



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

PROPERTY ADDRESS: 706 Luttrell St 37917

FILE NO.: 11-H-15-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 11/19/2015

APPLICANT: Phil Bonafacio Acadia Landscaping, Cristy Jernigan (Landscape Architect)

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

PROPERTY DESCRIPTION: Queen Anne with Neoclassical influence (c. 1890)

Two-story frame with weatherboard wallcovering. Hip roof with lower cross gables and gabled front dormer. Sawnwood bargeboard with pendant.

► **DESCRIPTION OF WORK:**

Construct wood frame 15'x21' carport at ~ 9 feet high with wood deck on top of flat roof. Deck to have 36-inch high wood balustade with 2x2 square wood balusters. Deck to have built-in wood bench and 6-foot wood planter wall on south side as shown in submitted sketch. Overall structure (not including planter wall) is estimated to be 13 feet high. Carport located in rear and the roof is cantilevered five 5 feet from the alley, with support posts being ~7 feet from alley. (Cobblestone pavers to be laid beneath carport.)

► **APPLICABLE DESIGN GUIDELINES:**

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

OUTBUILDINGS

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. It is acceptable to construct new outbuildings to the rear of lots on 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.

COMMENTS:

Carport will require a Board of Zoning Appeals approval for lot coverage and setbacks, and possibly for height.

STAFF FINDINGS:

1) . . . New 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. 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.

2) Due the hight and size which are very large in relation to the back of the house and the back yard (over 30% of façade and yard area) and the flat roof with balustrade, the carpor t/ deck structure does not reflect the original



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designs of outbuildings in the district, and is not a design that reflects that of the house.

3) The location of the deck is only 5 feet from the alley, whereas, approved decks in the district are situated deeper into the rear yard, away from the alley.

4) Approaching from the south, the underside of the caport roof (the ceiling) appears to be an unfinished structure.

5) Decks in the district are typically stained or painted rather than being of raw wood material.

6) The alternative design submitted by the applicant showing a half roof pitch makes the building to be taller, and causes the building to be more obtrusive in the alley

► **STAFF RECOMMENDATION:**

Staff recommends denial based on the design guidelines and findings of fact.

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

Please print all information:

1. NAME OF APPLICANT: ACADIA LANDSCAPE
Cristy Jernigan & Phil Bonifacio

Address: 203 GORE RD, KNOXVILLE TN 37919

Telephone: 865.329.4002 E-mail address: phil@acadia/landscape.com

Relationship to Owner: LANDSCAPE CONTRACTOR

2. NAME OF OWNER: JAMES VAUGHAN

Address: 706 LUTTRELL ST

Telephone: 865.305.8972 E-mail address: JVAUGHAN@MC.UTMCK.EDU

3. LOCATION OF PROPERTY:

Address: 706 LUTTRELL ST Tax ID/Lot/Parcel No: 094DF012

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.)

