



**KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 213 Deaderick Ave 37917
DISTRICT: Mechanicsville H-1

FILE NO.: 2-D-15-HZ

MEETING DATE: 2/19/2015
APPLICANT: Scott Sherrill (owner)
LEVEL OF WORK: Level II. Construction of addition or outbuilding

PROPERTY DESCRIPTION: Queen Ann (c. 1890)

Two-story frame with weatherboard wall-covering. Hip-roof with lower cross-gables and asphalt shingles, multi-patterned imbricated shingles and stylized keyhole window in gable end. Double-hung one-over-one windows, paired on front projection with arched wood lintels with diamond-shaped wood trim applied in arch. One-story wrap-around front porch and round replacement columns. Interior offset brick chimney. Brick foundation. Irregular plan. (contributing)

► **DESCRIPTION OF WORK:**

ACCESSORY STRUCTURE

The proposed structure is a 525 sf accessory building. The primary structure for the building will be 2x4 wood-stud framing on at-grade concrete slab foundation. The building will be covered by a shed roof sloping at 2:12 and will be finished with asphalt roofing shingles to match the existing residence. The roof structure will have exposed rafter tails and eave overhangs. The exterior walls are to be clad using 4-inch fiber cement board siding. Corners, window and door openings will be trimmed using fiber cement board. All doors, door frames and window frames are to be wood construction. The doors will be built with visible cross-bracing and angle-bracing. Gutters and downspouts along the rear of the building to match that of the existing residence in color, finish and shape. A pervious gravel walkway will be installed in front of the structure. The front landing or pad underneath the overhang of the building is proposed to be either concrete or composite board material.

FENCE

In addition, we propose to add an 8-foot tall fence around the back yard to include the side yard up to the front of the house, but not extend beyond the front of the house. The fence will be made of horizontal cedar planks that are between 2 and 6 inches wide. The fence will have small gaps between the horizontal planks.

► **APPLICABLE DESIGN GUIDELINES:**

Mechanicsville Design Guidelines, adopted by the Knoxville City Council on September 20, 2011.

SECONDARY STRUCTURES

Auxiliary or outbuildings were very common in Mechanicsville, although many of them have deteriorated and have been demolished. They served a variety of purposes, including storage, and after the first decade of the 20th century, garages. It is acceptable to construct new outbuildings to the rear of Mechanicsville lots, but they should be simply designed as were the originals.



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1. The design of outbuildings shall acknowledge and suggest the function of original outbuildings that would have been located in the neighborhood.

2. The design of features like garage doors that face the street must mimic carriage house doors from an era consistent with the primary building on the lot.

3. Garages and outbuildings must be located behind the primary building at the rear of the lot.

4. Design characteristics and materials used in constructing new outbuildings or accessory buildings must be selected from among those on this list:

- a roof pitch consistent with the primary building on the lot
- overhanging eaves
- exposed rafter tails
- wood windows
- wood lap siding with a four inch lap board and batten
- concrete siding hung to emulate four-inch lap siding or used as board in board and batten masonry, but not exposed concrete block or split-face block

FENCES

"Fences were made of wrought iron or wood with shaped pickets."

G. Rules for Fences and Walls

1. Masonry retaining walls shall be retained and repaired or reinstalled.
2. Fences should be wood or wrought iron.
3. Fences should be no taller than 42 inches (3.5 feet) in areas visible from the streets of the neighborhood.

COMMENTS:

The applicant notes that there are several fences in the district taller than 7 feet but using vertical board. These fences were not approved by the HZC. The applicant states that the horizontal boards allow more light and sight



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through and have far less of the "fortress" feel.

STAFF FINDINGS:

- 1) The exposed outbuilding features traditional doors with crossbracing, shed roof, and exposed rafters to allude to a chicken coop. The rectangular shape also alludes to the shape of a chicken coop.
- 2) The dimensions of the fiber cement board siding are compatible with that of the wood siding on the house.
- 3) The clerestory windows are a modern interpretation of those that would have been utilized on a chicken coop.
- 4) The location is in the rear portion of the rear yard, but extends nearly the entire width of the yard which is not historically typical.
- 5) The design guidelines list wood windows as appropriate for accessory structures in the district.
- 6) The fence will be visible from the public right-of-way since it will include the side yard.
- 7) The guidelines state that fences in areas visible from the streets of the neighborhood should not be more than 42 inches (3.5 feet) tall.
- 8) There are ways to reduce the impact of an 8-foot-tall fence with fence toppers as shown in the attached googled images.

