



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

**PROPERTY ADDRESS:** 703 Luttrell St 37917

**FILE NO.:** 2-J-19-HZ

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

**MEETING DATE:** 2/21/2019

**APPLICANT:** Teresa Matthews (owner)

**LEVEL OF WORK:** Level II. Handicap ramp and garage door

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

One-and-one-half-story frame with weatherboard wallcovering. Hip roof with lower cross gabled front dormer, sawn wood bargeboard with pendant, asphalt shingled roof covering. Nine-over-six-light windows in gables, 1/1 double-hung windows on remainder of house. One-story front and side wrap-around porch with bellcast porch roof, curved ornamental half-timbering in front gable, narrow wood porch columns, front-facing brackets with applied sunburst design with brackets creating segmental arches. Two interior offset brick chimneys. Brick foundation. Irregular plan. Designed by George Barber.

### ► DESCRIPTION OF WORK:

1) Install new overhead steel garage door with carriage door and hardware appearance in garage-opening which faces Third Street.

The following item may be chosen to be withdrawn by the applicant:

2) Install concrete handicap ramp on rear of house with landing at sidewalk.

### ► APPLICABLE DESIGN GUIDELINES:

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

#### ENTRANCES

7. Missing doors should be replaced with new doors appropriate for the style and period of the building. In replacing missing original doors, replacement doors should mimic doors typical for that architectural style, including materials, glazing, and pane configuration.

#### NEW ADDITIONS:

##### Recommendations:

1. Locate attached exterior additions at the rear or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building. Proportion is very important.

2. Design new additions in a manner that makes clear what is historic and what is new.

3. Consider the attached exterior addition both in terms of the new use and the appearance of other buildings in the Historic district. Design for the new work may be contemporary or may reference design motifs from the historic buildings. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, size, texture, scale, relationship of solids to voids, and color.

4. Place new additions, such as balconies or solar greenhouses, on non-character-defining elevations, and limit the



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size and scale in relationship to the historic building.

8. New additions should not cause a lessening or loss of historic character, including the historic building's design, materials, workmanship, location, or setting.

### COMMENTS:

### STAFF FINDINGS:

1. The house is a contributing resource in the Fourth and Gill H-1 Overlay and the National Register Historic District.
2. The proposed garage door has a side-opening appearance and strap-hinge and spade-handle hardware, so is therefore appropriate to allude to a period carriage house door. It is not replacing an original carriage house door.
3. The front of the garage and the door is prominently visible since it is adjacent to the sidewalk facing Third Street.

The information below may be chosen by the applicant to be reviewed at a later date:

4. The handicap ramp is proposed for the rear which is not a character-defining elevation since it has been remodeled. However, the ramp will be visible from the right-of-way since the lot is on a corner.
5. The installation of the ramp will not result in removal of or damage to historic features.
6. The precedent for approval of handicap ramps for residential use has been for construction with wood materials. Handicap ramps are not recommended to be constructed as permanent features and have been constructed of wood so that they may be easily removed.
7. In order to help the ramp structure better blend with the historic house, the wood is recommended to be painted and a perpendicular wood lattice panel is recommended for the underpinning. The code-required newel posts are recommended to be of wood and have some type of finished or decorative top caps. The guardrail is recommended to be no higher than the minimum code requirement of 34 inches high.
8. The guardrail is recommended to be no higher than the minimum code requirement of 34 inches high. Balusters or pickets are not required on the ramp.

### ► STAFF RECOMMENDATION:

Staff recommends approval of the carriage-house style garage door.

If the applicant chooses review at this time, staff recommends approval of the handicap ramp with the following conditions:

- 1) construction with wood materials, painted;
- 2) install a perpendicular wood lattice panel for the underpinning as shown in the accompanying photos;
- 3) newel posts are to be of wood and have some type of finished, or decorative, top caps as shown in the accompanying photos; and



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STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

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4) guardrail is to be no higher than the minimum code requirement of 34 inches high.

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

Please print all information:

**1. APPLICANT NAME:** Teresa Mathews

Address: 703 Luttrell Street, Knoxville, TN 37917

Telephone: 917-385-5453 E-mail address: teresa.mathews@gmail.com

Relationship to Owner: owner

**2. OWNER NAME:** same as above

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

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

**3. LOCATION OF PROPERTY:**

Address: 703 Luttrell Street (same as above) Tax ID/Lot/Parcel No: \_\_\_\_\_

**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.)

I had originally submitted an application for construction of an addition to the back of the house for a porch with step (which was approved by HZC and BZA; I would like to alter these plans to include a handicap-accessible ramp off of the back porch. (Applicant has requested withdrawal) Simultaneously (but unrelated to previous application), someone recently tried to break into my garage, damaging the doors, so I would like to replace both garage doors with steel carriage-house style doors. (Review of garage doors only)

**6. SIGNATURE OF APPLICANT:** Teresa Mathews Date: 2/4/19

**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](mailto:Kaye.Graybeal@knoxmpc.org)  
Phone: (865) 215-3795

**FOR STAFF USE ONLY**

Date Received \_\_\_\_\_ . Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Approved As Modified \_\_\_\_\_ .