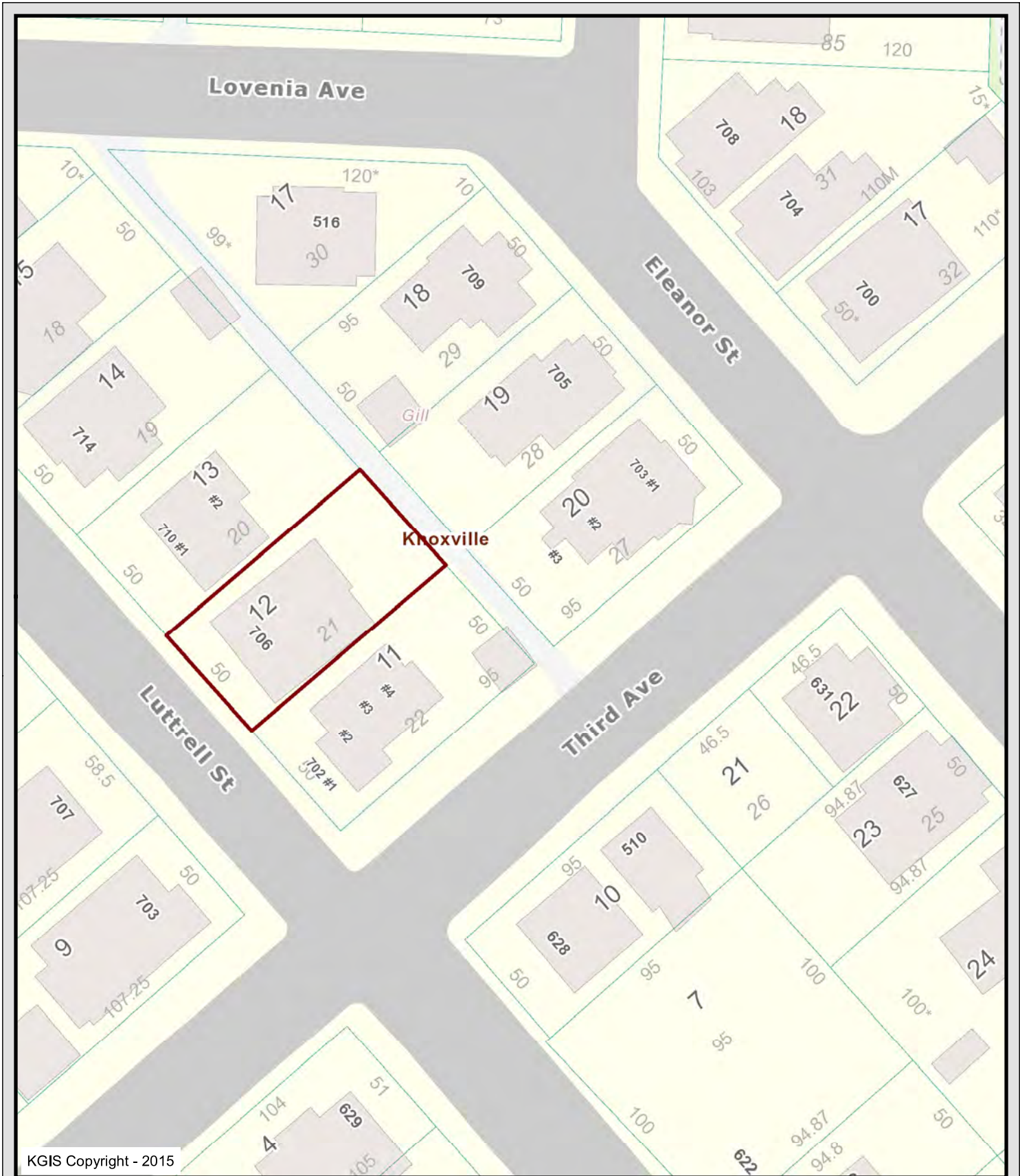
BUILT DECK PER DESIGN
INSTALL PAVED PARKING & PATIO
INSTALL PLANT WALL, PLANT BOXES & BENCH
INSTALL LANDSCAPE

6. SIGNATURE OF APPLICANT:  Date: Oct 30, 2015

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			



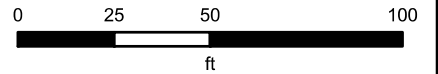
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706 Luttrell Street
4th and Gill H-1

