



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

PROPERTY ADDRESS: 817 Deery St 37917

FILE NO.: 12-C-16-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 12/15/2016

APPLICANT: Raymond Morrow (owner)

LEVEL OF WORK: Level II. Revise plans for construction of primary building

PROPERTY DESCRIPTION: Proposed Craftsman style (2017)

Construct one-story Craftsman on vacant lot.

► **DESCRIPTION OF WORK:**

Revise one-and-a-half-story, 30-foot-high Craftsman house to a one-story, 25-foot-high Craftsman house
Eliminate 2nd-level gable on each end and revise to hipped roof. Revise roof of front dormer from a gable to shed roof

Revise foundation from crawl space to slab construction, retaining approved height of foundation

Increase width of gabled projection by ~3 feet on southeast side and reduce length of porte cochere by ~3 feet

Replace double-hung window facing porch on northwest side by half to create square 3/1 window

Add two square 3/1 windows to the rear storage room wall and one on the northwest elevation

Eliminate one double-hung window on northwest elevation toward the front

Add new full-sized 3/1 double-hung window on southeast elevation

Re-locate rear storage room entry to northwest side and add new four-foot-wide opening onto rear deck as specified

Revise front porch flooring material from wood tongue-and-groove to flagstone with brick fascia and surround

Revise front step material to flagstone treads with brick base and surround

► **APPLICABLE DESIGN GUIDELINES:**

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.

Scale and Massing

1. Relate the size and proportions of new structures to the scale of adjacent buildings.
2. Break up uninteresting boxlike forms into smaller, varied masses like those found on existing buildings by the use of bays, extended front porches, and roof shapes.
3. New buildings should be designed with a mix of wall areas with door and window elements in the facade like those found on existing buildings.
5. Relate the roof forms of the new buildings to those found in the area. Duplication of the existing or traditional roof shapes, pitches, and materials on new construction is one way of making new structures more compatible.

Height of Foundations and Stories

1. As a general rule, construct new buildings to equal the average height of existing buildings on the street.
 2. Raised foundations, or the appearance of raised foundations, must be designed for any new housing constructed in Fourth and Gill. The height of the foundation should replicate those of adjoining buildings.
 3. If building new structures, the eave lines should conform to those of adjacent properties.
-



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Materials

1. The materials with which the buildings are constructed contribute one of the most important visual factors in the neighborhood. The historic buildings use materials that were common when they were built.

Features

1. Always design front facades with a strong sense of entry. Strongly emphasized side entries, or entries not defined by a porch or similar transitional element, result in an incompatible flat first-floor facade.

COMMENTS:

STAFF FINDINGS:

Scale and Massing

1. The massing of the proposed house does not relate to that of the adjacent Queen Ann houses on each side and others on the street. The main block is wider than the projecting front-gabled portions. However, there is no consistent pattern of massing on either side of this block of Deery Street.

2. The main roof pitch (6/12) of the proposed house is not as high as that of the Queen Anne houses on each side which are 10/12 and 12/12. However, both sides of Deery Street exhibit a variety of roof pitches.

3) There are streetscapes throughout the district which exhibit variation in house form. If the proposed one-story massing is to be found as appropriate, approval would need be based on the fact that this house is an example that alludes to the existing height and massing anomalies in the 800-block of Deery.

Height of Foundations and Stories

1) The proposed height to the peak (25'), although lower than that of the houses on either side (35'), is within the height range of houses on the street.

2) The height of the foundation, although proposed to be slab construction, is similar to those of nearby houses.

Features

1) The 3/1 double-hung wood windows are appropriate for the Craftman style. The proposed square 3/1 windows are characteristic of the Craftsman style and are appropriately placed.

► **STAFF RECOMMENDATION:**

Approval with the condition that a finish/trim detail for the floor of the front porch and steps be submitted to staff for approval, as well as a specification for the storage room door that opens out onto the rear deck.

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

Please print all information:

1. **APPLICANT NAME:** Raymond & Malinda Morrow
Address: 817 Deery Street
Telephone: 865.202.9480 E-mail address: rmorrow@fds.net
Relationship to Owner: SELF

2. **OWNER NAME:** Raymond & Malinda Morrow
Address: 817 Deery Street
Telephone: 865.202.9480 E-mail address: rmorrow@fds.net

3. **LOCATION OF PROPERTY:**
Address: 817 Deery Street Tax ID/Lot/Parcel No: 094DE-020

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.)

Revise one and one-half design to a one story design consistent with approved lot density.

6. **SIGNATURE OF APPLICANT:** Raymond Morrow Date: 11-30-16

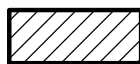
Incomplete applications cannot be accepted.

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			



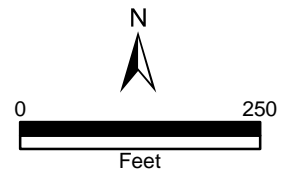
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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



