



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

PROPERTY ADDRESS: 1007 Luttrell St 37917

FILE NO.: 10-H-15-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 10/15/2015

APPLICANT: Walter Partain (owner)

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

PROPERTY DESCRIPTION: Queen Anne (1889)

Two-story frame with weatherboard wall covering. Hip roof with lower cross gables, asphalt shingle roof covering, bargeboard with date of construction and pendant, vertical board on gable with dentils and circular piercing, applied five-sided stars. One-over-one double-hung windows. One-story full front porch with round wood columns with Ionic capitals, turned wood balustrade with beads, bead board ceiling and tongue-and-groove floor. Offset interior brick chimney. Brick foundation. Irregular plan. Projecting bay on front elevation under porch roof. Sidelights with transoms over front entry door. (Contributing)

► **DESCRIPTION OF WORK:**

LEVEL I

Replace wood siding in-kind where rotted. Install new asphalt shingle roof. Repair original double-hung windows and reattach weights as needed. Add HVAC unit adjacent to existing unit and screen from public view.

LEVEL II

Install wood casement windows on rear and south side of existing addition in place of current screened openings. Siding infill in place of third opening. The fourth opening is proposed to be replaced with half-light wooden door with panels below. A wood casement window is to be installed to the left of the new door. A wooden double-hung window is to be installed on the north side of the existing addition.

Proposal to install a narrow strip of PVC trim at the base of the house on the south side as an acceptable alternative to wood trim with a 2-to 4-inches of exposure. It will run horizontally along the ground to replace existing rotted wood trim

► **APPLICABLE DESIGN GUIDELINES:**

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

NEW ADDITIONS

3. Consider the attached exterior addition both in terms of the new use and the appearance of other buildings in the Historic district. Design for the new work may be contemporary or may reference design motifs from the historic buildings. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, size, texture, scale, relationship of solids to voids, and color.



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7. New work should not appear to be as old as the historic building. Do not duplicate the exact form, material, style, and detailing of the historic building in the new addition.

8. New additions should not cause a lessening or loss of historic character, including the historic building's design, materials, workmanship, location, or setting.

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.

SIDING

3. New construction should use wood materials rather than aluminum or vinyl siding. New buildings should also use corner and trim boards and appropriate door and window trim.

COMMENTS:

STAFF FINDINGS:

- 1) The addition was added prior to the 1999 4th and Gill Historic District Overlay.
- 2) The degree of compliance of the modified addition with the listed design guidelines will not be diminished by the changes.
- 3) The proposed wooden double-hung and casement windows and the half-light door are appropriate in scale, type, and material with the existing addition.
- 4) The etched tripartite window on the north-side second level is a late installment, replacing a double-hung window that matches the others on the house in size and profile. Therefore, the proposed wooden double-hung replacement window is appropriate and no historic material will be lost.
- 5) The proposed narrow strip of PVC trim at the base of the house on the south side is an acceptable alternative to wood trim since only a 2-to 4-inch strip is exposed, it will run horizontally along the ground to replace existing rotted wood trim, and is not visible from three of the elevations including the front. The strip will be painted to match other wood trim on the house.

► STAFF RECOMMENDATION:

Approval.

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

Please print all information:

1. NAME OF APPLICANT: WALTER PARTAIN

Address: 1007 LUTTRELL ST KNOXVILLE TN 37917

Telephone: 865-684-5840 E-mail address: wpartain@yahoo.com

Relationship to Owner: CO-OWNER

2. NAME OF OWNER: DENISE PHILLIPS AND WALTER PARTAIN

Address: 1007 LUTTRELL ST KNOXVILLE TN 37917

Telephone: 865-684-5840 E-mail address: wpartain@yahoo.com

3. LOCATION OF PROPERTY:

Address: 1007 LUTTRELL ST Tax ID/Lot/Parcel No: 081MG023

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.)

