



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

**PROPERTY ADDRESS:** 900 Gratz St Ave 37917

**FILE NO.:** 11-E-14-HZ

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

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**MEETING DATE:** 11/20/2014

**APPLICANT:** Sean Martin (Architect)

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

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**PROPERTY DESCRIPTION:** Queen Anne (c. 1895)

Two-story frame with hip roof and lower cross gables, asphalt shingles, and inset single-pane attic vent windows. One-over-one double-hung windows. One-story hip roof front and side wrap-around porch with round wood columns with Doric capitals, turned wood balustrade. Two interior offset brick chimneys. Brick Foundation. Two-story bays on side and front elevation. Irregular plan. (Contributing) One-story one-bay brick garage with flat roof and parapet.

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► **DESCRIPTION OF WORK:**

Proposed Level I repairs include:

Repainting of brick with historic mortar recipe (9:2:1 - sand, lime, Portland cement), replacement of missing brick with salvaged brick from new door opening (see level 2). Rebuild rotten roof rafters and decking, install new low-slope ("flat") roof using EPDM membrane.

Proposed Level II changes include:

Replace existing garage door (facing Gill Ave.) with new custom-built painted wood unit (see attached drawings). Install new exterior door (36" wide x 80" tall) in new opening cut into rear brick wall of garage (facing into yard) - see attached drawings.

Replace deteriorated wood windows with new wood windows (will match profile of existing windows). Replace deteriorated wood sills with composite ones.

Add stone retaining wall on at terraced level to match existing in rear yard along Gill Avenue (corner lot). Cut stone units will match existing as closely as possible with height of stones being approximately 15 inches each for a total of approximately 2-1/2' high. Install wooden fence on top of 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.

**WINDOWS**

1. Vinyl and aluminum replacement windows should not be used.
  2. Original windows should be reused. It will be much less expensive and much better historically to retain the original 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.
  9. Reuse existing, serviceable window hardware.
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**ENTRANCES**

7. 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.

**MASONRY**

2. Identify and preserve masonry features that define the historic character of the building, including walls, railings, columns and piers, cornices and door and window pediments.

5. Match new mortar with the original mortar in color, composition, profile and depth. If necessary, analyze the original mortar to determine the proportions of lime, sand and cement. Do not use a "scrub" technique to repoint. Change the width or joint only if the change will return the joint to its original appearance.

Do not remove sound mortar.

6. Never repoint with mortar of high Portland cement content unless that is the content of the original mortar. Using a high percentage of Portland can create a bond that is stronger than the historic masonry material and can cause severe damage during the freeze-and -thaw cycle.

**COMMENTS:**

A COA is not required for fences, but may be in the future as the Engineering Dept, is considering requiring permits. Retaining walls are structural and require a building permit. The proposed Level 1 work is staff-approved, with brick repair meeting the Sec'y of Interiors Standards.

**STAFF FINDINGS:**

1. The subject lot is a corner lot with the main house facing Gratz Street and the garage facing Gill Avenue.

2. The brick garage to be rehabilitated is a contributing structure, and is situated within 2 to3 feet of the public sidewalk . Therefore it is a noticeable structure from one fo the main streets through the district, Gill Avenue.

