



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

PROPERTY ADDRESS: 725 Deery St 37917

FILE NO.: 10-B-16-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 10/20/2016

APPLICANT: Roy Payne (owner)

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

PROPERTY DESCRIPTION: Vernacular with Craftsman influence (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 13'-8"x18' x 15' high frame accessory structure on skids with a 7/12 front gable to match that of the main house. Located in southeast corner of the rear yard, the setbacks are 2 feet from the alley and 2 feet from the southeast side yard. The front of the structure is to have a 5-foot roof overhang covering a 4-foot treated wood board porch. The composite panels sheathing the walls are to have applied battens. The two existing vinyl 2'-0"x2'-6" windows on the side facing the house will be replaced by two wooden double-hung windows (2'-8"x3'-2") as shown in submitted specs. The roof will be sheathed in architectural shingle to match those on the house. The double doors on the front end will have cross-bracing as typical on sheds and barns. The metal doors are sheathed in plywood veneer and trimmed with 1x4s as shown in the submitted specifications. The openings in the end wall facing southeast will be closed up in order to fire-rate the wall as required by code.

► **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, 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.

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 will apply to the Board of Zoning Appeals for setback and lot coverage variances. The Building Code will require the southeast wall to be fire-rated and have no openings.



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STAFF FINDINGS:

- 1) Typical outbuildings in Fourth and Gill would have included smaller work sheds.
- 2) With the addition of battens, wood double-hung window and asphalt shingles, the materials are compatible with those of the main house.
- 3) With the 7/12 front-gabled roof and rectangular plan, the form and size of the shed is compatible with that of the main house.
- 4) The location in the rear corner of the yard is typical for outbuildings, as is little or no setback.

► **STAFF RECOMMENDATION:**

Approval recommended with condition that Board of Zoning Appeals approval is granted and that the following modifications to the existing structure are implemented: Replace the two vinyl windows with wooden double-hung as submitted; 2) Apply wood battens to composite wall sheathing; and 3) fire-rate the southeast end wall to meet fire code.



KNOXVILLE-KNOX COUNTY HISTORIC ZONING COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date Filed: 9/21/2016

File Number: 10-B-16-HZ

Application Accepted By: Kaye Graybeal

HZC Meeting Date: 10/20/2016

APPLICANT INFORMATION

Name: Roy Payne
Address: 725 Deery St Knoxville, TN 37917
Phone: 423-316-0439 Email: roy4payne@gmail.com
Relationship to Owner: owner

OWNER INFORMATION

Name: Roy Payne
Address: 725 Deery St Knoxville, TN 37917
Phone: 423-316-0439 Email: roy4payne@gmail.com

LOCATION OF PROPERTY

Address: 725 Deery St 37917
District: Fourth and Gill H-1

LEVEL OF WORK

Level II. Construction of addition or outbuilding

DESCRIPTION OF WORK

Construct a 12x12 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 five-foot roof overhang covering a 3-foot treated wood board porch. Two 2'-0" x 2'-6" 2'-8" x 3'-2" windows on back side. Install horizontal rectangular window or window in back gable. Sheathing to be composite board and batten. Located in southeast corner of the rear yard. Setbacks are 2 feet from the alley and 18 inches from the side yard. Roof will be slate colored architectural 2.5 shingles to match house. Doors will have the classic barn door look. made with wood Doors are Double metal with plywood veneer trimmed with 1x4 5 (see illustration) 2 feet
Wall toward side yard will be fire rated with two layers gypsum board, one ext & one int.

SIGNATURE OF APPLICANT

[Handwritten signature of Roy Payne]

Date: 9-21-16

Return application to:

Knoxville-Knox County Historic Zoning Commission
Suite 403, City-County Building, 400 Main Street
Knoxville, Tennessee 37902

See Part 2 for submittal information requirements. Incomplete submittals will not be accepted.

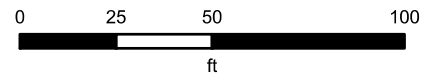


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725 Deery Street
Fourth and Gill H-1