LEVEL I - 1. In-kind replacement of wood siding where rotten.
2. New asphalt shingle roof.
3. Repair original wood double hung windows (break paint seal, repair glass, reattach weights as needed)
4. Add HVAC unit adjacent to existing unit.

LEVEL II - 1. Replace large modern window on north side second story with new wood double hung window to be Pella Architect Series or similar and trim matching historic.
2. Enclose modern back porch addition in matching wood siding, casement windows, historic (or similar) door with glass in upper half and two new wood double hung windows to be
3. Replace wood trim in contact with ground with Azek PVC trim (or equal). Pella Architect Series or similar.

6. SIGNATURE OF APPLICANT: W Partain Date: 9/28/2015

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			

Below: current view from Luttrell St of large modern window to be replaced with wood double hung window



Below: current detail view of large modern window to be replaced with wood double hung window



Below: current view of modern back porch from alley

- semicircular window to be replaced with matching wood siding
- two screens on right replaced with casement windows
- screen to be replaced with matching wood siding
- screen on left replaced with historic wooden backdoor or similar with glass window in upper half
- new wood double hung window approximate location



Below: current view of modern back porch from southwest

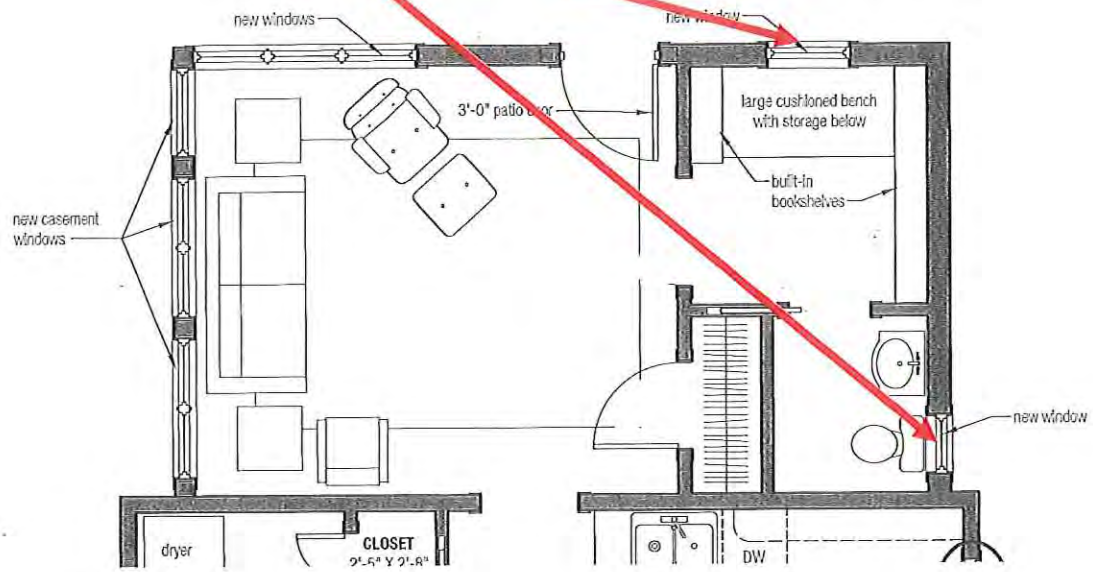
- upper portion of door and screens to be replaced with casement windows
- lower portion of door to be replaced with matching wooden siding



Below: current view of modern back porch from northwest
- approximate location of new wood double hung window



Below: overview of modern back porch as enclosed
- new wood double hung windows to be Pella Architect Series or similar

