



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

PROPERTY ADDRESS: 10715 3rd Dr
DISTRICT: Village of Concord HZ

FILE NO.: 5-L-17-HZ

MEETING DATE: 6/15/2017
APPLICANT: Lucas Moersdorf (owner)
LEVEL OF WORK: Level II. Construction of outbuilding

PROPERTY DESCRIPTION: Late farmhouse style (2015)
Late construction frame house on lot that is 188' wide x 323' deep lot and 1.37 acres

► **DESCRIPTION OF WORK:**

Construct pole barn at 24'x32'x10'. The center of the structure will line up with the center of the existing houses. The roof will be black corrugated or 5V-groove metal. The front façade only is proposed to be board-and-batten rough-sawn red oak. The sides and rear will be sheathed with exterior grade wood-grain plywood (T1-11). Double-leafed door to be made of reclaimed wood with metal accents (instead of a metal door as shown). No other windows and doors to be installed. The setback will be 15 feet from rear lot line (largely based on grade of property - yard slopes upward towards rear line and flattens out a little near rear line).

► **APPLICABLE DESIGN GUIDELINES:**

Village of Concord Design Guidelines, adopted by the Knox County Commission on October 22, 2001.
Garages and outbuildings shall resemble outbuildings that have been historically constructed in the Village of Concord. Their size and construction shall use materials that correspond to the original primary building on the lot.

COMMENTS:

STAFF FINDINGS:

- 1) The existing house on the lot was approved by the Historic Zoning Commission in 2015 and due to its late age, is considered to be noncontributing to the historic character of the district.
- 2) The depth of the lot (323 feet) allows the proposed barn to be located far from the house as well as the streetscape, so it will not have a significant impact on either.
- 3) The barn resembles one that could have been historically constructed in the Village of Concord.
- 4) The board-and-batten materials are compatible with those of the house. The T1-11 plywood material is not compatible as it is a contemporary material.
- 5) The 5V-groove or corrugated metal roof is appropriate for outbuildings.

► **STAFF RECOMMENDATION:**

Approve with the condition that the reveals in the T-111 on each side be covered with 2-inch battens to create the look of board-and-batten as on the front. Since the May 2017 HZC meeting, the Old Concord Residents Association has sent written notice that it is acceptable to leave the battens off the sides and rear of the barn. However, they have recommended the use of T-111 that features deeper and more narrow grooves at 4 inches on center.

Certificate (File) No: _____

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

Please print all information:

1. NAME OF APPLICANT: LUCAS MOERSDORF

Address: 10715 3rd DR

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

Relationship to Owner: SELF

2. NAME OF OWNER: SAME AS ABOVE

Address: _____

Telephone: _____ E-mail address: _____

3. LOCATION OF PROPERTY:

Address: 10715 3rd DR Tax ID/Lot/Parcel No: 153 04803

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.)

