reinforce the horizontal and vertical connection between historic houses present on the street.
5. Relate the roof forms of the new buildings to those found in the area, duplicating existing roof shapes and pitches.
6. New buildings shall equal the average height of existing adjacent buildings.
7. New housing shall be built with raised foundations or designed to suggest that there is a raised foundation equal to the foundation height of adjacent buildings.
8. In new buildings, the height of roofs and eaves, stories, windows and doors shall mimic adjacent historic buildings.
9. The materials used for new buildings shall be consistent with existing historic building materials along the street.
10. Front elevations shall have a strong sense of entry.
11. The styles and details of historic architecture should not be reproduced.

COMMENTS:

STAFF FINDINGS:

1) The illustration depicts a Folk Victorian farmhouse with stylistic features dating from between 1870 and 1920, mixed with Federal/Georgian-era plantation (1790-1820) elements such as 6/6 multi-paned windows/doors and an elliptical fanlight over the front door. Concord Village exhibits mostly Victorian and Craftsman houses from the late 18th to early 19th century. The inventory lists only two traditional Federal/Georgian-era houses (two-story, side-gabled rectangle) from the 1860s and 1880s. The Federal/Georgian-era windows/doors depicted would need to be replaced with Victorian-era configurations in order to be compatible with more typical of area farmhouses.



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2) The proposed design appears to meet the Concord Design Guidelines overall for new construction except for the following needs to be considered:

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. . .

A building should not be visually incompatible or destroy historic relationships within the neighborhood. At the same time, new construction should not imitate a historic style or period of architecture.

New Construction:

The styles and details of historic architecture should not be reproduced.

3) The integral garage on the east side will convey the house as a modern house, given that farmhouses from that era had garages or carriage houses in a separate building.

► **STAFF RECOMMENDATION:**

Staff recommends conditional approval. The applicant is to work with staff for approval of the following conditions: The front and back doors are to have a single light, not multiple panes, and may have wood panels below. The simulated-divided-light windows are to have shadow bars between the panes and be 1/1 or 2/1 or 2/2 -- all common early 20th-century styles in Concord. The front porch floor is to be of tongue-and-groove laid perpendicular to the façade of the main house. The porch posts are to be 8x8 square. An acceptable design for the balustrade that meets the building code height requirement is to be determined and approved by staff. A specification needs to be submitted for the metal porch roofs.