► **STAFF RECOMMENDATION:**

Staff recommends approval with the following conditions: 1) the landing in front of the building to be treated lumber or composite boards to mimic wood; 2) the structure be shortened and/or moved to one side so that it doesn't expand across the entire width of the back yard; 3) the fence be of vertical wood boards; and 3) the fence be lowered to 42" in height where it extends toward the front wall of the house, beyond the rear plane of the house.

Certificate (File) No: 2-D-15-112

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

Please print all information:

PAID

1. **APPLICANT NAME:** Scott Sherrill
Address: 213 Deaderick Avenue, Knoxville, TN 37921
Telephone: 931-267-1738 E-mail address: sbs.scottsherrill@gmail.com
Relationship to Owner: Owner

2. **OWNER NAME:** See #1
Address: See #1
Telephone: See #1 E-mail address: See #1

3. **LOCATION OF PROPERTY:**
Address: 213 Deaderick Ave, Knoxville 37921 Tax ID/Lot/Parcel No: 044KD023

4. **LEVEL OF WORK** (circle Level)

- Level I Routine repair; replacement of deteriorated materials in-kind; removal of artificial siding; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure or a late addition; renewal of COA
- Level II** Major replacement of materials or architectural elements; construction of an addition or outbuilding
- Level III Construction of a new primary building; subdivision of individually designated 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.)

Description of work and all requested information, including site plan and elevation drawings, sent via email to Kaye Graybeal at email listed in footer below

6. **SIGNATURE OF APPLICANT:** [Signature] Date: Jan. 27, 2015

Incomplete applications cannot be accepted.

Mail application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902; or Fax: (865) 215-2068; or E-mail to Kaye.Graybeal@knoxmpc.org
Phone: (865) 215-3795

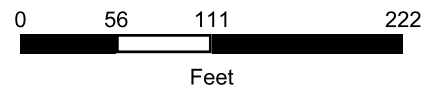
FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			



213 Deaderick Avenue

Old Medhanicsville H-1

My Notes



Feet

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213 Deaderick Avenue



03/06/2014

Project Description

Accessory Structure and Fence to:
213 Deaderick Avenue
Mechanicsville Neighborhood
Knoxville, TN 37921

STRUCTURE

The proposed structure is a free-standing 525 sf accessory storage and office space to a private residence in Historic Mechanicsville Neighborhood.

The primary structure for the building will be 2x4 wood stud framing on concrete slab on grade foundation. The building will be covered by a shed roof sloping at 2:12 and will be finished with asphalt roofing shingles to match the existing residence. Exposed rafter tails and eave overhangs will be featured to reference historic detailing.

The exterior walls are to be clad using 4" Hardie Lap Siding over Zip sheathing. Corners, window and door openings will be trimmed using Hardie Trim. All colors will be made to match the scheme of the existing residence.

All doors, door frames and window frames are to be wood construction. The doors will be built with visible cross-bracing and angle-bracing, reminiscent of a door to a carriage house or chicken coop. The siding to match the color and style of the house (though not the material) will reinforce the function of the building as an accessory structure to the primary residence.