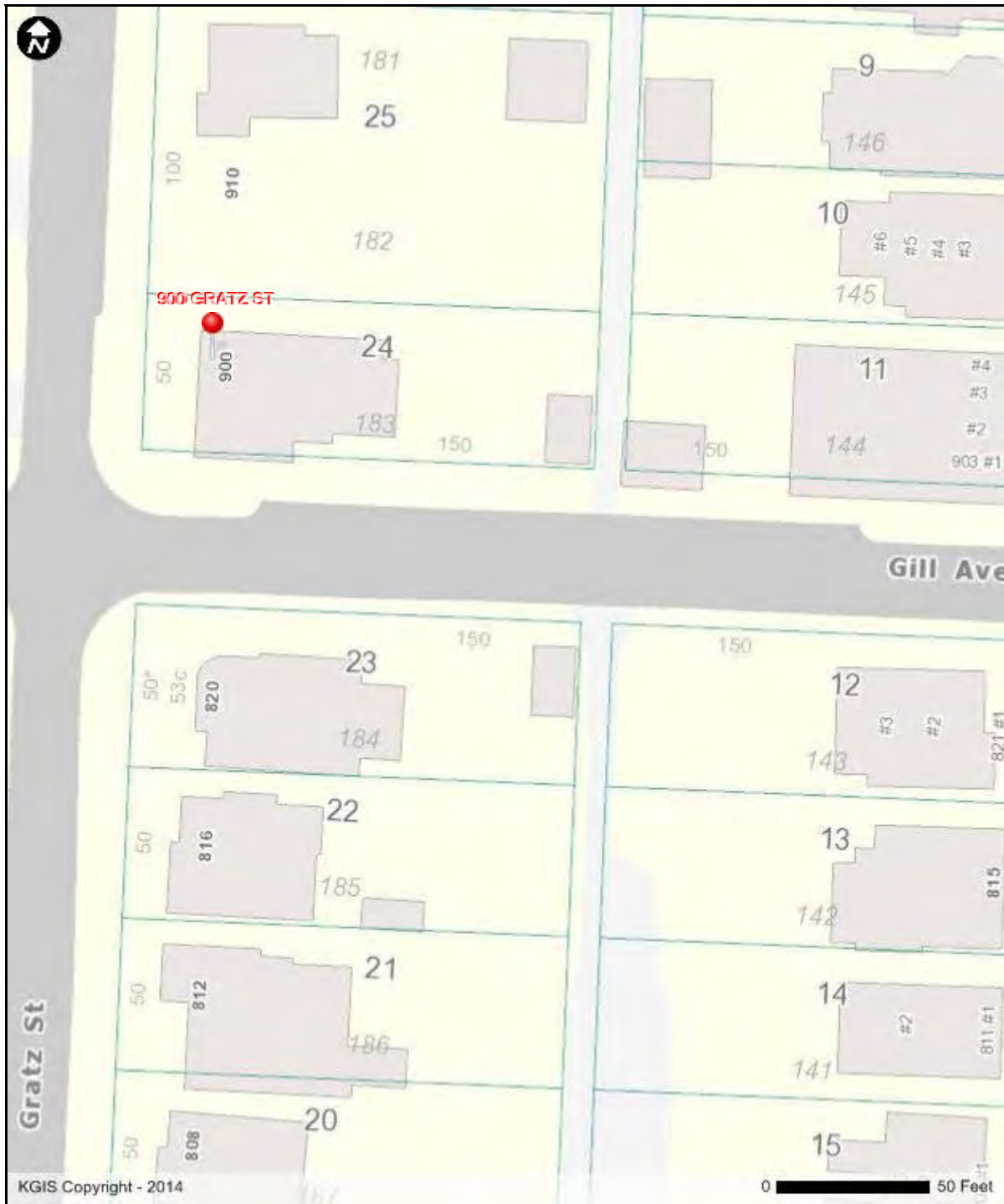
3. The proposed wooden garage door with windows in the top portion is very similar to the existing door. The alternately proposed garage door has segmentally arched windows and does not match the early door; however, the arch matches the existing original brick window headers.

4. The proposed door in the rear of the building will not remove a significant character-defining window of the garage, and will not create an altogether new opening.

5. The proposed retaining wall is similar to those found throughout the district and will not detract from the historic integrity of the streetscape or the buildings on the property

**► STAFF RECOMMENDATION:**

Staff reccommends approval of the proposal.



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0 50 Feet

### 900 Gratz Street

4th and Gill H-1  
(garage faces Gill Avenue)

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**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:** Wendy Bach & Carol O'Donnell

Address: 900 Gratz St. Knoxville, TN 37917

Telephone: - - E-mail address: carol.odonnell3@gmail.com

3. **LOCATION OF PROPERTY:**

Address: 900 Gratz St. Knoxville, TN 37917 Tax ID/Lot/Parcel No: 081MN024

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 Level I repairs include:**

1. Repair of deteriorated brick walls to include tuckpointing of brick with historic mortar recipe (9:2:1 - sand, lime, Portland cement), replacement of missing brick with salvaged brick from new door opening (see level-II), and cleaning of brick as required.
2. Rebuild rotten roof rafters and decking, install new low-slope ("flat") roof using either an EPDM or TPO membrane.

**Proposed Level II changes include:**

1. Replace existing garage door (facing Gill Ave.) with new custom-built painted wood unit (see attached drawings).
2. Install new exterior door (36" wide x 80" tall) in new opening cut into wall of garage (facing into yard) - see attached drawings.
3. Replace deteriorated wood windows with new wood windows (will match profile of existing windows). Replace deteriorated wood sills with new composite sills.

6. **SIGNATURE OF APPLICANT:**  Date: November 3, 2014

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.**

<b>FOR STAFF USE ONLY</b>			
Date Received _____	Approved _____	Disapproved _____	Approved As Modified _____
Date Acted On _____			



**REPLACE MISSING BRICK & TUCKPOINT REMAINING AREAS**

Owner has a stack of brick that has been salvaged from the garage as it became loose - missing brick will be replaced using that. The rest of the garage will be tuck pointed using mortar formulated using an historic mortar recipe.



**NEW WOOD WINDOW**

Replace deteriorated wood window with new painted wood window in custom size to match size and profile of existing window



**FRONT ELEVATION (FACING GILL AVE.)**

New solid wood carriage house doors (painted); doors would have panels on the lower portion with true multi-paned glass windows above. Glass will be frosted for privacy. Door designs based on information from The Real Carriage Door Company.