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

Please print all information

1. NAME OF APPLICANT: LUCAS MOERSDORF

Address: 10725 THIRD DR Knoxville TN 37934

Telephone: 865-809-5795 E-mail address: LUCASMOERSDORF@gmail.com

Relationship to Owner: SELF

2. NAME OF OWNER: SAME AS ABOVE

Address: _____

Telephone: _____ E-mail address: _____

3. LOCATION OF PROPERTY:

Address: 10721 THIRD DR Tax ID/Lot/Parcel No: 153 048

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

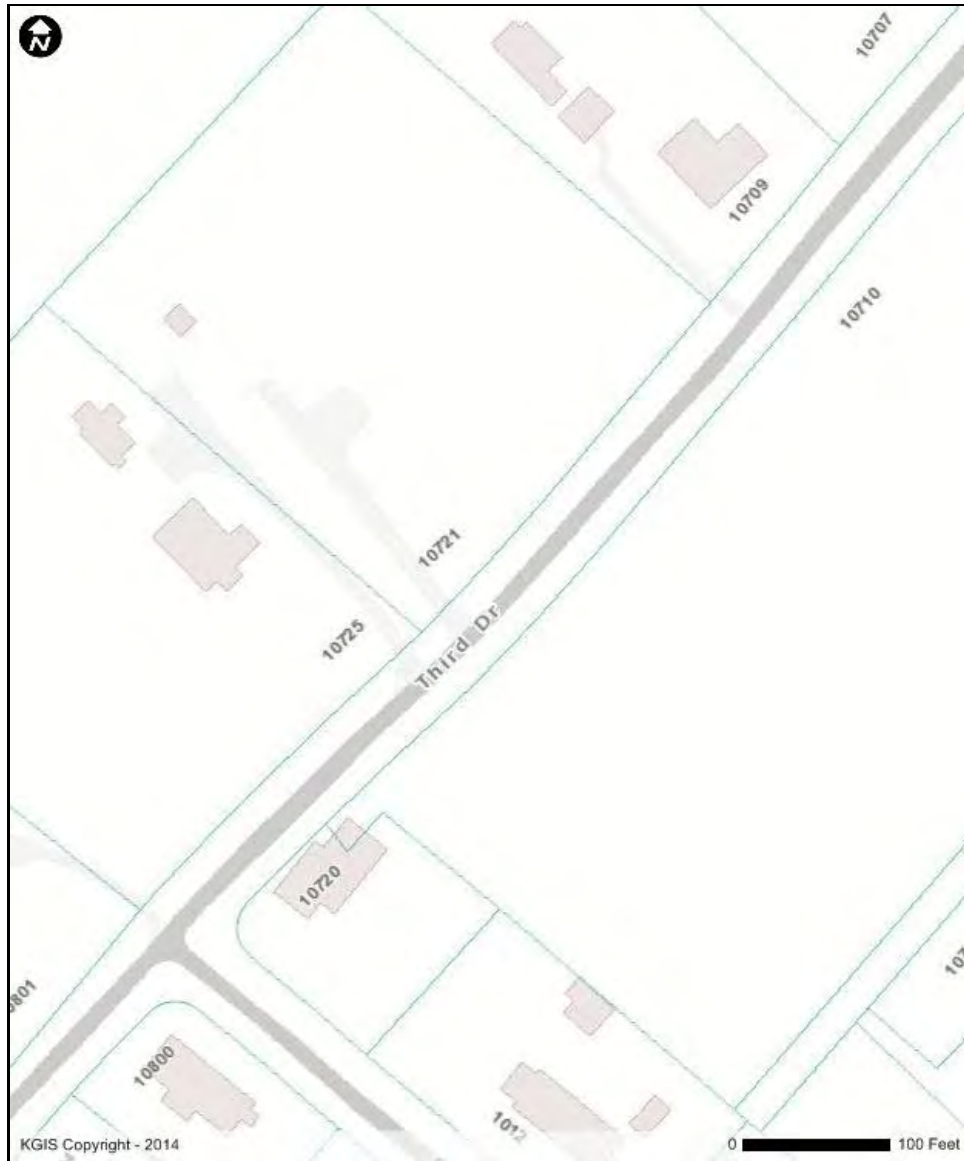
5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

SEE
ATTACHMENT

6. SIGNATURE OF APPLICANT: [Signature] Date: 8.13.14

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 _____			



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0 100 Feet

10721 Third Drive

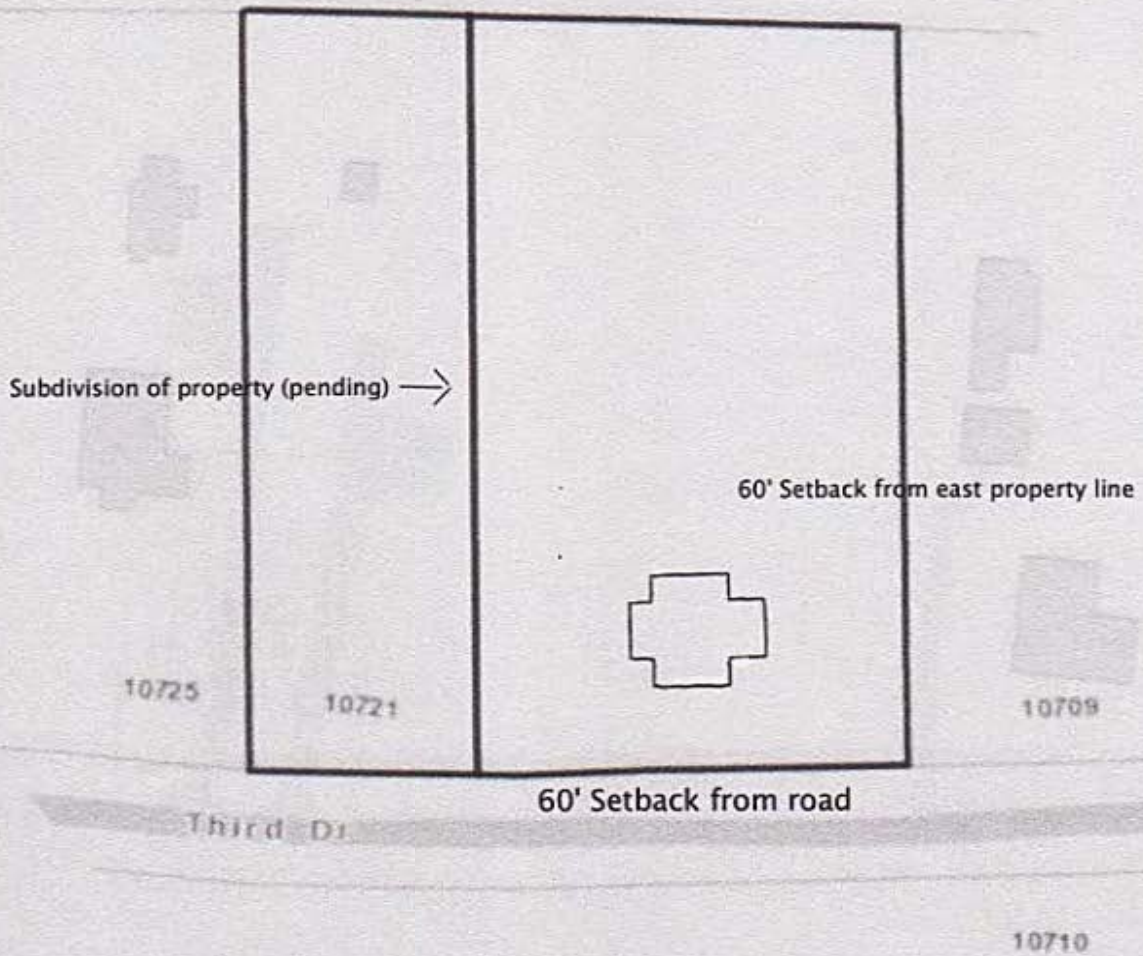
Concord Village Historic District (HZ)

