



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

**PROPERTY ADDRESS:** 818 Loop Rd 37922  
**DISTRICT:** Village of Concord HZ

**FILE NO.:** 8-E14-HZ

**MEETING DATE:** 8/21/2014

**APPLICANT:** Daniel Parker Realty Executives (Realtor)

**LEVEL OF WORK:** Level III. Construction of new primary building and Level IV. Demolition of contributing structures

**PROPERTY DESCRIPTION:** Craftsman house (c. 1915) and pole barn (c. 1930)

818 Loop Road. Craftsman. (c.1915). One-story patterned concrete block with brick foundation. Three-over-one double-hung windows. Side-gable roof with lower front gables and asphalt shingle covering. Central, one-half front porch with block balustrade. Interior central brick chimney. Rectangular plan. (C).

806 Loop Road. (c.1930). Pole barn covered with tin sheathing. (Contributing)

► **DESCRIPTION OF WORK:**

Construct a grouping of four 1-story, side-gabled duplexes in the Craftsman style. Integral garages are located in the rear of the units. The proposed driveway has been relocated to the rear of the units at the request of the Concord neighborhood. concept drawing for one of the four duplexes and upon conditional approval will use that theme to design the other three buildings so that they will vary in appearance in order to reduce the appearance of a multi-family housing complex.

Following is a list of exterior materials proposed for the project:

1. Pro Stone from Boral Brick company  
accent stone for pillars on front porch columns
2. Boral Brick. Foundation and brick for pillars on front porch columns  
25 year painted finish "Recoat" is product name  
Shown on brochure (color)
3. CertainTeed Lifetime asphalt shingles  
Weatherwood (color).
4. Simulated divided light window and doors (include shadow bars)  
White (color)
5. Royal Crest Premium Siding  
Pebble Clay (color)
6. Gutters where applicable  
Bronze (color)

► **APPLICABLE DESIGN GUIDELINES:**

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

**NEW CONSTRUCTION**

New buildings should be compatible with surrounding architecture, but their design should recognize



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

**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. . . .

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 buildings.

**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 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 boxlike 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.
4. The placement of door and window openings should be imitated.
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.



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- 9. The materials used for new buildings shall be consistent with existing historic building materials . . .
  - 10. Front elevations shall have a strong sense of entry.
  - 11. The styles and details of historic architecture should not be reproduced.
  - 15. Garages and other outbuildings shall resemble outbuildings that have been historically constructed in the Village of Concord. Their size and construction shall use materials that correspond to the original primary buildings on the lot.
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**COMMENTS:**

The applicant asserts that "the property has been abandoned for all intensive purposes by the owners. They do not live locally and have no intentions of making any improvement to the property." The applicant also asserts that "the materials, although synthetic, were chosen because their appearance closely matches the style of the neighborhood with minimal maintenance and long term aesthetic appeal." The applicant intends to achieve some diversity of style among the units by submitting variations of the housing unit designs to the HZC or to staff for review and approval at a later date.

**STAFF FINDINGS:**

- 1) The parcels for the proposed development contain a c. 1915 Craftsman house and a c.1930 pole barn that were deemed contributing at least as early as the design guidelines were adopted in 2001.
- 2) The two contributing structures are highly deteriorated, but contain material that could be salvaged and reused. The pole barn would be a structure that could be easily located, but the house is of concrete block which would be difficult to dismantle and move without destroying the block.
- 3) The integral garages are located in the rear of the buildings so as not to be seen from the public right-of-way.
- 4) The fiber cement board is an acceptable synthetic material on new construction (noncontributing buildings) as long as the exposure is compatible with that of other Craftsman-era buildings in the district.
- 5) The proposed development site is not within a historic streetscape within Concord Village. It is within a vacant field that does not provide a pre-defined streetscape context; therefore, the consistent setback for the structures will create a new streetscape.
- 6) The proposed Craftsman design and materials meet the Concord Design Guidelines except for one standard in particular that is repeated several different ways throughout the new construction guidelines:

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 . . .

. . .new construction should not imitate a historic style or period of architecture.

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

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**► STAFF RECOMMENDATION:**

Staff recommends:

- 1) Approval of demolition of the existing Craftsman house after quality photo-documentation is provided after removal of the overgrowth and salvage of reuseable material has been conducted, in as much as it is possible.
  
- 2) Denial of demolition of the barn and approval of its relocation on nearby property.
  
- 3) Approval of construction of the four Craftsman-style duplex units with the condition that each unit varies from the other, and that sufficient modern elements are incorporated into the design to distinguish the housing units from authentic Craftsman houses as approved by the HZC or staff.

