



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

PROPERTY ADDRESS: 1210 Luttrell St 37917

FILE NO.: 11-F-16-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 11/17/2016

APPLICANT: Sara Martin Open Door Architecture (Architect)

LEVEL OF WORK: Level II. Construction of addition and outbuilding

PROPERTY DESCRIPTION: Craftsman (c. 1915)

One-story frame with weatherboard siding. Front gable roof with telescoping gables, asphalt shingles, exposed rafters and king post. 3/1 double-hung windows. One-story full-front porch with one-half unroofed, brick balustrade on entire porch, truncated splayed wood posts with Doric capitals on battered brick piers. Original paneled door and sidelights at front entry and late-added entry on front that mimics original. Two exterior side brick chimneys with chimney posts. Brick foundation. Rectangular plan. (contributing)

► **DESCRIPTION OF WORK:**

LEVEL 1 WORK

- Repoint and repair masonry on chimney
- Install gutters
- Remove non-original and deteriorated wood stair and lattice enclosure at back door
- Install storm windows with frame to match or coordinate with trim color on house

LEVEL II WORK

- Replace late-added second front door with wood 8/1 simulated-divided-light double-hung window to match original
 - Stain masonry on foundation of front porch to blend mismatched brick types; replace cracked stone front porch floor with quarry tile or concrete
 - Partially demolish non-original rear addition and replace with screened-in porch and new rear addition as shown on drawings submitted for 11/17/2016 HZC meeting. Maintain existing floor and roof structure.
 - Remove screen and framing from lower rear porch to become a covered patio on-grade
 - Construct frame 12'x22' garage to rear of house as shown on drawings submitted for 11/17/2016 HZC meeting. Roof to be 3/12 shed roof covered in asphalt-shingles, with exposed rafters. Siding to be wood to match addition, with wood or fiber cement board at fascia. Doors to be carriage-house doors as specified in application. Foundation to be distressed brick or parged block.
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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.

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.
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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.

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.

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.

AUXILIARY BUILDINGS

. . . Newer houses in the district might have had garages, with the same roof shapes and wall coverings, or with wall coverings that matched the primary building on the lot. It is acceptable to construct new outbuildings to the rear of lots on Fourth and Gill, with designs that respect the original designs.

G. Recommendations:

1. Buildings resembling servants' quarters or carriage houses, work buildings, or simple one story garages are appropriate to be constructed in the Fourth and Gill Historic District. Their size and construction should use materials that correspond to the original primary buildings on the lot.

SECRETARY OF INTERIORS STANDARDS

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

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities and, where possible, materials. Replacement or missing features shall be substantiated by documentary, physical or pictorial evidence.



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9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. Wherever possible, new additions or alterations to a structure shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

COMMENTS:

STAFF FINDINGS:

- 1) The c. 1915 Craftsman house is a contributing structure within the Fourth and Gill Historic District Overlay.
- 2) A "twin" to this house exists at 2208 Island Home Avenue, which does not have a rear addition. The configuration of this house indicates that the addition on its twin at 1210 Luttrell Street is a later addition and is not original to the house.
- 3) The proposed repairs and renovations to the front and side facades, the proposed rear addition, and the proposed garage, as depicted in the noted drawings and photos (submitted for the 11/17/2016 HZC meeting) all meet the design guidelines for Fourth and Gill, with conditions as stated in the staff recommendation.

► **STAFF RECOMMENDATION:**

Approval with the following conditions:

- 1) The new gutters will not cover up the ends of the eave brackets (kingposts).
- 2) The masonry foundation of the proposed garage will be either smooth-faced stucco or distressed brick.
- 3) Submit specification for two proposed wood casement windows on new addition to staff for approval.
- 4) Samples for new matching brick or paint color on front porch to be submitted to staff for approval. Sample of quarry tile for front porch floor to be submitted to staff for approval.
- 5) Handrail on new side stair to be beveled or molded.
- 6) Fiber cement board, is utilized on the garage, to be smooth finish without faux wood-grain.

