



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

PROPERTY ADDRESS: 800 N 4th St 37917

FILE NO.: 6-D-15-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 6/18/2015

APPLICANT: Gerry Moll 4th and Gill Neighborhood Association (member)

LEVEL OF WORK: Level II. Construction of addition or outbuilding

PROPERTY DESCRIPTION: Queen Ann (altered) (c. 1880)

Two and one-half-story frame with aluminum siding. Asphalt shingle roof covering onhiop roof with lower cross-gables. Replacement double-hung windows. One-story shed-roofed front porch replaced by covered stoop. Brick foundation. Irregular plan. Contributing.

► **DESCRIPTION OF WORK:**

Construct 8' x12' frame side-gabled shed on piers. Cladding to be engineered composite panels with 2-inch battens applied over the vertical reveals to appear as board and batten sheathing. Entry door with board and batten to be centered on side. Shed to be situated in the rear corner of the back yard that is farthest from Gill Avenue with a 5-foot setback from the rear and side lot lines. Roof to have a 8/12 roof pitch and to be sheathed in asphalt shingles. No windows are proposed. Lattice work is to fill in between the foundation piers.

► **APPLICABLE DESIGN GUIDELINES:**

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999. Auxiliary or outbuildings were often used in the Fourth and Gill neighborhood. Typical outbuildings would have included carriage houses or servants' quarters, often taller than one story and built with steeply pitched gable roofs, or combined gable and shed roofs, with weatherboard or board and batten wall covering. Smaller work sheds were also common in Fourth and Gill.

COMMENTS:

The lot is 50' wide x 150. The required side setbacks in an O-1 zoning district are 20 feet. A BZA variance is needed for 5-foot rear and side setbacks.

STAFF FINDINGS:

1. The shed is a typical size and shape for the historic district.
2. The side gabled roof at 8/12 is a typical form and pitch for the historic district.
3. The proposed composite vertical sheathing will adequately simulate board and batten with 2-inch battens placed over the panel seams.
4. Placement in the rear corner of the yard away from the side street with 5-foot side and rear setbacks is a typical placement for outbuildings in the district.
5. There are not structures located on lots adjacent to this corner.

► **STAFF RECOMMENDATION:**

Approval of the shed contingent on BZA approval of setbacks and any other dimensional variances as needed.

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

Please print all information:

1. APPLICANT NAME: Geppy Moll

Address: 816 Gatz St 37917

Telephone: 420-239-0506 E-mail address: geppymoll@mac.com

Relationship to Owner: board member

2. OWNER NAME: Historic Fourth & Gill Neighborhood Association

Address: PO Box 3845 Knoxville 37927-3845

Telephone: 865 898 1809 E-mail address: lizupchurch@gmail.com

3. LOCATION OF PROPERTY:

Address: 800 N. Fourth St 37917 Tax ID/Lot/Parcel No: 082 pa 011

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.)

addition of a shed in the backyard of
800 N. Fourth St shed is 10'x10'

6. SIGNATURE OF APPLICANT: Geppy Moll Date: 5/31/2015
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 Kave.Graybeal@knoxmpc.org
Phone: (865) 215-3795