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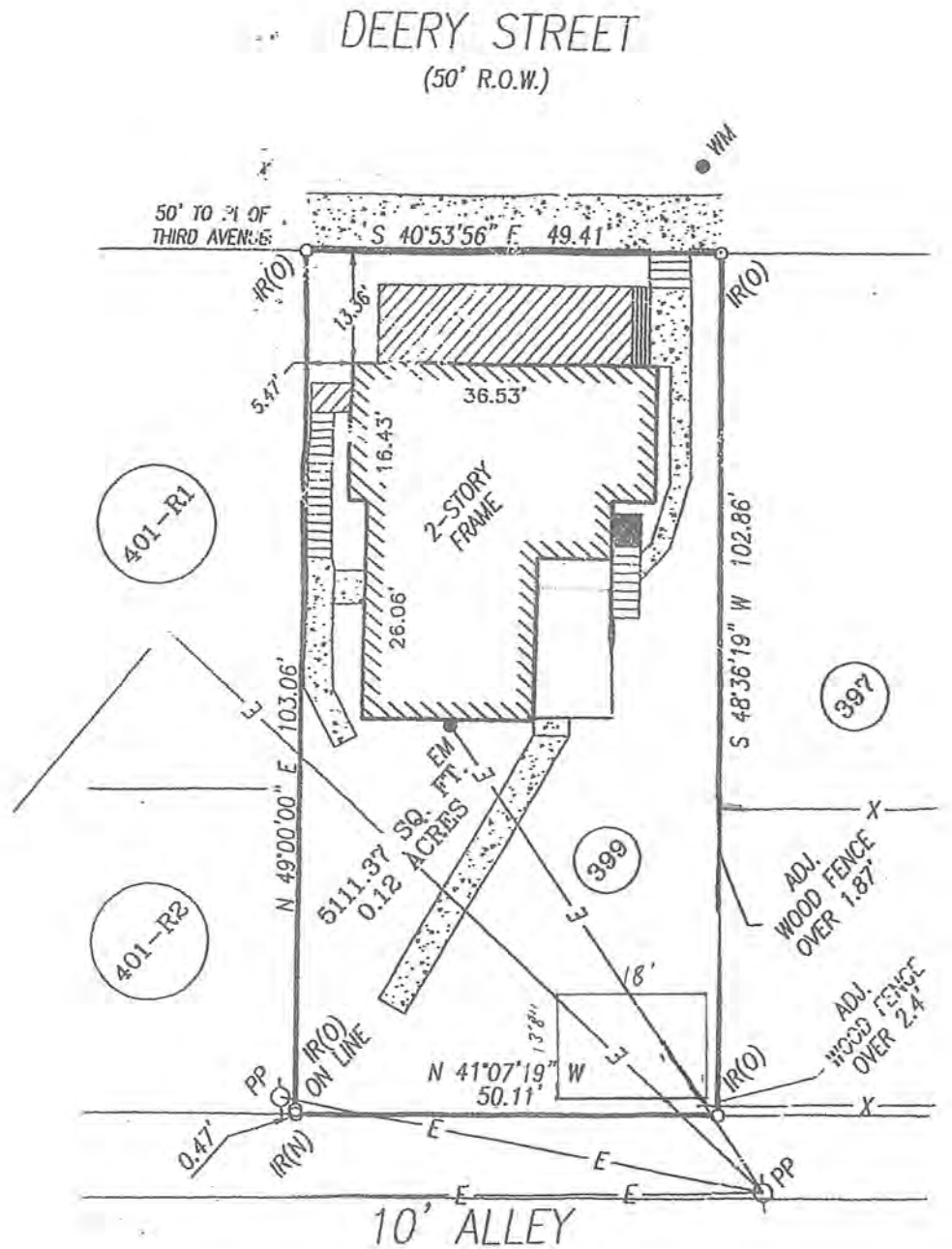
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725 Deery Street - Front façade of main house



13'8" x 18' is roof coverage



725 Deery - Front of outbuilding showing door opening

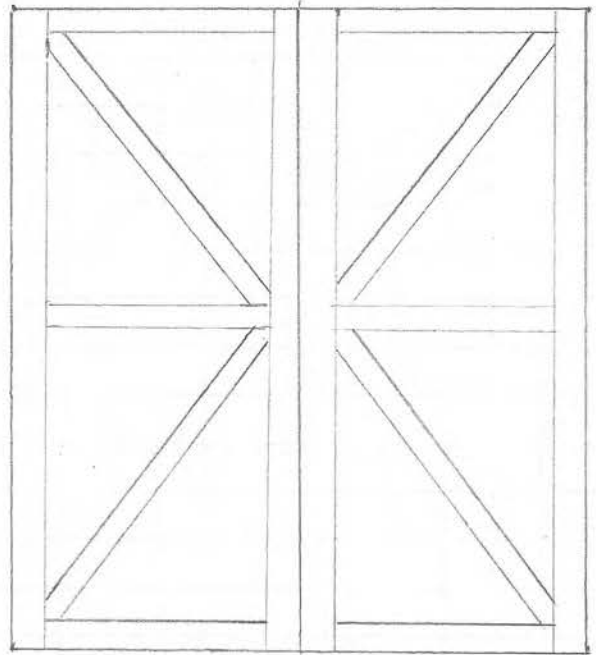


725 Deery - Side of outbuilding toward house

This side faces the house.