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - www.kgis.org

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Site Map



Lucas and Tosha Moersdorf
Historical Zoning Commission
August 21, 2014

Application For New Construction

Thank you for taking time for consideration of a new construction project located in Concord Village. This structure would be a non-contributing structure as it not a historic home, rather new construction. This construction project is very dear to both of our hearts. My wife has grown up next door to this property since she was a young lady. We have spent countless evenings on her parents' back porch dreaming of house we could one day build on the property. So, when the opportunity arose to purchase the property and make our dream come true we jumped on the chance.

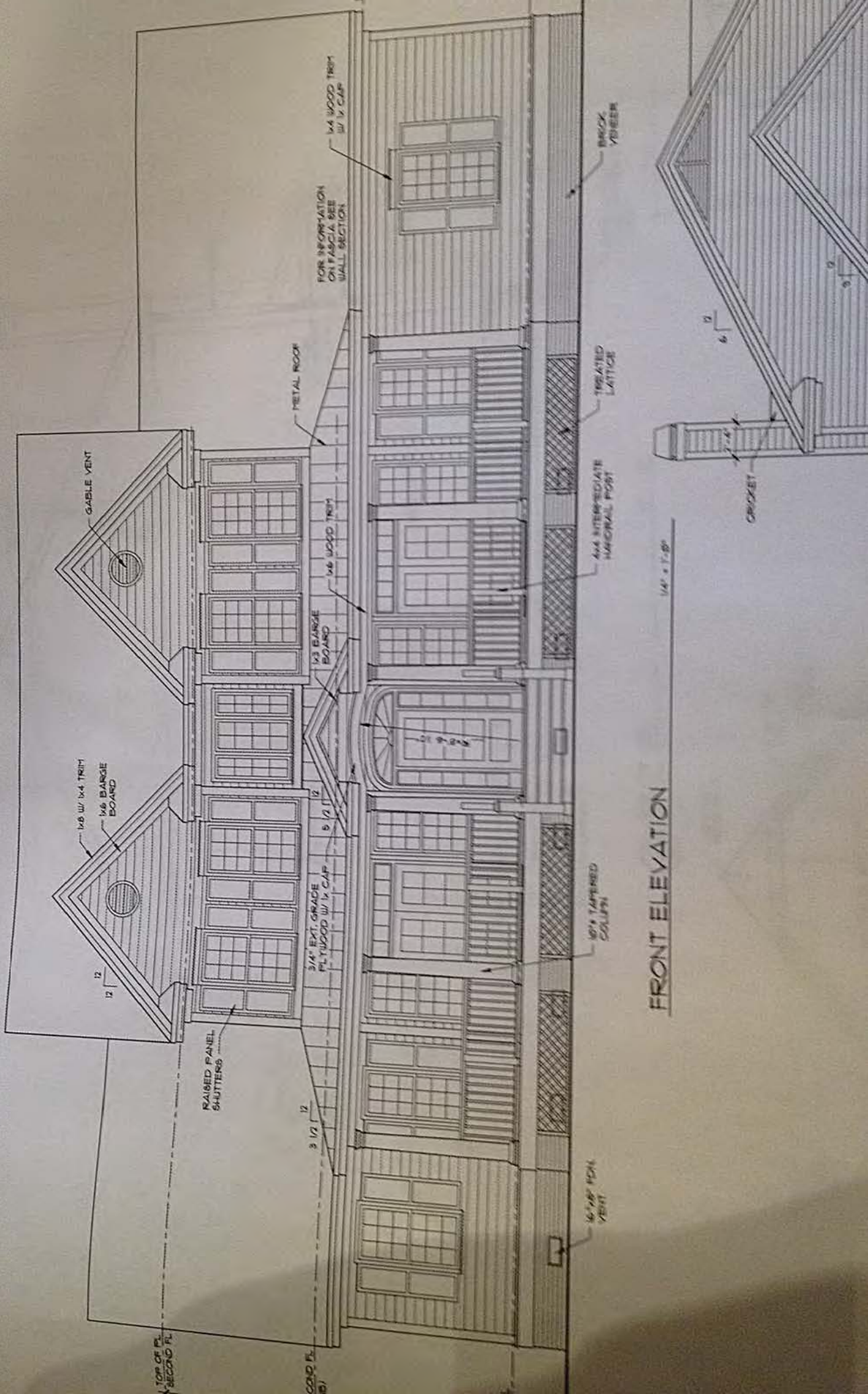
What we present to you to build is in a farmhouse style architecture. With the property being larger than most in the neighborhood and cleared to an open field, we feel as though this architectural style would mesh well with the surrounding property. We can envision sitting on our back porch watching our children playing in the open field while enjoying many family meals together.