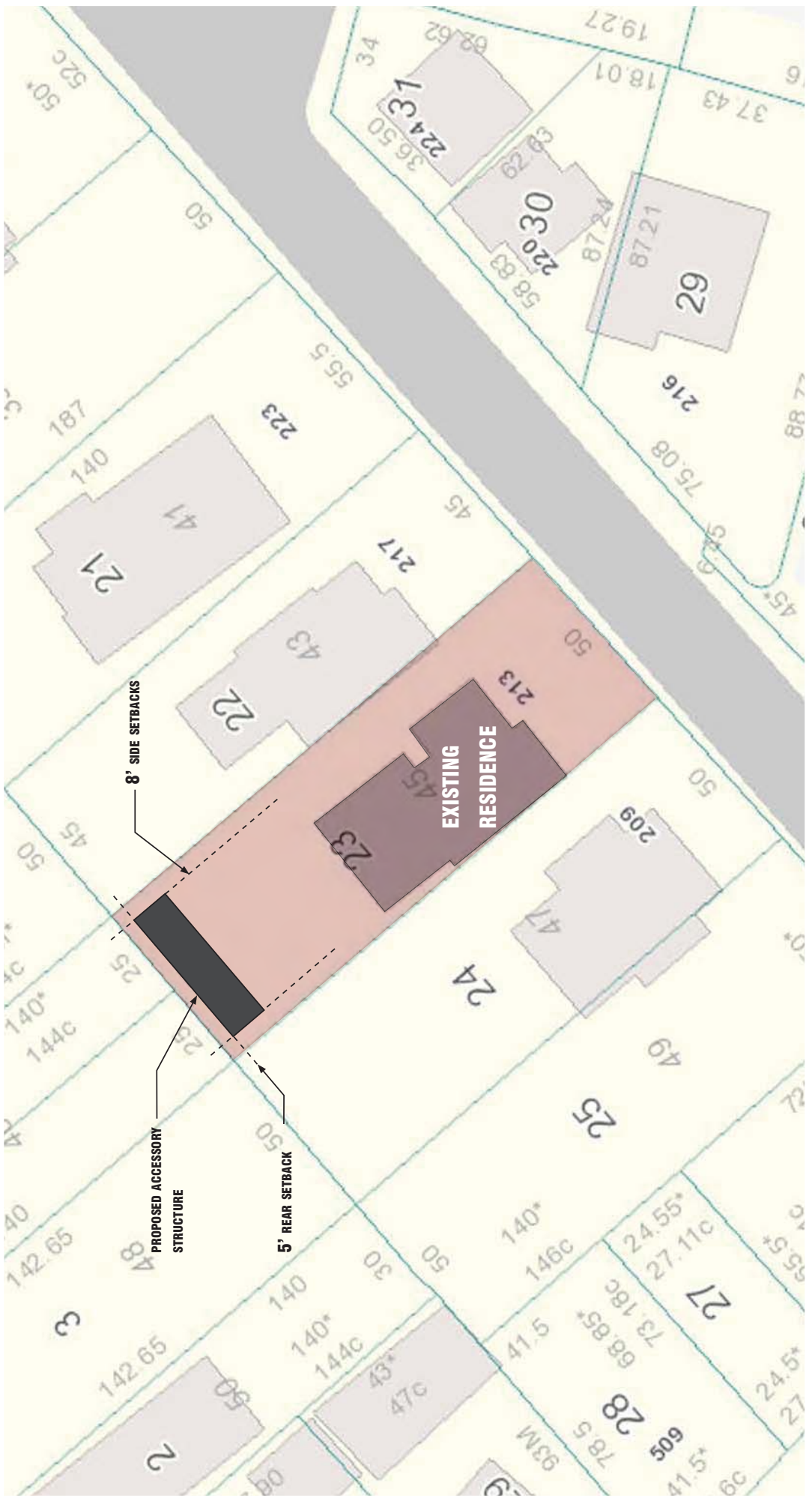
Gutters and downspouts along the rear of the building to match that of the existing residence in color, finish and shape. A pervious gravel walkway will be installed in front of the structure.

FENCE

In addition, we propose to add a fence around the back yard. The fence will be made of horizontal cedar planks that are between 2-6 inches wide. The fence will have small gaps between the horizontal planks to allow light and airflow and to avoid feeling closed off. Send concurrently with this project narrative are 4 pictures of potential fences fitting this description.