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

Please print all information:

1. NAME OF APPLICANT: Sara Martin, Open Door Architecture

Address: 1121 Eleanor St.

Telephone: 865-603-4756 E-mail address: sara@opendoorarchitecture.com

Relationship to Owner: Architect

2. NAME OF OWNER: Scott Branscom (prospective buyer)

Address: 1210 Luttrell St. Knoxville, TN 37917

Telephone: 865-660-4178 E-mail address: scott@scottbrans.com

3. LOCATION OF PROPERTY:

Address: 1210 Luttrell St. Knoxville, TN 37917 Tax ID/Lot/Parcel No: 081LK004

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.)

The buyer wishes to convert this house from 2 apartments back to a single family residence. Project scope includes:

- Replace extra front door with double hung window to match original
- Stain masonry on front porch to blend mismatched brick types, replace front porch floor with quarry tile or concrete
- Chimney repair
- New gutters
- Remove deteriorated wood stair and lattice enclosure at kitchen door
- Partially remove rear addition (not original to house, now mostly occupied by back apartment), replace with screen porch and new master bathroom addition. Maintain existing floor and roof structure.
- Open up lower, rear screen porch to be covered patio on grade
- Construct new, one-car, detached garage behind house
- New storm windows

6. SIGNATURE OF APPLICANT:  Date: October 31, 2016

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 _____			

**INFORMATION REQUIRED TO BE SUBMITTED BEFORE
CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION CAN BE ACCEPTED**

Incomplete applications will not be accepted. All required information must be submitted before the COA application and fee will be accepted for the next available Historic Zoning Commission (HZC) agenda. Checks mailed with an incomplete application will be returned and the application will not be placed on the HZC agenda.

A. EXTERIOR ALTERATION OR REPAIR:

- Circle each work item for which approval is requested:

<u>Accessory structure</u>	<u>Masonry (including painting)</u>	Satellite dish
Architectural feature	Material changes	Shutters
Awning or canopy	Mechanical system unit	<u>Siding</u>
Deck	<u>New construction</u>	Signs
<u>Door</u>	Parking lot (entrance drives, paving, fencing)	Skylights or solar collectors
<u>Fencing and walls</u>	<u>Porch (including any porch elements)</u>	<u>Storm windows or doors</u>
<u>Guttering</u>	Roofing	<u>Windows</u>

- Describe the proposed work in detail and include the following information:
 - a. Sketches, photographs, manufacturer's specifications, illustrations, and detailed drawings are required for major changes in architectural features and materials
 - b. Samples, description, and specifications for proposed materials
 - c. Site plan for fence / retaining wall applications

B. NEW CONSTRUCTION:

- Describe the proposed project in detail and include the following information:
 - a. Dimensioned site plan showing building footprint
 - b. Dimensioned elevation drawings that clearly show the exterior appearance of the building
 - c. Samples, description, and specifications for proposed materials and architectural features
 - d. Description and drawings or photos of site improvements such as fences, walls, and paving

C. RELOCATION OF STRUCTURE:

- a. Description of structure and its condition and reason for relocation
- b. Photographs of the structure at existing location
- c. Site plan for, and photos of, proposed location
- d. Description of any site features that will be disturbed such as topography, retaining walls, fences

D. DEMOLITION OF CONTRIBUTING STRUCTURE:

- a. Description of the structure and its condition of the structure and reason for proposed demolition
- b. Photos of overall structure and its details



Find brick that matches original; replace portions of mismatched brick on front porch. If no match is found, owner will pursue painting the masonry.

