



**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: 3/21/2019

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. (approved at Feb. 21, 2019 HZC meeting).
 - 2) Install handicap ramp with wooden floor boards and simple black metal hand/guard rail on rear of house with a landing at the public sidewalk on the side street (N. 3rd Avenue) of the corner lot. The original stones at the existing retaining wall are uneven and the dimensions may need to be slightly altered to work with the height of relocated retaining wall.
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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.

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.



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4. Place new additions, such as balconies or solar greenhouses, on non-character-defining elevations, and limit the 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.
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. 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. (approved at February 21, 2019 HZC meeting).

Staff recommends approval of the handicap ramp with the following conditions:

- 1) guardrail is to be no higher than the minimum code requirement of 34 inches high;
- 2) every effort shall be made to utilize the original stones for the steps and retaining wall; and
- 3) pavers for garden walk and any new stones to be approved by staff when selected.

**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:**  Date: 2/4/19

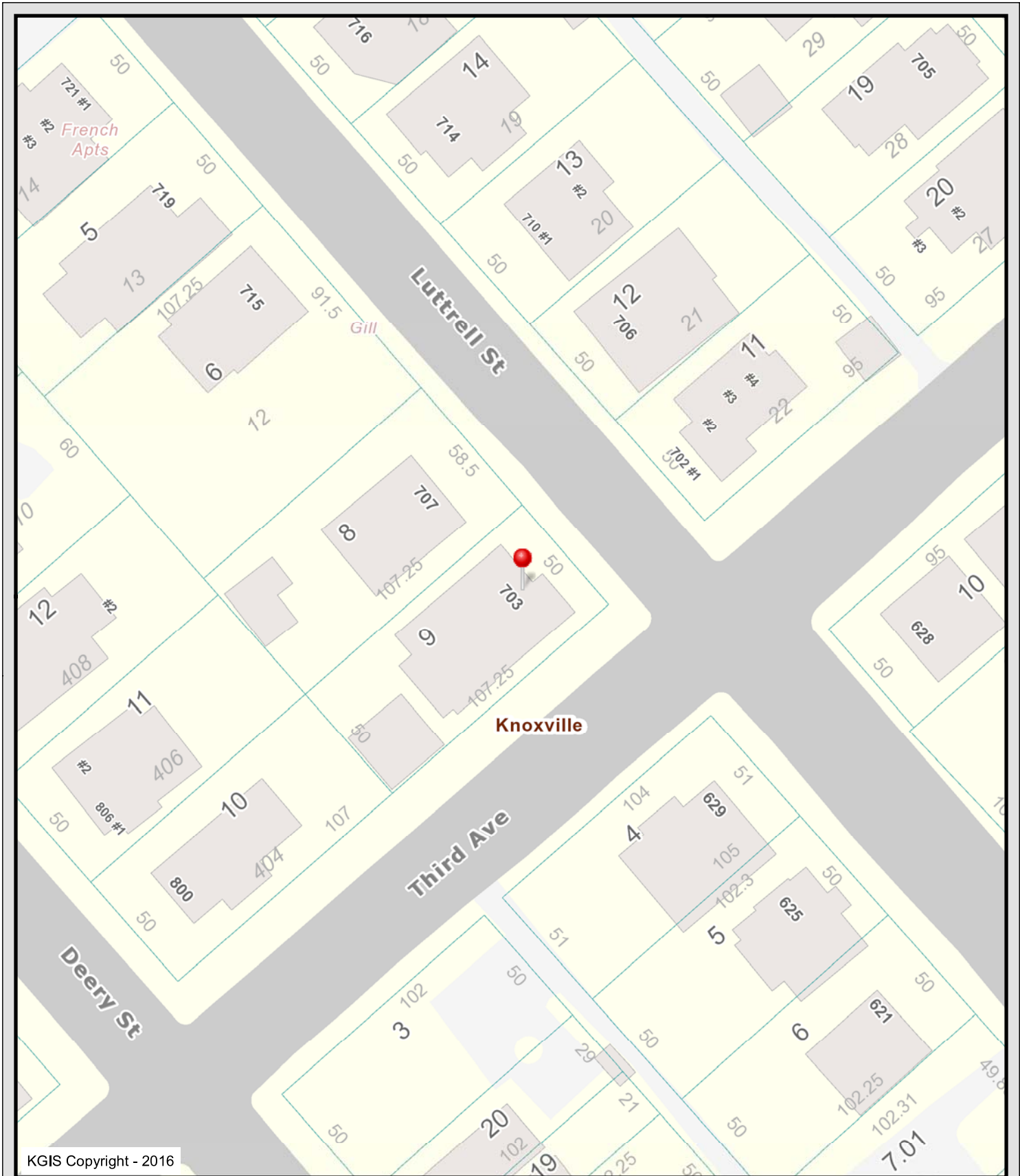
Incomplete applications cannot be accepted.

