



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

PROPERTY ADDRESS: 906 Luttrell St 37917

FILE NO.: 11-I-13-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 11/21/2013

APPLICANT: Sean Martin: Open Door Architecture (Architect)

LEVEL OF WORK: Level II. Major repair or replacement of materials or architectural elements.

PROPERTY DESCRIPTION: Neoclassical (c.1900)

Two-story frame with weatherboard wall covering (recently removed asbestos shingle). Hip roof with hipped front and side dormers, asphalt shingle roof covering. One over one double -hung windows. One story hipped roof porch with round wood columns, Ionic capitals, sawn wood balustrade. Two brick interior central chimneys, one front and one rear. Brick foundation Rectangular plan. Transom and sidelights at front entry and paired one- over-one double- hung windows on front elevation. C

► **DESCRIPTION OF WORK:**

Replace original doors on 1920-1940 frame garage with overhead steel-paneled garage door. Replace non-original single rear door on main house with a pair of full-light wood doors or single full-light door and sidelight.

► **APPLICABLE DESIGN GUIDELINES:**

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

WINDOWS

4. If replacement windows are necessary, they should be the same overall size as the originals, with the same pane division, and the same muntin style and exterior depth, width and profile. False muntins or grids should not be used.

7. It can be appropriate to design and install additional windows on the rear or another secondary elevation. The designs should be compatible with the overall design of the building.

ENTRANCES

3. Service (rear or side) entrances should not be altered to make them appear to be formal entrances.

4. Secondary entrances should be compatible with the originals in size, scale or materials but should not give the appearance of a primary entrance.

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. Solid six panel or flush wood or steel design doors should only be used for entrances not visible from the public street. "Decorator" designed doors available from wholesale hardware stores are usually not appropriate for the architectural styles of the Fourth & Gill Historic District.



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SECRETARY OF INTERIORS STANDARDS FOR REHABILITATING HISTORIC BUILDINGS

2. The distinguishing original qualities or character of a building, structure, or site and its environmental shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

COMMENTS:

Staff believes it would be possible to preserve the original windows on the south side of the house by adjusting the design of the interior counter and cabinetry in order to retain the full window-opening size.

STAFF FINDINGS:

Garage Door Replacement:

- 1) The 1920s-1940s frame Craftsman garage with exposed rafters is a character-defining outbuilding on the property.
- 2) The boarded carriage-house doors are early or original and are a character-defining feature of the building.
- 3) Typical character-defining features of carriage-house doors include side hinges, pull handles, and a wood-framed or boarded construction.
- 4) The garage and its doors are visible from the public alley and somewhat visible from Gill Avenue as indicated in the photos that accompany this report.
- 5) The wooden board material at the base of the garage doors has become somewhat deteriorated.
- 6) The doors are not motorized and are therefore not practical for use as a drive-in garage for regular use of a car.

Window Replacement:

- 7) The two double-hung windows proposed to be removed on the south side of the house (toward the rear) are original.
- 8) The window opening size is a character-defining feature of the house.

Rear House Door Replacement:

- 9) The existing rear door on the back of the house is not early, original, or a character-defining feature.
- 10) Wood-framed full-light glass doors and/or sidelights are appropriate for the rear house door replacement, due to their simple, non-conjectural design.



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11) No significant historic material will be lost with the rear door opening enlargement on the back of the house.

► STAFF RECOMMENDATION:

Approval of an alternative design for retaining and blocking out the bottom half of two existing south-facing windows from the interior. Approval of rear of house door replacement with double or single (along with sidelight) wood-framed full-light door and opening enlargement. Approval of garage door replacement with specifications for side-hinged-look doors with a wooden appearance to be approved by staff. (Denial of the garage door specifications submitted with this application).