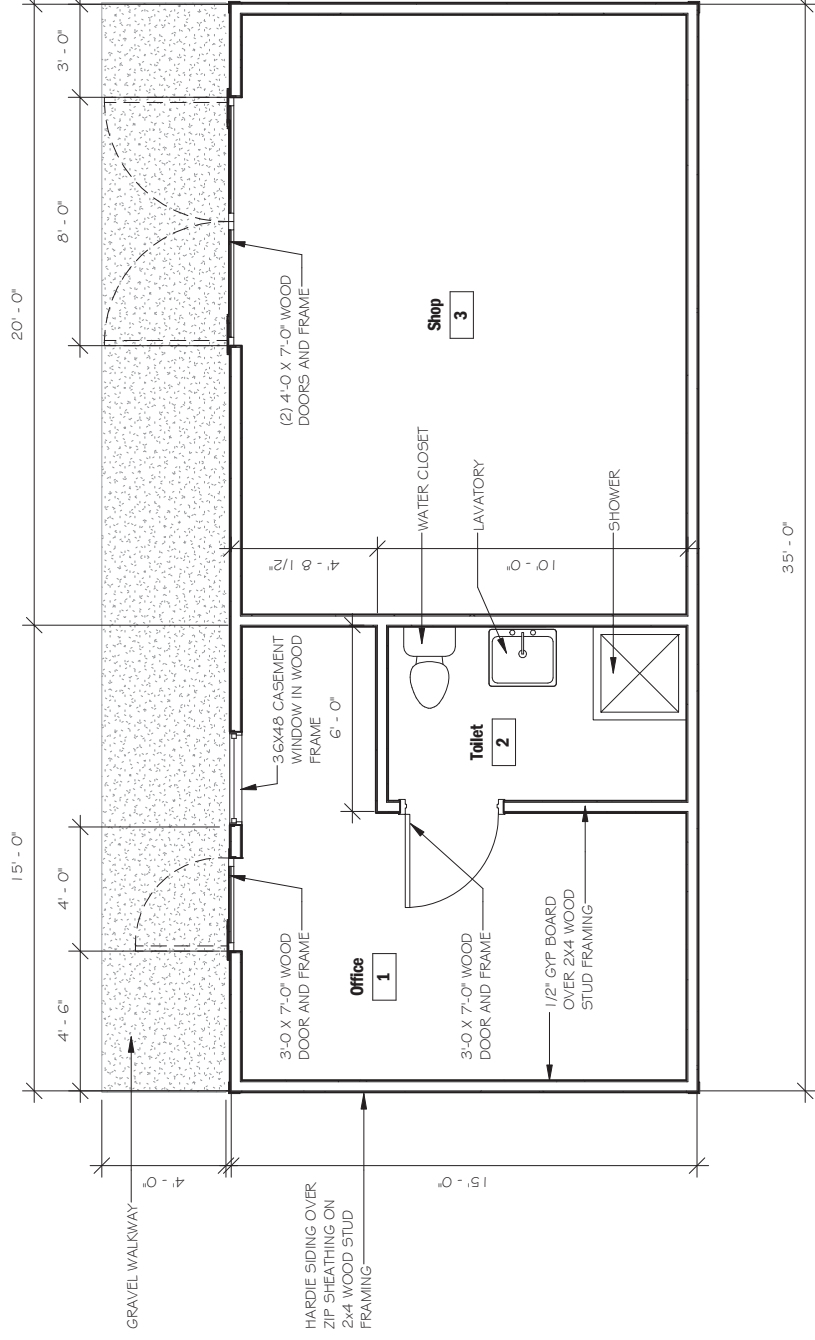
We anticipate the maximum height of the fence to be 7 feet. As per the guidelines, the fence will not extend past the front of the house. We will have gates on both sides of the house to access the back yard.