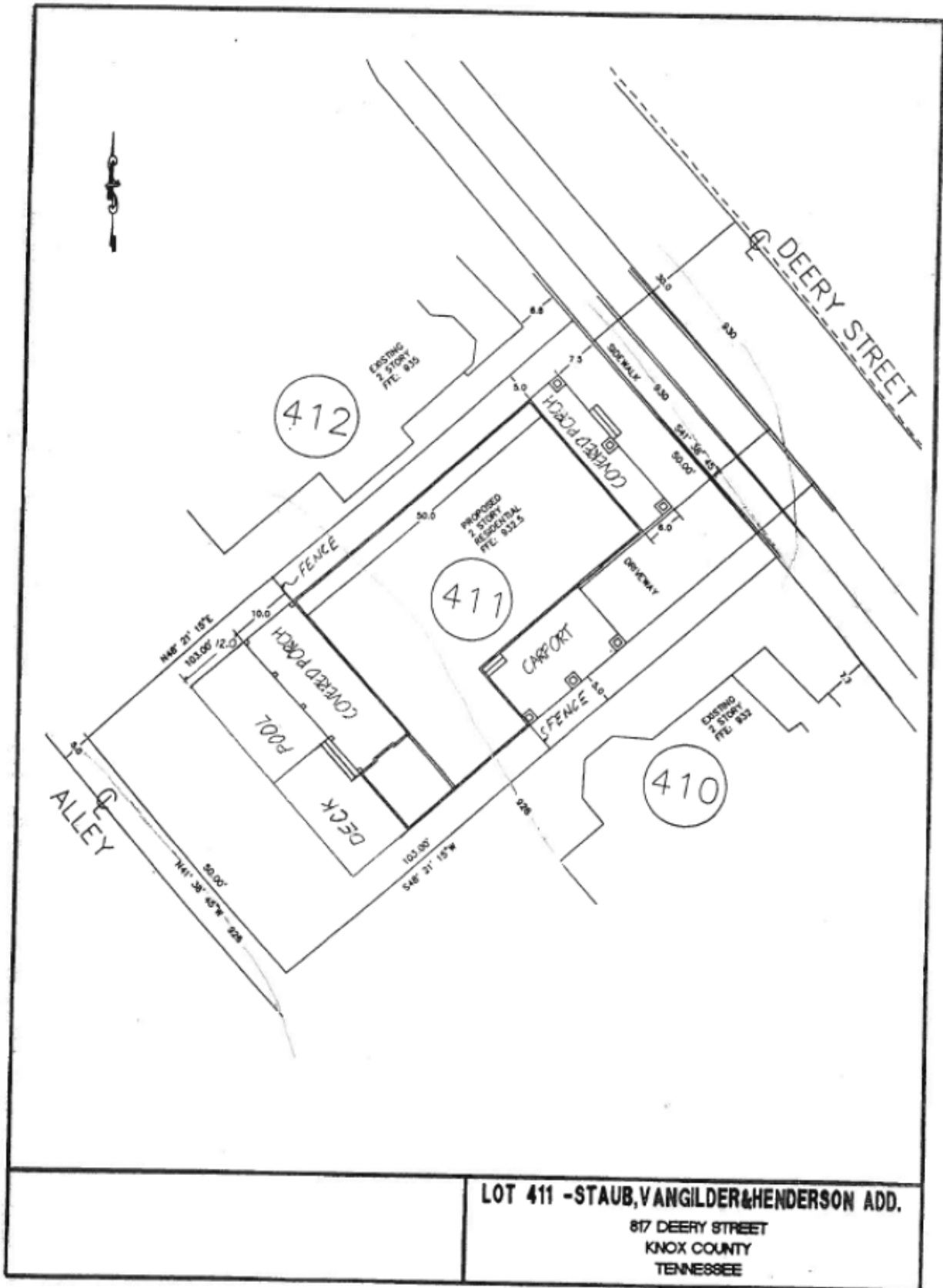
817 Deery St 37917
Fourth and Gill H-1

Original Print Date: 8/9/2016
 Metropolitan Planning Commission - City / County Building - Knoxville, TN 37902