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

Please print all information

1. NAME OF APPLICANT: Daniel Parker

Address: 10255 Kingston Pike, Knoxville, TN 37922

Telephone: 865-693-3232 E-mail address: daniel@danielsells.com

Relationship to Owner: Real Estate Agent for Buyers

2. NAME OF OWNER: Limon & Pearl Bacon

Address: 613 Crossbridge Circle, Knoxville, TN 37934

Telephone: \_\_\_\_\_ E-mail address: \_\_\_\_\_

3. LOCATION OF PROPERTY: \_\_\_\_\_

Address: 818 Loop Rd., Knoxville TN 37934 Tax ID/Lot/Parcel No: 153BB005

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.)

Demolish delapidated structure on site.  
Build 4 new duplex units.  
Have met with Concord Historical Committee &  
received positive reviews

6. SIGNATURE OF APPLICANT: \_\_\_\_\_ Date: \_\_\_\_\_

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.

<b>FOR STAFF USE ONLY</b>			
Date Received _____	Approved _____	Disapproved _____	Approved As Modified _____
Date Acted On _____			

# M P C

METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

Suite 403 - City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
www.knoxmpc.org

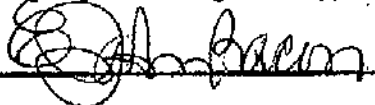
## HISTORIC ZONING COMMISSION OWNER-AUTHORIZATION FOR AGENT

Metropolitan Planning Commission  
City/County Building, Suite 403  
400 Main Street  
Knoxville, TN 37902

**Date:**

By signing this letter below, I/we, the owner(s) of property located at the address of 306 + 818 Long Road, hereby authorize Daniel Parker to act on my(our) behalf with regard to an application to MPC for a Historic Zoning Commission Certificate of Appropriateness on my (our) property.

**Property owner signature(s):**

 (E. Jann Bacon)