Knoxville - Knox County - KUB Geographic Information System

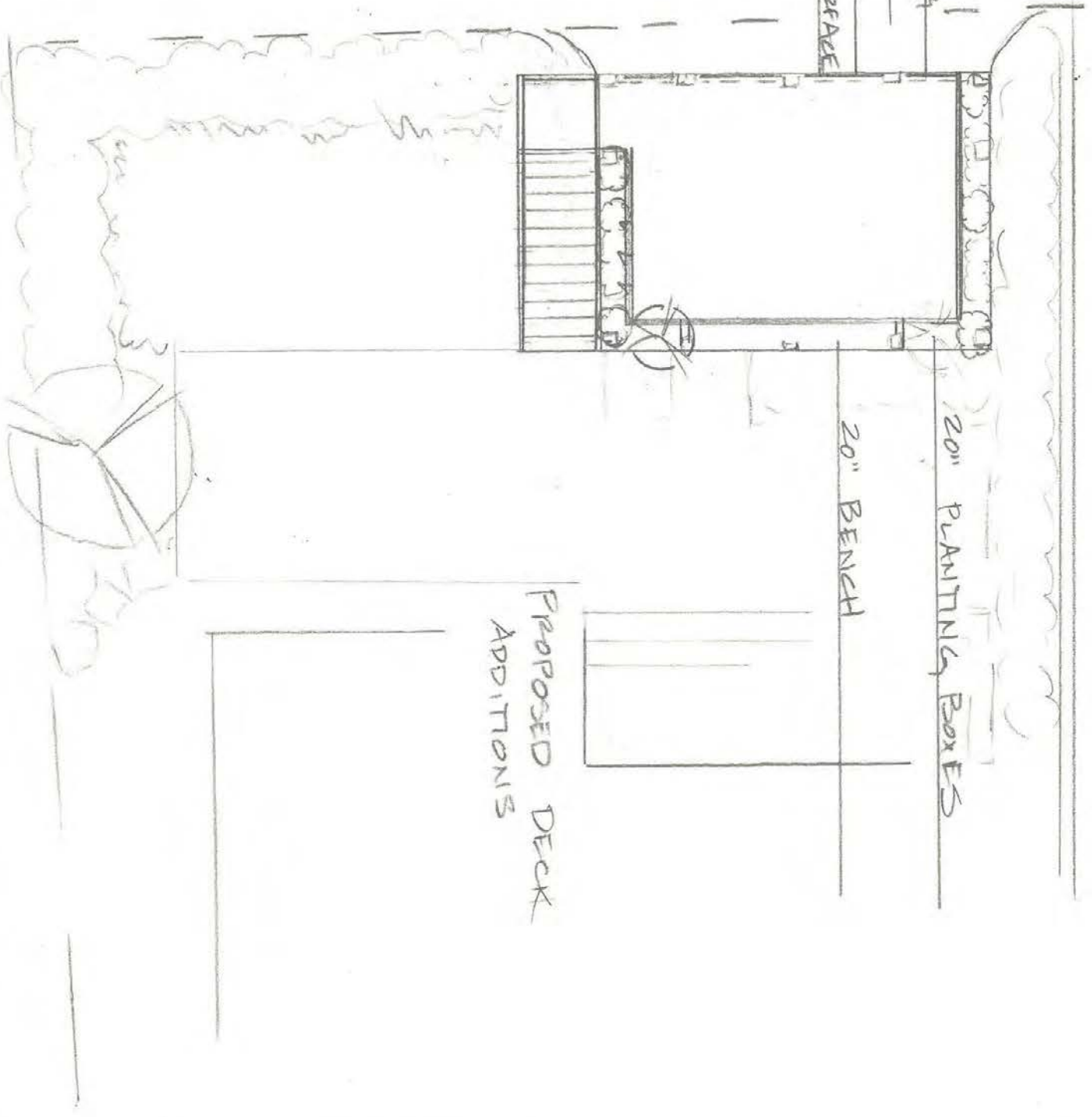


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PLANTING
WALL
6' FROM
DECK SURFACE

