



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

**PROPERTY ADDRESS:** 915 Luttrell St 37917

**FILE NO.:** 11-C-14-HZ

**DISTRICT:** Fourth and Gill H-1

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**MEETING DATE:** 11/20/2014

**APPLICANT:** Matthew Hatfield (owner)

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

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**PROPERTY DESCRIPTION:** Altered Queen Anne. (c. 1900)

Two-story frame. Cross-gabled roof with asphalt shingles. Two-over-two double-hung windows. Concrete stoop. Dentil molding at entry door. Interior off-set chimney. Stuccoed foundation. Irregular plan. (Contributing)

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► **DESCRIPTION OF WORK:**

After-the-fact review of installation of a 12'x15' open-ended portable pre-fabricated metal accessory structure. Owner proposes to remove the metal sides and roof gable ends and replace with wood siding if required.

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► **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.

Newer houses in the district might have had garages with the same roof shapes and wall coverings. It is acceptable to construct new outbuildings to the rear of lots in Fourth and Gill, with designs that respect the original designs.

**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.

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**COMMENTS:**

The metal structure was reported as being installed on September 26, 2014.

**STAFF FINDINGS:**

- 1) The accessory structure is located to the rear of the house as recommended by the guidelines and faces the alley.
- 2) The type of structure is a simple one-story 15'x12' garage with low-pitched roof, radiused gable ends, no eave overhang, and an open front. The size is comparable to several approved accessory structures within the district.
- 3) The metal material is not a material that was utilized during the period of significance for 4th and Gill. If the metal sides and gable are replaced with wood siding, the siding would correspond to the original primary building (in this case, the main house ) on the lot as the guidelines recommend.



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4) The guidelines state that newer houses in the district might have had garages with the same roof shapes. The intalled structure does not have a roof that is compatible that of the main house because it is a very low pitch with radiused gable ends and no eave overhang. However, the applicant has submitted photos of two contributing outbuildings in the district with low-pitched gable-end roofs.

5)The guidelines state that new outbuildings are acceptable if the design respects original designs. The intalled structure does not respect original historic designs because of the radiused gable ends and lack of eave overhang and doors covering the open end.

► **STAFF RECOMMENDATION:**

Staff recommends denial of the installed accessory structure as currently installed. Conditions for approval would be to 1) disguise the radiused gable ends with an eave overhang; and 2) sheath the structure with wood siding to match that of the main house.

Certificate (File) No: 11-C-14-HZ

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

Please print all information

1. NAME OF APPLICANT: Matthew Hatfield

Address: 915 Luttrell St.

Telephone: 865-388-5031 E-mail address: matthatfield2@gmail.com

Relationship to Owner: Self

2. NAME OF OWNER: Same As Above

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail address: \_\_\_\_\_

3. LOCATION OF PROPERTY:

Address: 915 Luttrell St. Tax ID/Lot/Parcel No: 081MM023

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

**Level II** Major replacement of materials or architectural elements; construction of addition or outbuilding; renewal of COA