Date Acted On \_\_\_\_\_ .

**INFORMATION REQUIRED TO BE SUBMITTED BEFORE  
CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION CAN BE ACCEPTED**

**Incomplete applications will not be accepted. All required information must be submitted before the COA application and fee will be accepted for the next available Historic Zoning Commission (HZC) agenda. Checks mailed with an incomplete application will be returned and the application will not be placed on the HZC agenda.**

**A. EXTERIOR ALTERATION OR REPAIR:**

- Circle each work item for which approval is requested:

Accessory structure	Masonry (including painting)	Satellite dish
Architectural feature	Material changes	Shutters
Awning or canopy	Mechanical system unit	Siding
Deck	New construction	Signs
Door	Parking lot (entrance drives, paving, screening)	Skylights or solar collectors
Fencing and walls	Porch (including any porch elements)	Storm windows or doors
Guttering	Roofing	Windows

- Describe the proposed work in detail and include the following information:
  - a. Sketches, photographs, manufacturer's specifications, illustrations, and detailed drawings are required for major changes in architectural features and materials
  - b. Samples, description, and specifications for proposed materials
  - c. Site plan for fence / retaining wall applications

**B. NEW CONSTRUCTION:**

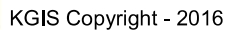
- Describe the proposed project in detail and include the following information:
  - a. Dimensioned site plan showing building footprint
  - b. Dimensioned elevation drawings that clearly show the exterior appearance of the building
  - c. Samples, description, and specifications for proposed materials and architectural features
  - d. Description and drawings or photos of site improvements such as fences, walls, and paving

**C. RELOCATION OF STRUCTURE:**

- a. Description of structure and its condition and reason for relocation
- b. Photographs of the structure at existing location
- c. Site plan for, and photos of, proposed location
- d. Description of any site features that will be disturbed such as topography, retaining walls, fences

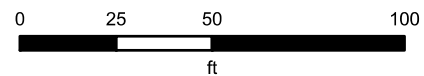
**D. DEMOLITION OF CONTRIBUTING STRUCTURE:**

- a. Description of the structure and its condition of the structure and reason for proposed demolition
- b. Photos of overall structure and its details



### Fourth and Gill H-1

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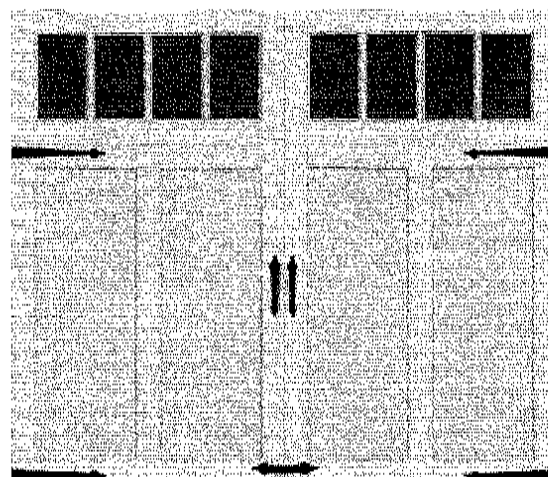


**703 Luttrell Street- Overhead garage door- Carriage-house style with 4 lights at the top of each section and with strap side-hinges and spade handles. Textured white steel panel overlay (not wood-stained).**





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## YOUR DOOR CONFIGURATION

**Coachman® Collection (Installed)**

Door Model : CF12 \$1860.00

Size : 9' 0"(w) x 7' 0"(h)

WindCode : W0

Door Design : Design12

Door Construction : 4-layer 1 3/8" Polystyrene Insulation R-Value 6.5

Color : Standard White

OverlayColor : Standard White

Top Section : RF-C14

Glass Type : Obscure Glass (Non-Insulated) \$230.00

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Continued on Next Page...





## YOUR DOOR CONFIGURATION

## Hardware :

Handles : Spade Lift Handle (x1 Pair Per Door)

Step Plate : Spade Step Plate (x1 Per Door)

Hinges : Spade Strap Hinge (x4 Per Door)

\$25.64

Opener : Chamberlain C455 7' - 1/2 HP Chain Drive Opener with  
WiFi and Smart Control(1)

\$317.00

**Sub-Total \$4548.28***Tax not included if applicable*