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

Please print all information

1. **NAME OF APPLICANT:** Open Door Architecture, Sean Martin

Address: 1121 Eleanor St. Knoxville, TN 37917

Telephone: (865) 386-8909 E-mail address: sean@opendoorarchitecture.com

Relationship to Owner: Architect

2. **NAME OF OWNER:** Julie & Adam Braude

Address: 906 Luttrell St. Knoxville, TN 37917

Telephone: (773) 882-8800 E-mail address: juliebraude@gmail.com

3. **LOCATION OF PROPERTY:**

Address: 906 Luttrell St. Knoxville, TN 37917 Tax ID/Lot/Parcel No: 081ML014

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

Level II Major replacement of materials or architectural elements; construction of addition or outbuilding; renewal of COA

Level III Construction of a new primary building; subdivision of 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.)

Proposed changes include installation of a new garage door, new windows in the kitchen, and a new back door.

1. The existing garage faces the alley (location shown on attached aerial view).
2. The clients are remodeling the kitchen and wish to install a continuous countertop along the south wall (the north wall has an existing fireplace with historic tile surround they don't want to disturb). In order to achieve their desired layout, they are requesting two new windows with higher sills than the existing windows. Window head height to remain the same.
3. They also propose replacing the existing, non-original back door with a new door that allows more light (two options are attached -- a double door or a single door with side lite). All proposed changes are shown with attached photo renderings and product literature.

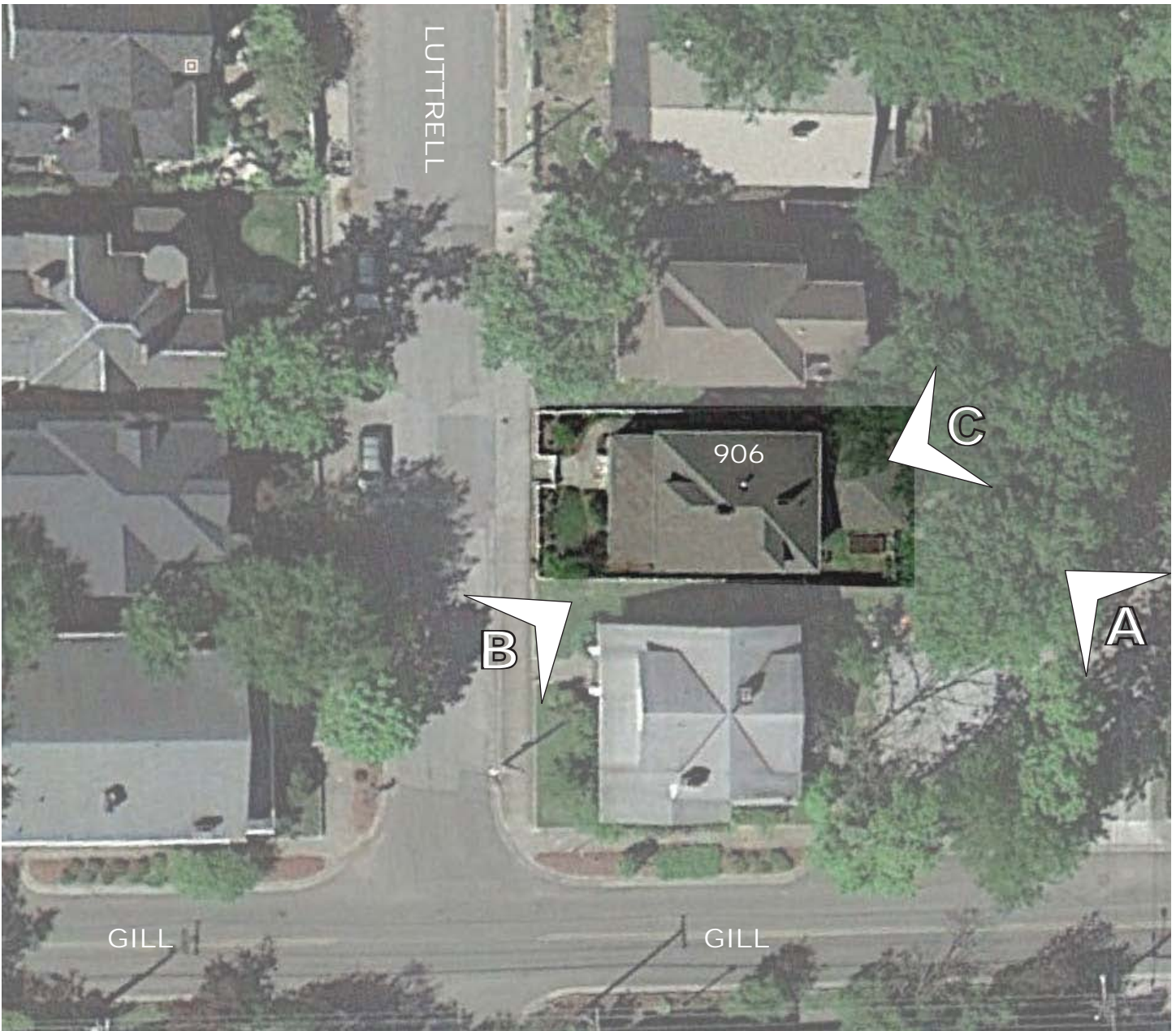
6. **SIGNATURE OF APPLICANT:**  Date: November 4, 2013

