

KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION

MEETING DATE: 2/21/2008

► FILE NO: 1213074&G

APPLICANT: Patrick Hunt (Owner)

ADDRESS OF PROPERTY: 1111 Luttrell

HISTORIC DISTRICT: Fourth and Gill H-1

TYPE OF WORK: Level II. Replacement/repair & Level I

- DESCRIPTION OF WORK: Level I: Remove vinyl siding, repair wood wall covering and trim in kind as necessary. (Certificate for Level I issued 12/13/2007.)
Level II: Replace one over one wood windows with one over one double glazed wood windows. Repair awning on basement door of rear elevation. Install wood siding on section of west (rear) elevation which contains enclosed porch, with paired one over one wood windows and new full-view door with access steps and plain railing, and awning to match basement door awning. Install parking pad on north side of lot.

PROPERTY DESCRIPTION: Queen Anne (c 1895)

Two story frame with wood weatherboard wall covering. Hip roof with lower cross gables, asphalt shingle roof covering. One over one double hung windows. One story front and side Craftsman style porch with brick columns, sawn wood balustrade, tongue and groove floor and bead board ceiling. Exterior side stuccoed chimney. Stuccoed foundation. Irregular plan. Sidelights and transom at original front entry and French door with transom. Projecting two story cutaway bay with brackets and one story bay on south elevation.



► APPLICABLE DESIGN GUIDELINES:

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

► STAFF RECOMMENDATION:

APPROVE Certificate No. 1213074&G. Proposed changes are consistent with adopted Fourth & Gill Design Guidelines as noted below.

COMMENTS:

Proposed replacement windows are the same overall size as the originals, with the same pane division muntin style and exterior

depth, width and profile (Windows, #4, pg 11) Additional windows proposed for enclosed rear porch are compatible with the other building windows (#7, pg. 11). The proposed awning at the new entry is a duplicate of an element already found on the building, and is consistent with the entry's use as a service or secondary entrance. (Doors, #2, #3, #4, Pg. 13). The parking pad proposed for the north side of the lot sits back from the front elevation of the house, utilizes an existing curb cut, and will not appear as a noticeable change from the street.

Certificate (File) No.: 1213074&G

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

ATTACHMENTS

Applicant: Patrick Hunt
Location of Property: 1111 Luttrell Street

Description of Work:

Level I: Remove vinyl siding, repair wood wall covering and trim in kind as necessary. (Certificate for Level I issued 12/13/2007).

Level I: Remove paint and stucco from existing brick structure and restore original brickwork (replace bricks as needed, tuckpoint all brick walls, and resurface as needed (glaze or paint).

Level I: Replace existing curb cut with new one that has a more gradual and even slope, replace existing gravel drive with new pea gravel or concrete, and create a pea gravel or concrete parking pad.

Level I: Replace existing concrete sidewalk and stairs leading from City sidewalk to front porch with new concrete sidewalk and stairs. Install brick or concrete patio in front of barn structure.

Level I: Replace existing chain link fence along rear property line with wood privacy fence.

Level II: Replace one over one wood windows with one over one double glazed wood windows.

- All replacement windows to be installed in existing jambliners.
- One two over one and one three over one window to each be replaced with one over one windows.
- Four large double-hung windows to be replaced with picture windows

Replacement window specifications:

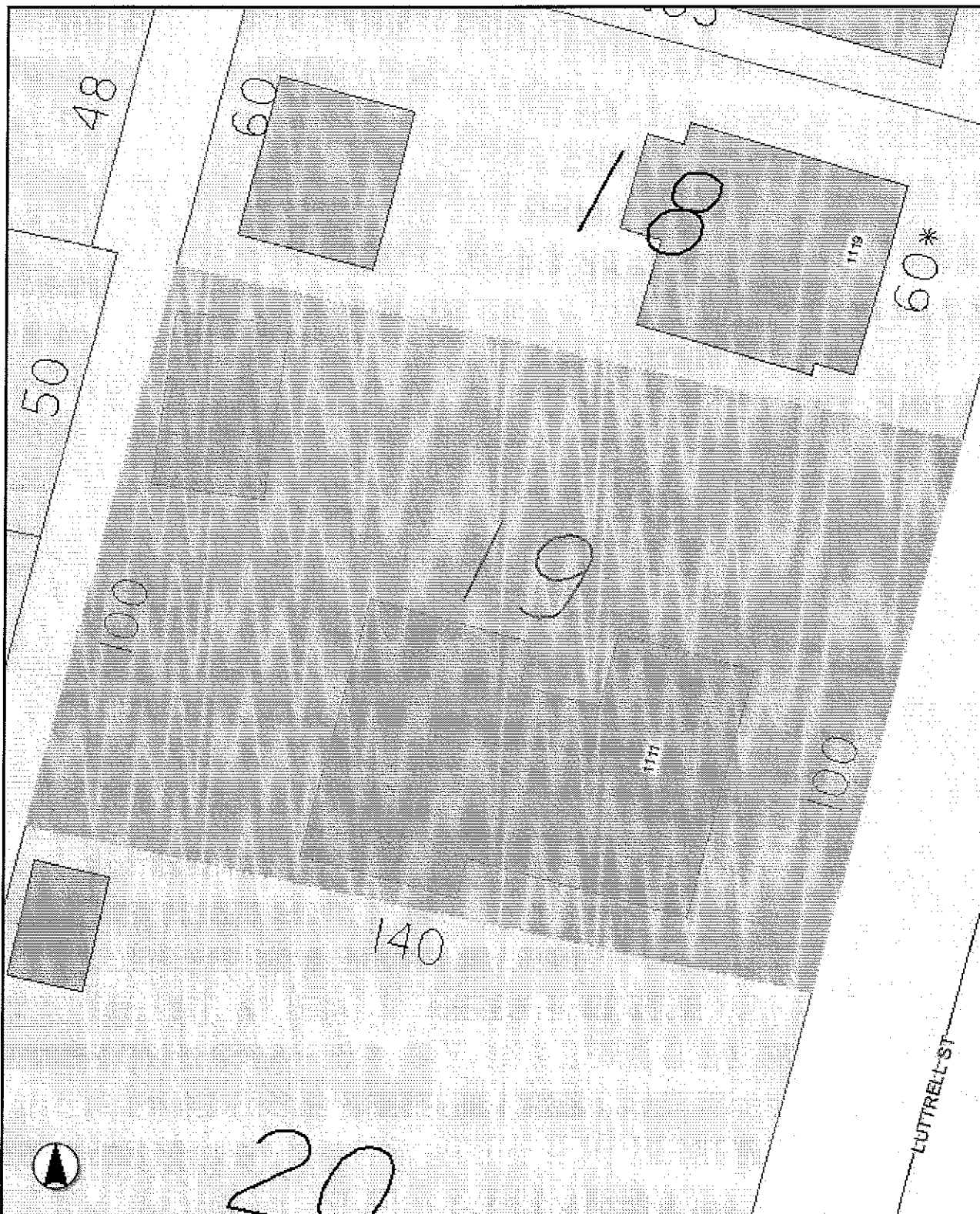
- JELD-WEN SiteLine Windows with Primed Wood Exterior
- Solid Pine construction

Please see literature from supplier attached

Level II: Reframe existing screened-in porch with stud walls at Northwest corner of structure on first and second levels, install new wood clapboard siding to match rest of house, and install new windows and entry door. Replace existing concrete stair with new concrete stairs with landing.

- All wood siding to match existing.
- All new windows sized to be consistent with existing windows in scale and proportion
- New Pine wood door is also from JELD-WEN SiteLine product line.

Please see photo of existing condition and sketch of proposed changes attached.



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0 25ft

1111 Luttrell. Certificate No. 1213074&G. Knoxville Historic Zoning Commission Meeting of February 21, 2008

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SITELINE DOUBLE-HUNG WINDOWS

This window is best suited to traditional architectural styles. Double-hung windows feature an upper and lower sash that slide vertically past each other in a single frame. They also feature sash that tilt in for convenient cleaning.

Standard and optional features

- Solid pine AuraLast® wood protects against wood decay, water absorption and termite infestation
- Weatherstrip at head jamb, checkrail and bottom rail
- 4-9/16" jambs
- Optional factory-applied jamb extensions available up to 12"
- Natural wood interior ready for paint or stain
- Nine optional prefinished White or stained interiors
- Sash is 1-7/16" thick
- Jamb liners available in White or Ivory
- Recessed cam-action sashlocks
- Double-hung windows with glass width of 36" or more have two sashlocks
- Sashlocks are available in Brown, Sandstone, White or optional Polished Brass
- Dual block and tackle balance system allows both sash to open easily
- Both sash tilt and lift out for easy cleaning
- Exterior insect screens* feature 18x16 Charcoal fiberglass mesh and colored frames to match clad exterior colors
- Optional combination storm screens are available in Brilliant White, French Vanilla, Chestnut Bronze, Desert Sand, Hartford Green, Mesa Red and Black
- Glass options include clear, Bronze or Grey tinted, obscure and tempered glass
- High-performance argon-filled Low-E insulating glass for greater energy efficiency
- Optional simulated divided lites (SDL) available with 7/8", 1-1/8", or 1-3/8" muntin bars with or without shadow bars, or 2-5/16" checkrail (see page 10 for complete details and options)
- Optional 7/8" full-surround (FS) wood grilles (see page 10 for complete details and options)
- Optional 5/8" flat or 23/32" or 1" contour grilles between the glass (GBG) (see page 10 for complete details and options)
- Radius-head or segment-top tilt double-hung windows are available