Roy Payne

File # 10-B-16-H2



Classic Barn Door Design

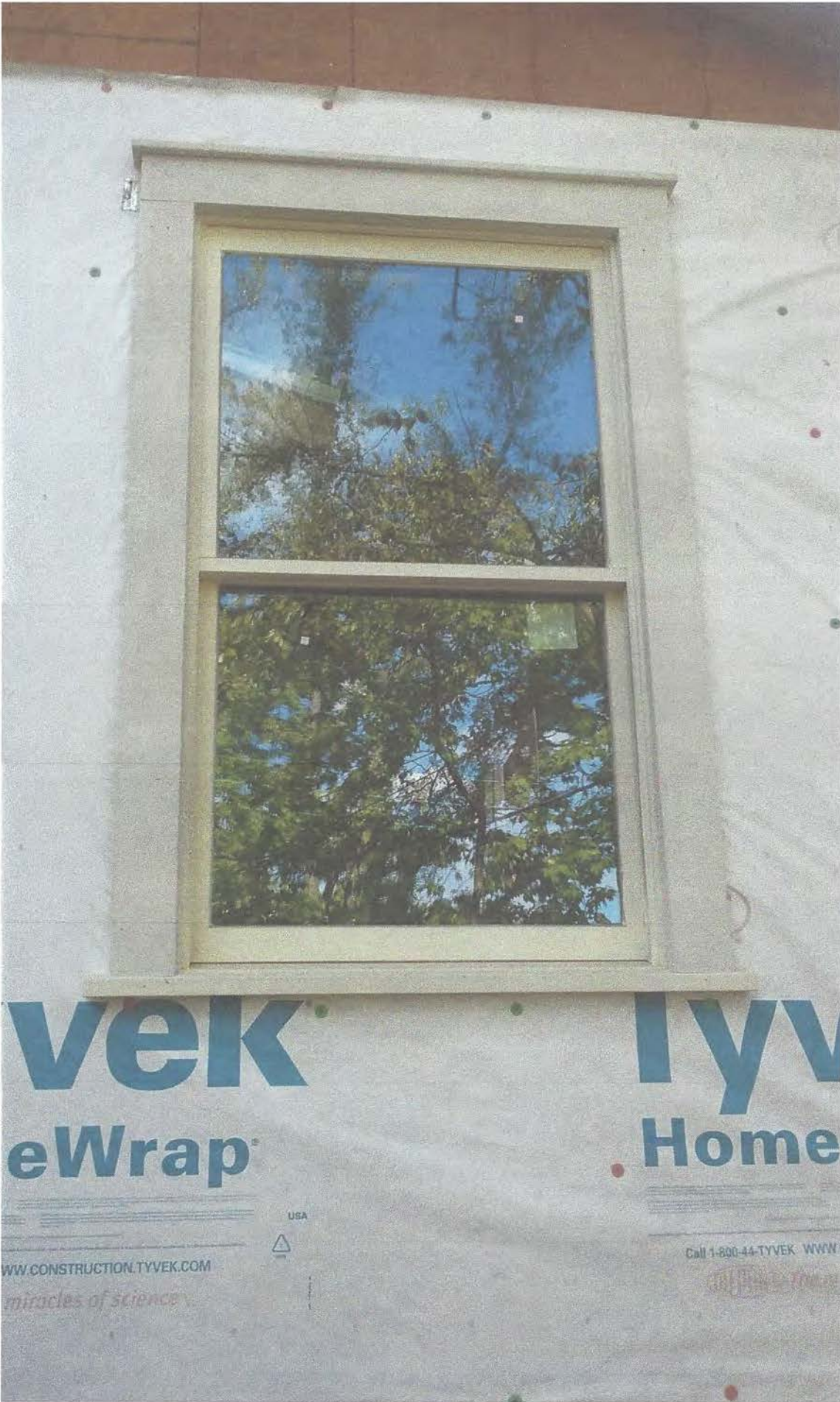
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725 Deery Street -
 Double hung window
 proposed to replace
 existing vinyl windows
 on side facing the main
 house

Wood frame
 Double Hung
 w/ full screen

2-8 x 3-2



725 Deery - View of shed from southeast side -next to side yard fence



725 Deery - View of shed over fence in alley