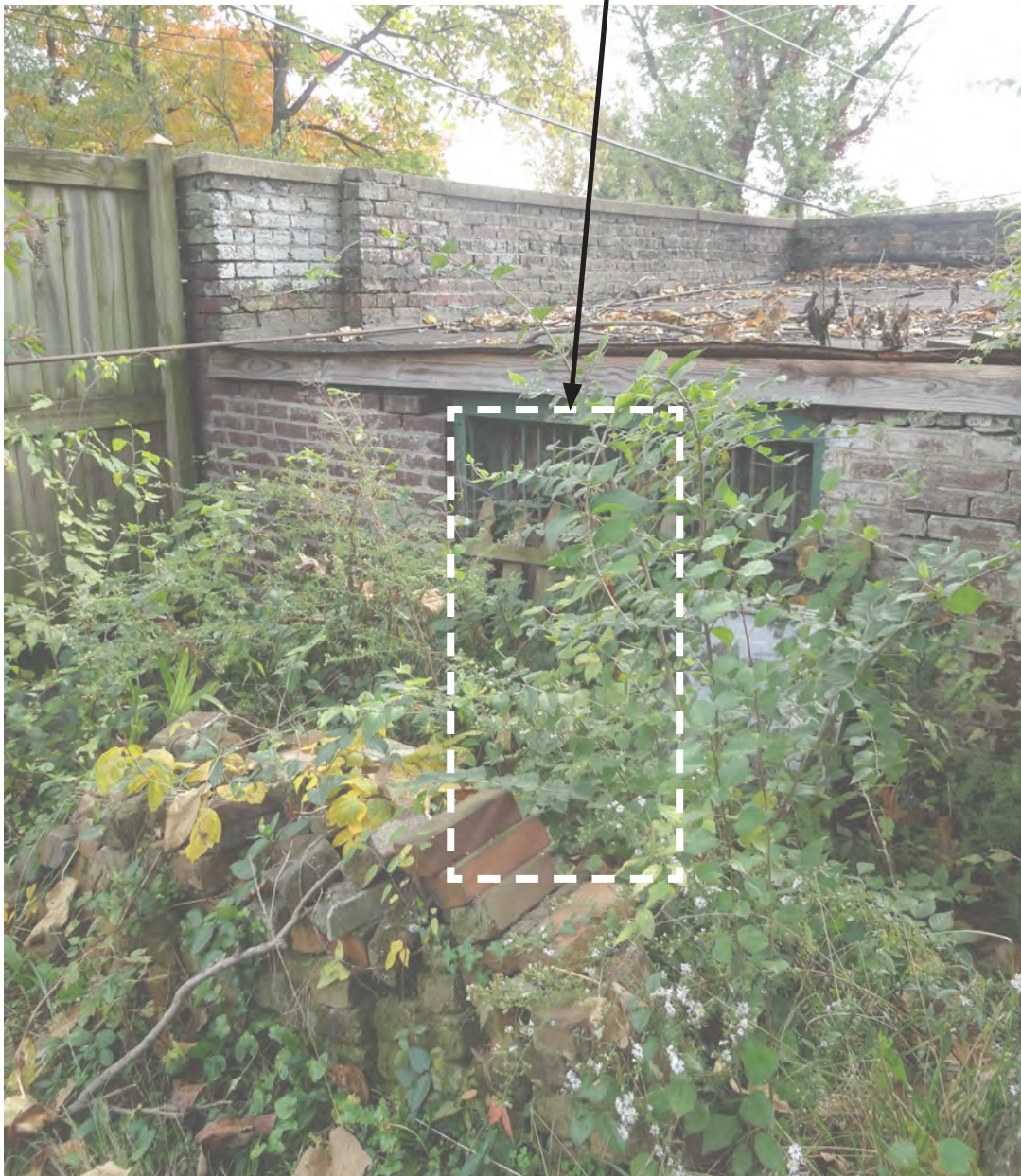


**ALTERNATIVE DOOR GLASS STYLE**

The owners would like to price doors with a arch-top window to match the windows on the sides of the garage.

**NEW ACCESS DOOR FROM BACK YARD**

Create a new entry door by using an existing window opening; current window opening is 3'-10" tall, so an additional 3'-0" would have to be cut from the wall below. This area of the yard will be regraded to correct draining problems - space will be created for access to the door as part of that grading work.





**NEW WOOD FENCE**

Inset from top of new stone retaining wall.

**NEW STONE WALL**

The new wall will be set back from the historic stone wall below. The new wall is a retaining wall and will allow for the grade in the back yard to be more level. The new wall will be natural stone (not manufactured stone) and will match historic stone to the extent possible.

**PLANTING BED**

The space between the historic stone wall and the new wall will become a planting bed for hearty perennials.

**HISTORIC STONE WALL**

Wall will remain and be protected from adjacent construction. If loose stones are found they will be mortared back in the same location.



448 Gill Ave, Knoxville, Tennessee  
Address is approximate

