



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

PROPERTY ADDRESS: 1012 Gratz St 37917

FILE NO.: 9-H-18-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 9/20/2018

APPLICANT: Laurence Eaton (contractor)

LEVEL OF WORK: Level II. Construction of deck

PROPERTY DESCRIPTION: Craftsman (c. 1915)

One-and-a-half-story frame front-gabled Craftsman bungalow with shed roof dormers of on each side, with the south side dormer extended in 2017 to create equal lengths. Integral porch supported by brick piers supporting wide frieze band converging replacement structural beam (2017). Four-over-one double-hung windows. Altered rear façade, but restore with recessed central entry in 2017.

▶ **DESCRIPTION OF WORK:**

Construction of 15'x24' wooden deck on rear with steps on south side and horizontal slat railing spaced less than 4 inches apart. Structural support posts to be 6x6 wood and top rail and handrail to be 2"x6".

▶ **APPLICABLE DESIGN GUIDELINES:**

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

ADDITIONS

1. Locate attached exterior additions at the rear or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building. Proportion is very important.
 2. Design new additions in a manner that makes clear what is historic and what is new.
 3. Consider the attached exterior addition both in terms of the new use and the appearance of other buildings in the Historic district. Design for the new work may be contemporary or may reference design motifs from the historic buildings. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, size, texture, scale, relationship of solids to voids, and color.
 4. Place new additions, such as balconies or solar greenhouses, on non-character-defining elevations, and limit the size and scale in relationship to the historic building.
 8. New additions should not cause a lessening or loss of historic character, including the historic building's design, materials, workmanship, location, or setting.
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COMMENTS:

STAFF FINDINGS:

- 1) The house is a contributing structure within the Fourth and Gill H-1 Overlay and the NR District.



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- 2) The deck will not be visible from the street right-of-way, but will be visible from the rear alley.
 - 3) Horizontal slat rails are compatible with a Craftsman house since this style is very linear, unadorned, and does not exhibit the verticality or more elaborate detailing that is characteristic of a Queen Ann house.
 - 4) No historic fabric will be destroyed and the deck may be removed in the future with destruction of such.
 - 5) The wooden materials are appropriate.

▶ **STAFF RECOMMENDATION:**

Staff recommends approval.

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

Please print all information:

1. **APPLICANT NAME:** Laurence Epton

Address: 409 W. Gleanwood Ave

Telephone: (865) 207 7461 E-mail address: laurence.epton@gmail.com

Relationship to Owner: Contractor

2. **OWNER NAME:** Michael and Sarah Johnson

Address: 1012 Gratz

Telephone: (423) 413-4101 E-mail address: _____

3. **LOCATION OF PROPERTY:**

Address: 1012 Gratz Tax ID/Lot/Parcel No: 081M61009

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.)