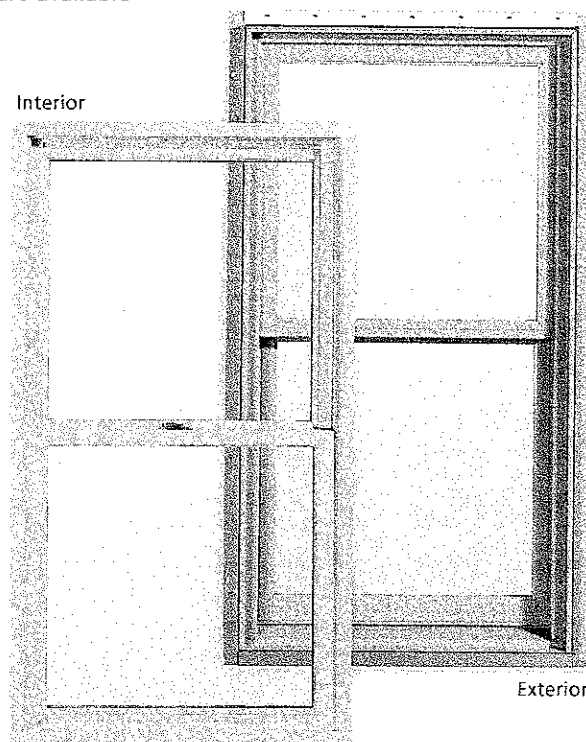
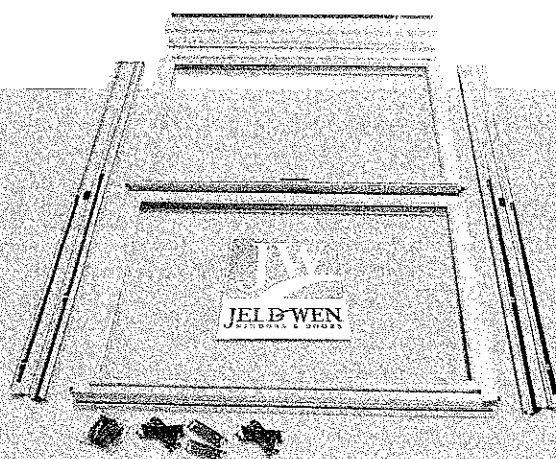


PHOTO
SHOWS
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BUT OURS
WILL BE
WOOD



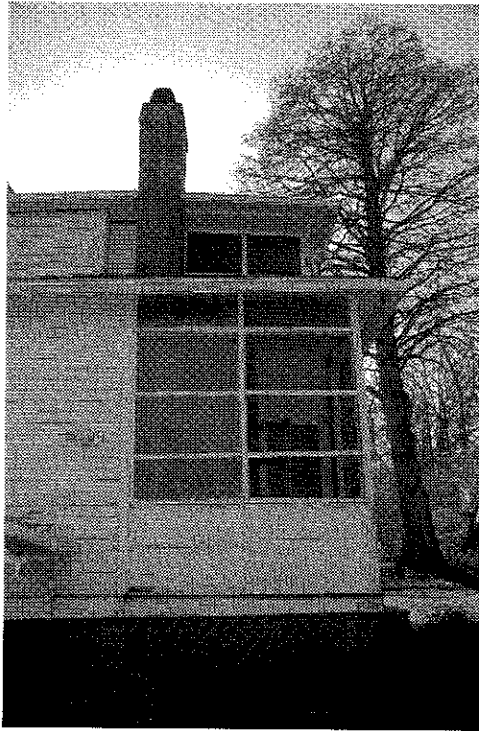
SashPack® double-hung replacement kit

Update the look of your double-hung window and enhance its performance with the SashPack. It allows you to quickly and easily install new sash within an existing window frame. In most cases, you won't have to disturb interior or exterior walls and trim.