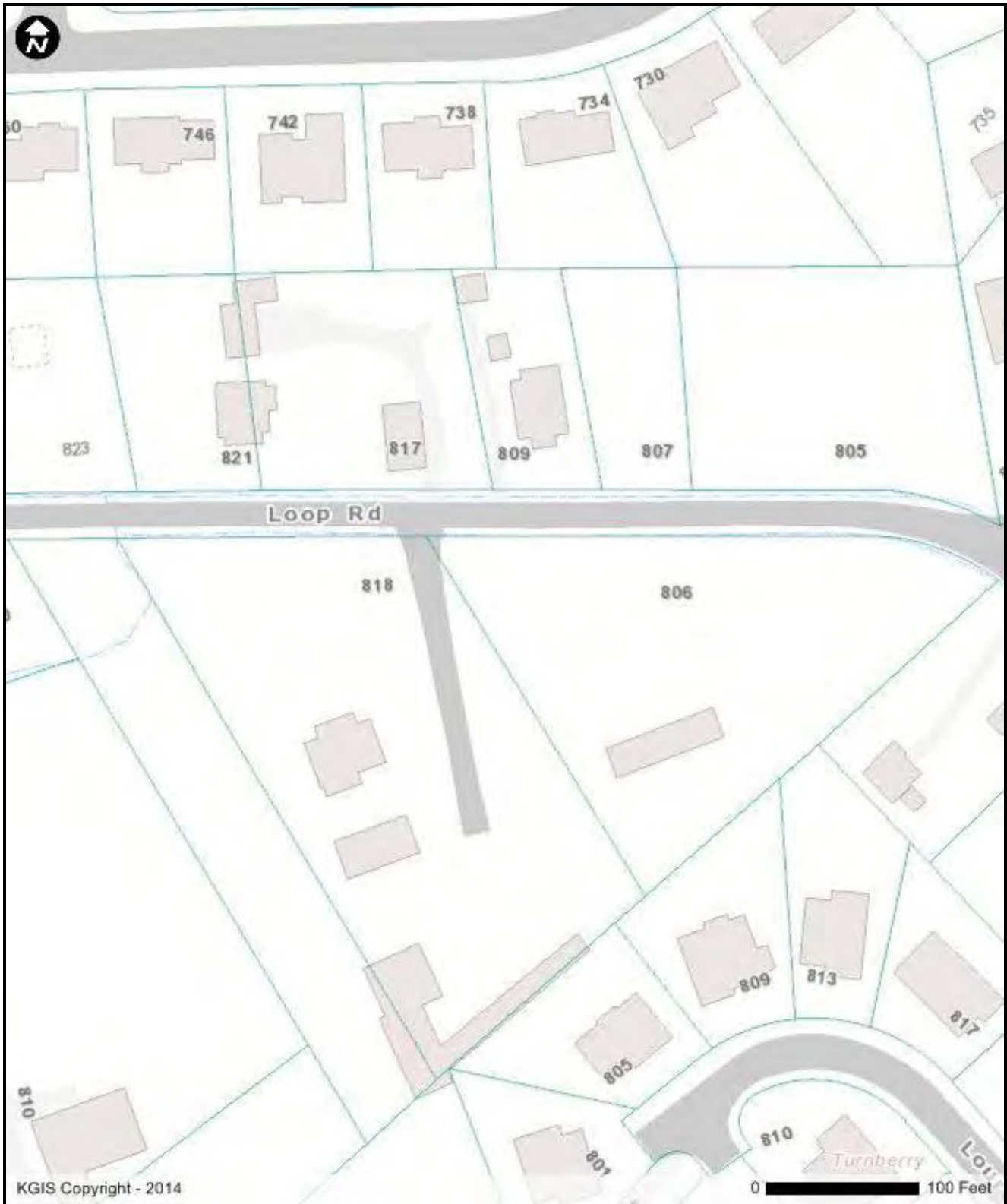
**Property owner contact information:**

Address: 4229 Browning Chase Drive

City, State, Zip code: Tucker, GA 30084-6444

Area code and phone number(s): 770-414-1257

E-mail address: ejbacon@bellsouth.net



### 806-818 Loop Road

Concord HZ

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - [www.kgis.org](http://www.kgis.org)

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Kaye Graybeal &lt;kaye.graybeal@knoxmpc.org&gt;

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## 818 Loop Road

1 message

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**Daniel Parker** <daniel@danielsellshomes.com>  
To: Kaye Graybeal <kaye.graybeal@knoxmpc.org>

Fri, Aug 8, 2014 at 10:19 AM

Hello Kaye,

I would like to share with you the intent to improve the property located at 818 Loop Road. The property has been abandoned for all intensive purposes by the owners. They do not live locally and have no intentions of making any improvement to the property.

I have submitted a concept drawing for one of the four duplexes and upon conditional approval will use that theme to design the other three buildings so that they will vary in appearance in order to reduce the appearance of a multi-family housing complex. I will then submit the designs to the Historic Zoning Commission or to the staff for review and approval at a later date. The proposed driveway location has been relocated to the rear of the units at the request of the Concord neighborhood. The garages are located in the rear of the buildings so as not to be seen from the public right-of-way. The materials, although synthetic, were chosen because their appearance closely matches the style of the neighborhood with minimal maintenance and long term aesthetic appeal.

Following is a list of exterior materials planned to be used on the project.

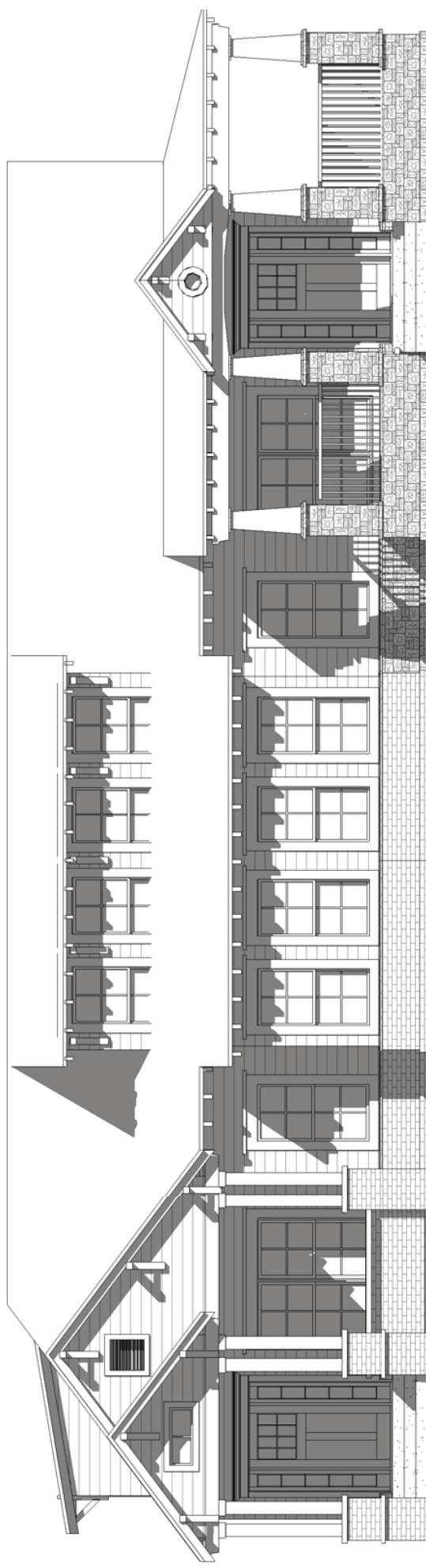
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accent stone for pillars on front porch columns
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25 year painted finish "Recoat" is product name  
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Weatherwood (color).
4. Simulated divided light window and doors. (includes shadow bars)  
White (color)
5. Royal Crest Premium Siding  
Pebble Clay (color)
6. Gutters where applicable  
Bronze (color)