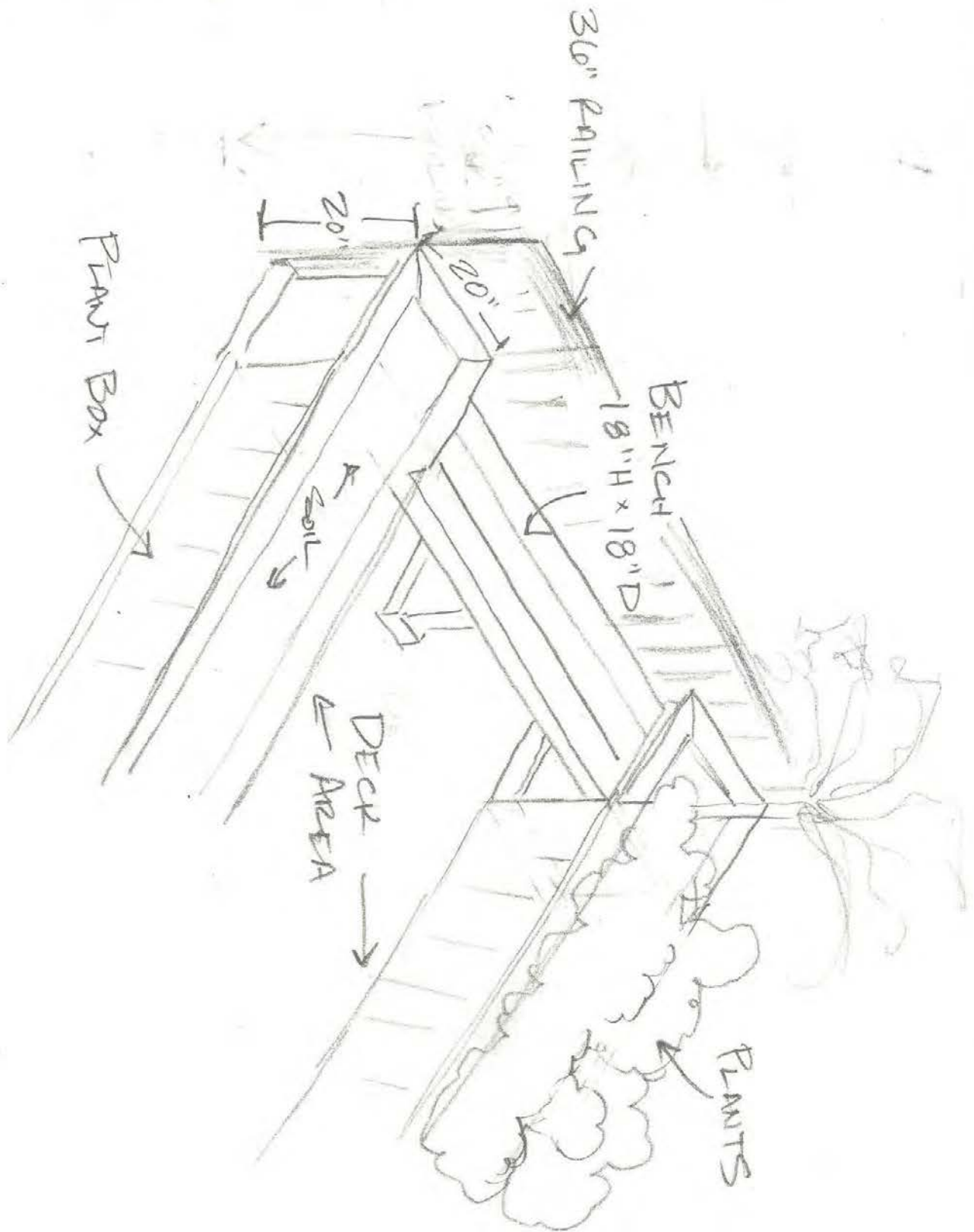


**ACADIA
DESIGN GROUP**

CONCEPT PLAN
FOR THE: JAUGHAN RESIDENCE
706 LUTTRELL STREET
DRAWN BY: CAISM

SCALE: 1/8" = 1'

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ACADIA
DESIGN GROUP

CONCEPT PLAN

FOR THE: VAUGHAN RESIDENCE
706 LUTTRELL STREET
DRAWN BY:

SCALE: *Arch Sketch*

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DECK SURFACE
 PROPOSED PLANTING WALL
 ALONG ALLEY SIDE

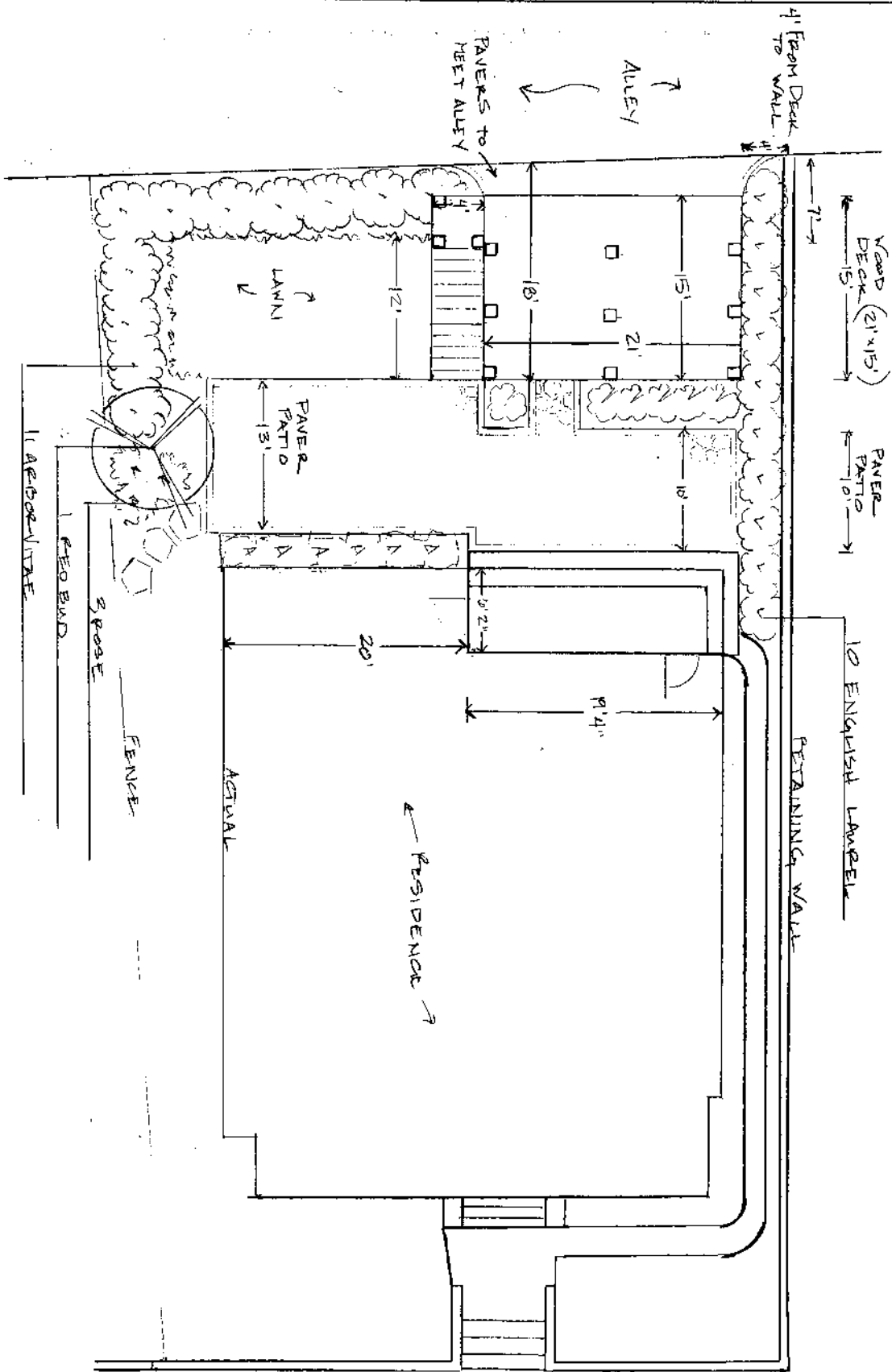
CONCEPT PLAN

FOR THE: VAUGHAN RESIDENCE
706 LUTTRELL STREET
 DRAWN BY: CRISTI

SCALE: *Rough Sketch*



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**ACADIA
DESIGN GROUP**

CONCEPT PLAN

FOR THE **VAUGHAN RESIDENCE**
706 LUTTRELL STREET

31614 DRAIN BY: *CP/STY*

SCALE: 1/8" = 1'

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706 Luttrell – From 3rd Street looking north up the alley. The deck is 5' from the property line or existing retaining wall near the large tree and the nearest post in picture is 7' from the alley.



706 Luttrell – From 3rd Street looking north



706 Luttrell - From alley looking towards deck and house. The two posts pictured are 7' from the alley.



706 Luttrell – From house looking northeast across alley



706 Luttrell – From house looking southeast across alley



706 Luttrell – From house looking towards deck and across alley



706 Luttrell – From the alley looking south towards 3rd Street

Acadia Landscape Co. LLC

203 Gore Rd.
Knoxville, TN 37919
865-329-4002
phil@acadiandscape.com



ESTIMATE

ADDRESS

James Vaughan
706 Luttrell St
Knoxville, TN 37917

ESTIMATE # 3059

DATE 09/21/2015

ACTIVITY

AMOUNT

Paver Installation

- Parking Pavers in Potomac Dublin Cobble
- 10 - 12" of excavation
- geotextile underlay and compacted crusher
- polymeric sand swept into joints
- 5 year warranty on installtion

Paver Installation

- Patio, Steps, Landing and Walk Pavers in Belgian Stone Mega-Arbel
- border patio in Potomac Dublin Cobble
- 15" deep or tread of step in complementing cap stone
- 80 LF of complementing step riser
- 9-10" of excavation
- geotextile underlay and compacted crusher
- polymeric sand swept into joints

TOTAL

Accepted By

Accepted Date

Acadia Landscape Co. LLC

203 Gore Rd.
Knoxville, TN 37919
865-329-4002
phil@acadialandscape.com



ESTIMATE

ADDRESS

James Vaughan
706 Luttrell St
Knoxville, TN 37917

ESTIMATE # 3148

DATE 10/30/2015

ACTIVITY

AMOUNT

Removal and Demo

- remove deck
- remove back concrete and other

Custom Deck

Custom Deck/Carport per Design

- deck to have 6x6 posts
- deck to use 2x10, 2x8, and 2x6 framing
- deck to be framed with all pressure treated
- deck floor to be pressure treated
- estimate includes approximately 106 LF of 36" railing on all sides of deck/ top of carport and along stairs
- estimate includes 12 stairs 3' - 4' wide and 1 landing 4' x 4'