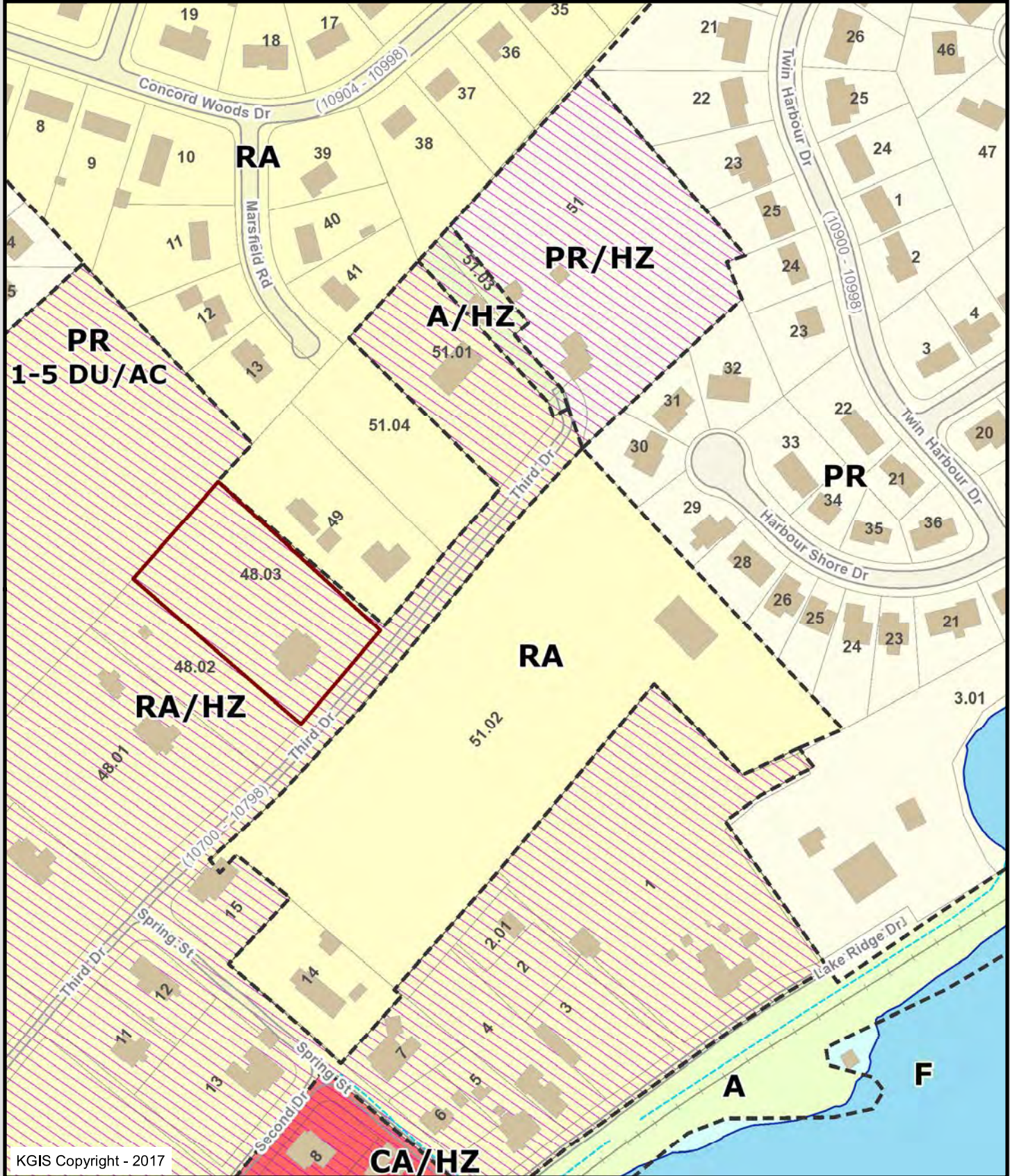
SEE ATTACHED INFO

6. SIGNATURE OF APPLICANT: Moersdorf Date: 5/1/2017

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			

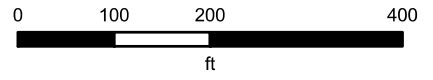


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10715 3rd Drive

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Knoxville - Knox County - KUB Geographic Information System



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10715 3rd Drive

May 1, 2017

General Project Description

Addition of accessory structure at rear of property. Center of structure will line up with center of existing house.

24x32x10 Pole Barn

- **8/12 Roof Pitch**
- **Black metal roof**
- **Front facade rough-sawn red oak, board/batten**
- **Sides and rear sheathed with exterior grade wood grain plywood (T1-1 1)**
- **Concrete floor**
- **Double door entry made with reclaimed wood and metal accents**
- **Landscaping to front and sides of structure**
- **Vegetable gardens to be added on both sides of structure**