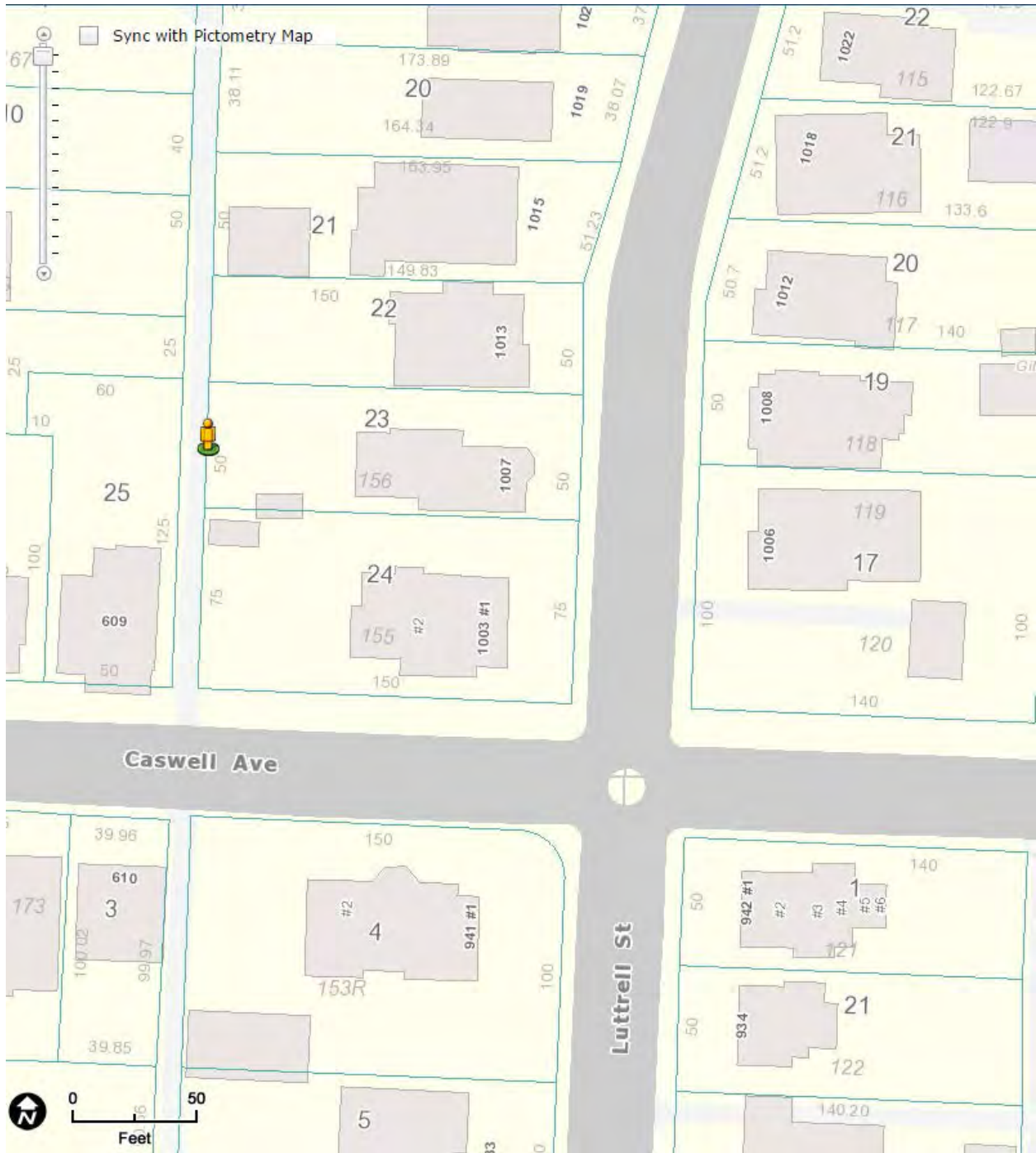


Below: wood trim in contact with ground to be replaced with Azek PVC trim (or equal).



Below: wood trim in contact with ground to be replaced with Azek PVC trim (or equal).





1007 Luttrell Street rear addition revisions viewed mostly from alley

4th and Gill H-1



1007 Luttrell – Close-up of rear addition



1007 Luttrell – Existing addition looking SE showing proposed windows and doors



1007 Luttrell – Existing addition looking south showing proposed window



1007 Luttrell – Existing addition looking SW from street



1007 Luttrell – Existing addition looking NE showing proposed windows and doors