



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

**PROPERTY ADDRESS:** 10715 Third Dr  
**DISTRICT:** Village of Concord HZ

**FILE NO.:** 2-E-15-HZ

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**MEETING DATE:** 2/19/2015

**APPLICANT:** Lucas and Tosha Moersdorf (owner)

**LEVEL OF WORK:** Level II. Major repair or replacement of materials or architectural elements

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**PROPERTY DESCRIPTION:** new constuction approved 8/21/ 2014

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► **DESCRIPTION OF WORK:**

Install poured concrete as porch floor on front and rear of house to be constructed, approved 2014.

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► **APPLICABLE DESIGN GUIDELINES:**

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

3. New buildings constructed in the Village of Concord shall contain front porches large enough to provide seating. . .Details such as columns, posts, piers, balustrades and porch flooring and ceilings shall be built with materials that are consistent in appearance with historic materials.

4. A wooden porch floor shall not be replaced with concrete, brick or other masonry materials. These floors can retain moisture and eventually damage the building.

Design guidelines for the Village of Concord reflect the building materials that are commonly available when they were written. New materials, including siding, windows, roofing, painting and other items, are continuously introduced. As they become available, each of these materials is advertised as the solution to some types of maintenance problems (i.e., painting) or the "new" material that is better than what it is supposed to replace. Please be wary of any of these introductions. For one thing, older materials have been time tested in actual applications. We know what paint will do, or wood siding, or wood windows, or other kinds of building materials. Unless they are revivals of old, time-tested materials, we don't always know what damage the new ones will do over time, or how they will hold up.

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**COMMENTS:**

**STAFF FINDINGS:**

1. The proposed porch floors are for new infill construction approved by the HZC 8/21/2014.

2. A wooden tongue-and-groove floor for the front porch was included in the approval by the HZC for this new construction . The front and back porch floors were requested to be a composite material as an alternative to wood flooring; however, specifications or samples were not provided to the HZC so the alternative material was not reviewed.



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3. Some concrete porch floors exist within the Concord Historic District; however, staff has not been able to find a record of approval for these porches, so they are likely either grandfathered as having existed before the district was established (such as at 10801 Lake Ridge), or the concrete was utilized without approval.

4. A concrete slab for a rear patio that is not structurally connected to the house may not be inappropriate, but a concrete floor for a porch on the front or rear of a house does not allude to the tongue-and-groove or board flooring that was historically typical.

5. A concrete slab porch can retain moisture and damage a stick-built wood structure if the concrete abuts the building

6. A composite made of 95% recycled materials (wood, sawdust and plastic) is available and purports to require lower maintenance than wood and can be manufactured in a smooth finish to somewhat mimic tongue-and-groove flooring.

7. The houses in the Concord HZ district are situated with deeper setbacks than in urban areas, so an alternative material such as the afore-mentioned composite for the porch floor is appropriate for new construction since it would be difficult to discern the difference between it and wood from the planned 60-foot setback distance. A concrete porch would not adequately simulate wood tongue-and-groove from that distance.

► **STAFF RECOMMENDATION:**

Staff recommends denial of a concrete porch floor based on the staff findings and design guidelines. Approval is recommended for a composite material that adequately simulates wooden tongue-and-groove.

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

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

Please print all information:

PAID

1. **NAME OF APPLICANT:** Lucas + Tosha Moersdorf

Address: 10725 Third Dr

Telephone: 865-809-5795 E-mail address: lucasmorsdorf@yahoo.com

Relationship to Owner: OWNER

2. **NAME OF OWNER:** Lucas + Tosha Moersdorf

Address: 10725 Third Dr

Telephone: 865-809-5795 E-mail address: lucasmorsdorf@yahoo.com

3. **LOCATION OF PROPERTY:**

Address: 10715 Third Dr 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; renewal of COA

Level II Major replacement of materials or architectural elements; construction of 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.)

new construction - wanting concrete porches on the front and back of the house

6. **SIGNATURE OF APPLICANT:** Tosha Moersdorf Date: 1-28-15

Return 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. **Incomplete applications will not be accepted.**

