



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

PROPERTY ADDRESS: 1019 Luttrell St 37917

FILE NO.: 7-M-15-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 7/16/2015

APPLICANT: Gene Adams (Partner)

LEVEL OF WORK: Level II. Construction of addition

PROPERTY DESCRIPTION: Queen Anne. (c. 1890)

Two-story frame with weatherboard wall covering. Hip roof with lower front gable with alternating bands of diamond and square wood imbricated shingles in with sawn wood attic vent. Asphalt shingle roof covering. One-over-one double-hung windows. One-story full shed-roof front porch with square columns, tongue-and-groove floor, bead board ceiling. Interior offset front brick chimney. Partially stuccoed brick foundation. Irregular plan. Original front entry door.

► **DESCRIPTION OF WORK:**

1. Remove two current 1/1 wooden windows (2'-8" X 5'-4") located on the north side of the house, and replace with shorter 1/1 wooden windows that are the same width but only 4'-0" tall. The new windows will be higher from the floor elevation and match the current level at the top.
 2. Eliminate a non-original door and opening on the north side of the house. This door opening is to be filled and sided with weatherboard consistent with the rest of the house.
 3. Construct a 10x11 wood-framed screened-in porch with pyramidal roof at the rear of the house as per submitted drawings. Also construct a 5-foot wide wooden deck running along the rear side of the porch. Wooden stairs will be constructed on the south side of the deck leading to the yard. The 2"x2" straight balusters of the balustrade will abut the edges of the top and bottom rails with no overlapping. The door from the screened in porch will be a wood-framed screen door. The new entry entering the screened-in porch from the house will be a French door. The porch will not be highly visible from the street.
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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

Windows are a very important architectural element of Fourth and Gill's houses, helping to define the character of each house. Windows are often a prime target of rehabilitation projects. In order to judge the necessity of replacing windows, a careful survey should be made of the windows and their condition. This survey should include a consideration of their value in the overall architectural design of the building.

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.



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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.

ADDITIONS

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.
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 rear addition will be only slightly visible from the street due to the angle at which the house is situated.
- 2) The porch addition will be offset from an existing later rear addition; therefore, it can be removed without damaging historic material.
- 3) The porch addition will be offset from an existing rear addition; therefore, it will be distinguished from the original house.
- 4) The wooden materials, size, shape and details of the proposed rear porch are appropriate and compatible with the main house. The addition does not overpower the main house.
- 5) The door panel and opening on the north side of the house are not original to the house and are not of any historic significance.
- 6) The two 1/1 windows proposed to be removed and replaced on the north side toward the rear are original, as is the opening size of each; therefore, they are a character-defining element of the side façade.
- 7) The top portion of the two windows proposed to be removed and replaced on the north side toward the rear are visible from the street; however, the bottom portion is not visible at this time due to a fence and foliage, which provide non-permanent screening. If the fence and/or foliage were removed, the bottom of the windows and the fact they are shorter would be noticeable.

► **STAFF RECOMMENDATION:**

Approval of construction of the rear screened-in porch and deck with the condition that the hand grip of the balustrade meet building code. Approval of removal of the door panel and opening on the north side and filling in and covering with weatherboard to match. Denial of removing the two windows on the north side and replacing them with new shorter windows given that the opening sizes are original, as are the windows.

Certificate (File) No: _____

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

Please print all information:

1. NAME OF APPLICANT: Gene Adams

Address: 71 Cliffview Dr. Asheville NC 28803

Telephone: 828-215-2046 E-mail address: gadams@priceramery.com

Relationship to Owner: Partner

2. NAME OF OWNER: Elaine L. (Lee) Ensign

Address: 712 Heynes Place Knoxville, TN 37917

Telephone: 865-387-4417 E-mail address: ensignel@yahoo.com

3. LOCATION OF PROPERTY:

Address: 1019 Lyttrell St. Knoxville TN 37917 Tax ID/Lot/Parcel No: 081MG020/47

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; renewal of COA
- Level II Major replacement of materials or architectural elements; construction of 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.)

SEE ATTACHED description of work.

6. SIGNATURE OF APPLICANT: [Signature] Date: 7/1/15

Return 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. **Incomplete applications will not be accepted.**

FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			



1019 Luttrell Street
4-G Historic Overlay

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - www.kgis.org
 Printed: 7/7/2015 at 8:05 PM
 Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS. WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising