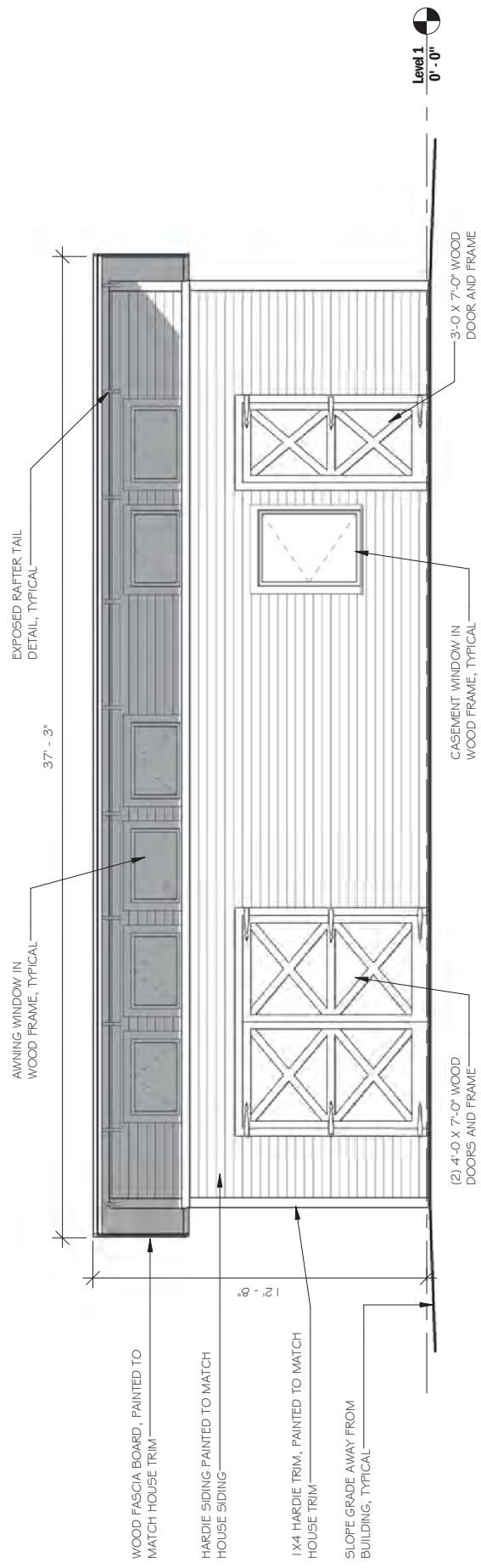
SITE PLAN

**213 DEADERICK AVE
MECHANICSVILLE NEIGHBORHOOD
KNOXVILLE, TN 37921**



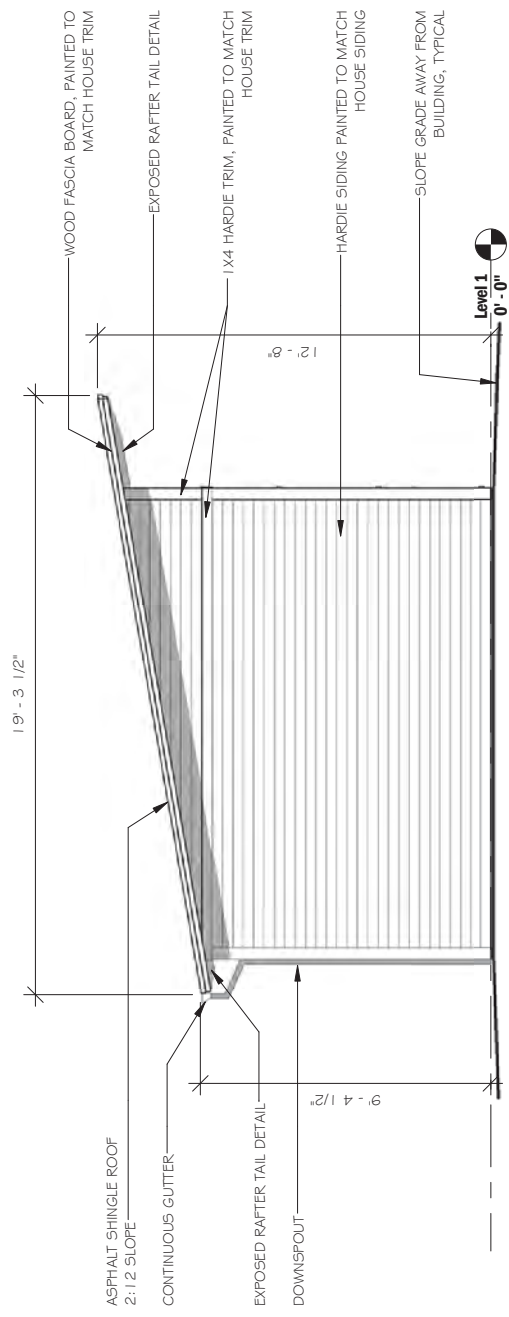
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FLOOR PLAN