Level III Construction of a new primary building; subdivision of property

Level IV Demolition or relocation of a contributing structure

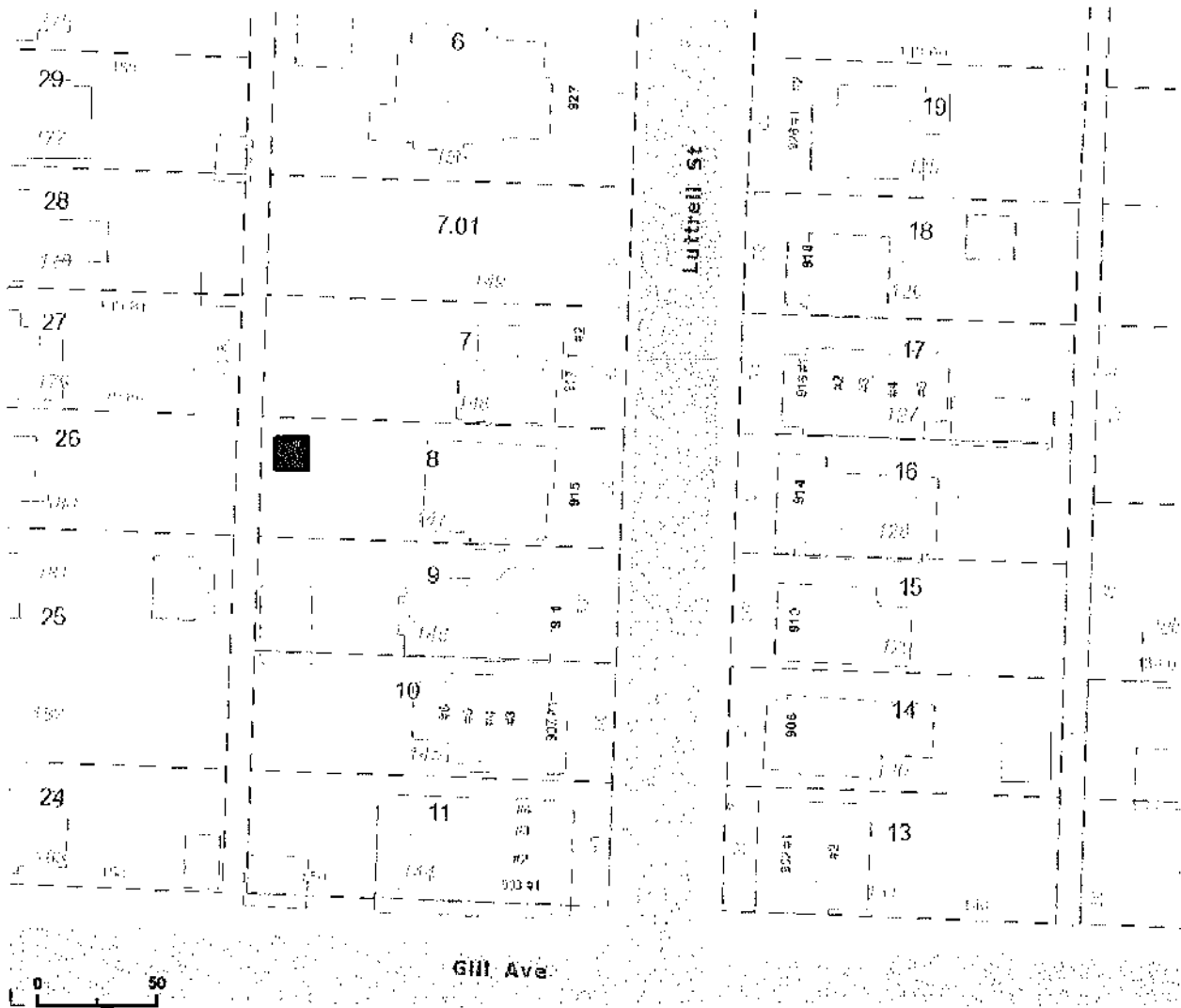
5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

INSTALLATION OF A 12' X 15' OPEN ENDED PORTABLE PEE-TERRAZZO METAL OUT BUILDING. OWNER CAN REMOVE METAL SIDES AND GABLE ROOF ENDS AND REPIALE WITH WOOD SIDING IF NEEDED.  
SEE ATTACHED PHOTOS

6. SIGNATURE OF APPLICANT: Matthew Hatfield Date: 11-3-14

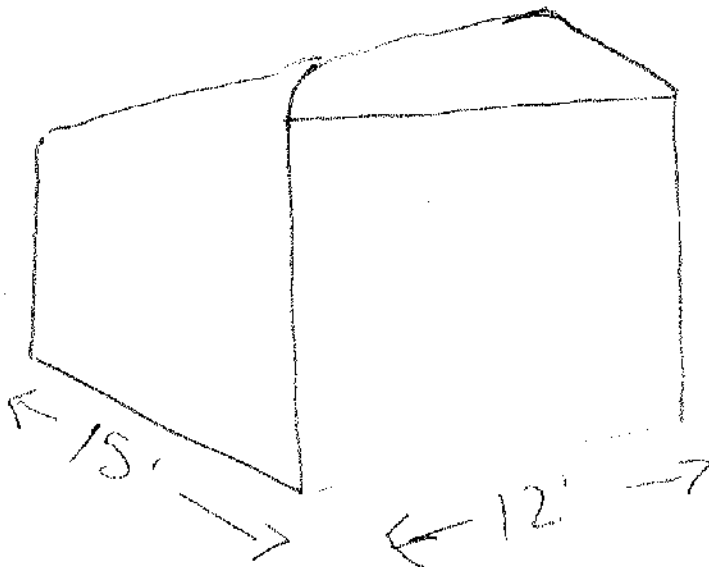
Return application to: Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902. Incomplete applications will not be accepted.