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Date Acted On			



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### 10721 Third Drive

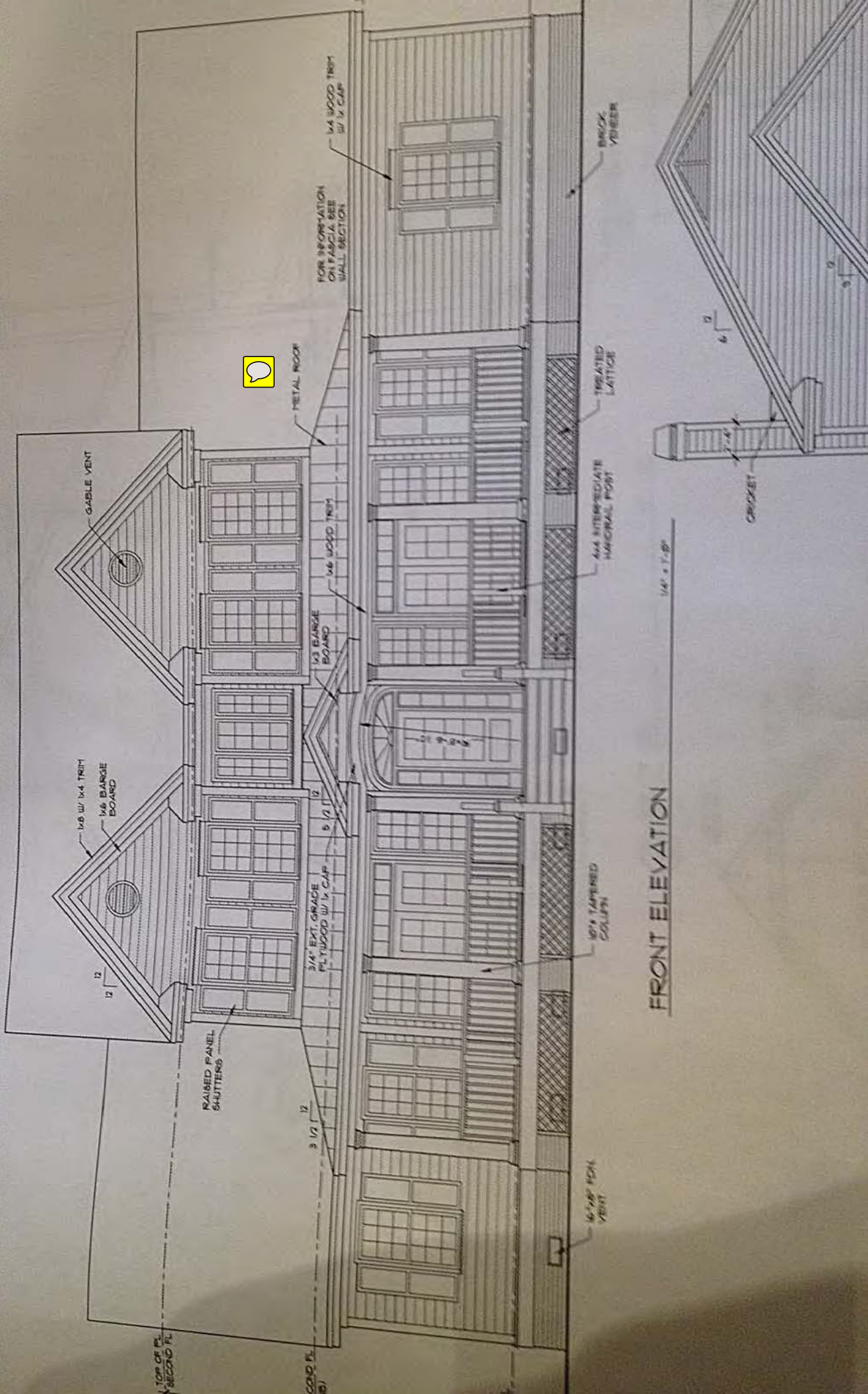
Concord Village Historic District (HZ)

