



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

PROPERTY ADDRESS: 706 Luttrell St 37917

FILE NO.: 3-F-16-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 4/21/2016

APPLICANT: Phil Bonifacio Acadia Landscape Co. (Contractor)

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 and gablet with louvered attic vent. Sawn wood bargeboard with pendant. Sunburst design applied on front gable with twenty-light window and fishscale imbricated shingles, dentils at cornice return on front gable. Two-over-two double-hung windows with casement windows on sun porch. One-story full front porch, partially enclosed for sun porch with wood posts on brick piers and brick balustrade. Brick foundation. Irregular plan. Transom at front entry. (Contributing)

► **DESCRIPTION OF WORK:**

Construct 24'x24' x14.5'- high carport as per submitted drawings. The height to the interior ceiling will be 9.5 feet. The roof will have an 8/12 pitch with 12-inch overhangs and will be covered in a neutral color of asphalt shingles. The four support posts will be 6x6 with half-round trim near the top. The gables will be wood sided or shingled to match the front gable on the house. The applicant has agreed to add a small circular vent in the upper center of the gable facing the alley.

► **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:

A BZA variance was granted for lot coverage.

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 District.



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- 2) The frame building materials and wood siding or shingles on the gable is compatible with the materials of the main house.
- 3) The 8/12 roof pitch is compatible with that of the main house.
- 4) The overall size (24'x24') and height (14.5') is typical for outbuildings in the district.
- 5) The size and height does not overpower the lot or the house.
- 6) The location of the proposed carport is appropriately to the rear of the house and facing the alley.
- 7) The proposed square concrete pavers are appropriate for a parking area in the rear yard.

► **STAFF RECOMMENDATION:**

Staff recommends approval for the construction of a carport based on the work description and revised drawings showing the approved gable sheathing and round vent ---to be submitted to Building Inspections in order to obtain a building permit.

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

Please print all information:

1. **APPLICANT NAME:** Phil Bonifacio/ Acadia Landscape Co.

Address: 203 Gore Rd Knoxville, TN 37919

Telephone: 865-329-4002 E-mail address: _____

Relationship to Owner: Contractor

2. **OWNER NAME:** James Vaughan

Address: 706 Lutrell St

Telephone: 865-305-8972 E-mail address: jwvaughan@mc.utmck.edu

3. **LOCATION OF PROPERTY:**

Address: 706 Lutrell St Tax ID/Lot/Parcel No: 0944DF012

4. **LEVEL OF WORK** (circle Level)

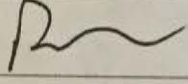
- Level I** Routine repair; replacement of deteriorated materials in-kind; removal of artificial siding; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure or a late addition; renewal of COA
- Level II** Major replacement 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.)