Return application to: Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902. **Incomplete applications will not be accepted.**

FOR STAFF USE ONLY

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

Date Acted On _____ .



A. View of garage on alley. New garage door is proposed.

B. View of south, exterior wall. See attached view of proposed changes to kitchen windows.

C. View of proposed, new back door (opens to screened porch).



Existing garage (view from alley).



Proposed new garage door (Clopay garage door product information attached)



Existing kitchen windows



Proposed kitchen windows

Contract - Detailed

Pella Window and Door Showroom of Knoxville
 505 Carden Jennings Lane Suite 200
 Knoxville, TN 37932
Phone: 8659669951 **Fax:** 8659669964

Sales Rep Name: Webb, Shannon
Sales Rep Phone: (865) 966-9951
Sales Rep Fax: (865) 966-9964
Sales Rep E-Mail: swebb@pellasoutheast.com

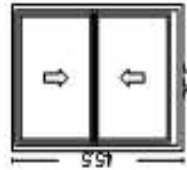


Customer Information	Project/Delivery Address	Order Information
Day Phone: Mobile Phone: Fax Number: E-Mail: Contact Name: Great Plains #: Customer Number: Customer Account:	Lot # County: Owner Name: Owner Phone	Quote Name: WEBB Order Number: 337 Quote Number: 5222369 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Tax Code: TN - KNOX Cust Delivery Date: None Quoted Date: 10/31/2013 Contracted Date: Booked Date: Customer PO #:

Line # **Location:** **Attributes**

10 None Assigned

Architect, Double Hung, 35.5 X 45.5, 4-3/16"