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
Phone: (865) 215-3795

FOR STAFF USE ONLY

Date Received _____ . Approved _____ Disapproved _____ Approved As Modified _____ .

Date Acted On _____ .

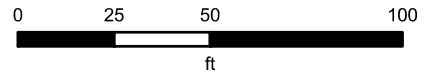


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703 Luttrell Street
Fourth and Gill H-1

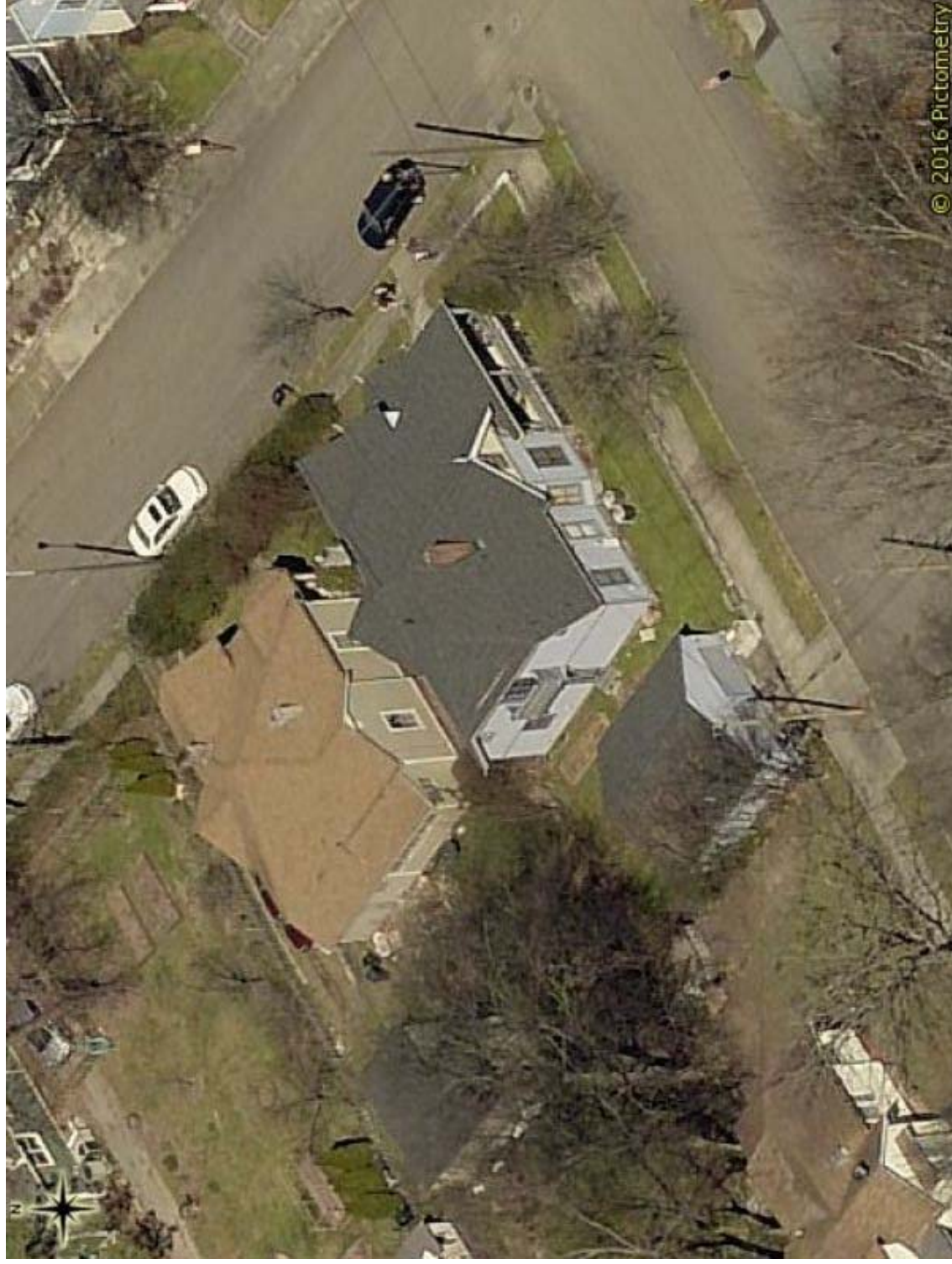
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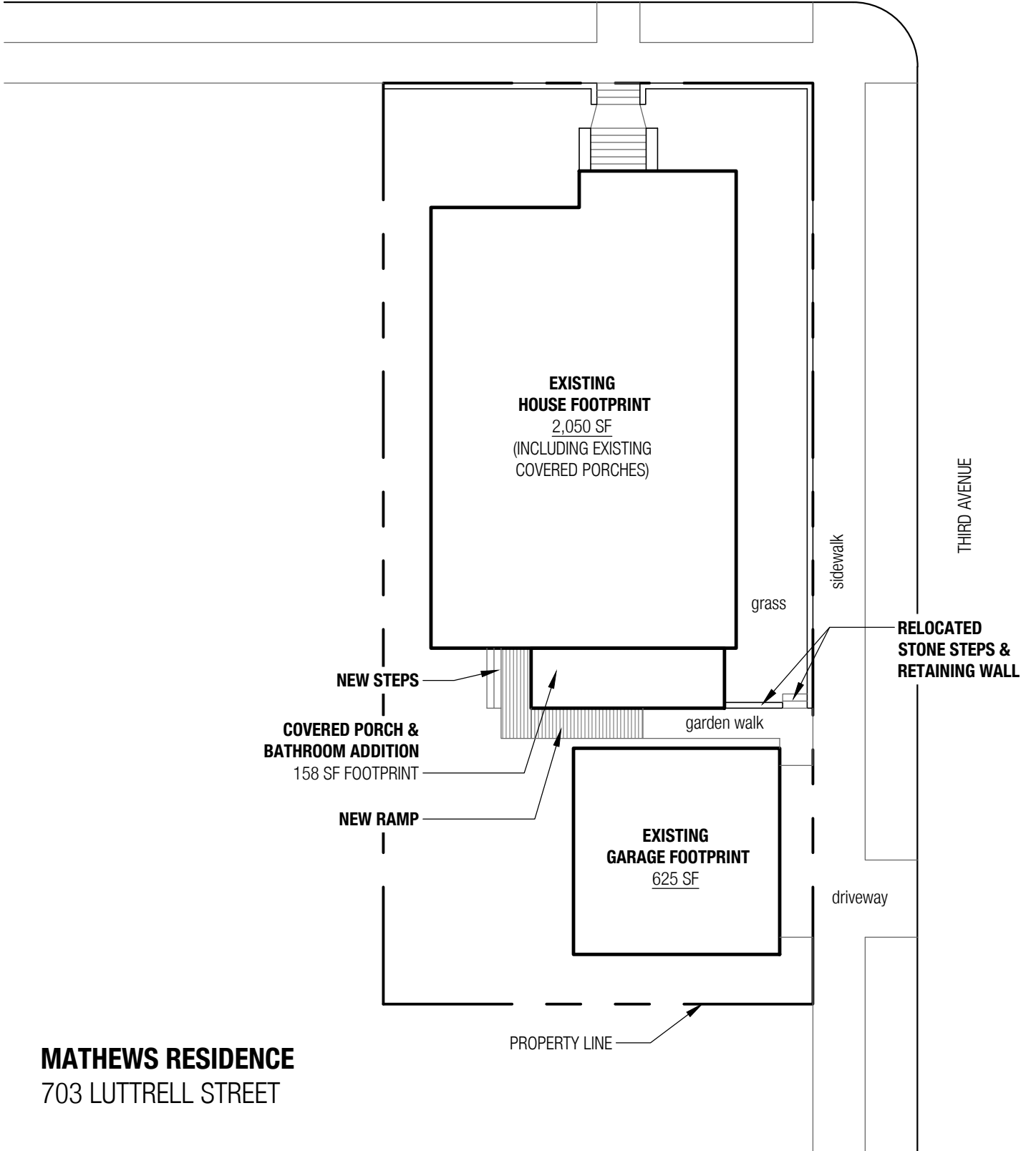
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703 Luttrell pictometry