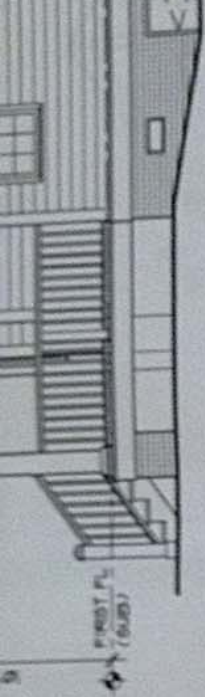
The house will be clad in Hardie-board. It will have brick covered structural piers for the front and rear patios. The plans call for a six-foot porch on the rear; however, we would like to extend this out to 10 feet in order to accommodate our family gatherings on the back porch. The roof will be standard shingles. Windows will be a divided light design, trim and dividers will be white. Most likely a 9-over-9 but we would like to request additional window pane designs that would still be period appropriate. Window shutters will most likely be wooden, possibly a copolymer design that mimics wood. We would like to request the option of using a composite decking for the porches due to increased durability and resistance to rot. The posts on the porch may be painted white or left untreated to match the style of the house. The side-entry garage doors will have a cottage/farmhouse design doors to fit in with design of the house. The driveway will be concrete, stained/tinted, and possibly stamped with a design that would look like

it fits the house. A matching curving sidewalk from the driveway to the front porch will also be installed.

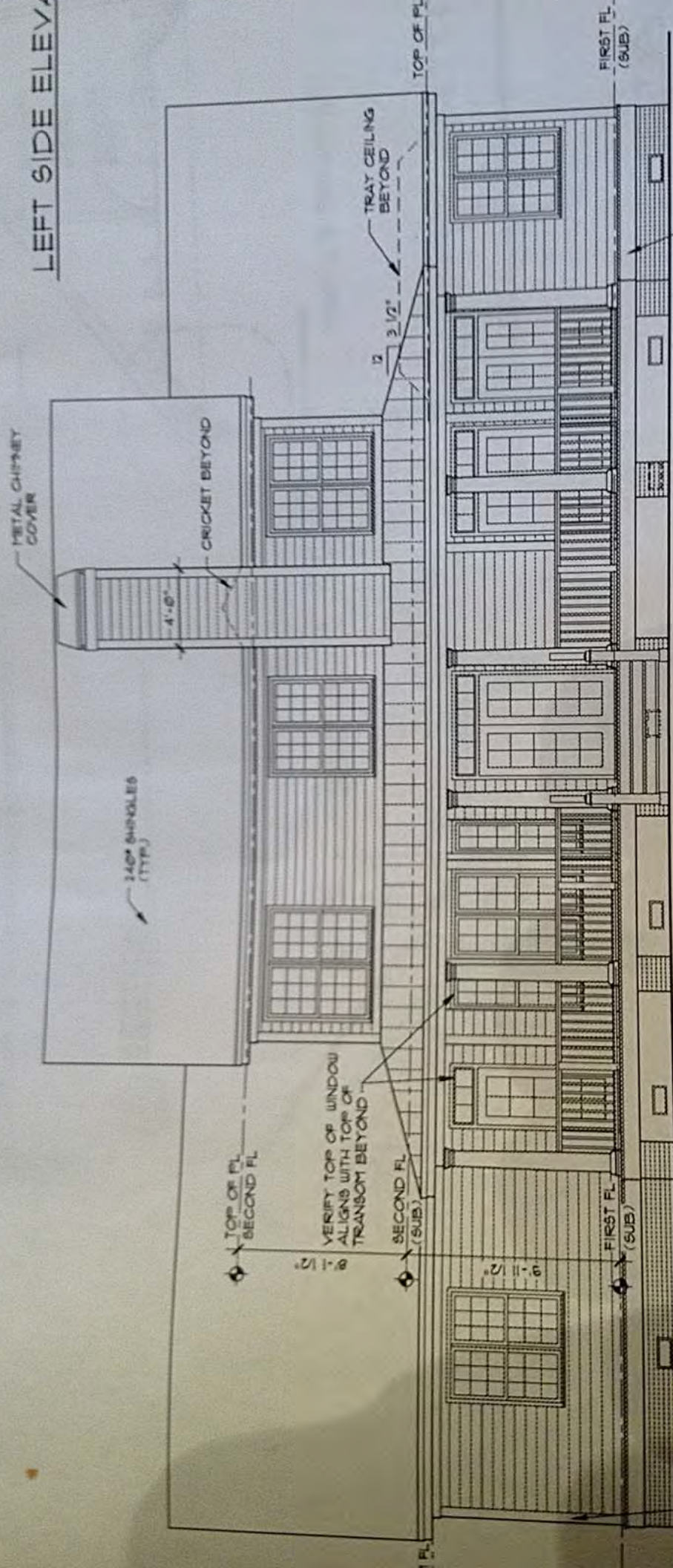
The house would sit at an identical setback of the road and bordering property line as its easterly neighbor. Both distances will be 60 feet. The elevation will be similar to both neighboring houses as they are both two-story houses. The footprint of the house is similar to its neighbors. The house will sit with its front facing the Third Drive.