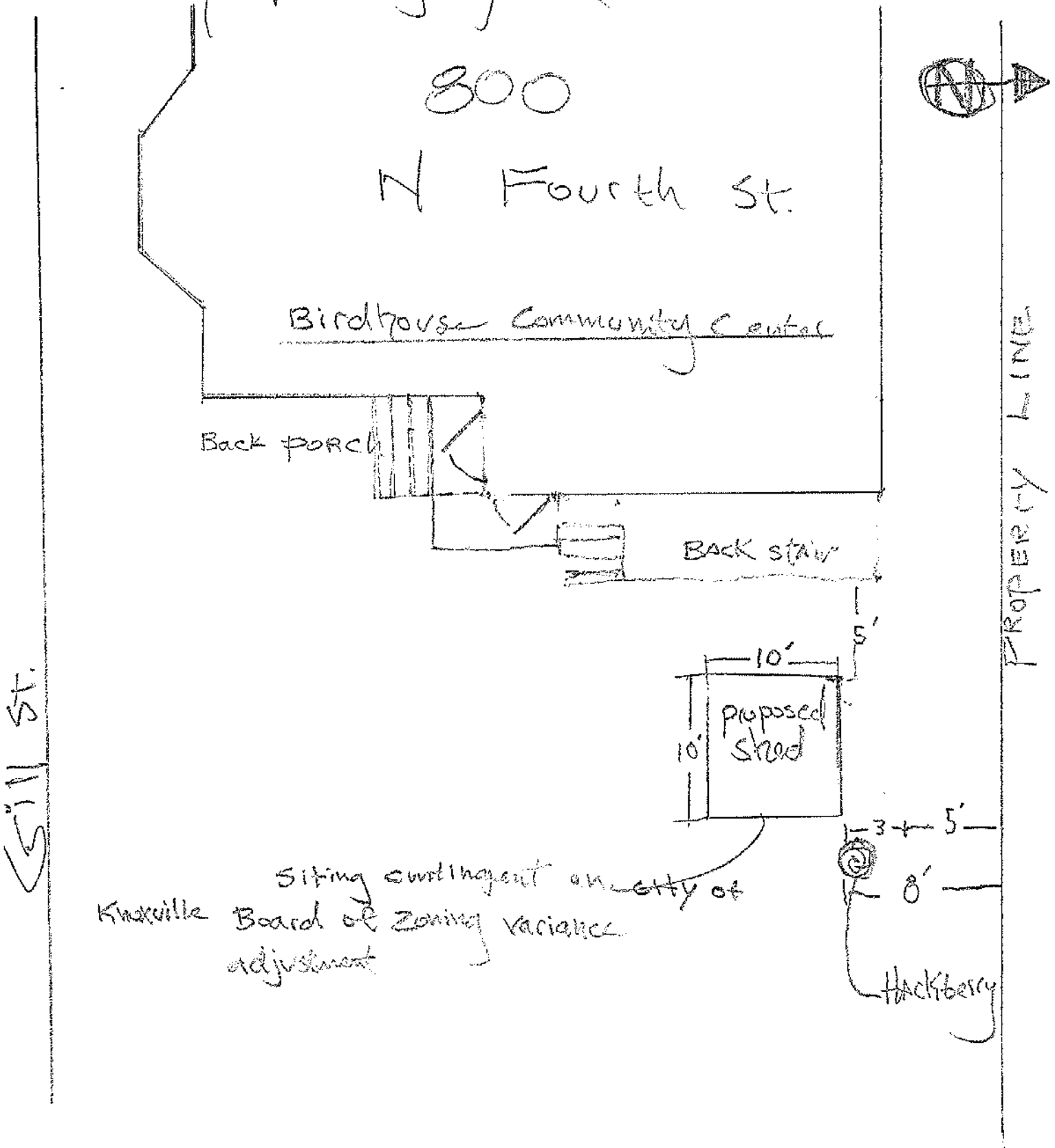
FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			