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



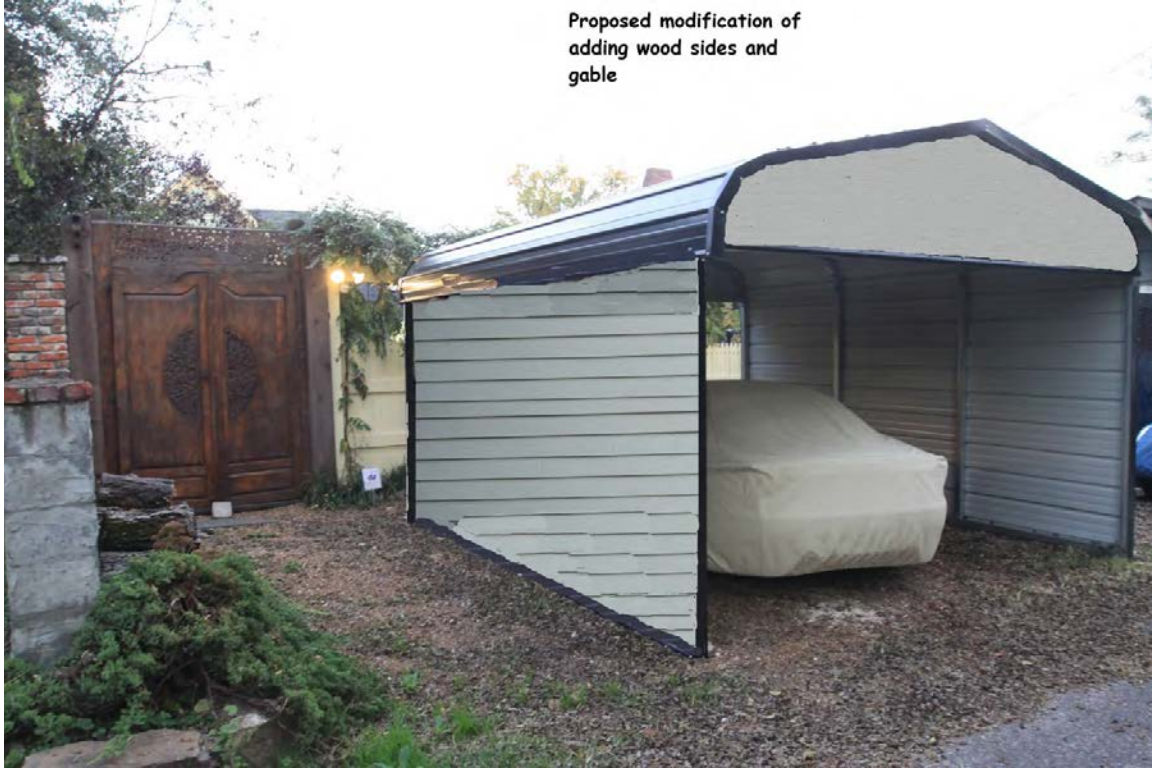
Site Location

Dimensions.



915 LUTRELL ST. GARAGE

Proposed modification of adding wood sides and gable



915 Luttrell - Garage showing siding opt

View of the Structure



915 Luttrell - Installed accessory structure



915 Luttrell - Installed accessory structure



915 Luttrell - Rear of main house



View of the structure as you are heading north on alley toward Caswell

915 Luttrell - View of structure from alley looking north



View of the structure as you are heading south on the alley toward Gill

915 Luttrell - View of structure from alley looking south



Another Structure  
on our alley block



915 Luttrell - Example submitted by applicant



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