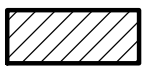




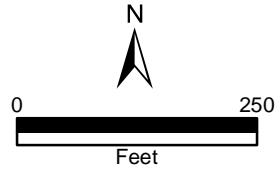
6-B-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1009 Gratz St. 37917
Fourth and Gill H-1

Original Print Date: 6/3/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Michael Amicucci





Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 6-B-20-HZ

PROPERTY LOCATION: 1009 Gratz St. / Parcel ID 81 M G 007

DISTRICT: Fourth and Gill H-1

MEETING DATE: 6/18/2020

APPLICANT: Michael Amicucci

LEVEL OF WORK: Level II. Major repair or replacement of materials or architectural elements

PROPERTY DESCRIPTION: Colonial Revival Cottage (c.1910)

One-and-one-half-story residence with a hipped roof clad in asphalt shingles and an exterior of fiber cement board siding. Hipped porch supported by squared columns is centered on the façade. Hipped-roof dormer with two casement windows centered on façade roof slope.

Structure under review is a side-gable, brick masonry outbuilding to the rear of the property.

► **DESCRIPTION OF WORK:**

After-the-fact review of alterations to outbuilding. Large tree stump at southeast corner of outbuilding has contributed to deterioration of the outbuilding's brick wall. Applicant has removed left (south) half of exterior brick walls and supported existing roof with six square wood columns (four 6" x 6" wood columns and two 4" x 4" wood columns, all unfinished wood beams). Applicant has installed a new exterior wall and a barn-style sliding door, along with painting sections of the masonry outbuilding. Project also includes the construction of a wood deck on top of the existing outbuilding floor and installation of gutters.

► **APPLICABLE DESIGN GUIDELINES:**

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999. Auxiliary or outbuildings were often used in the Fourth and Gill neighborhood, although many of them have deteriorated or been destroyed over the years. 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. Newer houses in the district might have had garages, with the same roof shapes and wall coverings, or with wall coverings that matched the primary building on the lot.

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.

Porches

1. Repair porches on historic houses using wood floors, balustrades, posts and columns, or replace duplicating the



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original size and design. Reconstruction of the documented original porch is also appropriate.

4. In new construction, the proportion of the porches to the front facades should be consistent with the historic porches in the neighborhood. Details such as columns, posts, piers, balustrades and porch flooring must use materials that present a visually and physically appropriate appearance historically.

COMMENTS:

N/A

STAFF FINDINGS:

1. The outbuilding at 1009 Gratz Street is dated to 1969 on the property tax assessor's website. However, the load-bearing masonry construction and the 2/2 horizontal pane windows indicate somewhat earlier construction, most likely in the 1950s. Verification of the outbuilding's date via historic aerials is challenged by the presence of the large tree, the stump of which caused structural deterioration of the outbuilding.
2. The outbuilding is not an outbuilding original to the Fourth and Gill Historic District, though it has reached the 50-year threshold. Modifications to the outbuilding do not detract from the historic integrity of the primary house, or from the district.
3. Review of this work is after-the-fact; the applicant has removed half of the carriage house, responding to the masonry deterioration on the outbuilding's southeast corner. The footprint of the outbuilding has not been expanded. The applicant has created a porch space on the south half of the outbuilding, using unfinished wood beams and wood decking above the existing concrete floor.
4. Guidelines recommend that secondary structures should demonstrate a size, construction, and materials that correspond to the original primary buildings on the lot. Guidelines also note that porches should employ details such as columns, posts, piers, and flooring that present a visually appropriate appearance for the historic context. Though these guidelines apply primarily to houses, the intent is to present a consistent appearance throughout the property.
5. Due to the placement of the outbuilding directly behind the primary house, only the south half (new porch location) of the outbuilding is visible from the primary right-of-way. While adding unnecessary embellishments to the outbuilding porch is not necessary, some additional finishes would aid in improving the visual effect of the porch from the public right-of-way, including obscuring the exposed metal fasteners with a simple wood cornice, painting the beams, or better aligning the columns so that they are equidistant and actually placed in the corners, as shown in the rendering

STAFF RECOMMENDATION:

Staff recommends approval of the work as proposed, with the condition that the newly created porch receive additional details to present a more finished appearance, to be approved by staff.



DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Michael Amicucci

Applicant

5/18/20

6/18/2020

6-B-20-HZ

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Michael Amicucci

Name

Company

1009 Gratz Street

Knoxville

TN

37917

Address

City

State

Zip

845 629 9983

mamicucci1@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Michael Amicucci

1009 Gratz Street

845 629 9983

Owner Name (if different from applicant)

Owner Address

Owner Phone

1009 Gratz Street

Property Address

Parcel ID

4th and Gil

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

5/22/20

Staff Signature

Please Print

Date

Michael Amicucci

Michael Amicucci

5/18/20

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

Brief description of work: _____

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: Removal of collapsing brick wall, existing broken window, Door frame, broken door, and external plugs
Installation of dividing wall to salvageable enclosed structure, new 4x6 Header and 6 - columns to support existing roof (4 - 6x6, 2 - 4x4's)
Painting over already painted brick facade. Sections of facade that was not painted will stay original. Wooden Floating Deck added

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:	TOTAL:
FEE 2:	
FEE 3:	

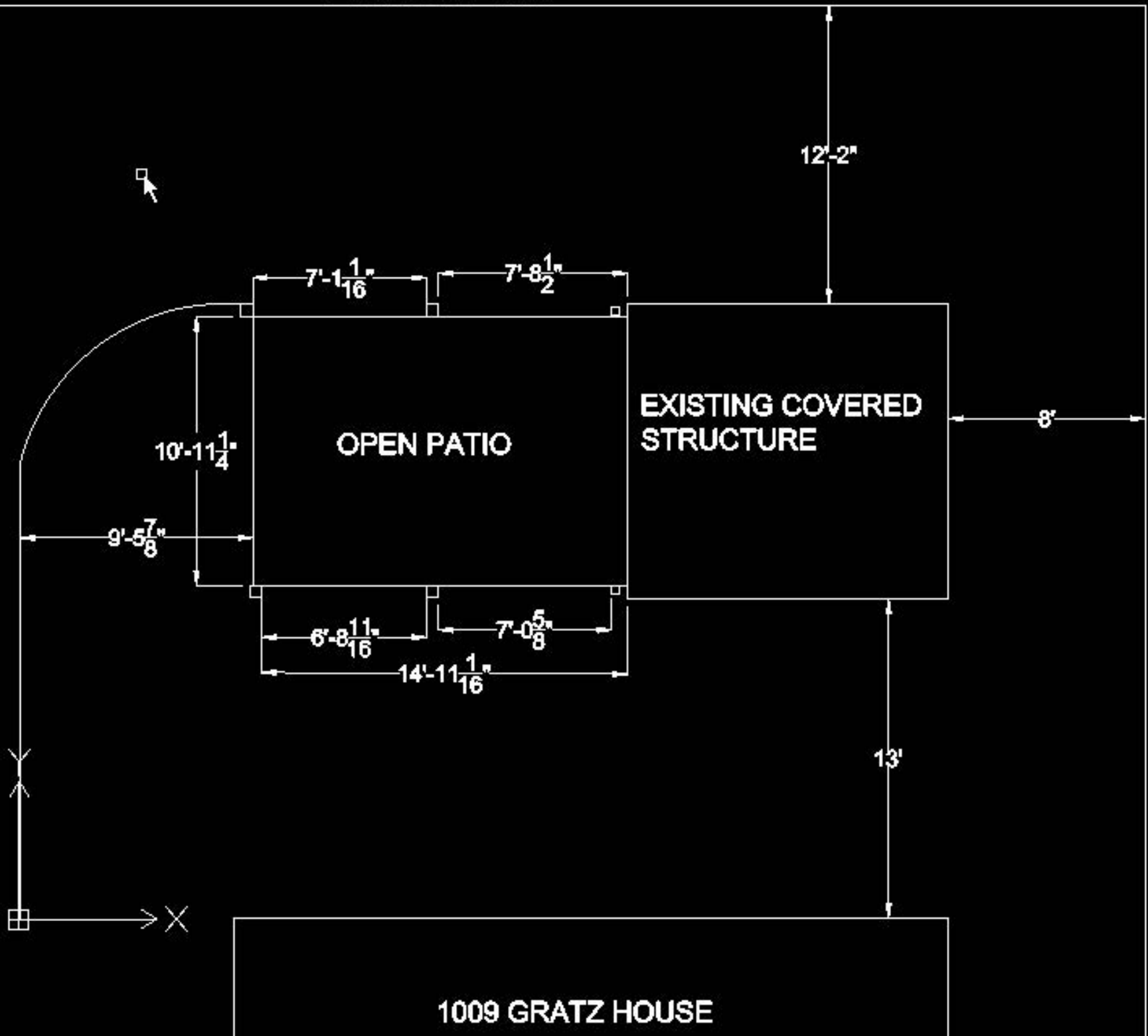


1009 Gratz Street

Gratz St

Gratz St

EXISTING FENCE



EXISTING FENCE

1009 GRATZ HOUSE