Install Carport with roof

Install concrete paver parking area

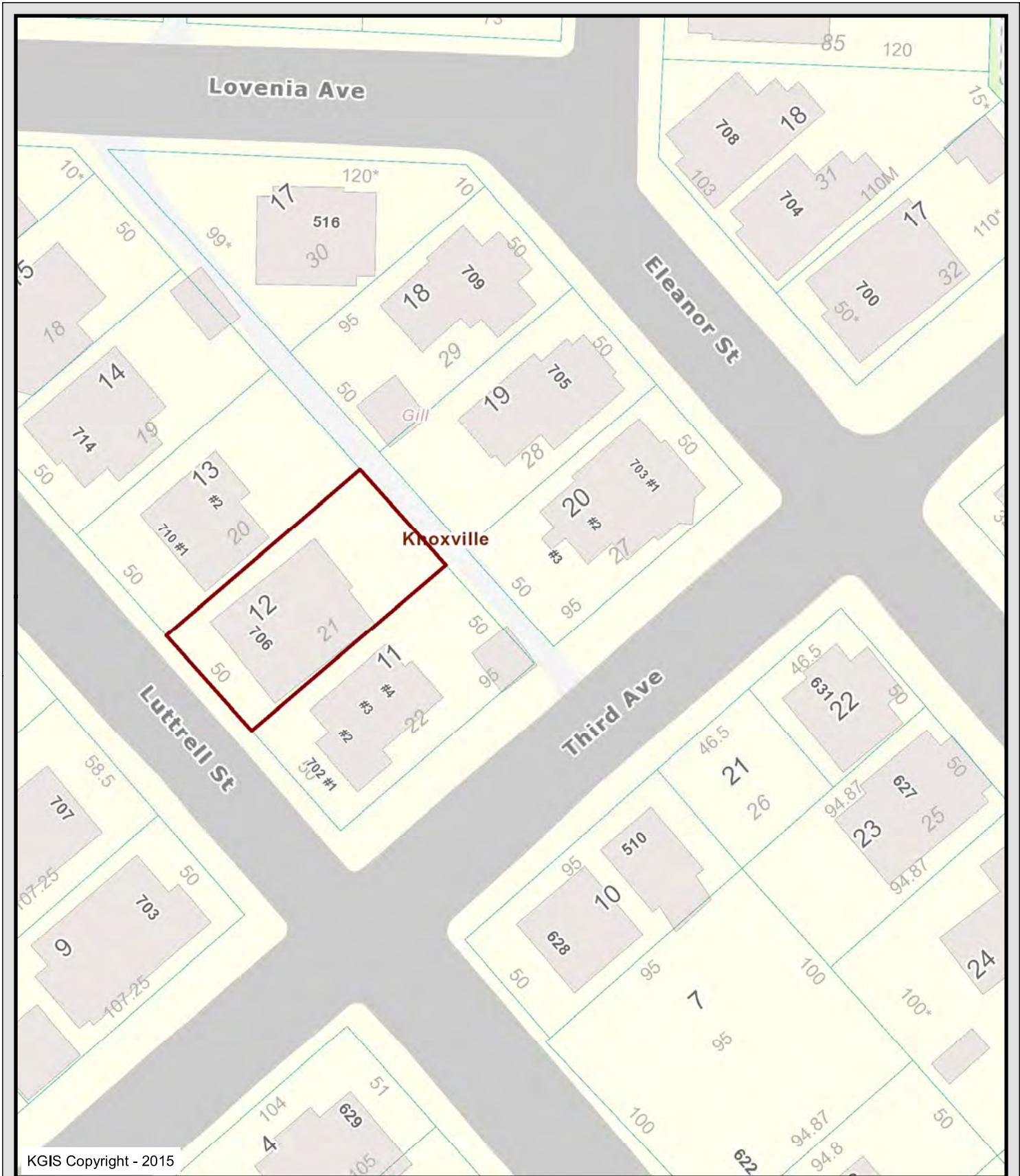
Install Landscaping to add Privacy

6. **SIGNATURE OF APPLICANT:**  Date: Feb 24, 2016

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

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



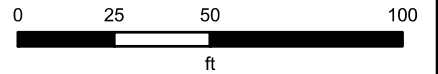
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706 Luttrell Street
4th and Gill H-1

