



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

PROPERTY ADDRESS: 725 Deery St 37917

FILE NO.: 11-B-16-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 11/17/2016

APPLICANT: Roy Payne (owners)

LEVEL OF WORK: Level II. Construction of outbuilding

PROPERTY DESCRIPTION: Vernacular with Craftsman modifications (c. 1890)

Two-story frame with weatherboard wallcovering. Side-gabled roof with asphalt shingles and wide soffit. 1/1 double-hung replacement windows. One-story full-façade front porch with hipped roof, weatherboarded columns, pilasters and balustrade. Column capitals have stepped brackets. One interior end brick chimney stack and one stuccoed interior offset chimney. Brick foundation. Rectangular plan. Multi-light sidelights and transom at front entry with Craftsman door and Craftsman ornamentation.

► **DESCRIPTION OF WORK:**

Construct a 10x10 frame accessory structure, located in SW corner of rear yard with a 7/12 front gable to match that of main house. The front is to have a 3-foot projecting roof supported by 5x5 posts and covering a board floor. There will be four 2'-8" x 3'-10" wooden 1/1 double-hung windows. The sheathing is to be composite board with batten strips which are to be 16" on center and are 2.5" wide. Roof is to be sheathed in asphalt shingles. Three full-light wood-framed doors are proposed for the front. The right-hand door will open in standard fashion, the other two would open in bi-fold fashion. One 2x1-6" window is proposed in the front gable. Trim to be 1x4 on windows, doors, and corners. Structure is to be 2.5 feet from alley and 2 feet from side yard.

► **APPLICABLE DESIGN GUIDELINES:**

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

OUTBUILDINGS

Typical outbuildings would have included carriage houses or servants' quarters . . . 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.

Recommendations:

1. Buildings resembling servants' quarters or carriage houses, work buildings, or simple one-story garages are appropriate to be constructed in the Fourth and Gill Historic District. Their size and construction should use materials that correspond to the original primary buildings on the lot.

COMMENTS:

The applicant has applied to the 11/17/2016 BZA meeting for variances for lot coverage and setbacks.

STAFF FINDINGS:

1) Typical outbuildings in Fourth and Gill included small work sheds.



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2) With the addition of battens to the siding, 1/1double-hung wood windows, and asphalt shingles, the materials are compatible with those of the main house.

3) With the 7/12 front-gabled roof and square plan, the form and size of the shed is compatible with that of the main house.

4) The three full-light glass doors lend a contemporary appearance which is not overbearing.

5) The location in the rear corner of the yard is typical for outbuildings, as is little or no setback.

6) In an informal survey of Fourth and Gill on KGIS, staff located seven properties which had either had two outbuildings on their property or partially on their property (2). Although not typical urban residential areas, two outbuildings on one lot have occasionally occurred historically. Aerial view examples are provided in this application. Outbuildings frequently cross city lot lines or are situated very close to lot lines.

► **STAFF RECOMMENDATION:**

Approval recommended with condition that Board of Zoning Appeals approval is granted.

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

Please print all information:

1. NAME OF APPLICANT: Roy Payne

Address: 725 Deery St Knoxville, TN 37917

Telephone: 423-316-0439 E-mail address: roy4payne@gmail.com

Relationship to Owner: owner

2. NAME OF OWNER: Roy Payne

Address: 725 Deery St Knoxville, TN 37917

Telephone: 423-316-0439 E-mail address: roy4payne@gmail.com

3. LOCATION OF PROPERTY:

Address: 725 Deery St Tax ID/Lot/Parcel No: 094DJ021

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.)

Construct a 10x10 frame accessory structure with a 7/12 front gable to match that of the main house. The front of the structure is to have a three-foot covered porch with 5x5 posts and treated wood board floor. Four 2'-8" x 3'-10" wood frame one-over-one windows. Sheathing to be composite board & 2 1/2" battens. Architectural shingles to match main house. Located in SW corner of yard. Setbacks are 2.5 feet from alley and 2 feet from side yard. Three full glass with wood frame doors will be on front. R.H. door would open in standard fashion. The other two wood open in bifold fashion. One 2'-0" x 1'-6" window in gable. 1x4 trim on windows, doors, and corners

6. SIGNATURE OF APPLICANT: Roy Payne Date: 10-27-16

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.**

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

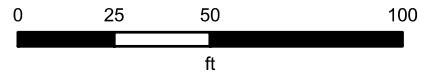


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725 Deery Street
Fourth and Gill H-1