Visit www.DAGmarketplace.com for information on interior and exterior products





LEFT SIDE ELEVATION

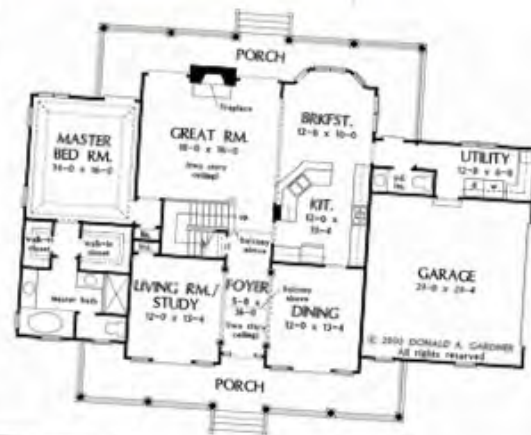


REAR ELEVATION

Visit www.DAGmarketplace.com for info

10721 Third Dr

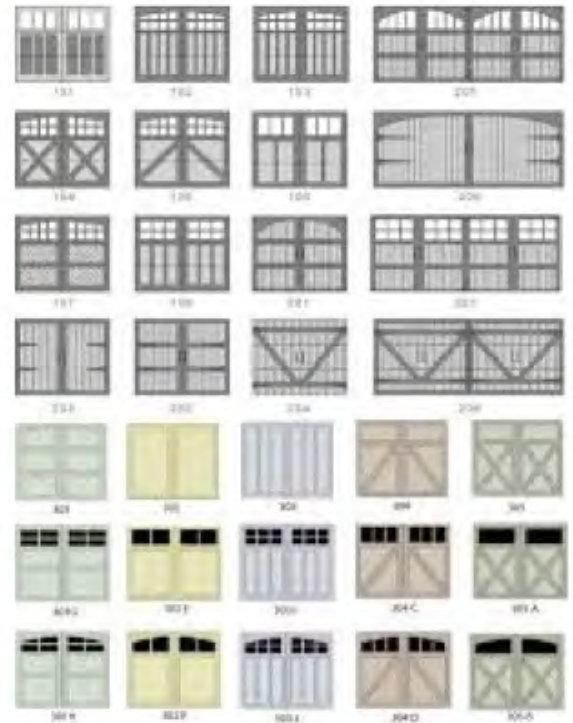
Review for Historical Zoning Consideration



Lucas
and Tosha Moersdorf

10721 Third Dr

1 of 9



DOOR DESIGNS



10721 Third Drive – Garage door examples (carriage house look in metal)



10721 Third Drive – Shutter examples



10721 Third Drive – Deck flooring examples (Trex)

Other House within Historical Zone



10721 Third Dr

Moersdorf