BIRDHOUSE & Fourth & Gill Neighborhood Shed

Site Plan

5/31/2015

Garry Moll garrymoll@mar.com 480-239-9506



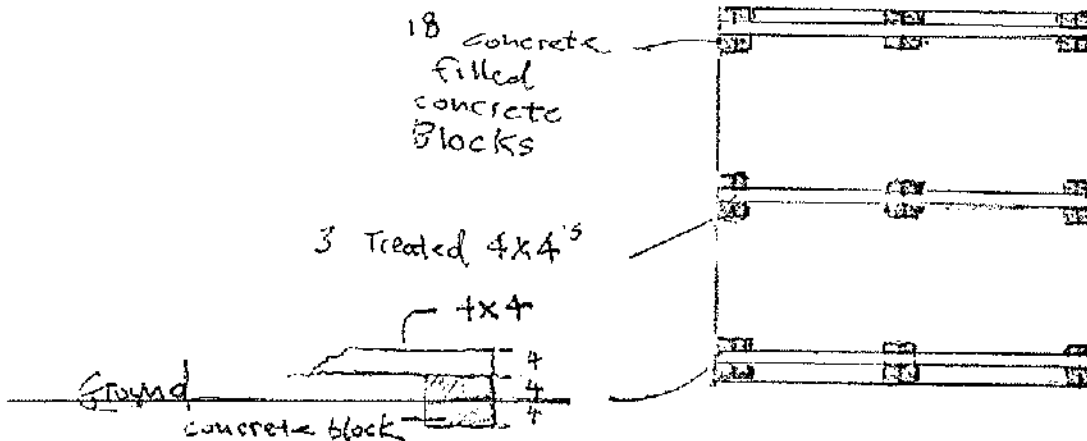
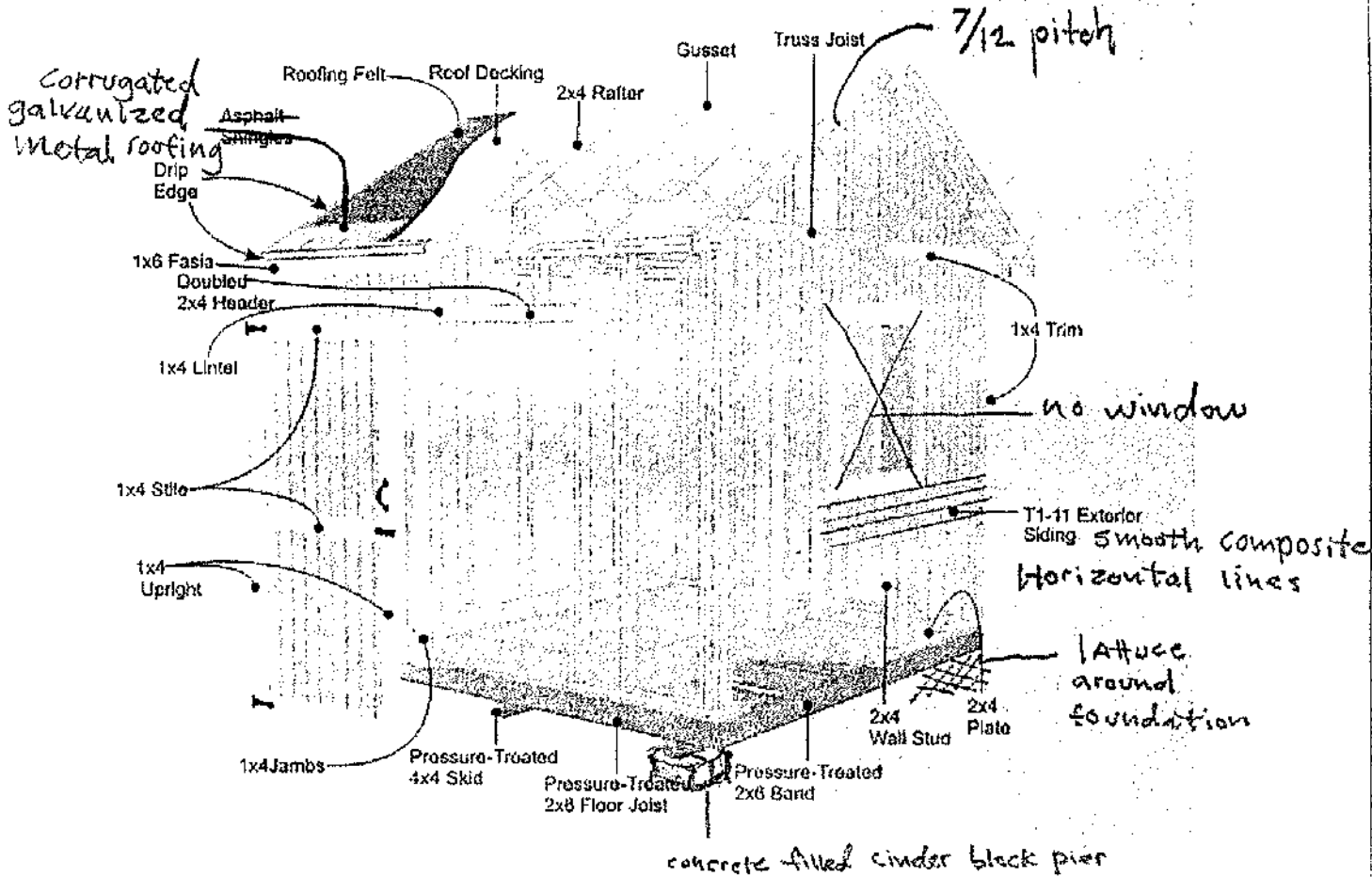
Siting contingent on city of Knoxville Board of zoning variance adjustment