Petitioner: Butch and Malinda Morrow

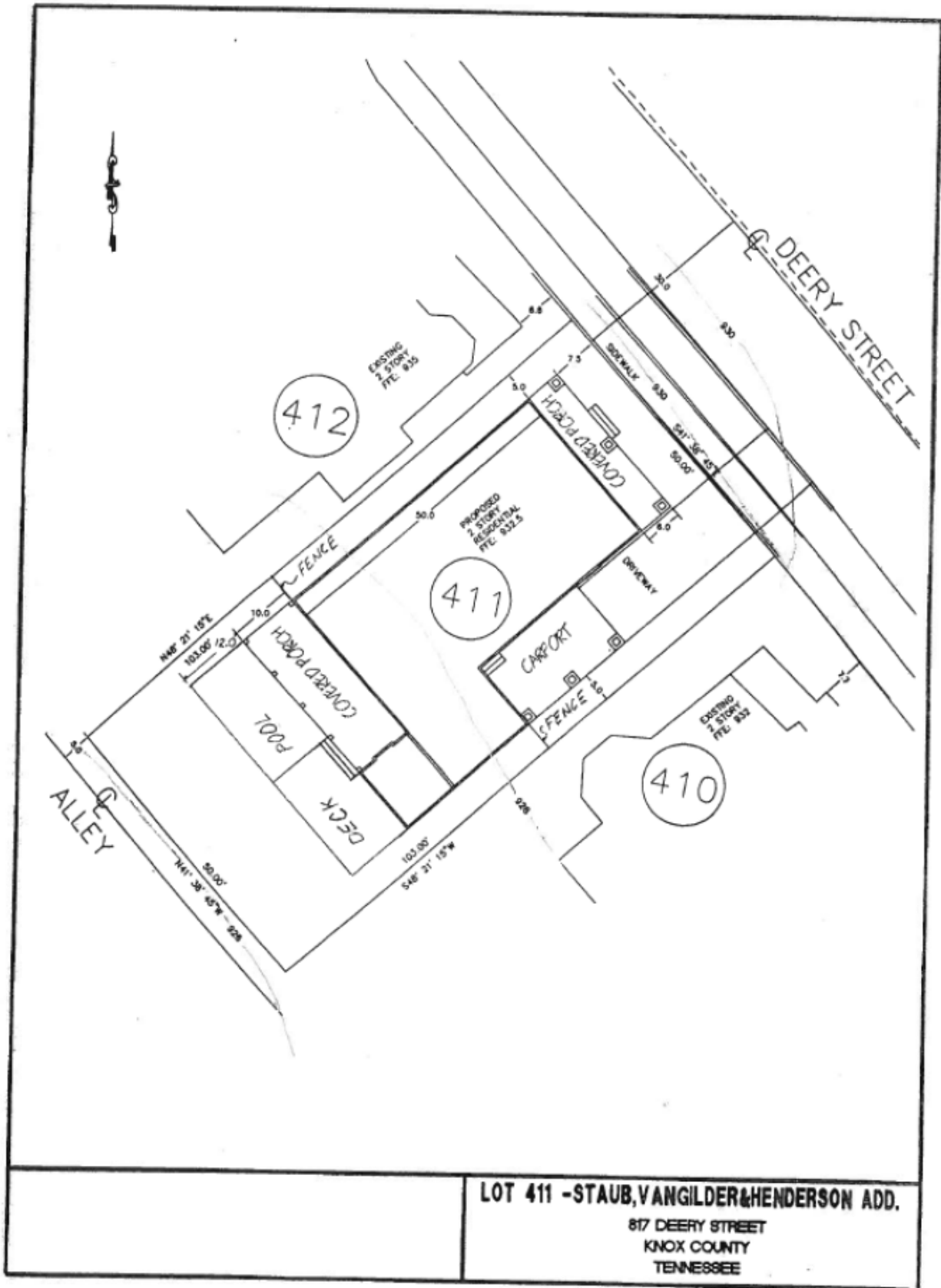


817 Deery - Site plan



LOT 411 - STAUB, VANGILDER & HENDERSON ADD.
817 DEERY STREET
KNOX COUNTY
TENNESSEE

817 Deery - Site plan




Inspiration

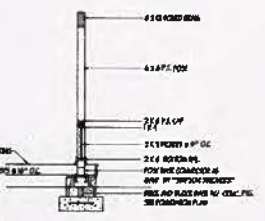
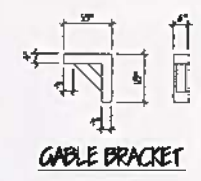
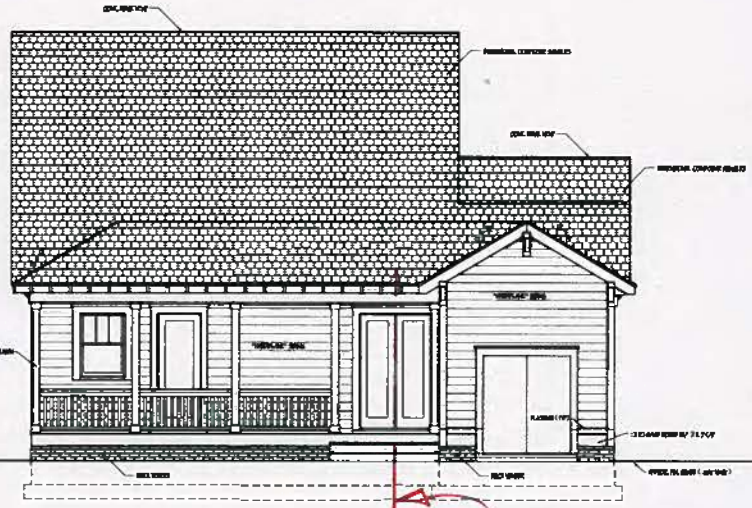
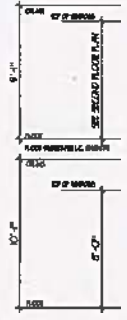


Why Change the Design

- Cost Concerns
 - Comparable Costs
 - Financing
- Accessibility / Livability

Proposal – Convert to Single Story

- 1 -1/2 Story 3BR, 2-1/2 Bath to 1 Story 2 Br, 2 Bath
 - Less Square Footage (2150 to 1850)
 - Same Footprint (Lot Density)
 - Same Frontal Appearance
 - Minimal Height Impact (4-6 ft)
- 

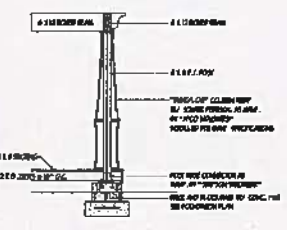


REAR ELEVATION
FACING WEST

EXPAND
STORAGE AREA
& CONVERT TO LIVING SPACE



CONVERT TO
SHED ROOF
RETAIN
4 WINDOWS



FRONT ELEVATION
FACING EAST

REVISION

MORROW

DEERY STREET

REFERENCE FOR TO BE CONSTRUCTED AT:

DATE: 10/17/16

129 MD.

CONTRACT: 2508A

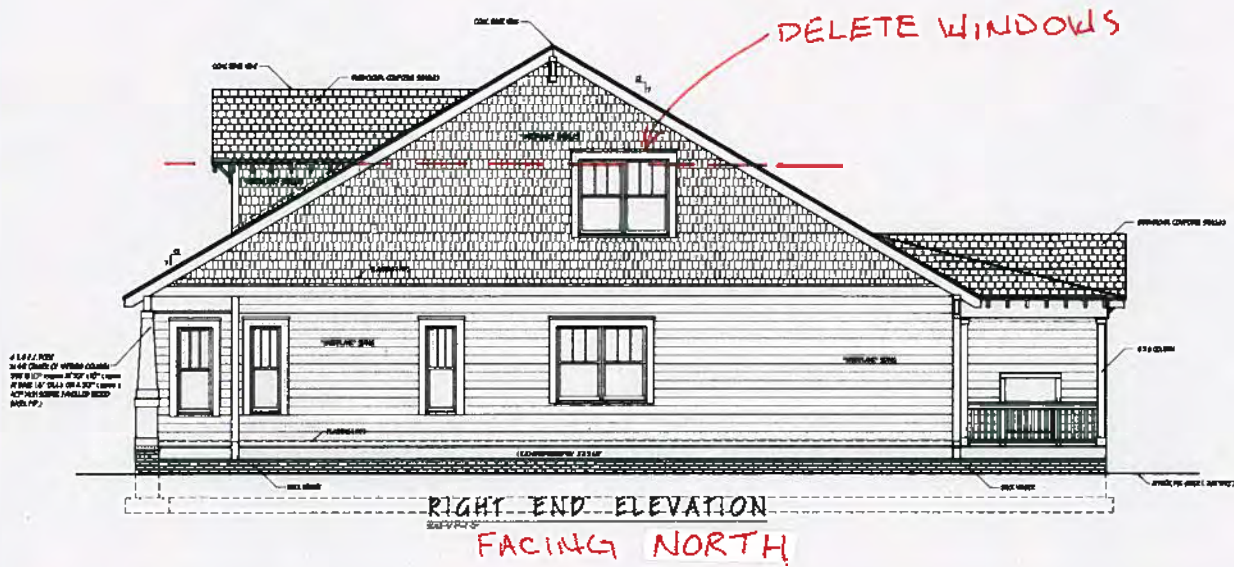
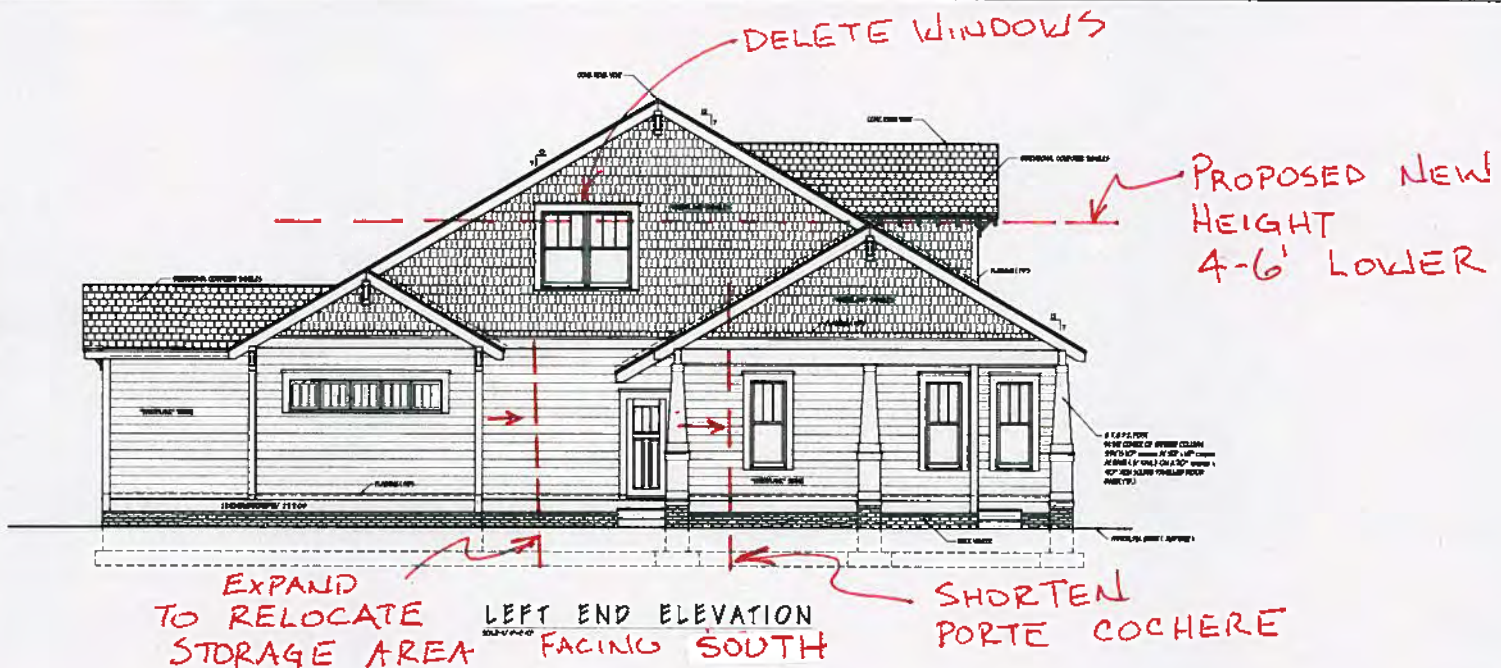
JERRY ESCHMAN
CUSTOM HOME DESIGNS