1022 Luttrell St, Knoxville, Tennessee
Address is approximate



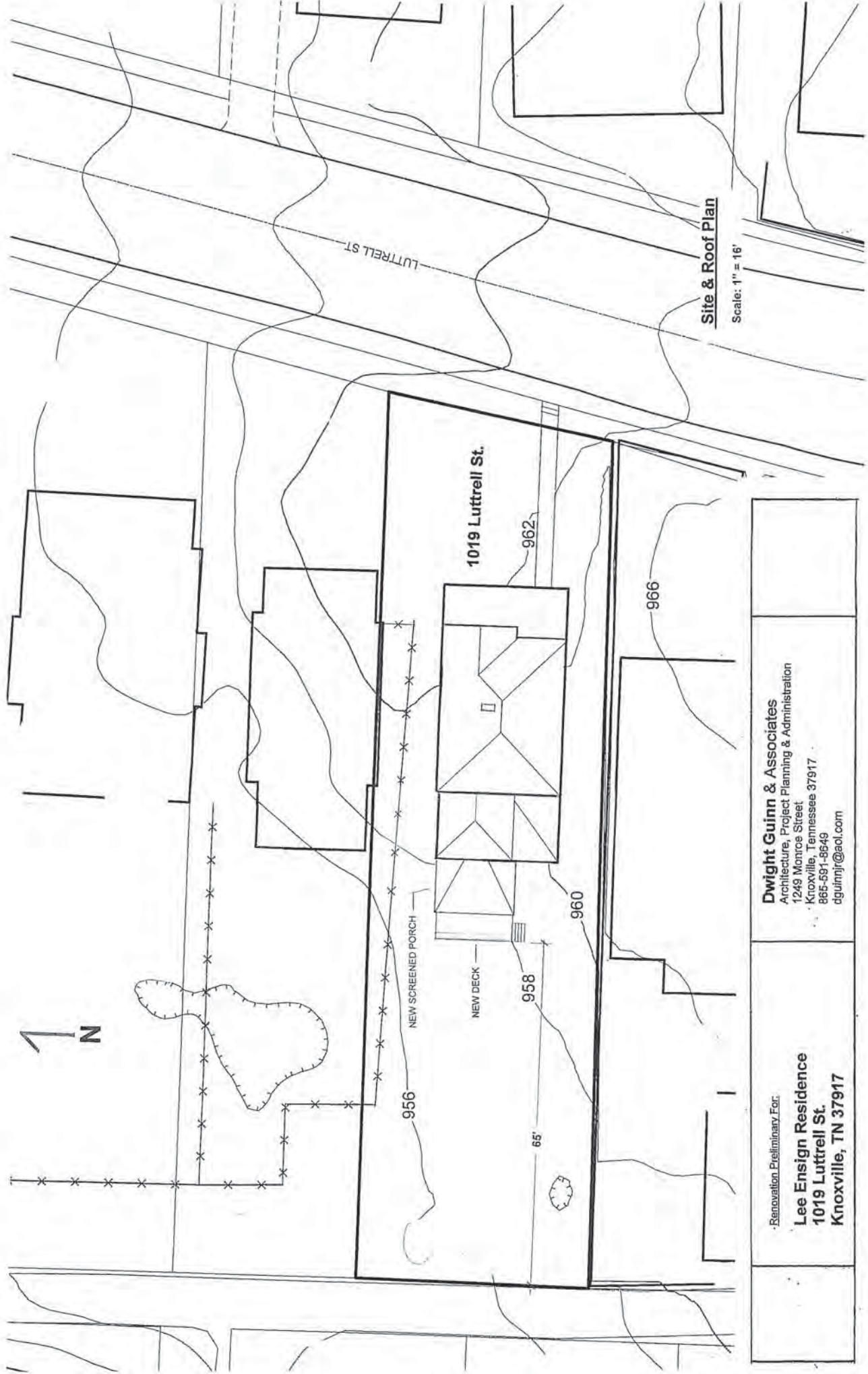
COA Application: 1019 Luttrell Avenue, Knoxville, TN 37917

These are the proposed changes to the home at 1019 Luttrell Avenue, located in the Historical Fourth and Gill neighborhood. Please refer to the attached pictures and diagrams to obtain visual clarification of the items below.

1: Remove two current 1/1 wooden windows (2 feet 8-inches wide X 5-feet 4-inches tall) located in the kitchen area, on the north side of the home, and replace with shorter windows of same pane configuration and same (in kind) material of construction (1/1 panes and wood construction) that are 2-feet 8-inches wide X 4-feet 0-inches tall. New windows will be higher from the floor elevation at the bottom and at the same level at the top as the current, original windows. They will also be the same width. This will allow construction of a kitchen configuration that creates better flow while moving through the home and working inside the kitchen, by placing sink and cabinets and counters under these windows. These windows are on the side of the house, with no visual impact from the street or right of way. Distance between the homes is very small, further minimizing any impact from the right of way.

2: Remove an existing door that currently leads out the side of the house from what will become the family room/dining area. This door is to be replaced with wood siding, consistent with the rest of the siding on the house, creating a consistent wall and eliminating the doorway entirely. This door is on the side of the house, not visible from the right of way.

3: Build a screened porch at the rear of the home off the family room/dining area, using current back yard space. The porch will be made of wood, approximately 12 feet wide by 10 feet long. Stairs will be constructed on the south side of the porch leading to the back yard. The porch will be visible only from the rear of the home. See attached drawings for design and layout.

