



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

PROPERTY ADDRESS: 915 Luttrell St 37917
DISTRICT: Fourth and Gill H-1

FILE NO.: 5-C-15-HZ

MEETING DATE: 5/21/2015
APPLICANT: Matthew Hatfield Vivian (Owner)
LEVEL OF WORK: Level II. Construction of addition or outbuilding

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)

► **DESCRIPTION OF WORK:**

Construct gable-front wood frame and post carport with wood siding and asphalt shingled roof at the rear north-end of property along alley. Gable ends using 4.5 inch wide wood siding. Roof pitch 2:1 (6/12?) with 18-inch overhangs. Dimensions: 15ft Wide by 20 ft. deep by 9 ft tall (from ground to ceiling)

► **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. . .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 4th and Gill, with designs that respect the original designs.

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:

Previously denied (11-2014) by HZC, the metal carport has been removed from the property.

STAFF FINDINGS:

- 1) The carport is proposed for the rear of the lot along the alley as typical and will not be visible from the street.
- 2) The proposed 20x15 footprint is considered to be a minimum size for a carport.
- 3) The roof of the house is gabled with a cross-gable; therefore, a gabled shape is appropriate for the carport.
- 4) An appropriate pitch for the carport is at least 7/12 in order to avoid a pre-fab truss appearance.
- 5) The proposed materials of 4.5-inch wood siding and asphalt shingled roof correspond to those on the main house.
- 6) The previously existing noncontributing outbuilding at the alley has been removed.

► **STAFF RECOMMENDATION:**

Approval contingent on BZA variance for rear setback. Also, roof pitch to be confirmed as at least 7/12 pitch.

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

Please print all information

1. NAME OF APPLICANT: MATTHEW & Vivian Hatfield
Address: 915 Luttrell St., Knoxville, TN. 37917
Telephone: 865-388-5031 E-mail address: MATTHATFIELD2@gmail.com
Relationship to Owner: OWNERS

2. NAME OF OWNER: MATTHEW & Vivian Hatfield
Address: 915 Luttrell St., Knoxville TN. 37917
Telephone: 865-388-5031 E-mail address: MATTHATFIELD2@gmail.com

3. LOCATION OF PROPERTY:
Address: 915 Luttrell St. Knoxville TN 37917 Tax ID/Lot/Parcel No: 081MN008

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:)

Construct Wood Frame, wood siding, Shingle Roof 15'x 20'
Detached Carport

6. SIGNATURE OF APPLICANT: *Matthew Hatfield* Date: 4-16-15

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			



915 Luttrell
4th and Gill H-1

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913 Luttrell St, Knoxville, Tennessee
Address is approximate





Architectural Rendering of Proposed Carport at 915 Luttrell St.

Construction Materials: Wood Frame and Post (four corner posts) with asphalt shingles matching house. Gable ends using 4.5 inch wide wood siding slats matching house. Roof pitch 2:1 matching roof pitch of house with 18-inch roof overhangs.

Dimensions: 15ft Wide by 20 ft. deep by 9 ft tall (from ground to ceiling)

915 Luttrell - Alley, Proposed carport location





915 Luttrell - Proposed Carport Location



915 Luttrell - Alley Looking West



915 Luttrell - Alley Looking East



915 Luttrell - Existing Structure on Alley #1



915 Luttrell - Existing Structure on Alley #2



915 Luttrell - Existing Structure on Alley #3



915 Luttrell - Existing Structure on Alley #4

915 Luttrell bird's eye 2-24-14



02/24/2014

915 Luttrell aerial view directly down



02/24/2014

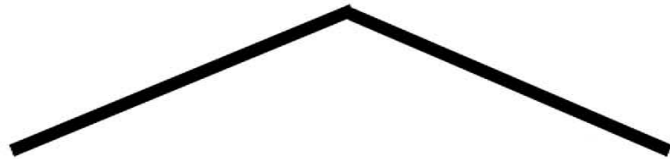
14.04° 3/12



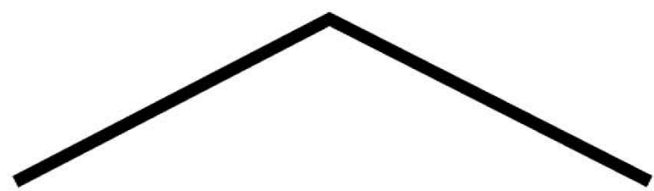
18.43° 4/12



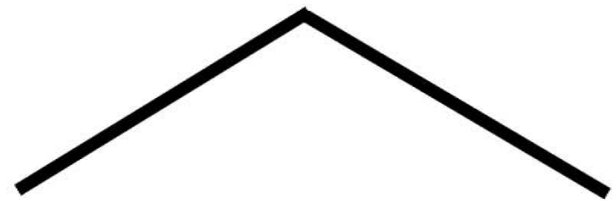
22.62° 5/12



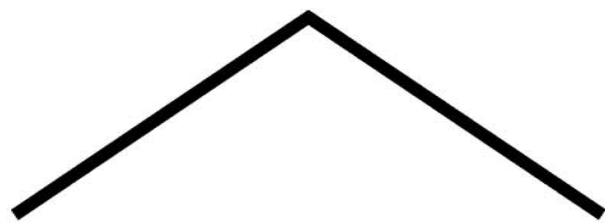
26.57° 6/12



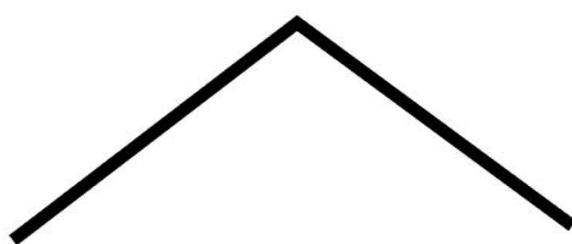
30.26° 7/12



33.69° 8/12



36.87° 9/12



39.81° 10/12