1025 BUCKTHORN DRIVE
KNOXVILLE, TENNESSEE

865-686-9696

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SHEET NUMBER
4
OF 7



REVISIONS	
NO.	DESCRIPTION
MORROW	
DEERY STREET	
REFERENCE FOR:	TO BE CONSIDERED AS:
DATE:	10/11/16
DRAWN BY:	ESOMAN

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KNOXVILLE, TENNESSEE

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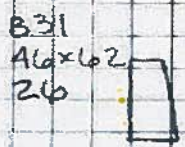
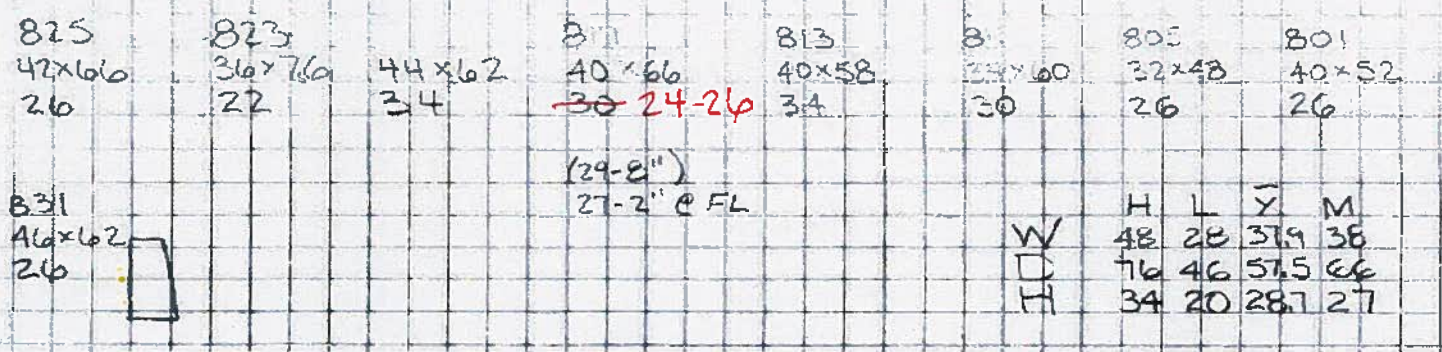
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of 7



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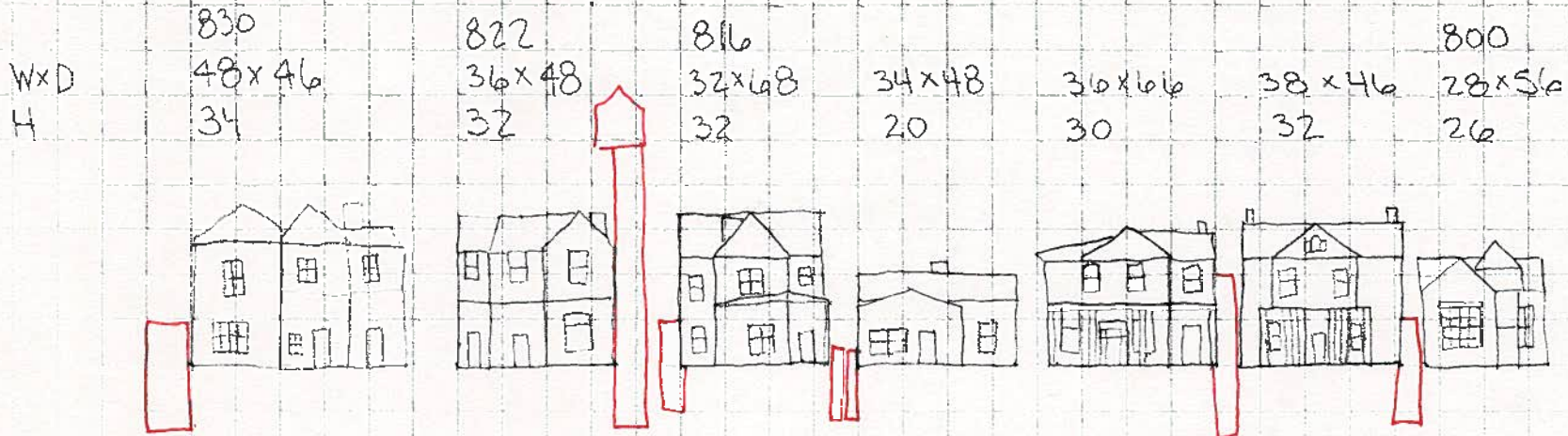


(29'-8")
27'-2" @ FL

W D H	H	L	Y	M
	48	28	31.9	38
	76	46	57.5	66
	34	20	28.7	27

VIAS NEW
40
66
30
40
66
24-26

FORMER PROPOSAL

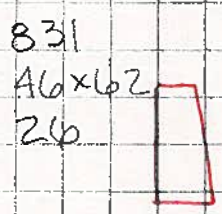


7/15 (1)
8/16 (1)

CURRENT PROPOSAL



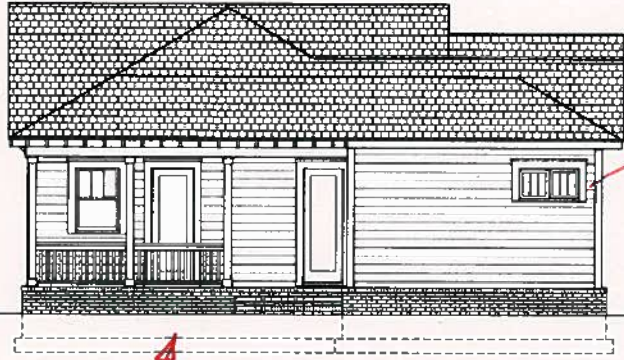
825	823		817	813	811	805	801
42x66	36x76	44x62	40x66	40x58	34x60	32x48	40x52
26	22	34	24-26	34	30	26	26