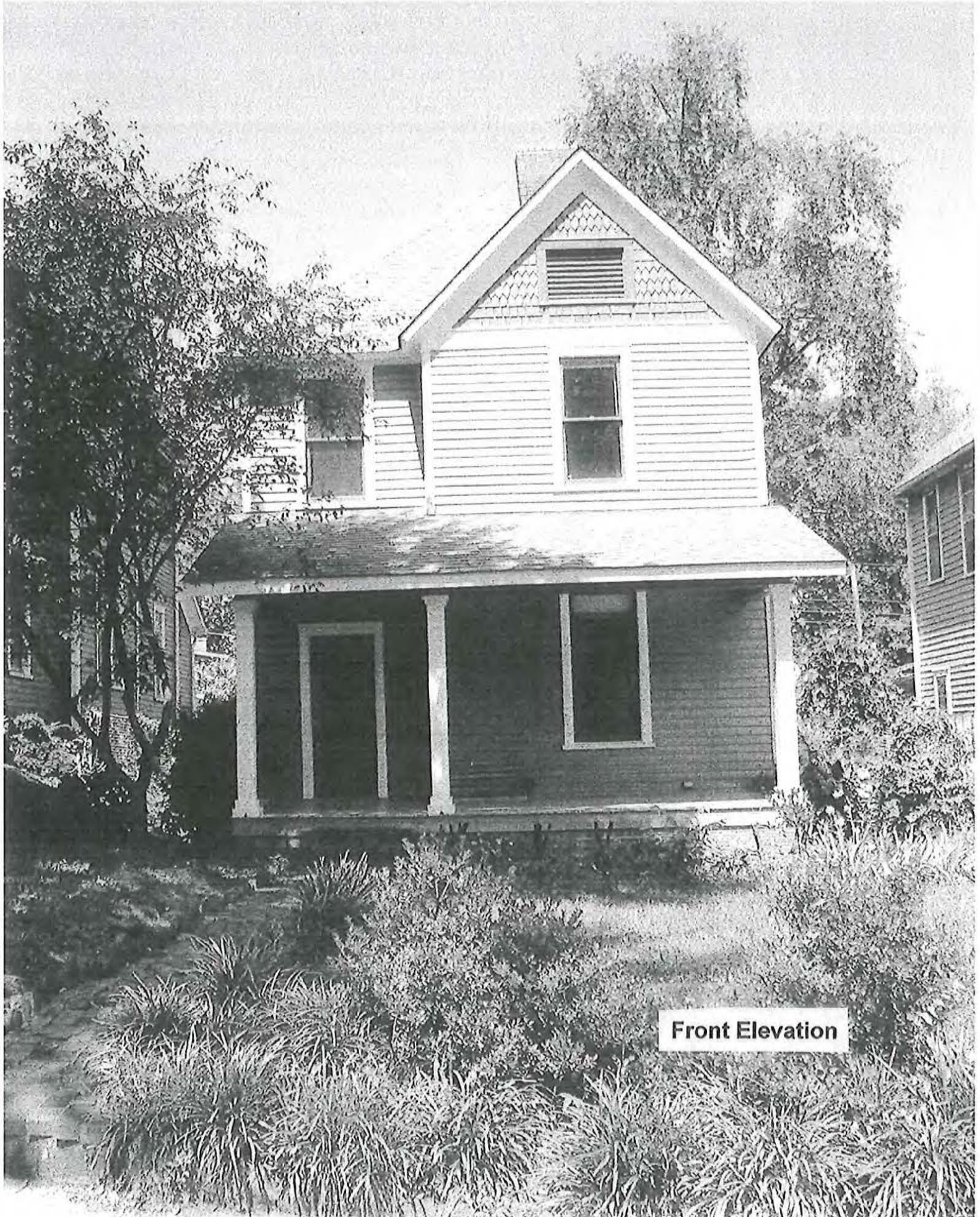


Site & Roof Plan

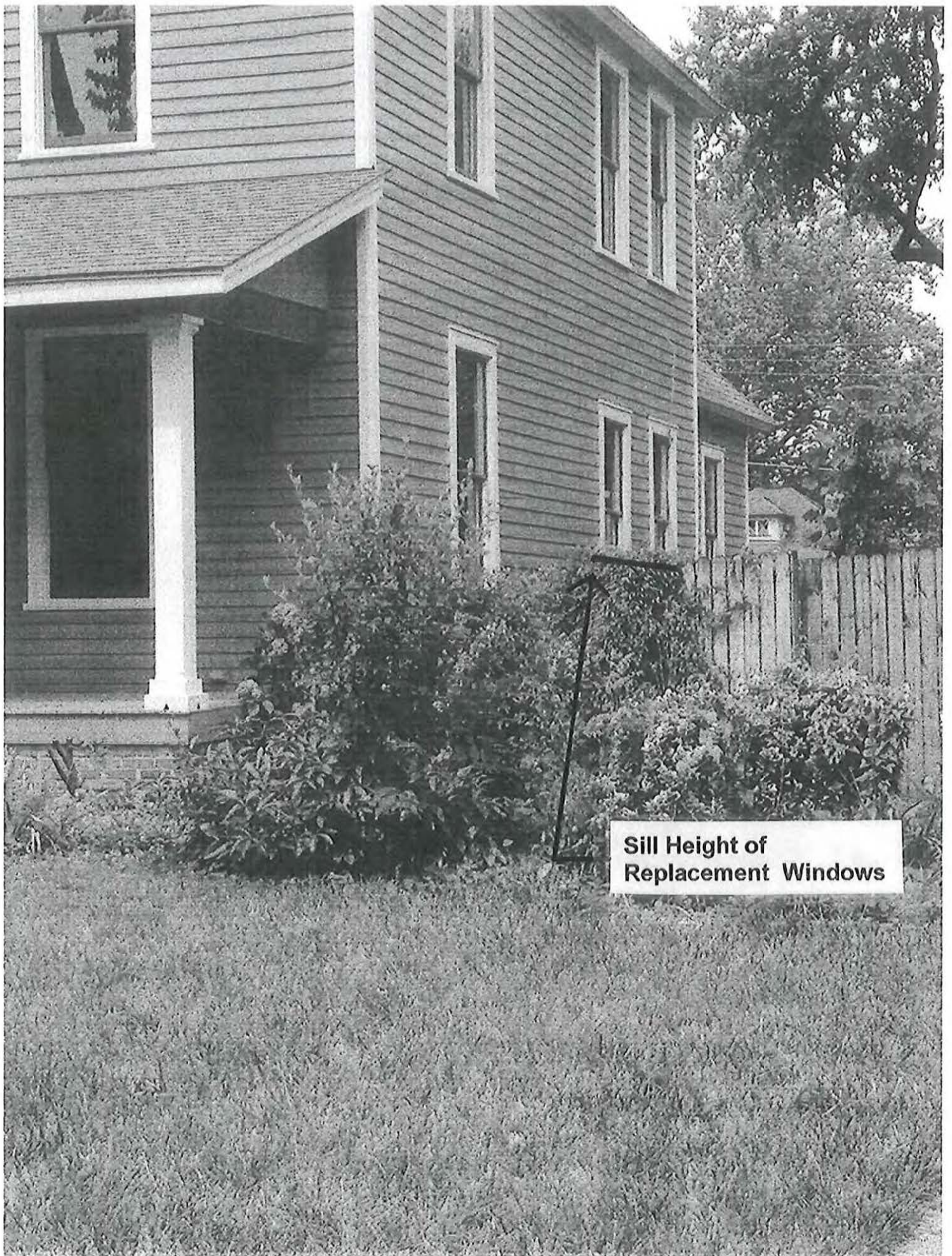
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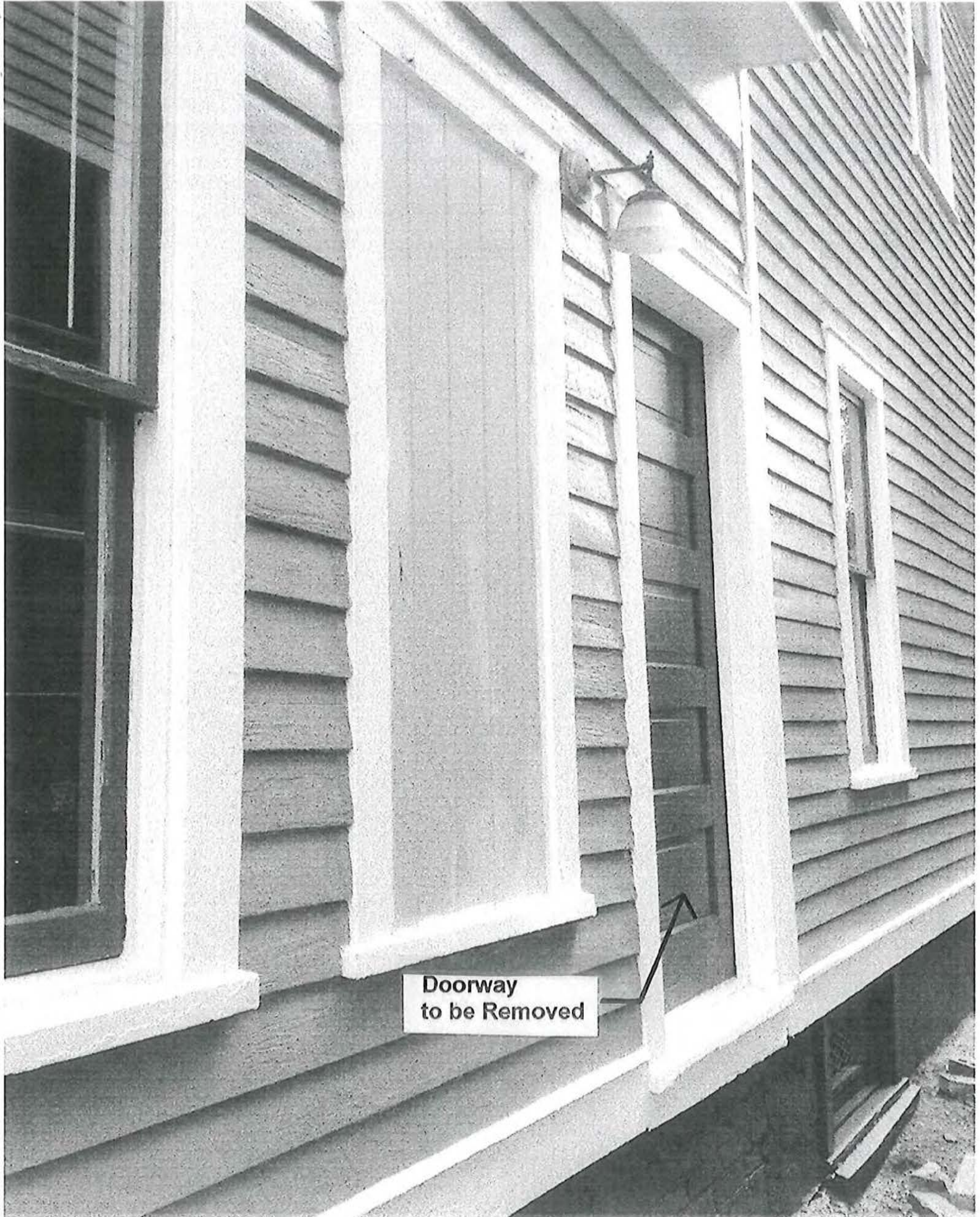