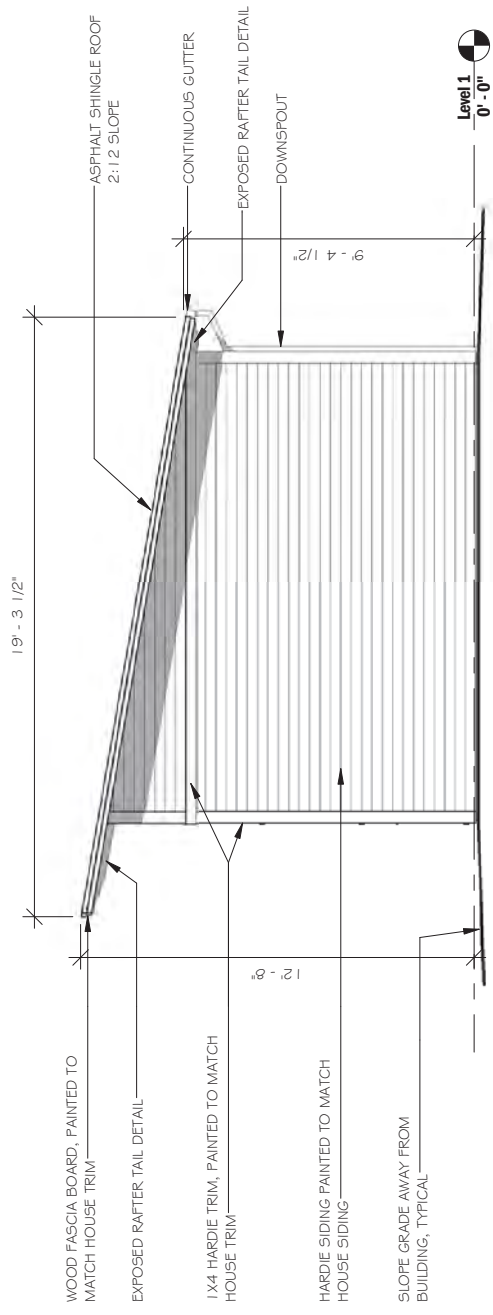
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KNOXVILLE, TN 37921

SOUTHEAST ELEVATION



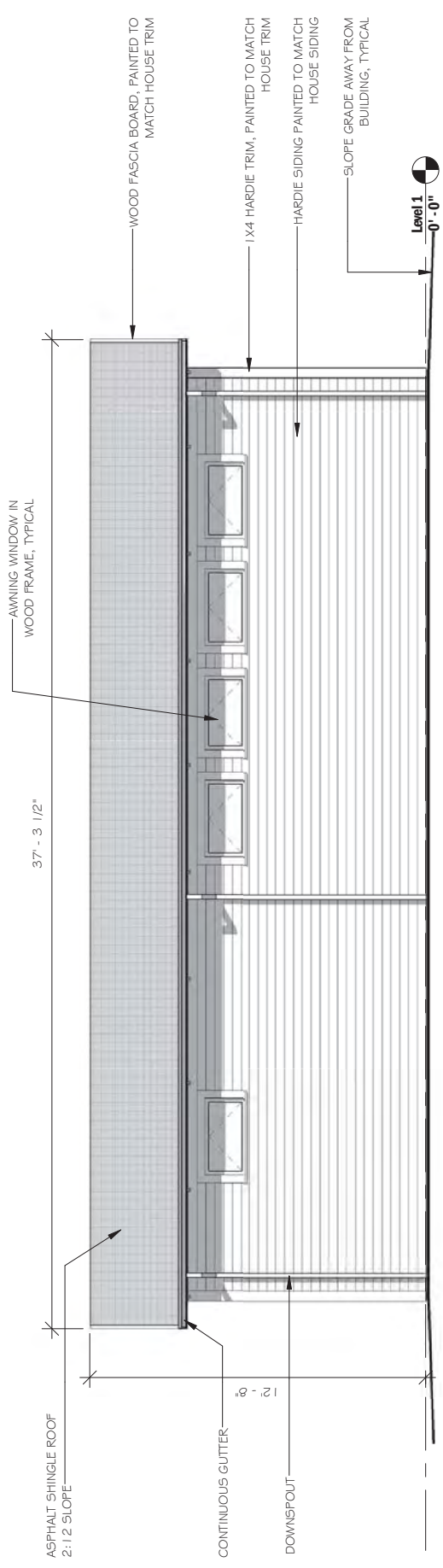
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SOUTHWEST ELEVATION