Replace cracked stone porch floor with quarry tile or concrete

Replace non-original door with double hung, 8-over-1, simulated divided lite window to match existing

Repair chimneys

New gutters needed



LOCATION PLAN, WEST (FRONT) ELEVATION

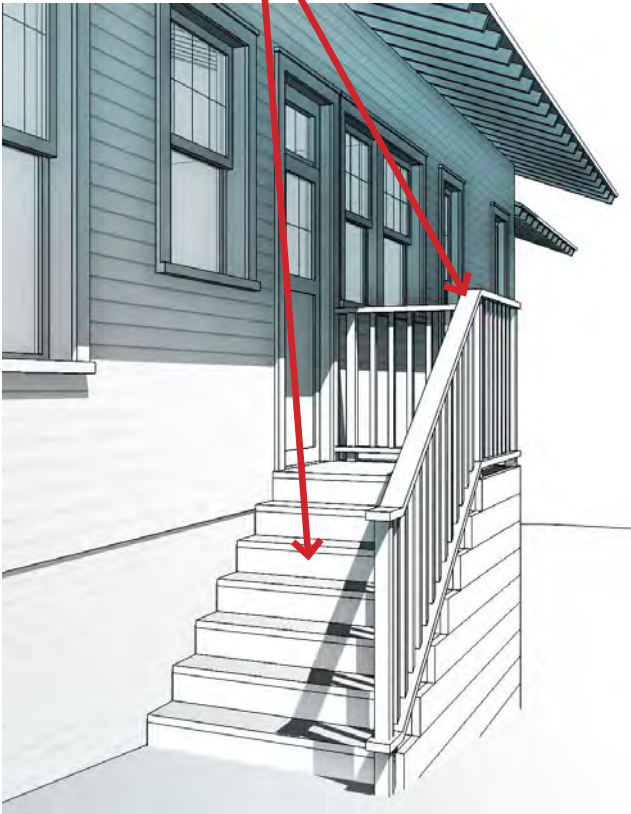
AERIAL PHOTO OF EXISTING PROPERTY, PHOTO OF FRONT ELEVATION WITH PROPOSED CHANGES



Painted wood replacement stair and handrail

Replace deteriorated wood stair and lattice enclosure at kitchen door

Some siding repair required on south side at back of house



SOUTH SIDE OF HOUSE

PHOTOS OF EXISTING KITCHEN ENTRY AND ENCLOSURE, PROPOSED REPLACEMENT, AND WATER-DAMAGED SIDING AT BACK OF HOUSE

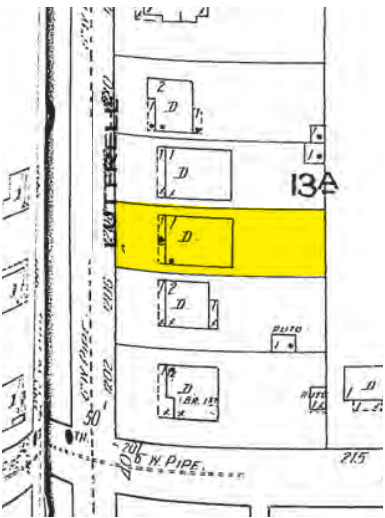


Retain roof, floor, and some structure of rear addition.

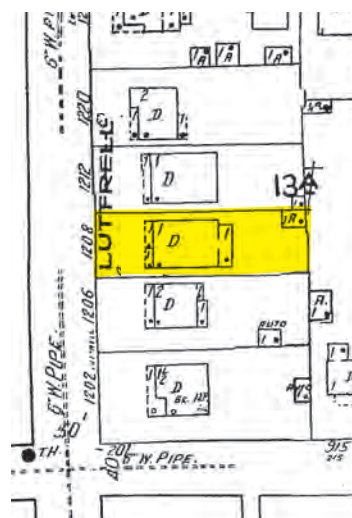
Remove interior and exterior walls. Remove screen from lower porch.