	<p>Renovation Preliminary For: Lee Ensign Residence 1019 Luttrell St. Knoxville, TN 37917</p>	<p>Dwight Guinn & Associates Architecture, Project Planning & Administration 1249 Monroe Street Knoxville, Tennessee 37917 865-591-8649 dguinnjr@aol.com</p>
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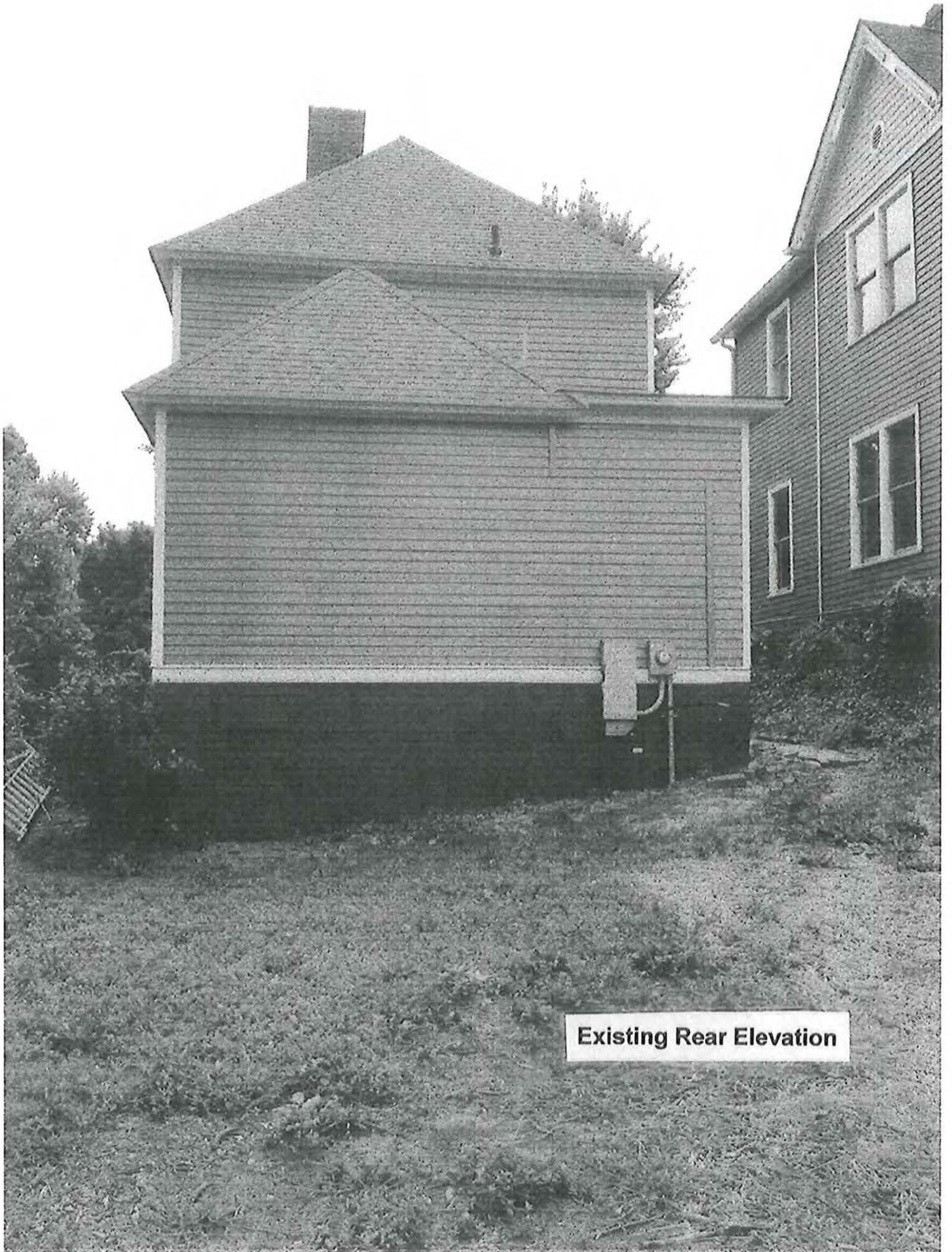
Front Elevation