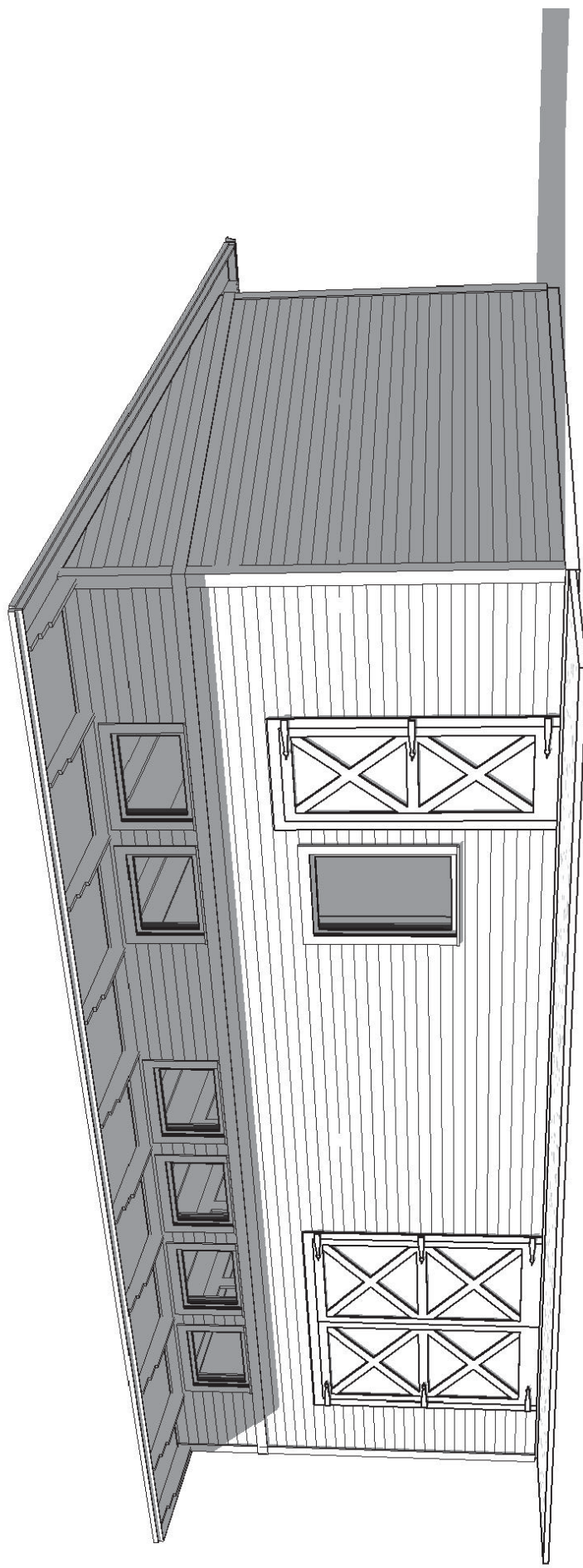
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NORTHEAST ELEVATION



213 DEADERICK AVE
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NORTHWEST ELEVATION



213 DEADERICK AVE
MECHANICSVILLE NEIGHBORHOOD
KNOXVILLE, TN 37921



213 Deaderick – Fence 1



213 Deaderick – Fence 2

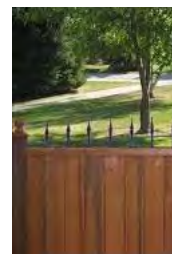
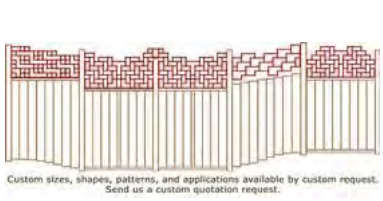
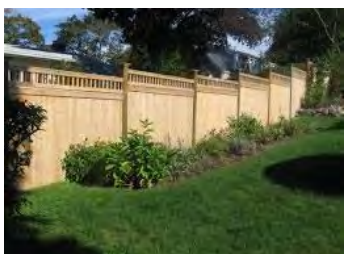
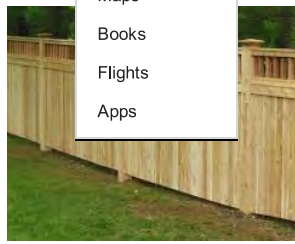