Carpentry Service

Custom planting wall along alley side of deck

- to be inside railing and extend 36" above
- Five 4" deep 6" height plant boxes every 12" (see sketch)
- extend 5 post 36"
- to be planted by home owner
- price includes submitting for Certificate of Appropriateness from Historical Zoning Commission

Carpentry Service

Custom planter boxes along deck side of stairs and the 15' deck side with wrap corners and bench

- to be inside railing
- 18' along 15' side wrapping 3' x 20" height x 18" deep
- 10' 8" along stair side wrapping 3' x 20" height x 18" deep
- bench between boxes approximately 14' - 15' length x 20" height x 18" deep

Plant Installation

- install Pyramidal Laurels in corner of boxes with Azaleas between
- install 2 Weeping Maples at each end of bench

Acer palmatum dissectum

2 'Crimson Queen' or 'Red Dragon', Weeping Japanese Maple, 2 - 3'

Prunus laurocerasus

5 Pyramidal English Laurel, 5 gallon

Encore Azalea

11 Encore Azalea, 3 gallon

Bed Preparation

- add soil amendments to promote growth of plant material: 5 cu yds

Mulch

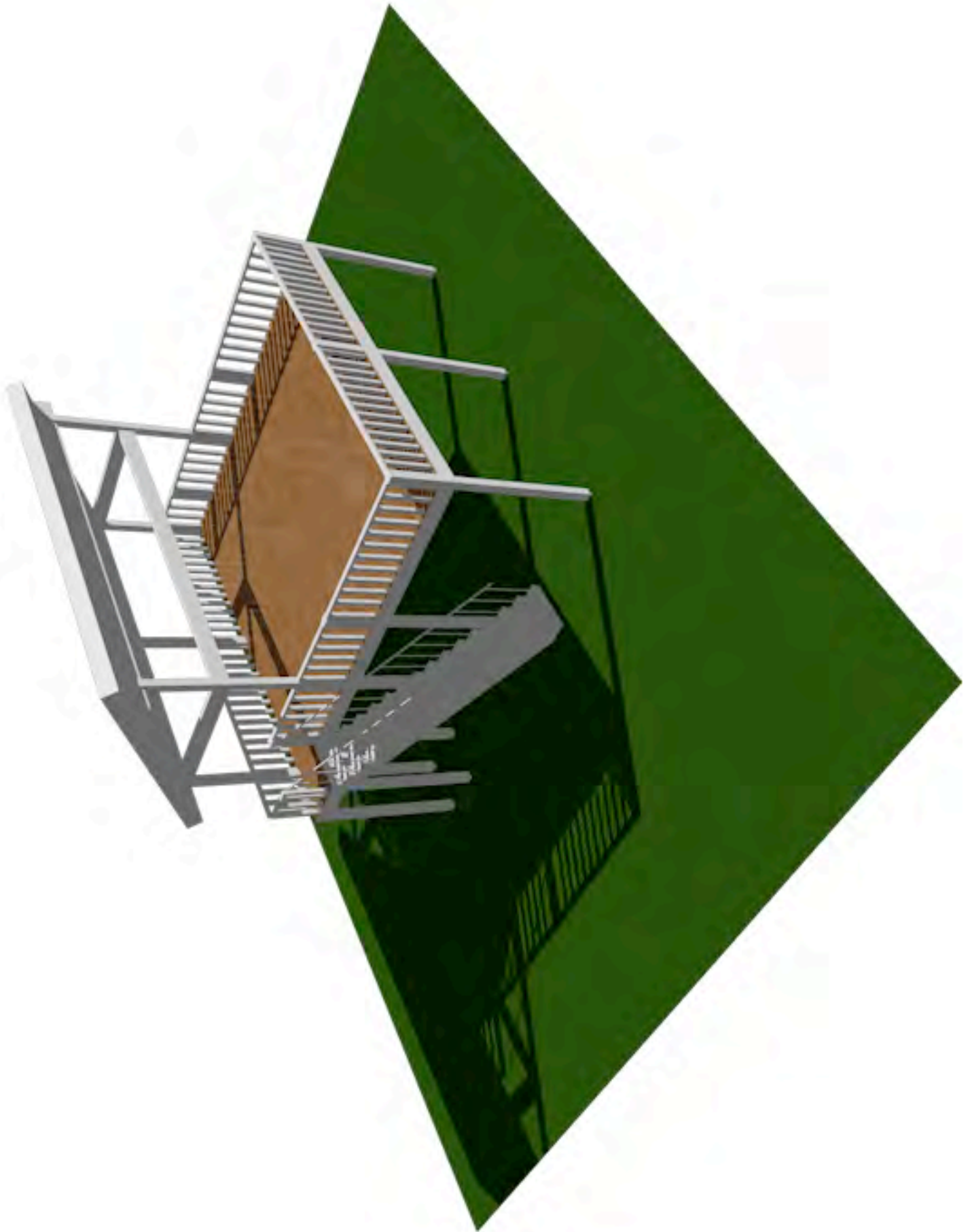
Shredded Hard Wood: 2 cu yds

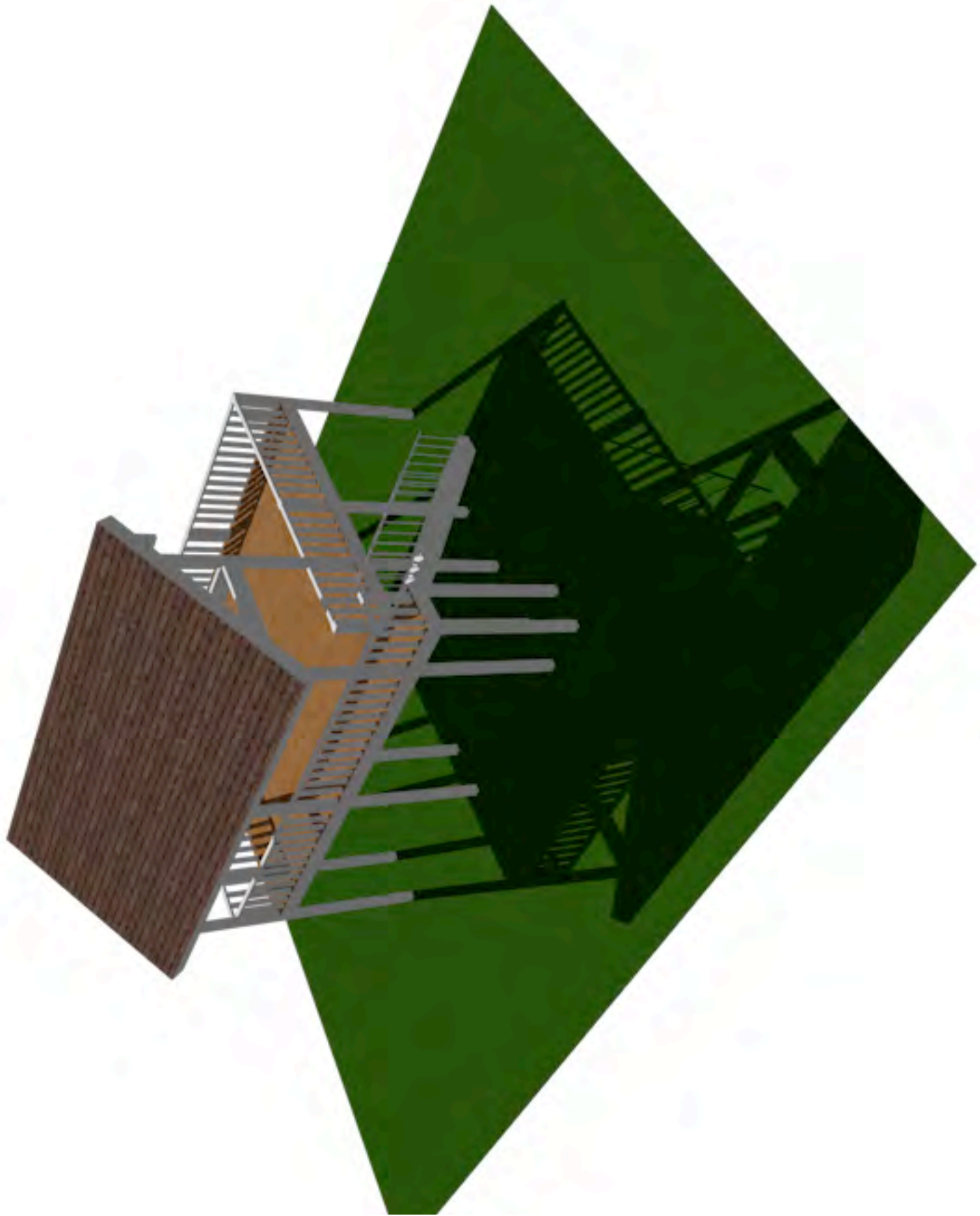
TOTAL

Accepted By

Accepted Date





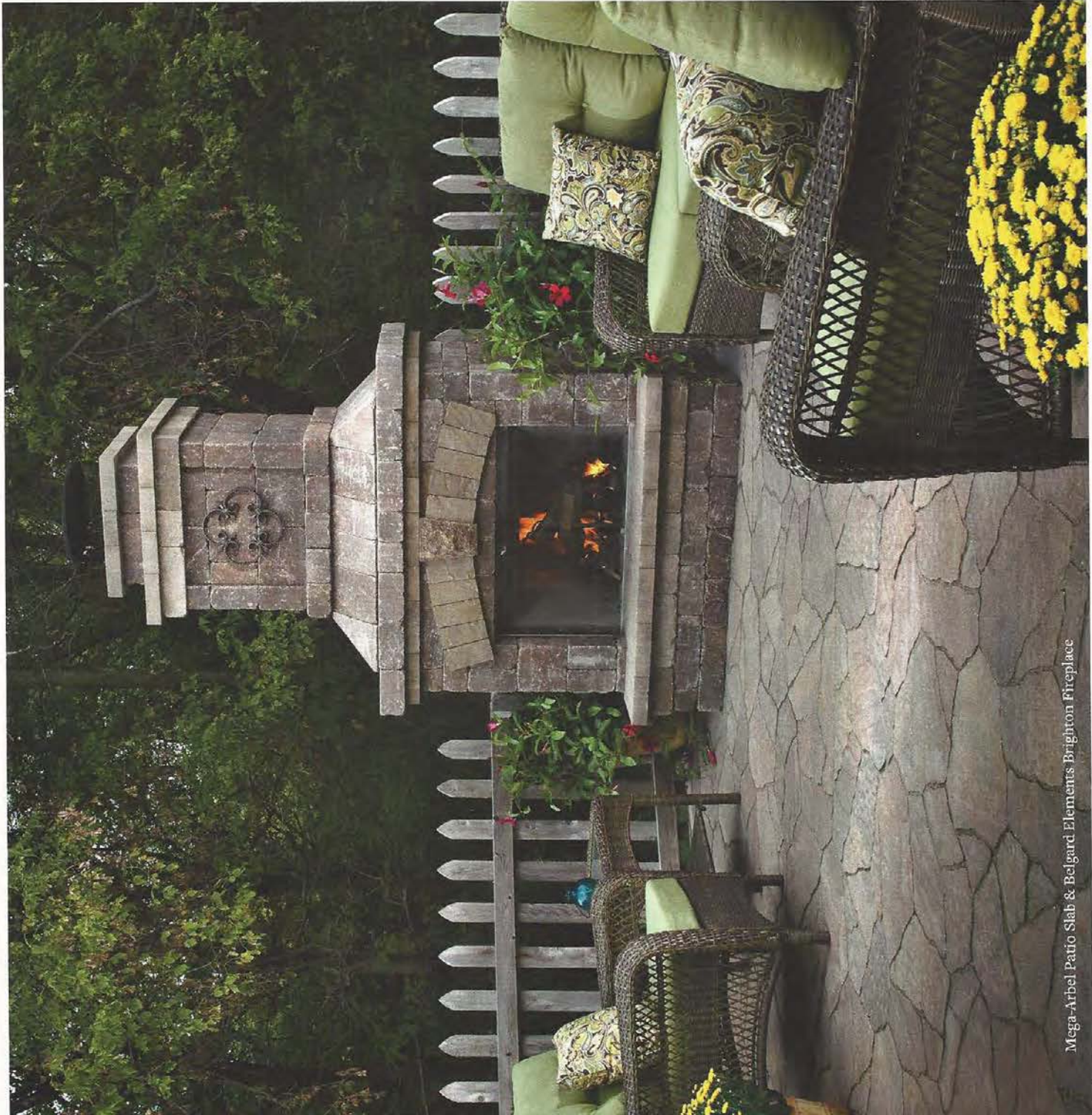




Mega-Arbel



Mega-Arbel Patio Slab



Mega-Arbel Patio Slab & Belgard Elements Brighton Fireplace



Dublin Cobble



Dublin Cobble



Dublin Cobble