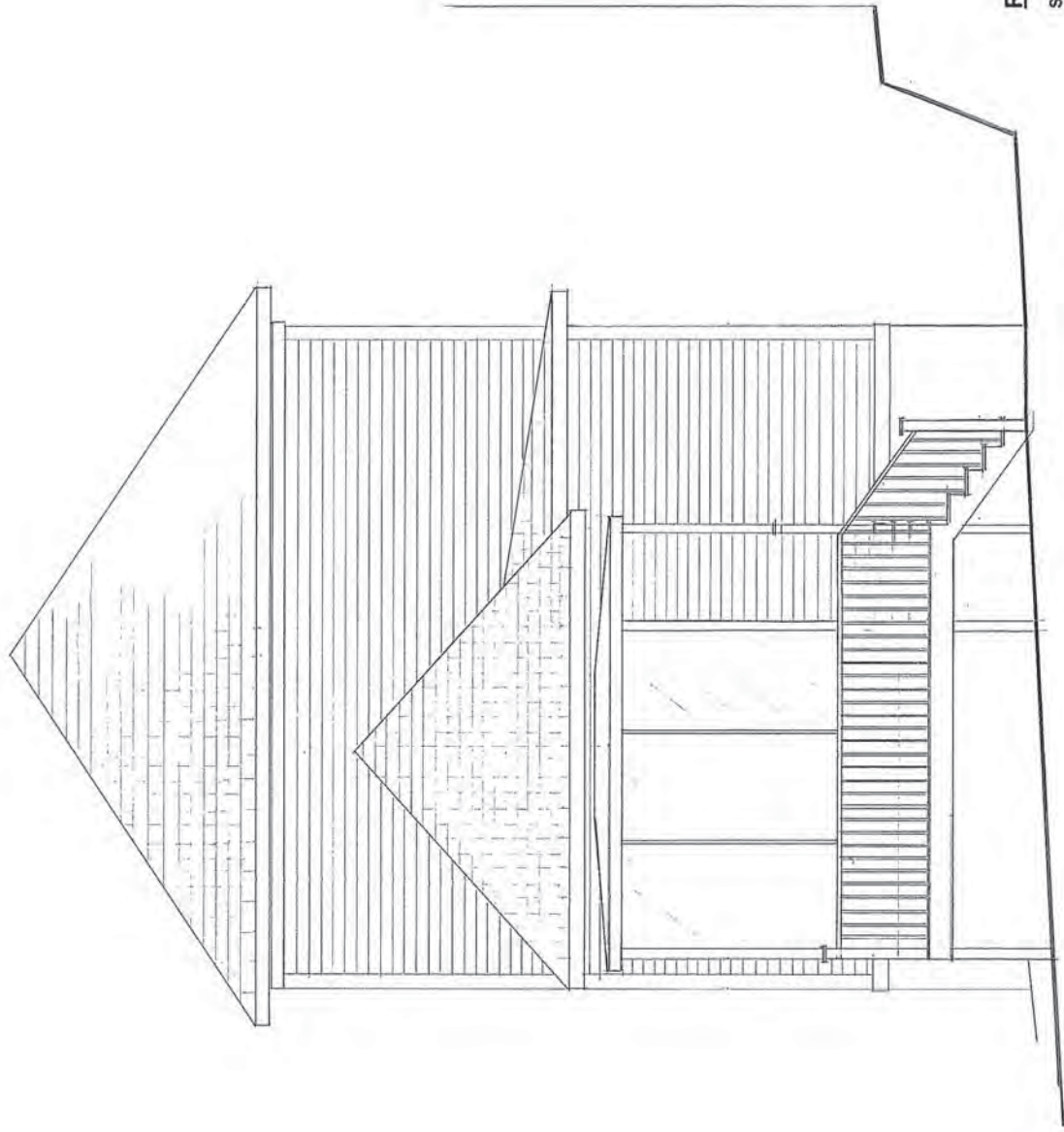
**Sill Height of
Replacement Windows**



**Doorway
to be Removed**



Existing Rear Elevation



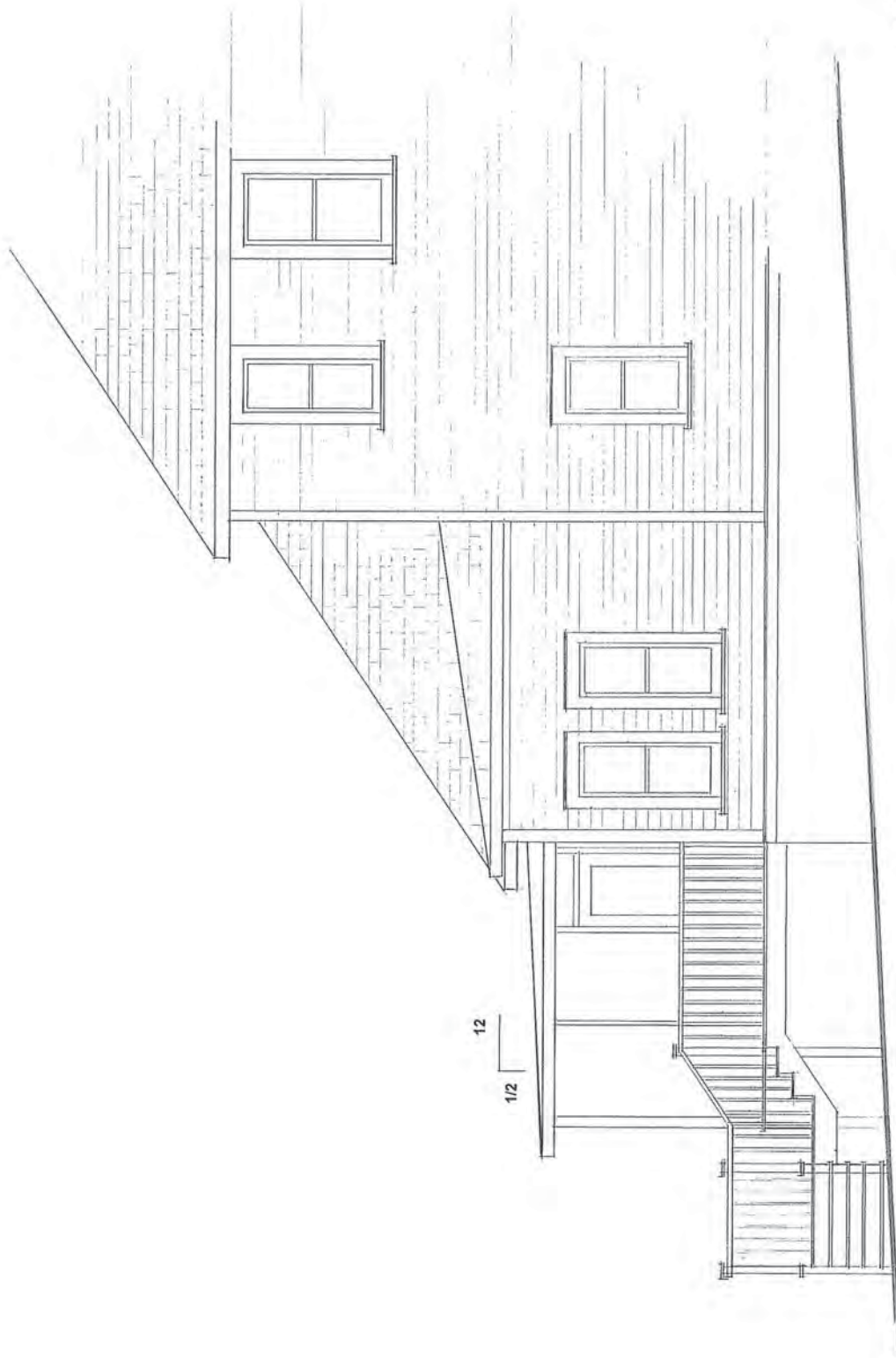
Rear/West Elevation

Scale: 1/4" = 1'-0"

Renovation Preliminary Fac.