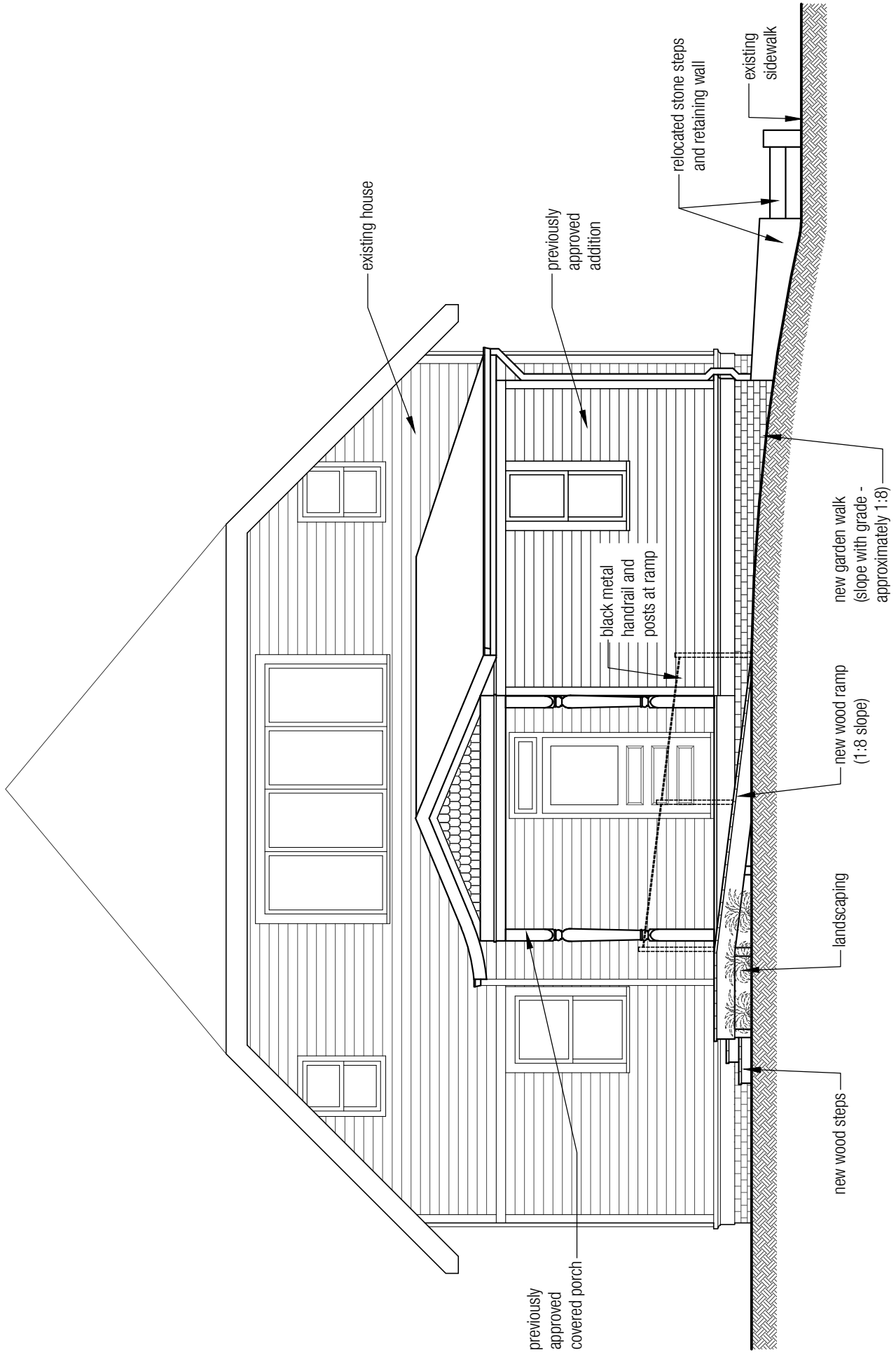


LUTTRELL STREET

NORTH



MATHEWS RESIDENCE
703 LUTTRELL STREET



MATHEWS RESIDENCE: REAR ELEVATION (WEST)



RAMP EXAMPLE
wood planks to match porch flooring, solid sides



HAND RAIL EXAMPLE
simple black iron profile with minimal visual impact