Birdhouse / Fourth & Gill Neighborhood Shed
300 N Fourth St 37917

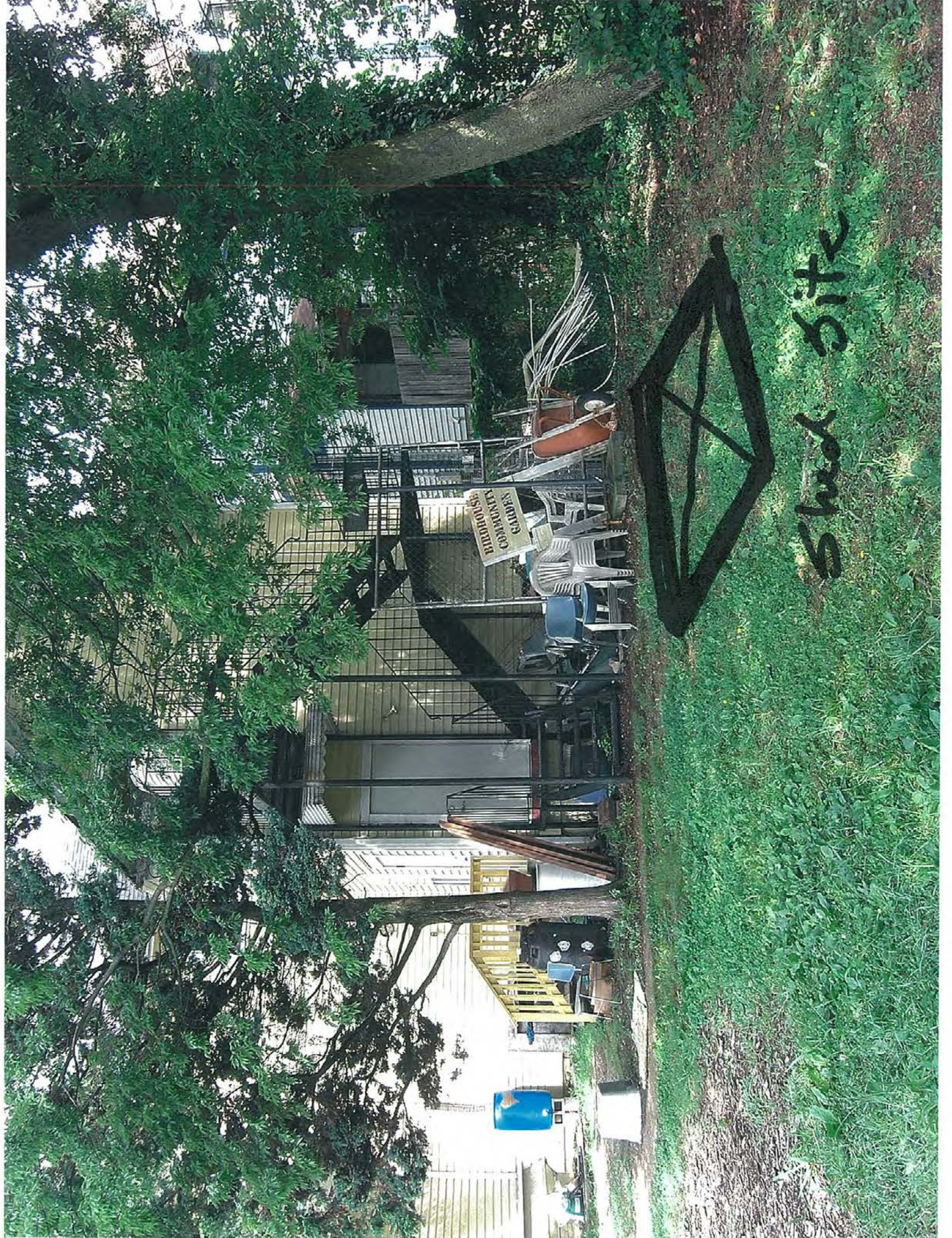