Lee Ensign Residence
1019 Luttrell St.
Knoxville, TN 37917

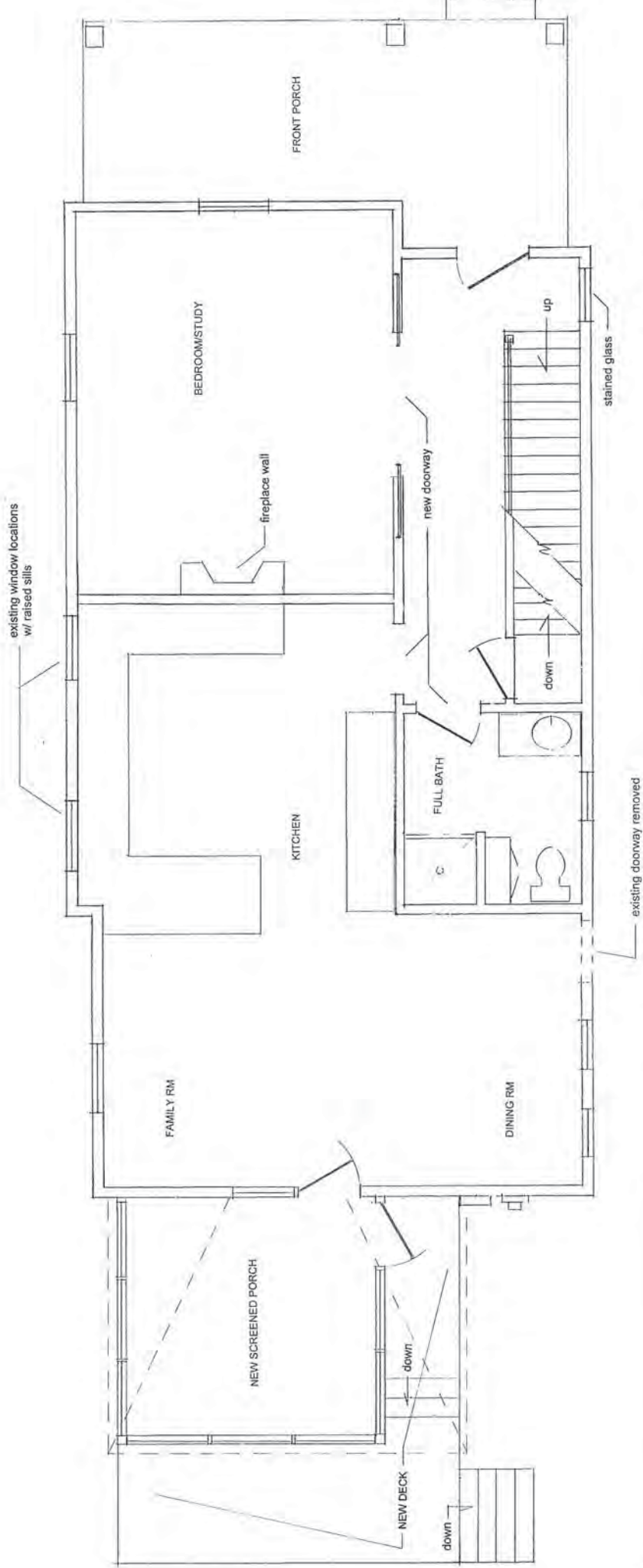
Dwight Guinn & Associates
Architecture, Project Planning & Administration
1249 Monroe Street
Knoxville, Tennessee 37917