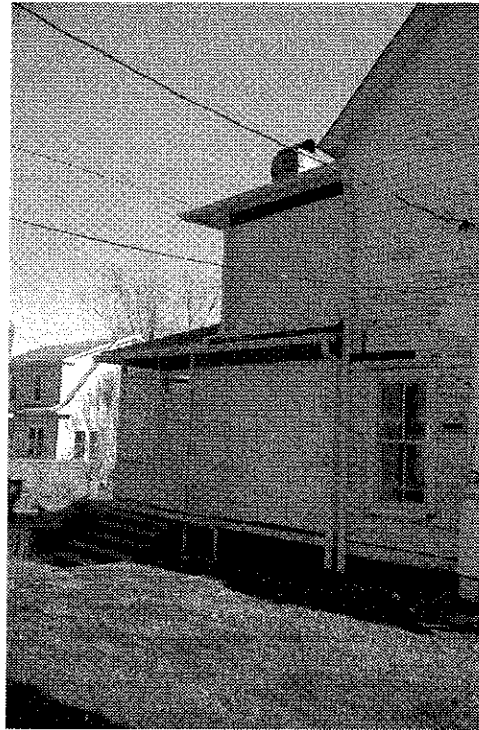
Each SashPack is available with a clad-wood or primed wood exterior, and it offers many of the features and options of our standard double-hung windows. The kit includes two energy efficient sash and all the necessary hardware. We also offer a Head Filler SashPack system with an additional wood head parting stop for older window designs. Complete information and an installation guide are available upon request.

For specifications, see page 87

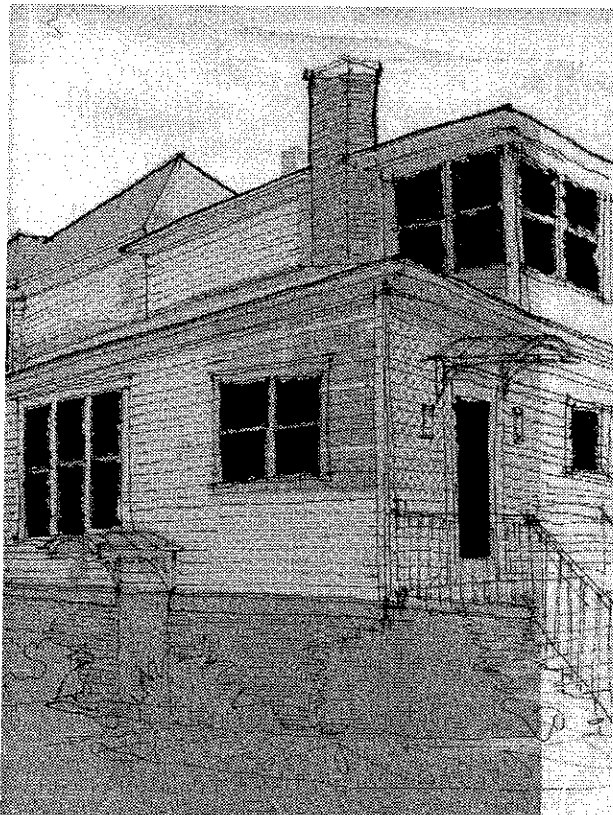
Current North Elevation at rear of house



Current West Elevation at rear

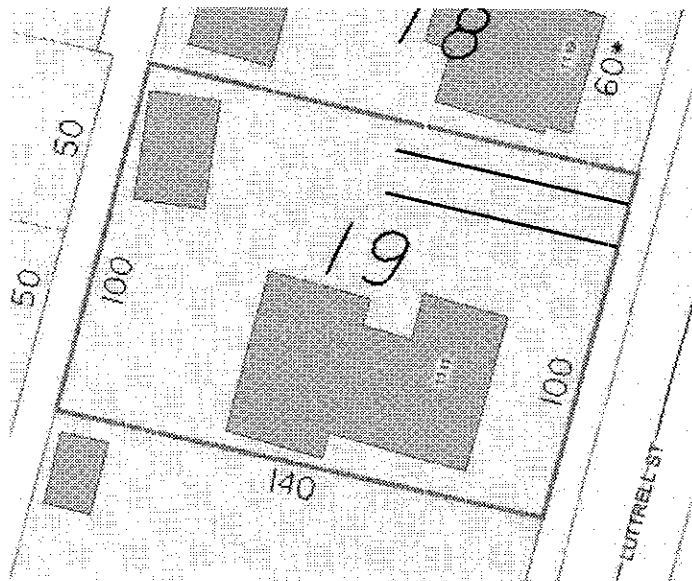


Proposed new framing, siding, windows and door



- EXISTING AWNING OVER BASEMENT DOOR TO BE REPAIRED.
- NEW AWNING OVER NEW DOOR TO MATCH EXISTING AWNING OVER BASEMENT DOOR.

Existing site plan for main structure, outbuilding and driveway



Proposed location of parking pad (dashed line)