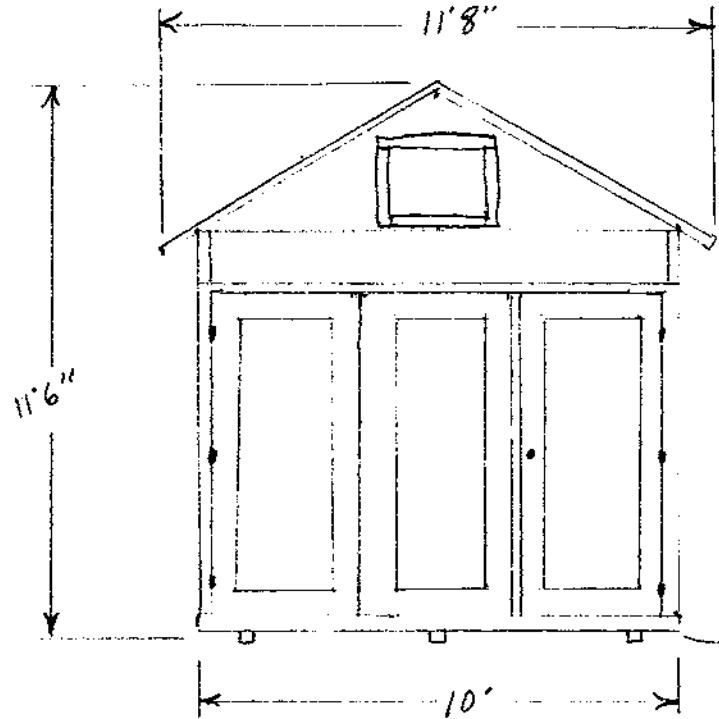
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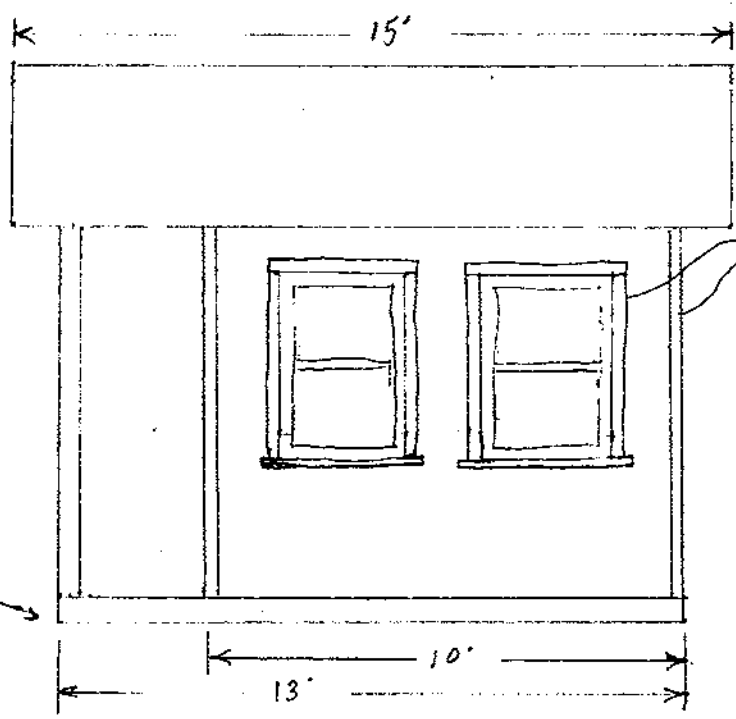
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Roy Payne
Updated 10/28/16



Gable window 2'-0" x 1'-6"
with 1x4 trim

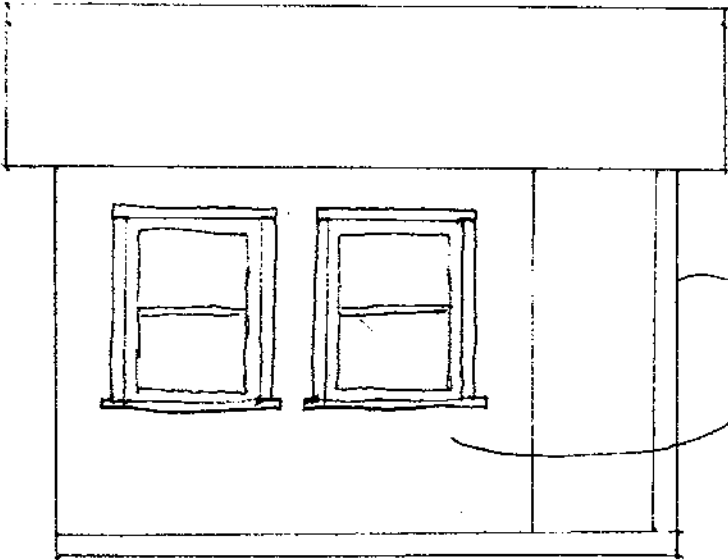
Skid mounted



4 - Windows - Dbl hung
2'-8" x 3'-10"

1x4 trim
on window
doors & corne

Floor about 8" off the ground



5" x 5" posts (painted)

Composite siding with 2x" batten strips 16" o.c.

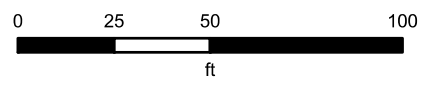


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120 Leonard Place
multiple sheds

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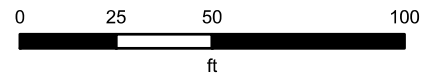
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810-814 Luttrell St
multiple sheds

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1003-1007 Luttrell Street outbuildings



1008-1012 Luttrell Street outbuildings



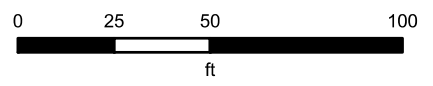


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1340 Grainger Ave. outbuildings

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1408 Grainger multiple sheds



Fourth and Gill outbuilding example