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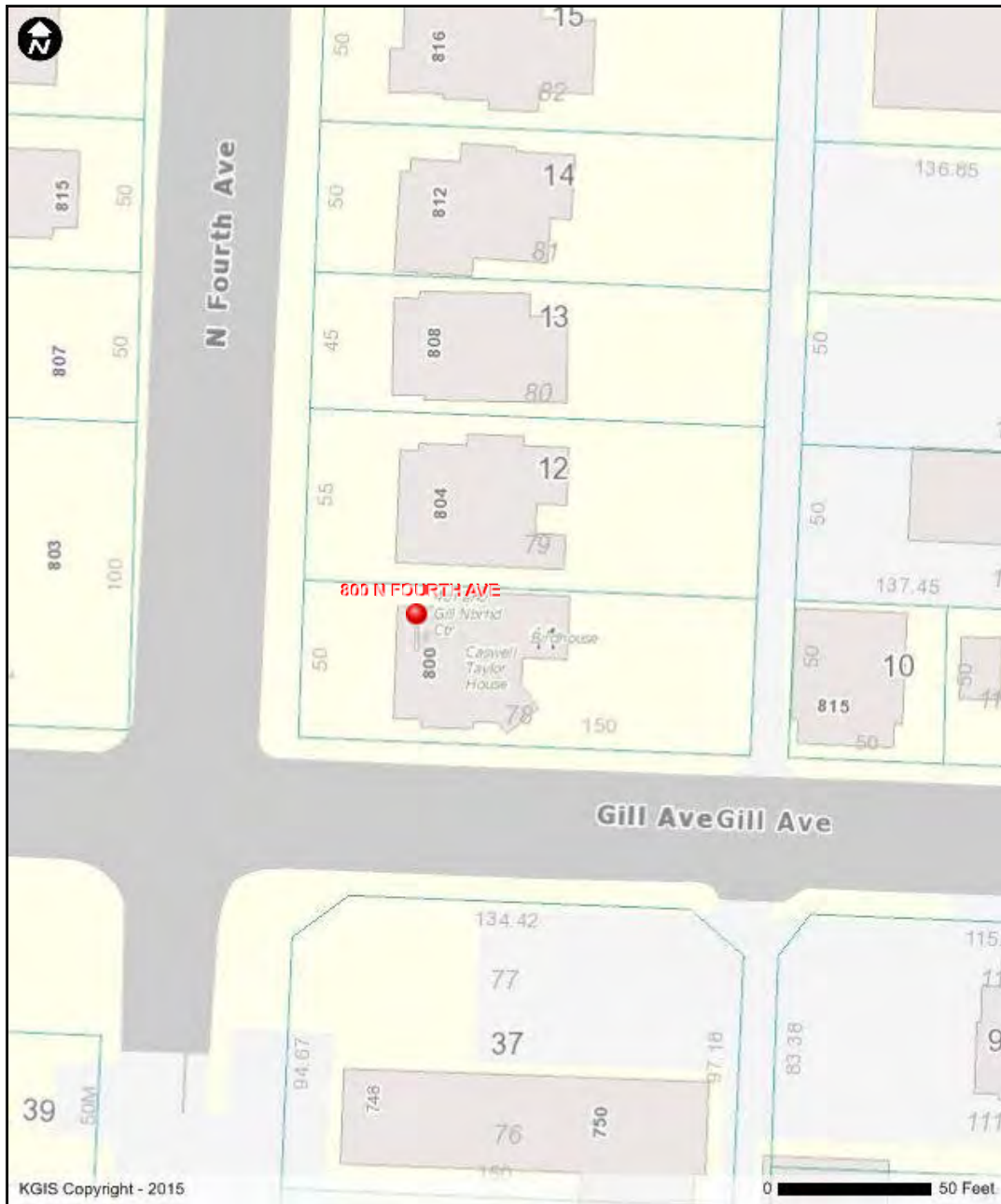
Gerry Moll