Left Side/South Elevation

Scale: 1/4" = 1'-0"

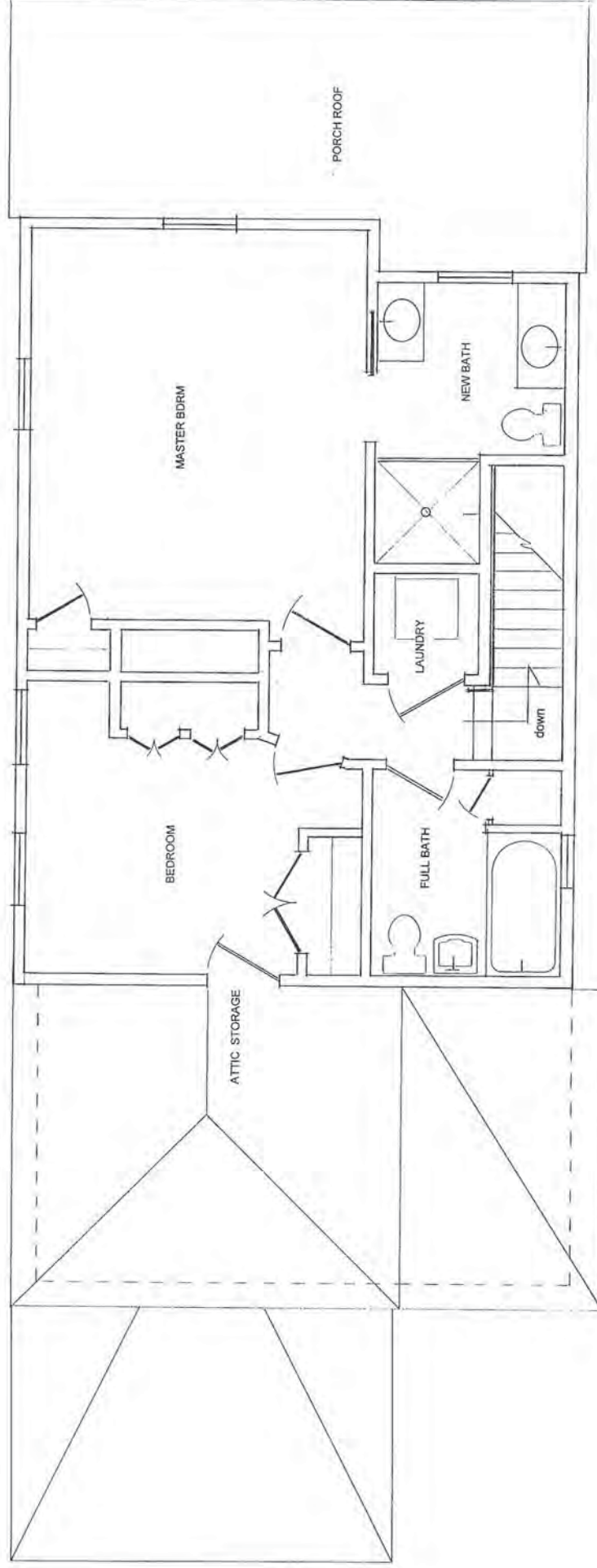
	App: WJKP/2015
Lee Ensign Residence 1019 Luttrell St. Knoxville, TN 37917	Dwight Guinn & Associates Architecture, Project Planning & Administration 1249 Monroe Street Knoxville, Tennessee 37917



1st Floor Plan

Scale 1/4" = 1'-0"

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2nd Floor Plan

Scale 1/4" = 1'-0"

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