(Proposed design next page)


rear addition timeline + history




Sanborn Fire Insurance map from 1917 shows house without rear addition



1950 Sanborn map shows rear addition



Twin house at 2208 Island Home Blvd (built from same design) has no rear addition



aerial view of twin house, no rear addition

REAR ADDITION, EAST ELEVATION

PHOTOS OF EXISTING, EVIDENCE REAR ADDITION IS NOT ORIGINAL

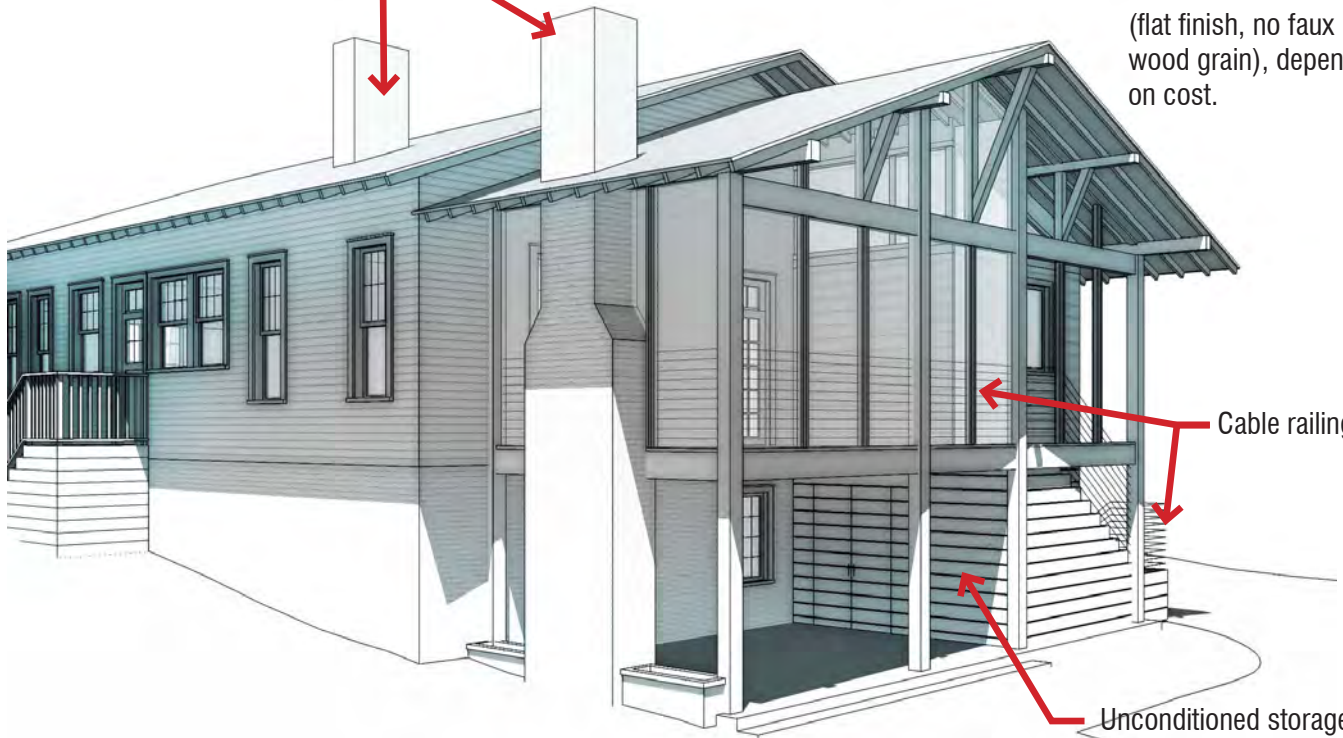


New screen porch on existing floor structure, under existing roof

New stair to back yard & parking area

New master suite bathroom addition (uses existing floor/roof structure) clad in 8" lap siding. Siding to be wood or fiber cement (flat finish, no faux wood grain), depending on cost.