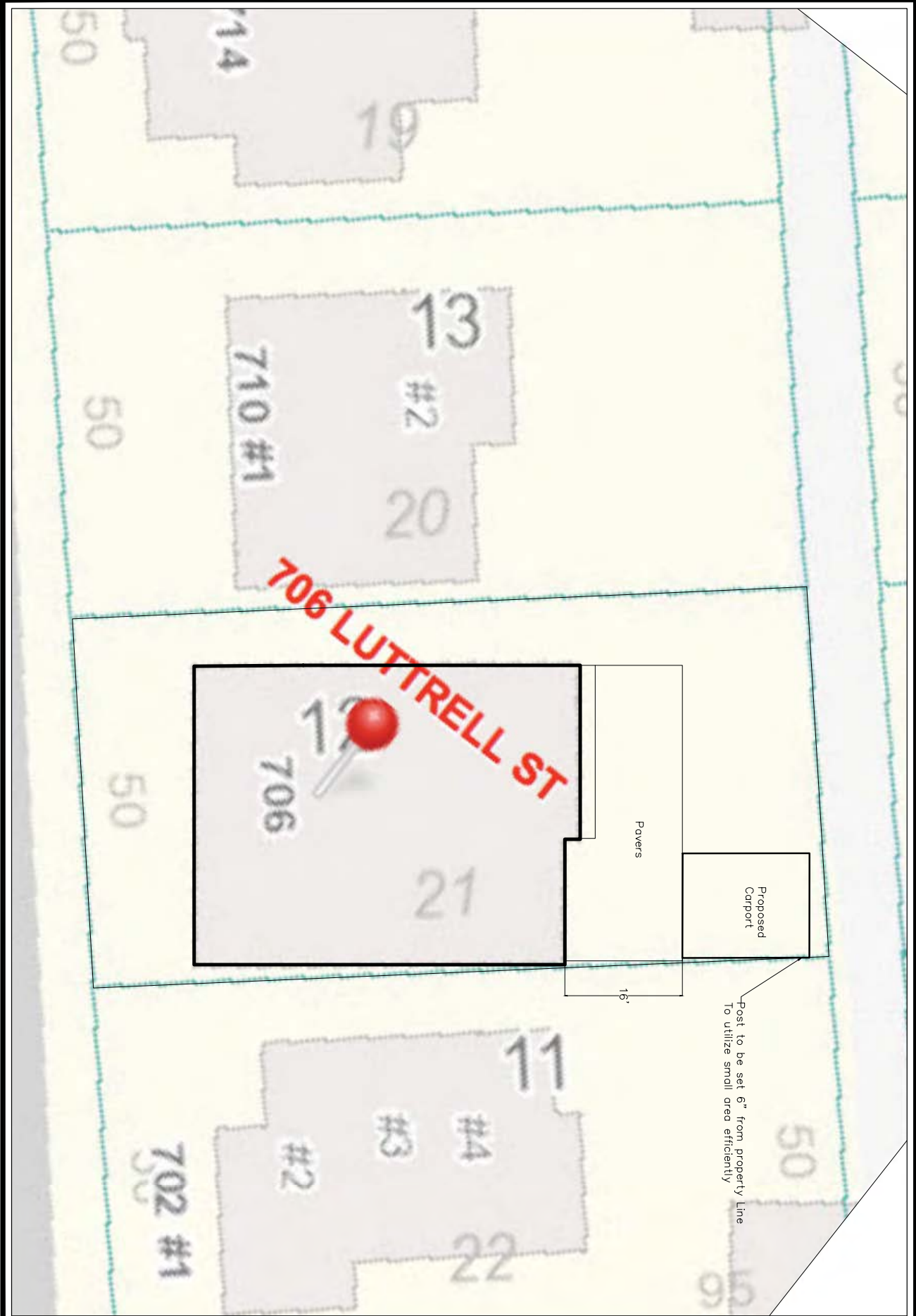
Knoxville - Knox County - KUB Geographic Information System



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ACADIA
DESIGN GROUP

a division of Acadia Landscape Co.

CONCEPT PLAN

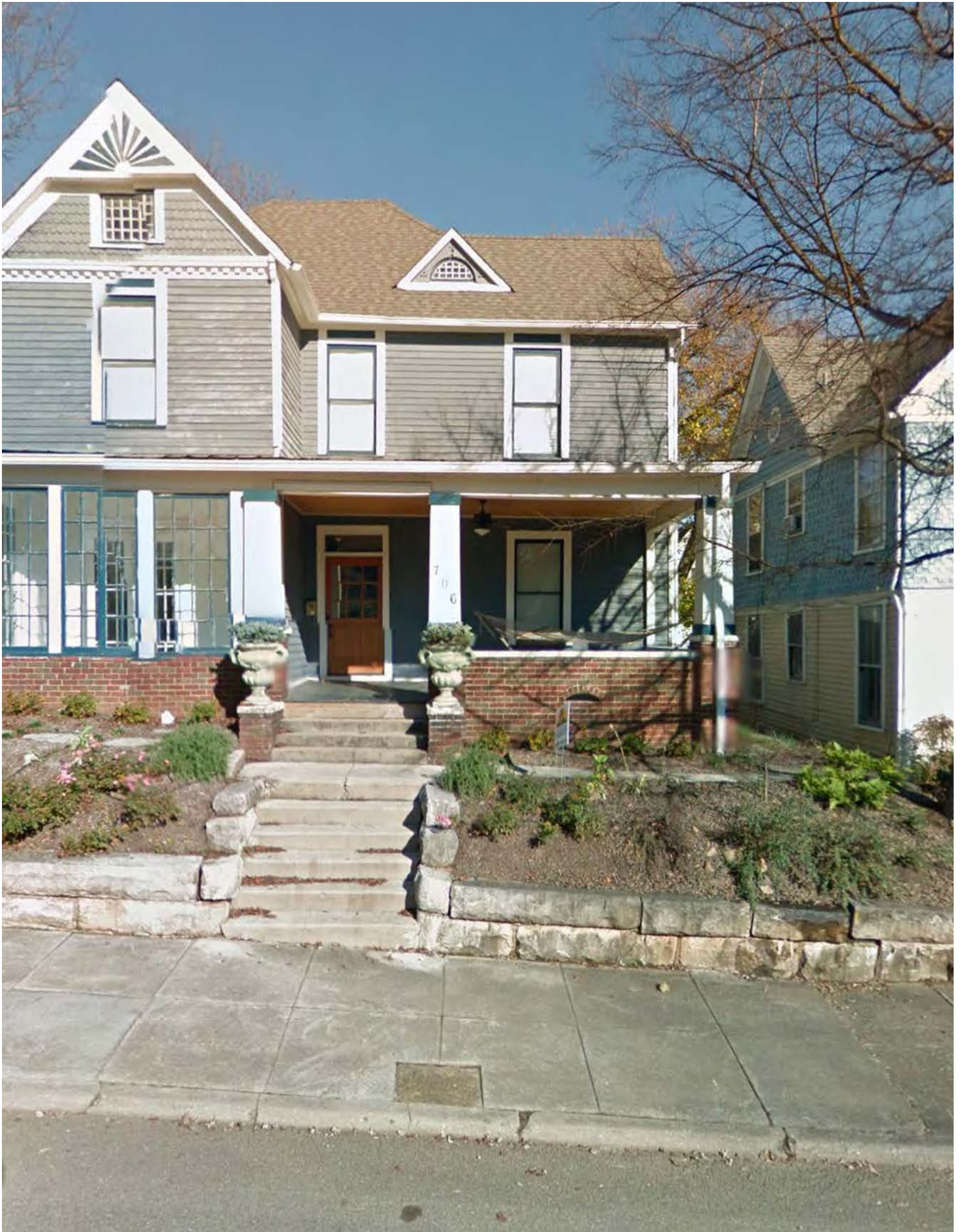
FOR THE:

Vaughan Residence

2-20-16 DRAWN BY: Jonathan W.

SCALE:

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706 Luttrell - Front facade



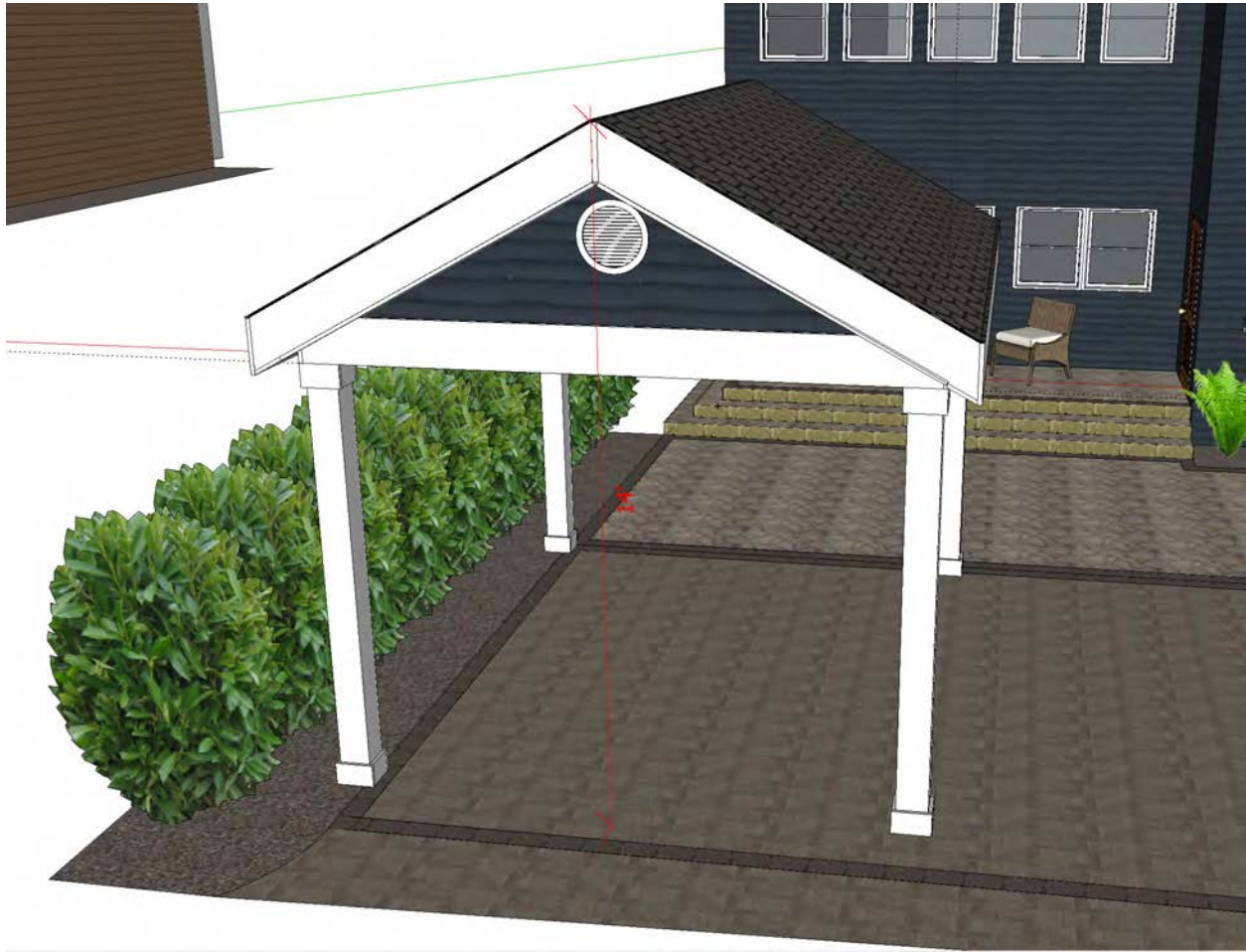
706 Luttrell – From 3rd Street looking north up the alley. The deck is 5' from the property line or existing retaining wall near the large tree and the nearest post in picture is 7' from the alley.