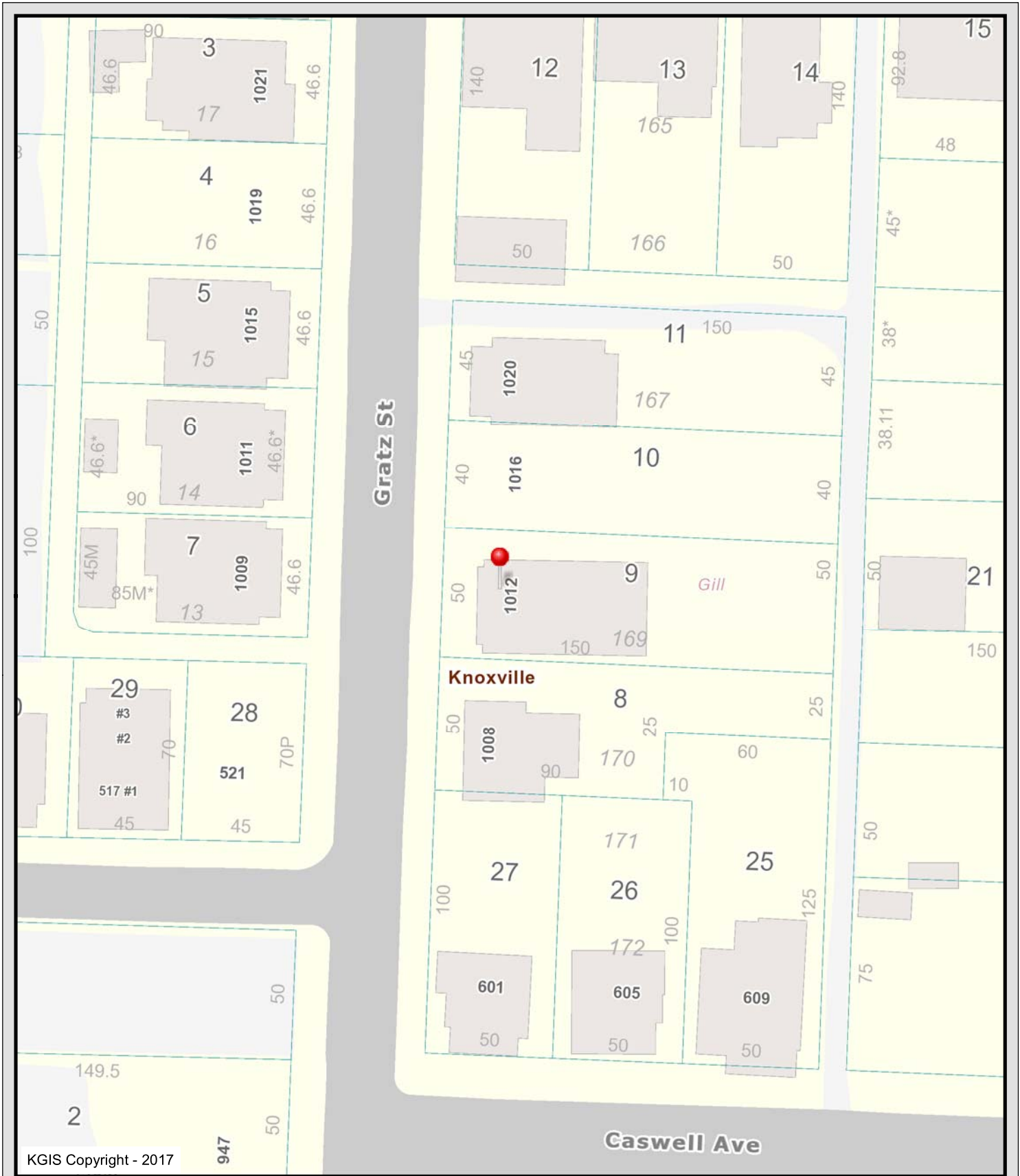
- demo deck and stairs and rebuild all-wood
15'x24' deck and stairs with railing to be all-
wood horizontal 1x4" (4) slats spaced <4" apart
with wooden handrail
- craftsman home

6. **SIGNATURE OF APPLICANT:** [Signature] Date: 8/29/18

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

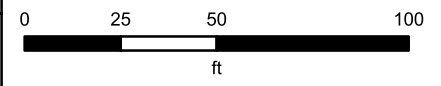
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|---------------------------|----------------|-------------------|----------------------------|
| FOR STAFF USE ONLY | | | |
| Date Received _____ | Approved _____ | Disapproved _____ | Approved As Modified _____ |
| Date Acted On _____ | | | |



1012 Gatz Street
Fourth and Gill H-1

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Knoxville - Knoxville County - KUB Geographic Information System



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1012 Gratz Street front façade - 2017

Prior to front porch stabilization

Deck set (in blue, approximate size)
back within home side setbacks.