Upon conditional approval I will apply with MPC for zoning approval. I have not yet received the MPC zoning approval, but felt that getting the community approval and Historic Zoning Commission conditional approval prior to that process was paramount. We hope to start the project as soon as all requirements of the Historical Zoning Commission and MPC have been met. We feel that this is a worthwhile project and is the highest and best use for the property.

Regards  
Daniel Parker  
Realty Executives  
10255 Kingston Pike  
Knoxville, TN 37922  
[865-389-6010](tel:865-389-6010)











818 Loop Rd. - House



818 Loop Rd. – House



818 Loop Rd. - House



818 Loop Rd. - House



818 Loop Rd. - House



818 Loop Rd. - House



818 Loop Rd. - House



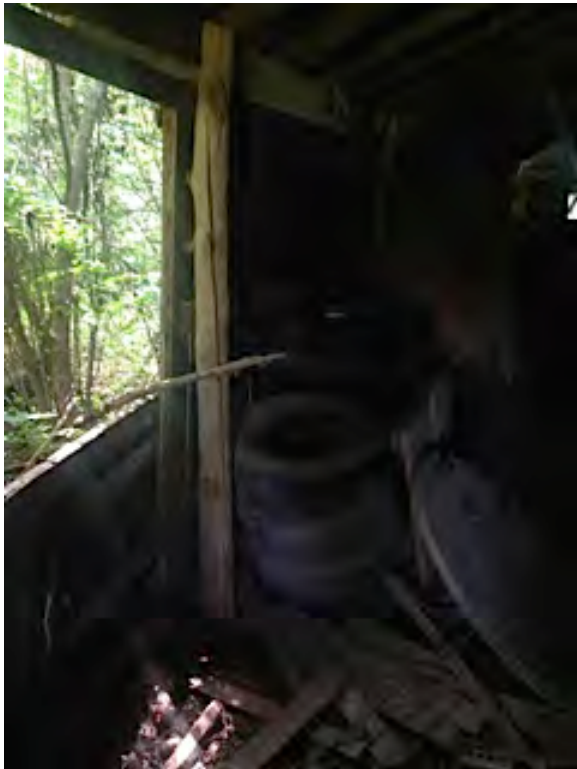
818 Loop Rd. – Barn



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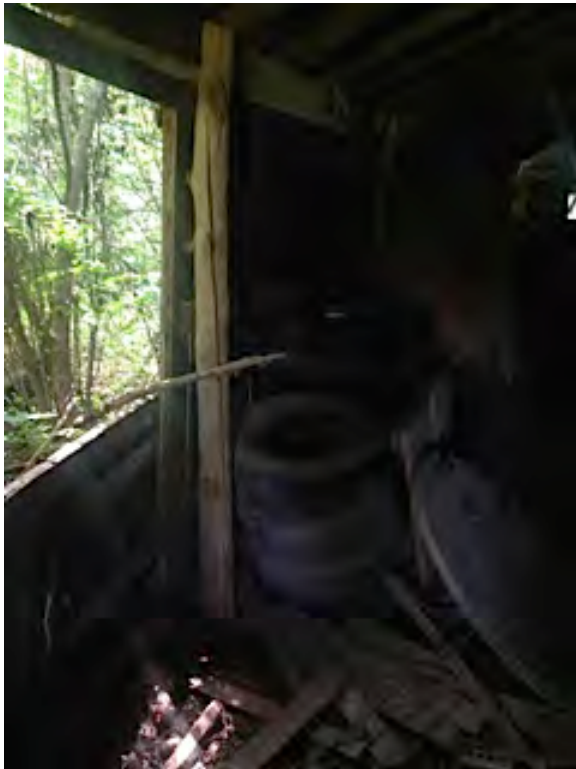
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