706 Luttrell – From 3rd Street looking north



706 Luttrell – From the alley - existing view looking south towards 3rd St.



Architectural drawing proposed for 706 Luttrell St

Construction Materials: The structure will be wood frame, 8x8 posts, and asphalt shingles to match house. Roof pitch is 8/12 with 12" overhangs. The siding in the gable will either be cedar shake to match gable in front of residence or wood siding as shown. The fascia boards will be 8"-9" and line up with the 2x8 rafters.

Dimensions: 17 deep x 14' wide (including overhangs) x 9.5' tall (to ceiling and 14' to the top of the structure).



Dublin Cobble® Collection

Gently distressed surfaces and antiqued edges

Smooother surface

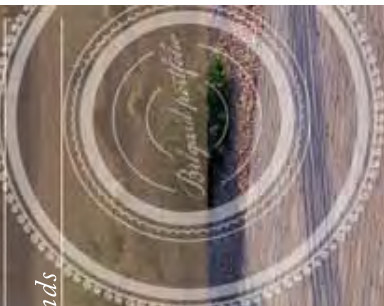
Exceptional stability and durability

Available in a variety of shapes and sizes

Wide range of natural color blends

See back for specs and details.

BELGARD COLLECTION B



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Dublin Cobble Collection

Dublin Cobble

DIMENSIONS:



MODULAR

2 3/8" x 6" x variable



4-PC MODULAR
COMBO

2 3/8" x 6" x variable



CIRCLE

2 3/8" x 6" x variable



LARGE SQUARE

2 3/8" x 9" x 9"

LAYING PATTERNS:



0%
Large Square



10-15%
Large Square



20-25%
Large Square



Collection

DUBLIN COBBLE COLLECTION

The gently distressed surface and antiqued edges whisper quiet sophistication. Smaller than Bergerac and featuring a wide array of shapes, Dublin Cobble creates a casually elegant, time-worn look recalling the hand-laid stone of centuries-old Mediterranean villas.



THE BELGARD GUARANTEE

BELGARD IS PROUD TO INFORM YOU that all of its interlocking concrete pavers meet or exceed the requirements of ASTM C 910. Belgard guarantees its products against manufacturing defects for as long as you own your home. It is recommended that a Belgard Authorized Contractor who guarantees their workmanship for 5 years install all the hardscape products. If the homeowner installs Belgard products utilizing Belgard installation guidelines, the product guarantee shall be for a period of 5 years from the date of the purchase. Color matching cannot be guaranteed and replacement labor is not included.

The guarantee does not apply to splitting, chipping, or other breakage that could be caused by impact, abrasion or overloading. Belgard's obligation is limited to supplying new material at no charge to replace the defective product. Installation cost remains the responsibility of the buyer. Belgard's lifetime guarantee on its pavers is intended for residential applications and will apply only for as long as you own your property. Use constitutes acceptance.

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AN OLDCASTLE COMPANY

4223 W. Highland Ave, Phoenix, AZ 85019 | PH: 602-352-3805 | 800-366-7877
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