General Reference Photos





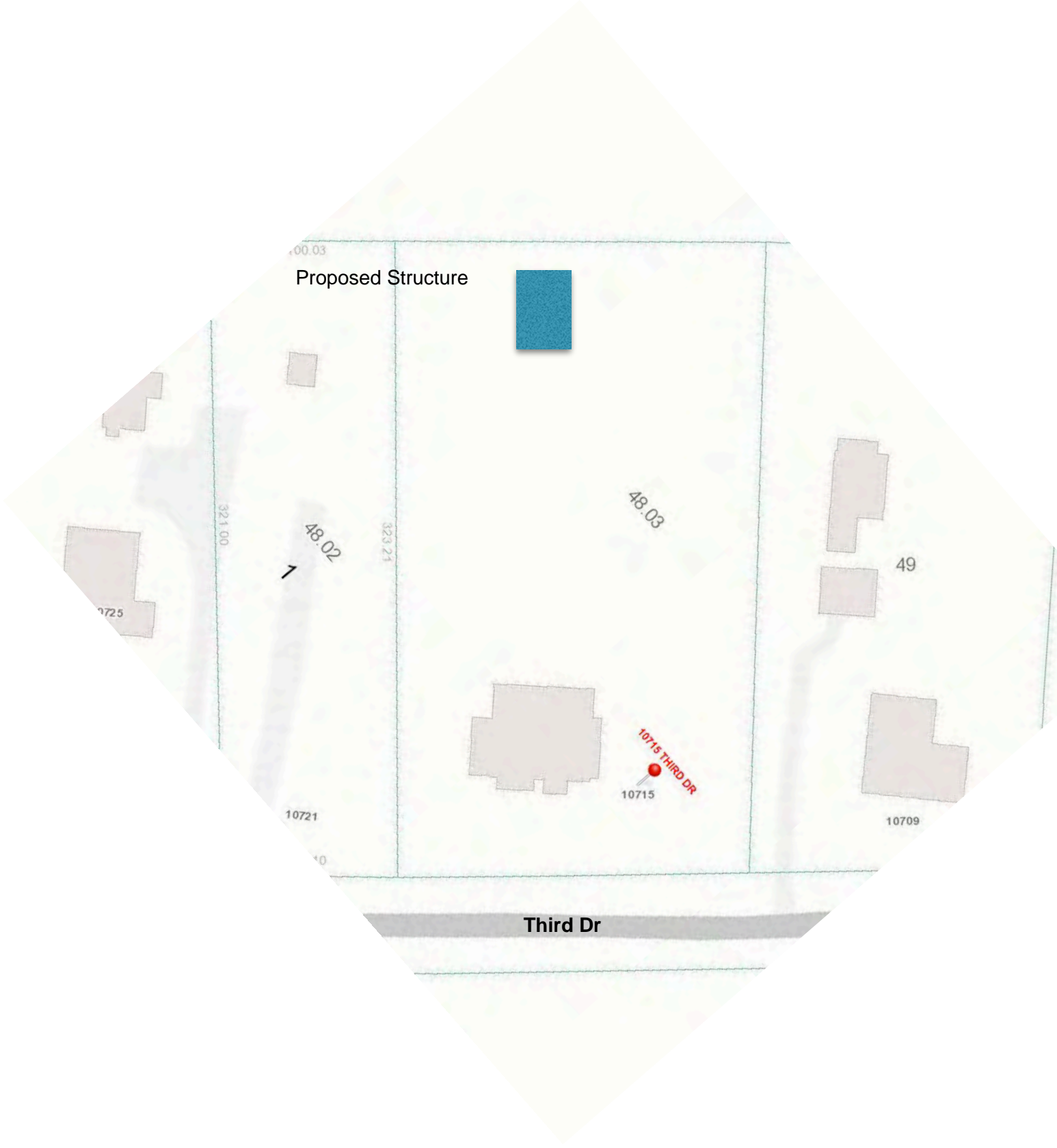
General Reference Photos





Proposed Door Design





00.03

Proposed Structure

321.00

48.02

7

323.21

48.03

10725

49

10715 THIRD DR

10715

10721

10709

Third Dr