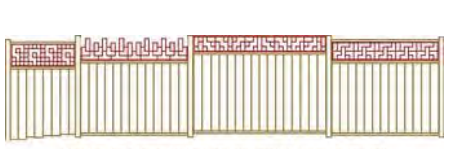
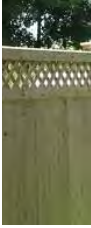
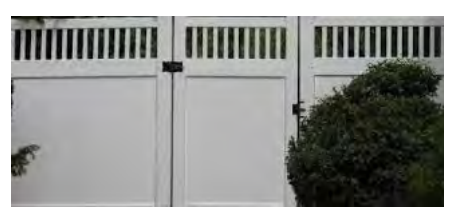
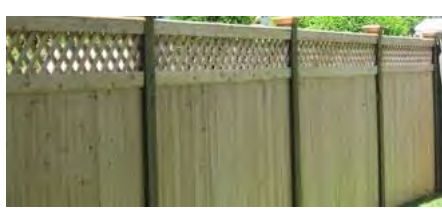
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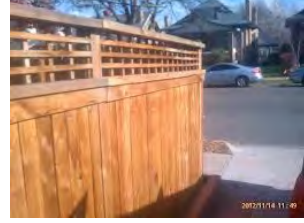
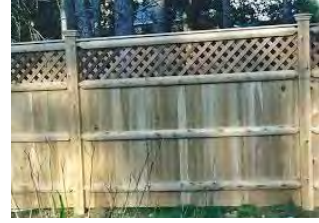
213 Deaderick – Fence 4

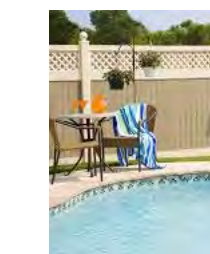
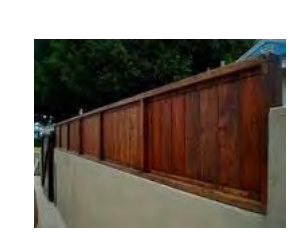
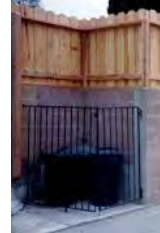
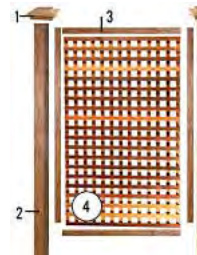
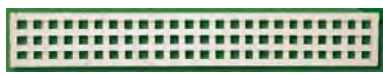
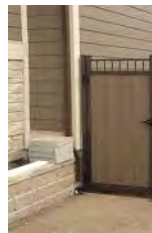
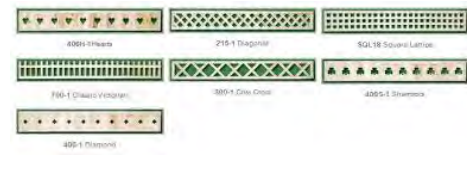
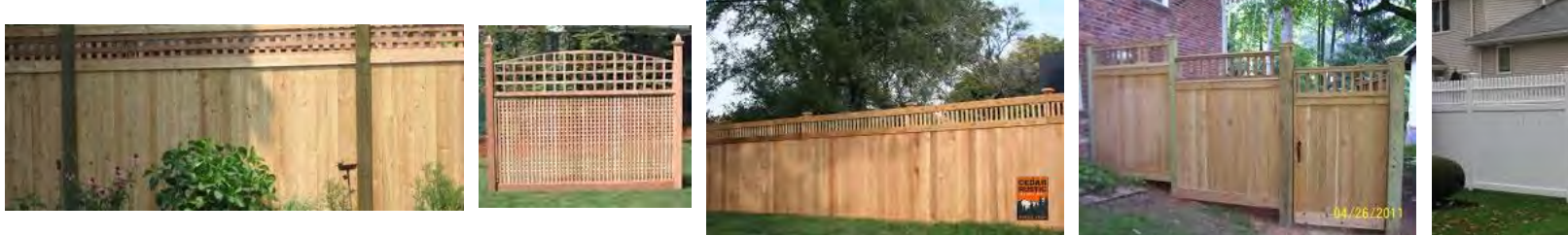
- Maps
- Books
- Flights
- Apps

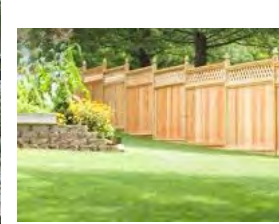




Standard fence top patterns and sizes available in our online store



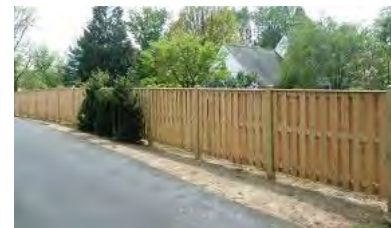




Std good neighbor fence with arch cut in an extra 2x6 above Std arbour and the gate build to match with an insert



TOP SELLER!



Empress of Dirt