(29'-8")
27'-2" @ FL

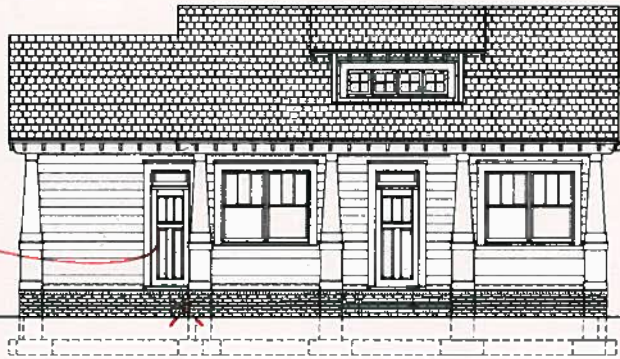
	H	L	\bar{X}	M	Was	Prop
W	48	28	37.9	38	40	40
D	76	46	57.5	66	66	66
H	34	20	28.7	27	30	24-26

CURRENT PROPOSAL



PROBABLY
CENTER
STEPS

REAR ELEVATION
WEST



1/2
LIGHT DOOR
NO TRANSOM

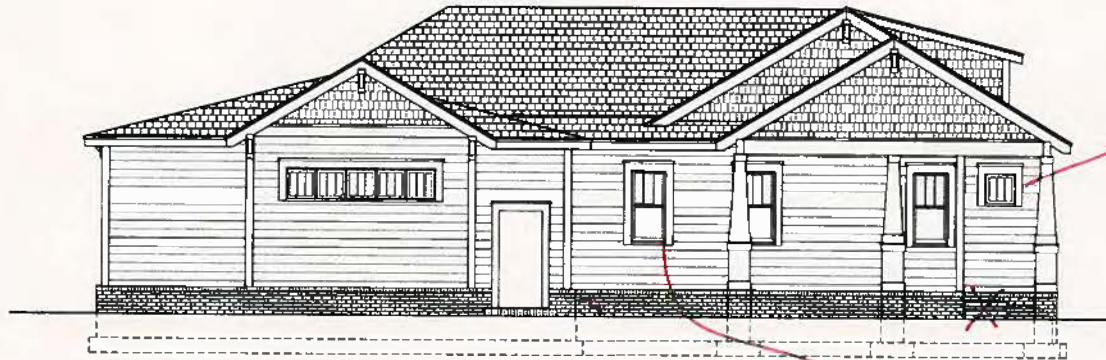
FRONT ELEVATION
EAST

REVISION	
RESIDENCE FOR	MORROW
TO BE CONSTRUCTION AT	DEERY STREET
DATE	10/11/16
LOT NO.	
DESIGN BY	ESCHMAN

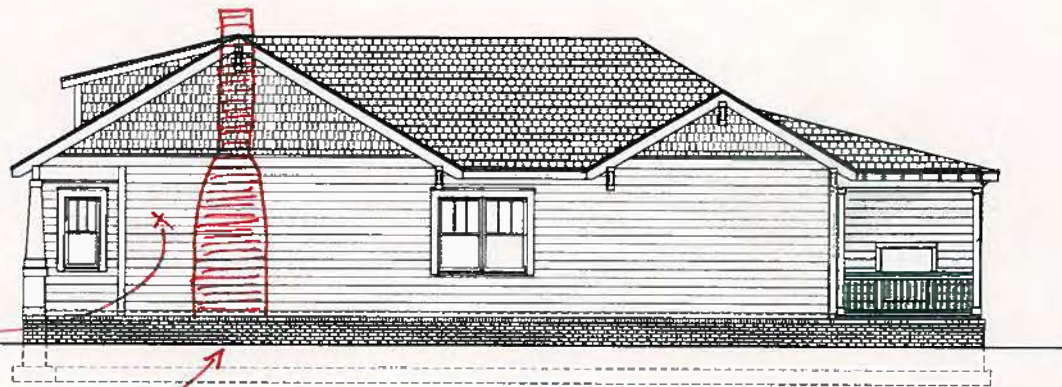
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SHEET NUMBER
 4
 OF 7



LEFT END ELEVATION
SOUTH



POTENTIALLY CHIMNEY RIGHT END ELEVATION
NORTH

REVISED: _____

RESIDENCE FOR: MORROW

TO BE CONSIDERED AS: DEERY STREET

DATE: 10/11/16

JOB NO.:

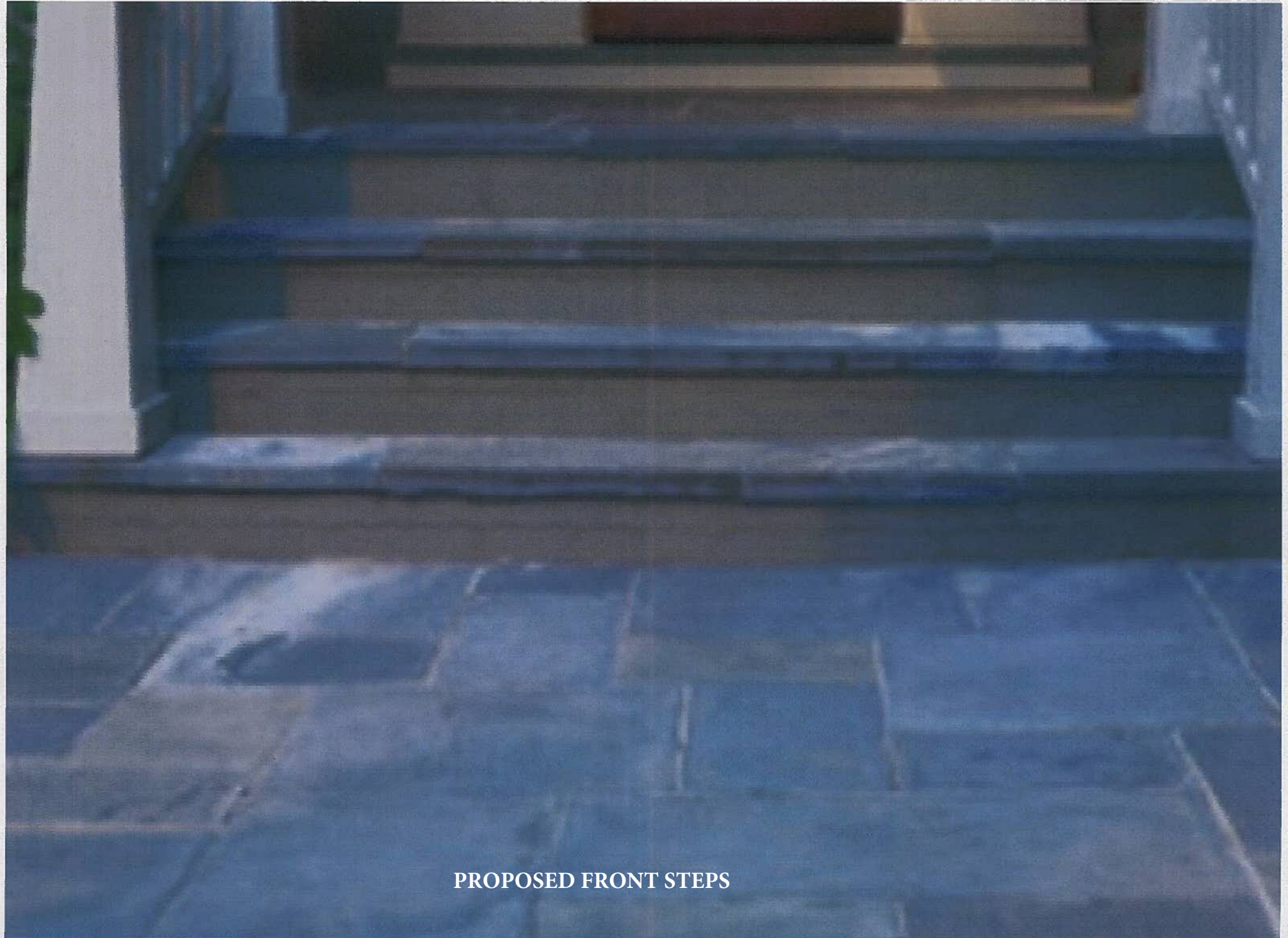
DESIGNER: ESCAMM

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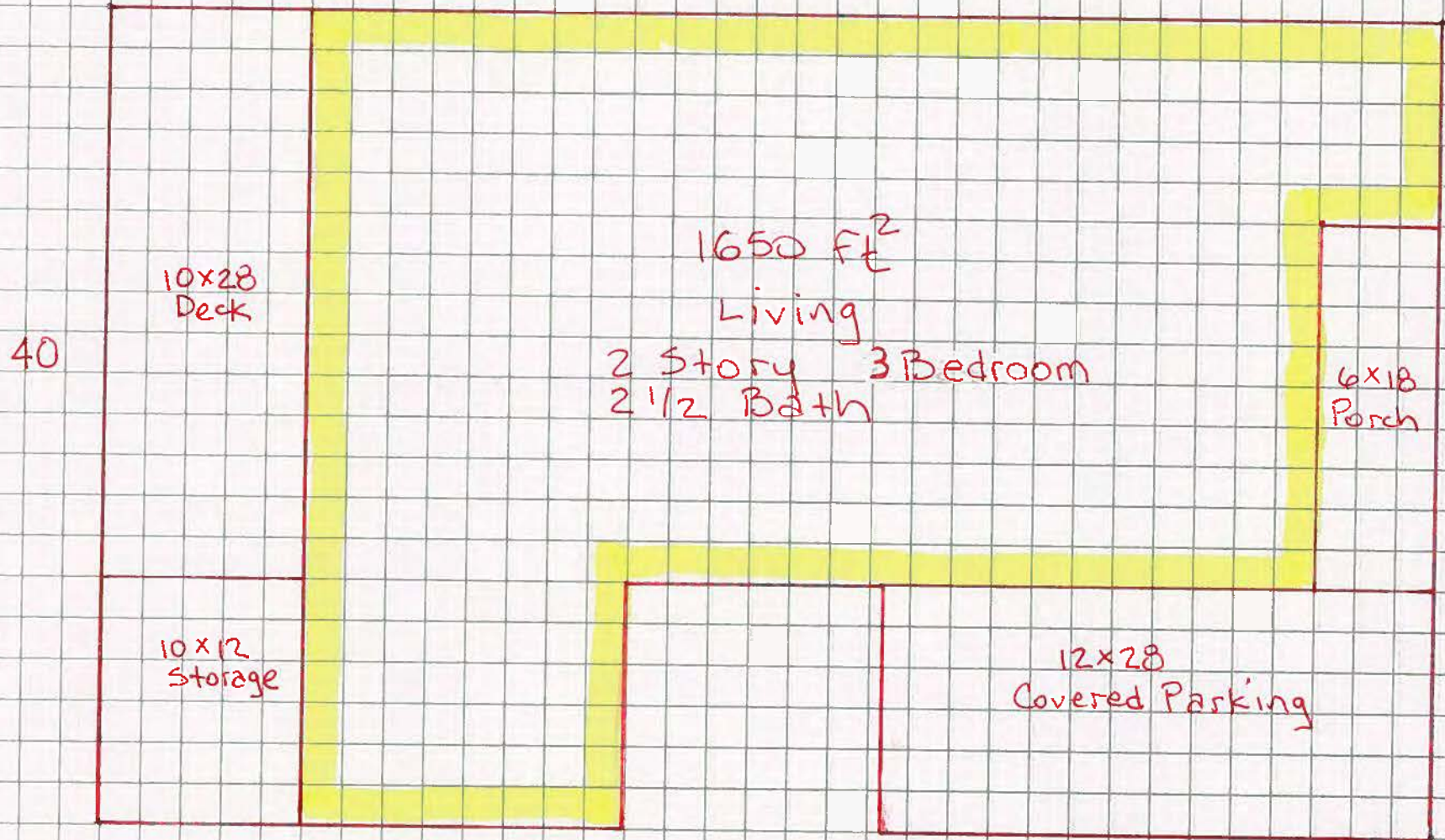


