



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

**PROPERTY ADDRESS:** 933 Luttrell St 37917

**FILE NO.:** 12-F-14-HZ

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

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**MEETING DATE:** 12/18/2014

**APPLICANT:** Scott Schimmel (owner)

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

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**PROPERTY DESCRIPTION:** Queen Anne (c. 1890)

Two-story frame with weatherboard wall covering. Hip roof with front gable, two-story turret with roof removed, asphalt shingle roof covering, stylized Palladian attic window, sawn wood roof brackets and imbricated shingles in front gables. One-over-one double-hung windows with transoms. Two-story two-thirds front porch with turned posts on brick piers on first story and paired turned posts on second story on shingled balustrade. Second-story posts have stylized capitals. Interior offset brick chimney. Brick foundation. Irregular plan. Projecting two-story bay on south elevation with fanlight transoms.

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► **DESCRIPTION OF WORK:**

Add wooden, asphalt-shingled door overhang to side of house over south-facing door. Add wooden, asphalt-shingled door overhang to back of house over east-facing set of doors. Overhangs to be supported by decorative wooden brackets and have asphalt shingles.

Replace single south-facing (side) and double-leafed west-facing (rear) doors. Install railing on widow's walk on 3rd level and replace decking and railing on 2nd-level roof deck to match existing.

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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.

**PORCHES**

1. Repair porches on historic houses using wood floors, balustrades, posts and columns, or replace duplicating the original size and design. Reconstruction of the documented original porch is also appropriate.

**ENTRANCES**

The doors originally used on Fourth and Gill houses were wooden, often with beveled glass or stained glass inserts.

3. Service (rear or side) entrances should not be altered to make them appear to be formal entrances by adding paneled doors, fanlights or sidelights.

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

5. Determine if a storm door will be instrumental to saving energy. If a storm door is used, it should have a color-clad frame and a full-view glass, or be designed to respect the original entry door. Security doors should follow the same guidelines .

6. Retain, repair or replace screened doors.

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

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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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**COMMENTS:**

The new balustrades could be designed so that the apparent height of the required 36 inches could be reduced.

**STAFF FINDINGS:**

- 1). The two entrances for which the proposed canopies (door overhangs) will cover have been altered from the original, and the original doors do not exist.
- 2). The two entrances (south side and rear) are not visible from the front right-of-way.
- 3). The proposed canopies are not atypical for rear and side entrances on Queen Anne houses and in the district. (see submitted photos)
- 4). No historic fabric will be destroyed with the new door and door overhang installation.
- 5). The metal-framed doors differ from the hollow-metal doors recommended against in the guidelines. They allow for a more modern interpretation of traditional french doors. Since the original doors are missing and no documentation exists, modern doors are appropriate on the sides and back of the house.
- 6) The proposed balustrade on the 2nd-level deck will be similar to the existing non-original balustrade.
- 7) The proposed balustrade atop the 3-level turret will replace a former balustrade that originally existed.

▶ **STAFF RECOMMENDATION:**

Approval with condition of submittal of a balustrade design to visually reduce the height of 36 inches required by Building Code.

Knoxville/Knox County Metropolitan Planning Commission  
Knoxville/Knox County Historic Zoning Commission

Certificate (File) No.:

Date Filed:

**APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS**

I (we) make application for a Certificate of Appropriateness for the plans and proposals described for the following property.

**1. NAME OF APPLICANT:** Scott Schimmel & Lisa Sorensen

Address: 933 Luttrell St  
Knoxville, TN 37917

Telephone: 865.256.2469 Fax:  
Relationship to Owner:

**2. NAME OF OWNER:** same

Address:

Telephone: Fax:

**3. LOCATION OF PROPERTY (Address, Lot, and Parcel No.):**

Address: 933 Luttrell St Tax ID:  
Knoxville, TN 37917

**4. TYPE OF WORK:**

Level: I/II

**5. DESCRIPTION OF  
WORK:**

*(See Part 2 of this application for additional information to be submitted 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.)*

Add awning to side of house over south facing door. Add awning to back of house over east facing set of doors.  
Replace south facing door. Replace east facing doors. Replace railing on widow's walk (3rd Level). Replace decking  
and railing on 2nd level deck.

**6. SIGNATURE OF APPLICANT:** Scott Schimmel

Digitally signed by Scott Schimmel  
DN: cn=Scott Schimmel, ou=Knoxville/Knox County Historic Zoning Commission, c=US  
Date: 2014.11.14 11:28:41 -0500

Date: 11.14.14

Return application to: Knoxville/Knox County Historic Zoning Commission,  
Suite 403, City/County Building, 400 Main Street,  
Knoxville, Tennessee 37902.