gerry.moll@mac.com 480-239-0506



Shed Site





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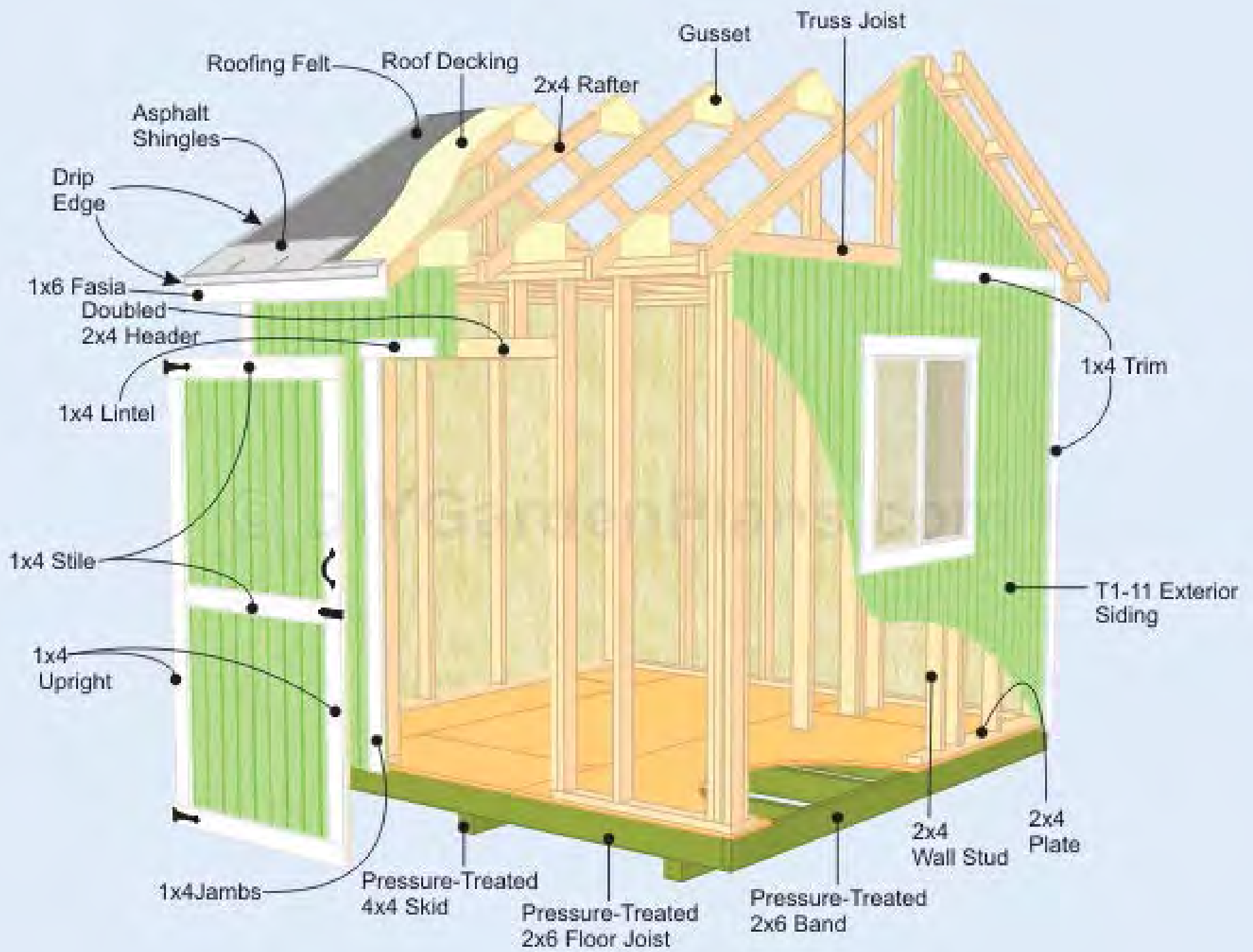
0 50 Feet

800 N. 4th

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800 N. 4th Avenue -- Example of shed type with board and batten sheathing (no windows proposed)

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