PROPOSED FRONT STEPS

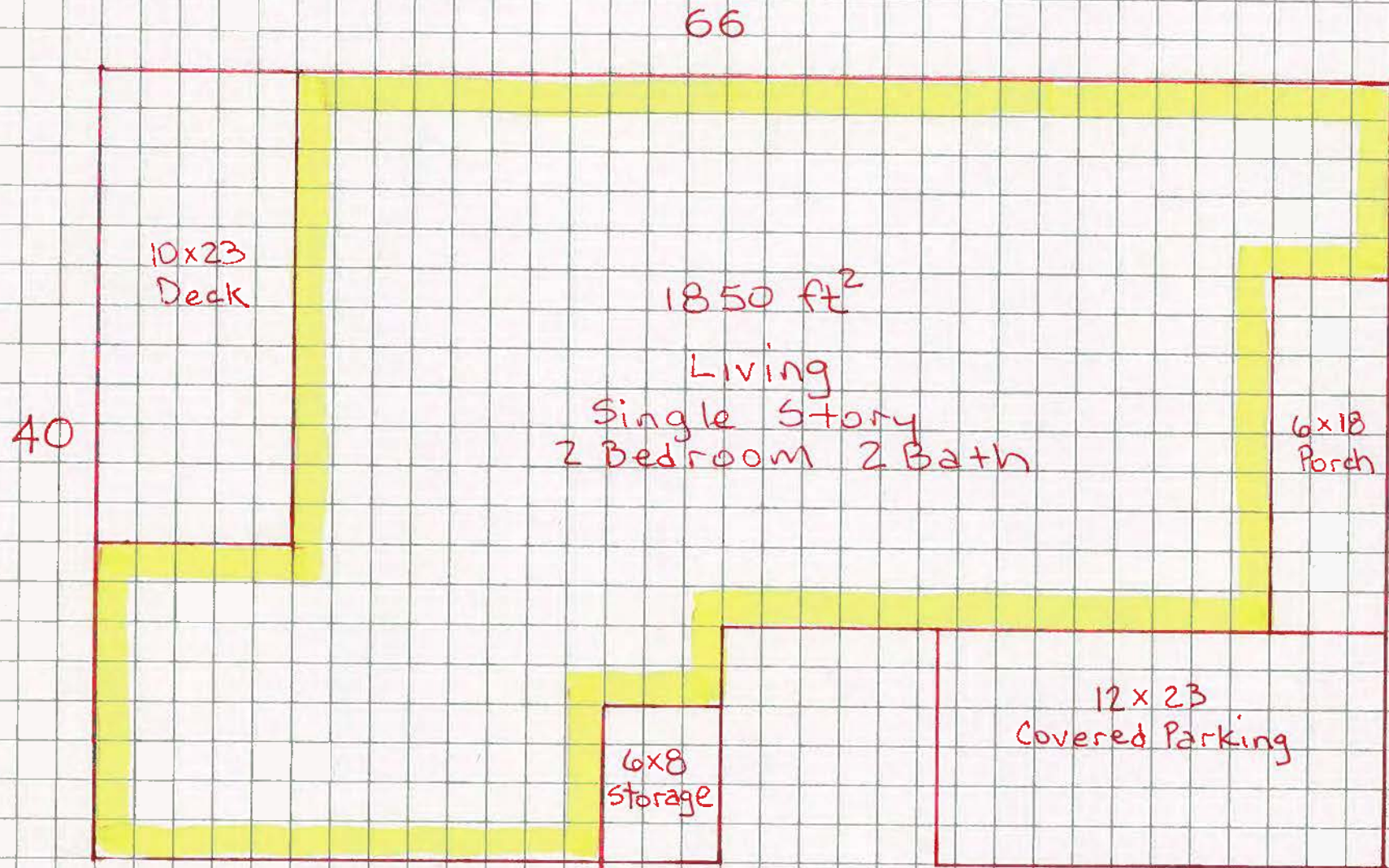
2ND Floor 18x28 = 504 ft²

Total 2154 ft²

66



CURRENTLY APPROVED FLOOR PLAN



PROPOSED FLOOR PLAN REVISION

Requested Revisions

- Convert from 1-1/2 Story to 1 Story
- Delete two North Facing Windows
- Add One South Facing Window
- Add 2 West Facing Windows
- Allow Stone surface for Front and Rear Porches

800 Block Deery - Streetscapes



Views of the 800-block of Deery Street

800 Block Deery - Streetscapes



North of the site



Across the street from the site

800 Block Deery - Streetscapes



Across the street from the site



Across the street from the site to the south

Utility Door:

Size: 3'0 x 6'8

Material: Fiberglass

Model: Patio Door, Half Light

Finish: Paint

Color: Artic White

Hardware: Deadbolt and passage knob



817 Deery southeast side door

817 Deery storage room door off deck