PK #
595

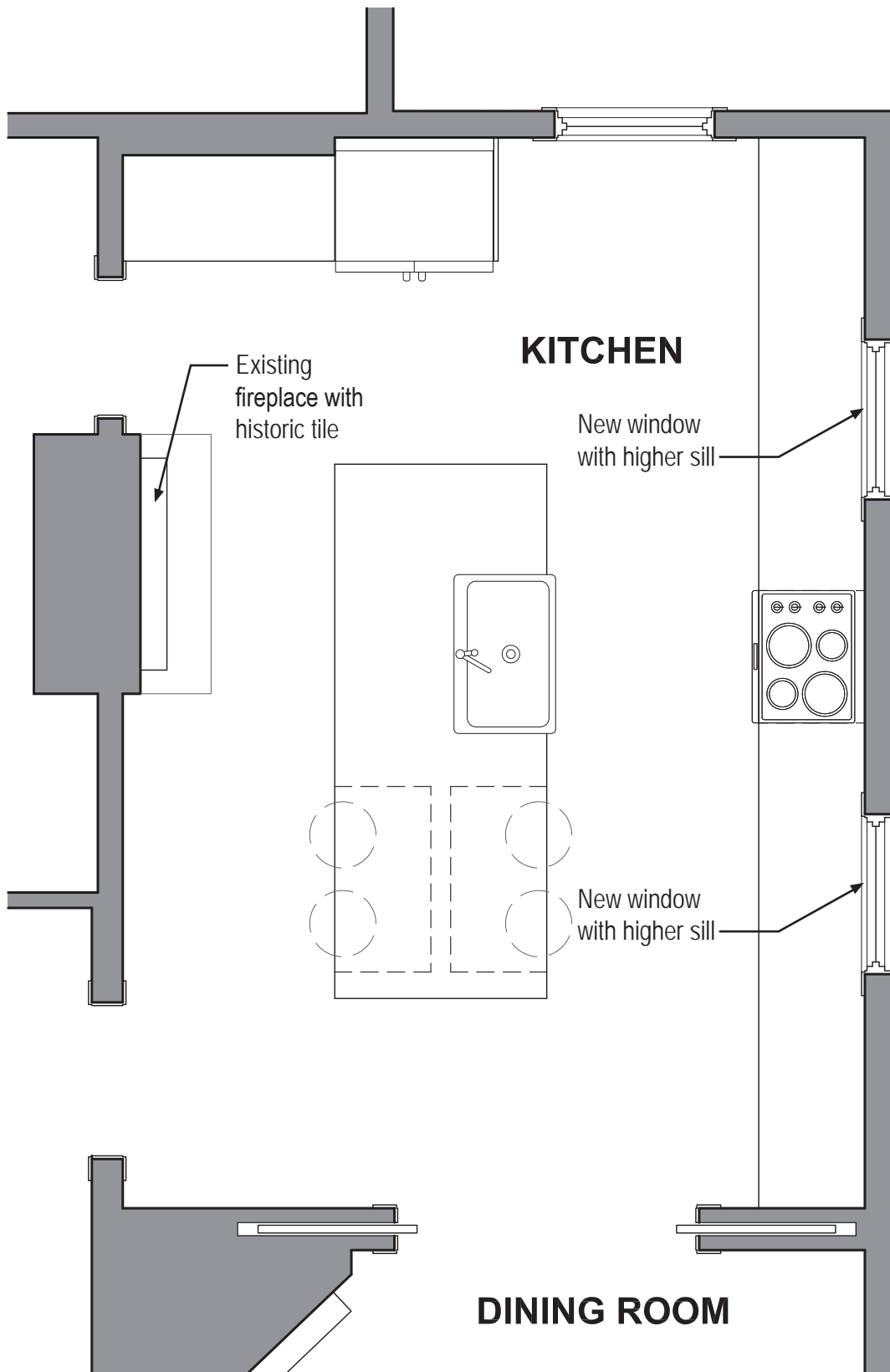
Viewed From Exterior

1: 35.545.5 Double Hung, Equal Split

Frame Size: 35 1/2 X 45 1/2
General Information: Standard, Luxury Edition, Wood, Pine
Exterior Color / Finish: Primed, Primed Wood
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low E Advanced Argon Gas
Hardware Options: Standard Lock, White, Order Sash Lift
Screen: Full Screen, White, InView
Grille:
Wrapping Information: 4-3/16" Factory Applied (DVA), Perimeter Length = 162", Glazing Pressure = 95.

Final Wall Depth 4-3/16"

Rough Opening 36 - 1/4" X 46 - 1/4"





Existing fireplace on north wall of new kitchen



Detail of historic tile



Detail of historic tile



Existing back door



Proposed back door, option 1



Proposed back door, option 2



Architect Series® Hinged Patio Door



All Pella products offer
energy efficient options

Interior view



Exterior view



My Options

Hardware:Satin Nickel
Interior Finish:Unfinished Pine
Glass Options:Double-Pane Advanced Low-E Insulating Glass
with Argon*
Exterior Finish:Primed Pine



906 Luttrell – Existing garage



906 Luttrell – Existing garage doors



906 Luttrell – Existing garage doors



906 Luttrell – Existing garage from alley



906 Luttrell – Existing garage looking north up alley from Gill Ave.



906 Luttrell – Existing garage (beyond picket fence) looking west from Gill Ave.