**FOR STAFF USE ONLY**

Date Received \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_  
Approved As Modified \_\_\_\_\_ Date Acted On \_\_\_\_\_



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### 933 Luttrell Street

Historic Zoning Commission item

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - [www.kgis.org](http://www.kgis.org)

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Client: Schimmel, Scott and Sorensen,  
Lisa  
Property: 933 Luttrell  
Knoxville, TN

Contractor: Prime Renovations  
11124 Kingston Pike Ste 19-237  
Knoxville, TN 37934  
865-254-1750  
troyjwilson@gmail.com  
TN License #00064463

Estimate: 140920\_R1  
File Number: REMODELING AND UPDATES

### **Scope of Work**

This part of the proposal covers the "scope of work" to be completed for remodeling work on your home. The items are separated by room or area as noted.

Our proposals are complete and accurate. Unless specifically noted or requested, all labor and material to complete the project is included in the item list.

### **Contract**

The attached contract document will reference this proposal as the scope of work. The contract includes the final price, payment terms, and scheduling information.



<b>Balcony</b>
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**Balcony Roof**

Flat roof system has leaked at the outside wall. The tile is cracked in several areas and the roof membrane is not flashed properly at the walls/door. Our proposed repair includes

- complete removal of the handrail and roof system to the frame.
- repair rot damaged wood as needed
- replace the EPDM roof and flashing
- install a wood deck over the new EDPM roof system
- reinstall existing handrail with support posts

1. Carpenter - General Framer - per hour	20.00 HR
2. (Material Only) Siding - beveled - cedar (clapboard)	20.00 SF
3. 2" x 6" x 12' #2 & better Fir / Larch (material only)	4.00 EA
4. Sheathing - OSB - 1/2"	64.00 SF
5. Two ladders with jacks and plank (per day)	1.00 DA
6. (Material Only) 4" x 4" wood post - treated (1.33 BF per LF)	16.00 LF
7. (Material Only) Lag bolt - 1/2" x 5" - hex lag screw - zinc plated	8.00 EA
8. Painting - Labor Minimum	1.00 EA
9. Latex paint	2.00 GL
10. Flat Roof / Membrane Roofing - Labor Minimum	1.00 EA
11. Rubber roofing - Fully adhered system - 60 mil	1.00 SQ
12. Flashing - pre-bent L-flashing - 6" x 6" x 10' - galvanized	2.00 EA
13. Cap flashing	16.00 LF
14. (Material Only) 2" x 4" x 8' #2 treated pine (material only)	15.00 EA
15. (Material Only) Deck planking - 5/4" treated lumber, #1 (per SF)	65.00 SF



## Laundry Door

### Replace entry door

16. R&R French door - Exterior - stain grade jamb & casing	1.00 EA
17. Siding trim - 1" x 4" fiber cement trim board	20.00 LF
18. Paint door slab only - 2 coats (per side)	2.00 EA
19. Paint door or window opening - 2 coats (per side)	2.00 EA
20. Latex paint	1.00 GL
21. Detach & Reset Door lockset - exterior	1.00 EA

### Awning roof over door

22. Carpenter - General Framer - per hour	12.00 HR
23. Framing materials	1.00 EA
24. Roofing - Labor Minimum	1.00 EA
25. 110 volt copper wiring run and box - rough in only	1.00 EA
26. 110 volt copper wiring run, box and switch	1.00 EA
27. Recessed light fixture - High grade	1.00 EA

### Siding replacement

Re-side this elevation due to the extensive work. Replace sheathing due to know water damage. Close in pet door and add insulation during this process.

28. General Demolition - per hour	4.00 HR
29. Siding - beveled - poplar (clapboard)	149.50 SF
30. Siding trim - 1" x 4" fiber cement trim board	38.00 LF
31. Seal & paint wood siding	150.00 SF
32. Batt insulation - 4" - R13 - paper faced	150.00 SF
33. R&R Sheathing - OSB - 1/2"	150.00 SF

## General Items

### General Items

34. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA
35. Temporary toilet - Minimum rental charge	1.00 EA
36. Delivery charge (Bid item)	1.00 EA
37. Floor protection - cloth - skid resistant, breathable	100.00 SF
38. Dust control barrier per square foot	100.00 SF
39. Protect contents - Cover with plastic	100.00 SF



Grand Total

\$11,374.27



# Add Awnings





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Lisa  
Property: 933 Luttrell  
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# Add Awnings



Replace 2<sup>nd</sup> Level Balcony roof and Railing (to match existing)



# Replace Top Railing

Existing



Original

Replace 2<sup>nd</sup> Level Balcony roof and Railing (to match existing)



# Replace Top Railing

Existing



Original