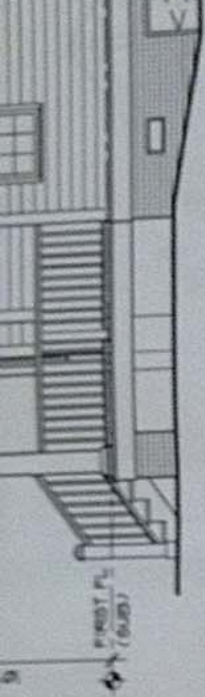
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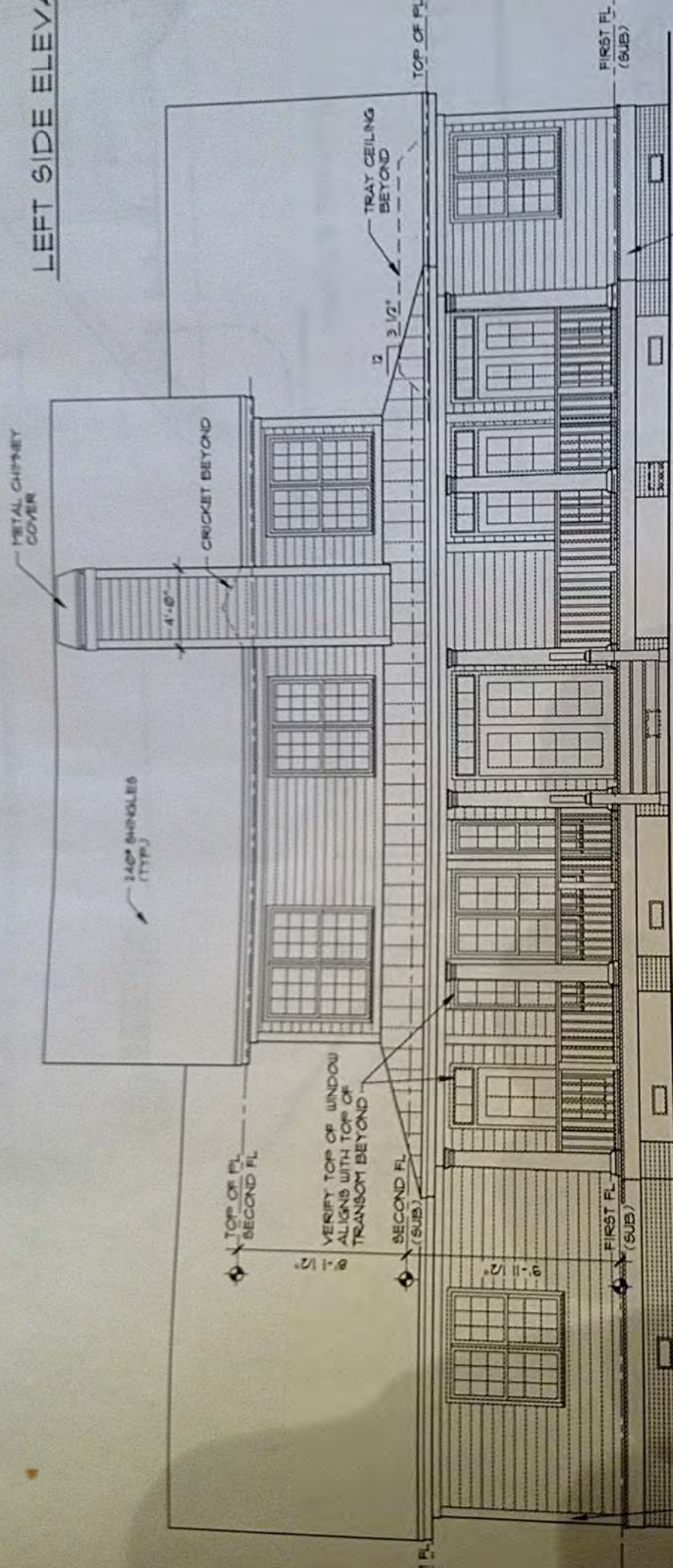
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LEFT SIDE ELEVATION



REAR ELEVATION

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10721 Third Drive, Concord Village porch example with board shutters, square posts, square balustrade, tongue-and-groove porch floor