Site plan



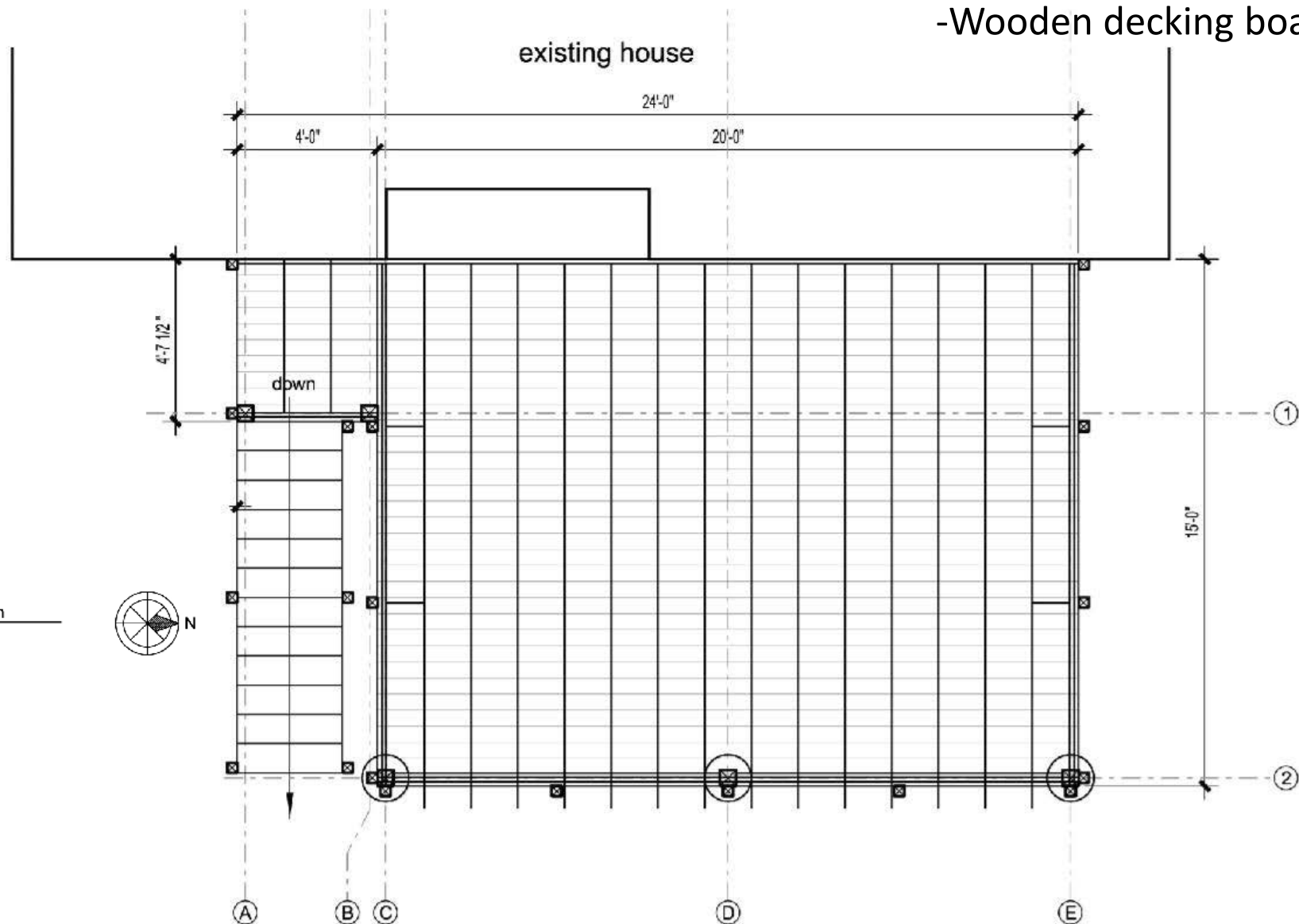
Existing



Proposed deck- main level plan

-15'x24' footprint

-Wooden decking boards

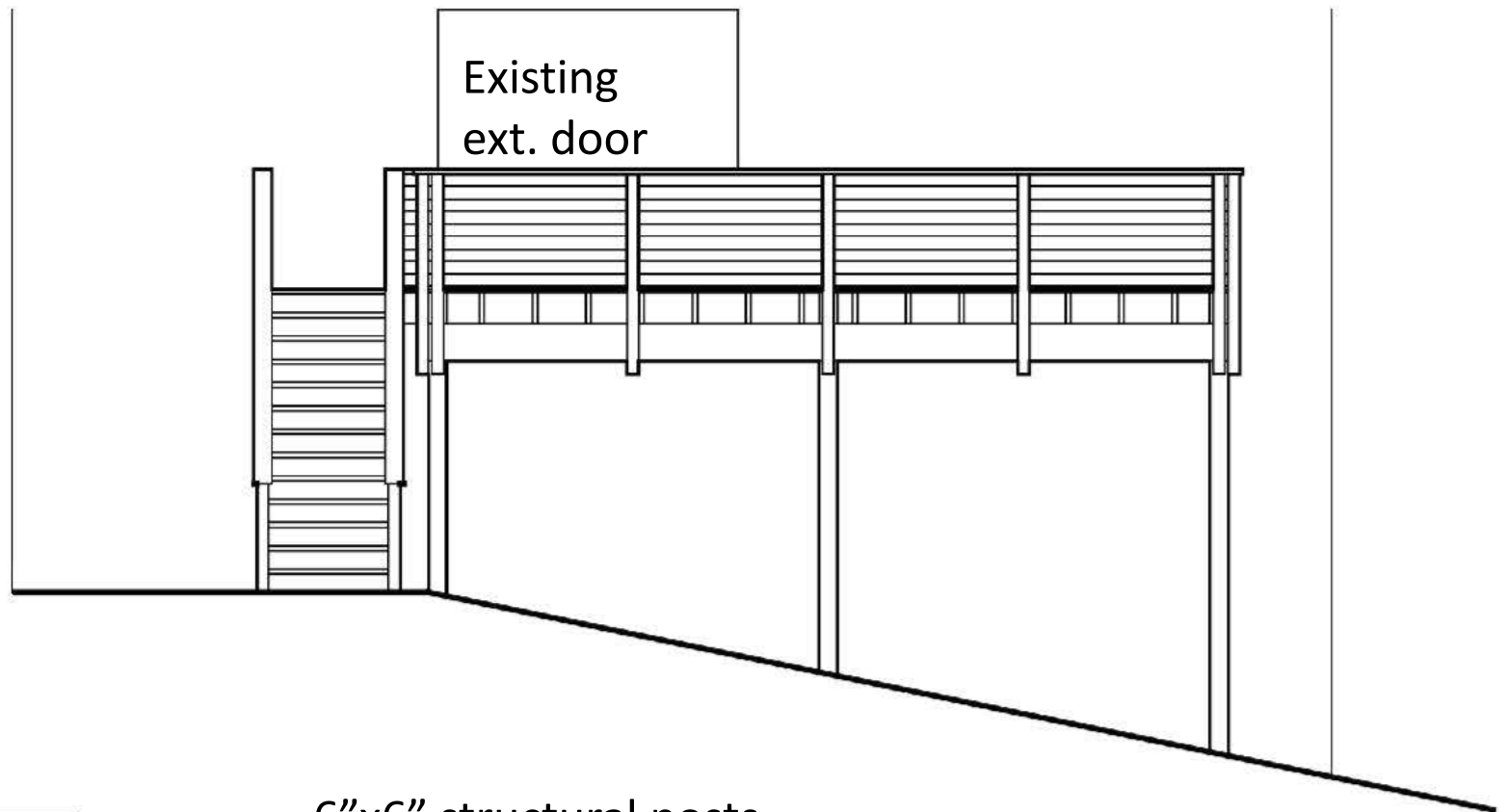


1 main level plan

A1 1/4" = 1'-0"



Proposed deck-rear elevation



| | |
|----|----------------|
| 2 | rear elevation |
| A1 | 1/4" = 1'-0" |

- 6"x6" structural posts
- 1" x 4" horizontal slat railing
- 2"x6" top rail and handrail
- Typical pressure treated pine

Proposed location of deck