Repair existing chimneys

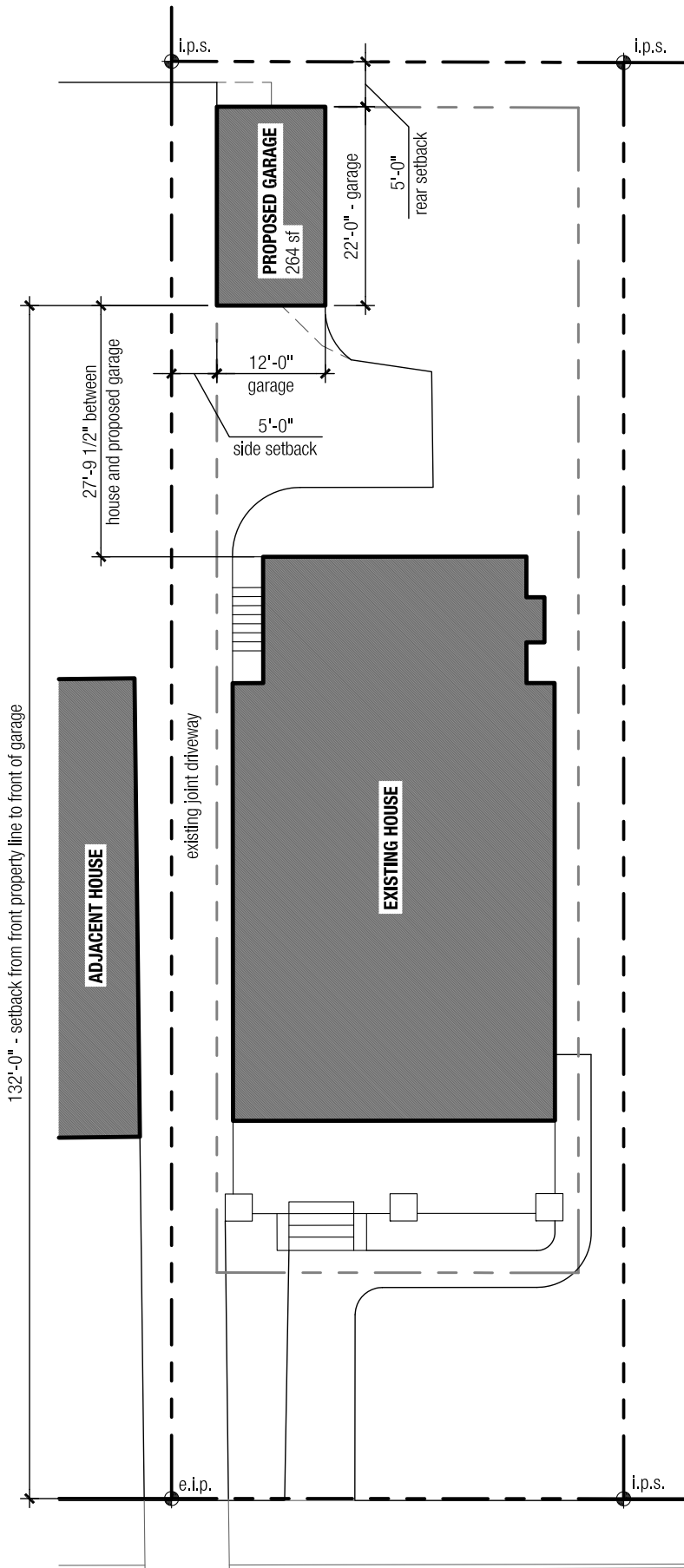


Cable railing

Unconditioned storage area beneath master suite

**SCREEN PORCH, MASTER BATH ADDITION,
AND COVERED PATIO**

RENDERINGS OF PROPOSED DESIGN



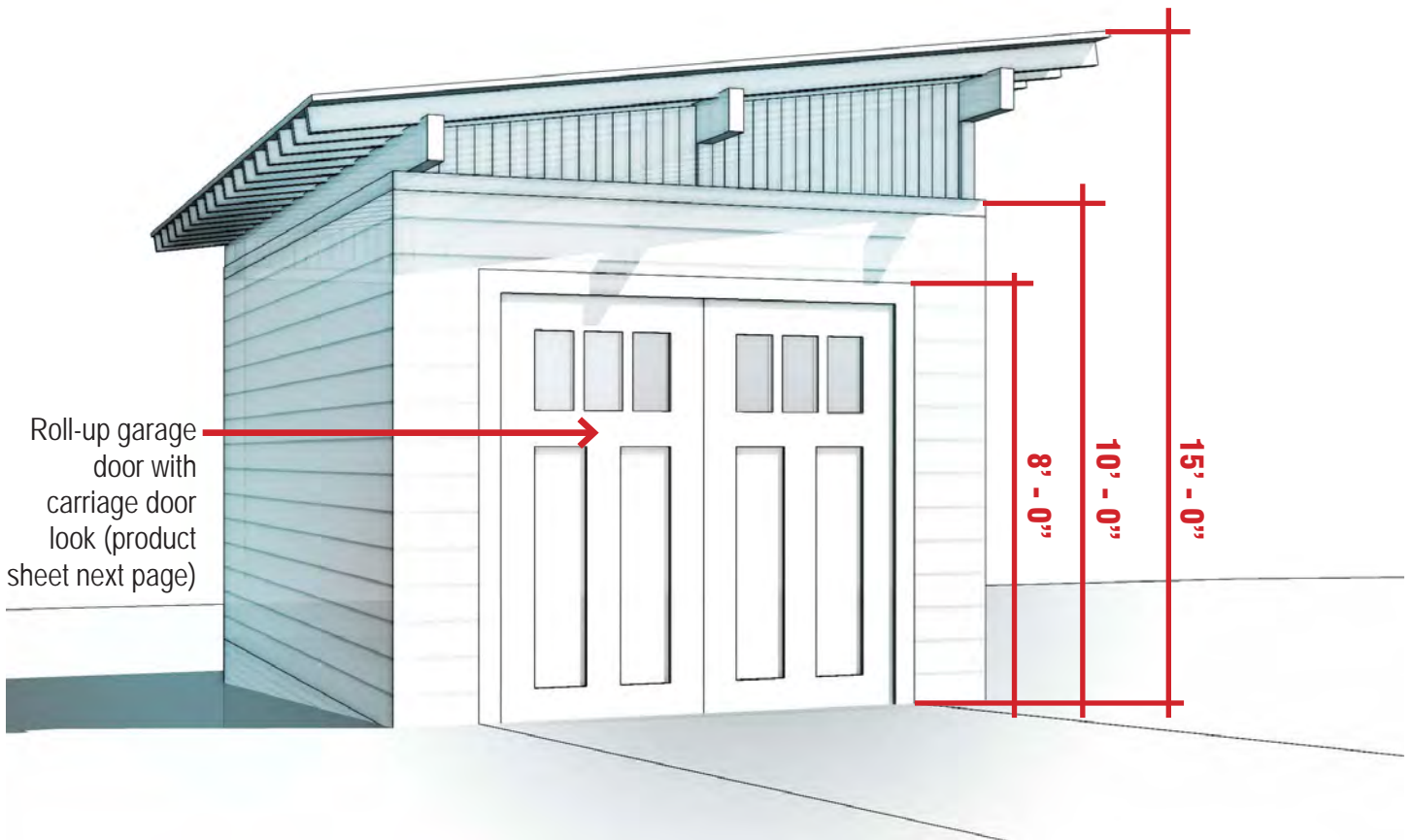
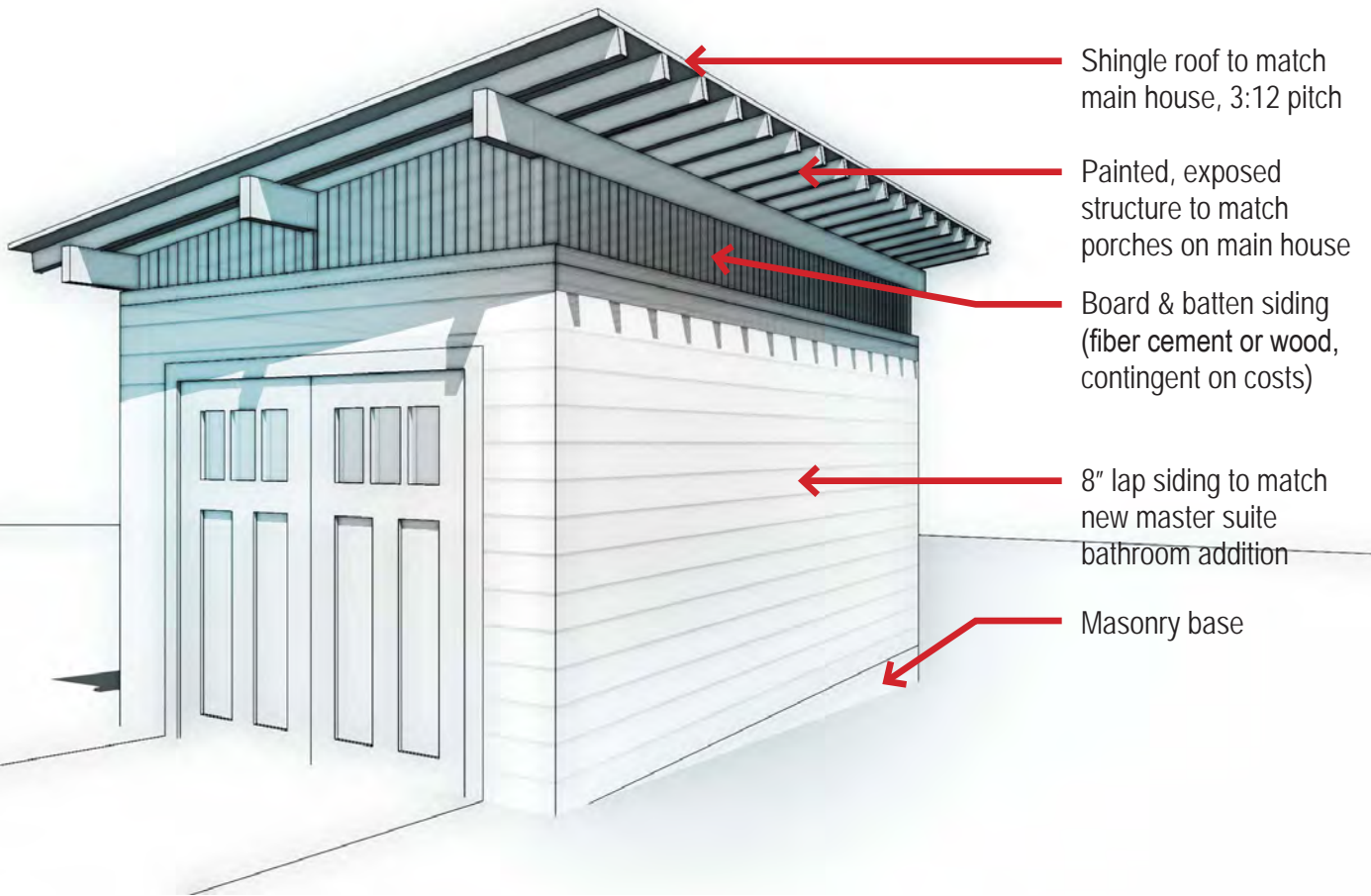
**PROPOSED:
DETACHED 1-CAR GARAGE**
SITE PLAN SHOWING SIZE AND LOCATION OF
GARAGE RELATIVE TO HOUSE AND PROPERTY LINES

(NOTE: ORIENTATION OF THIS DRAWING IS 90°
COUNTER CLOCKWISE FROM OTHERS IN THIS
APPLICATION)



NORTH

LUTTRELL STREET
40'-0" R.O.W.



PROPOSED DETACHED 1-CAR GARAGE
PERSPECTIVE VIEWS

CANYON RIDGE®

collection

LIMITED EDITION SERIES | ULTRA-GRAIN® SERIES



America's Favorite Garage Doors®



Canyon Ridge® Collection Limited Edition Series Design 13 Shown in Dark Finish with Mahogany Cladding, Mahogany Overlays and REC13 Window Design (Model CAN213MMREC13)



clopay.com

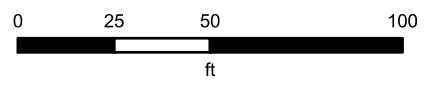


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1210 Luttrell Street
Fourth and Gill H-1

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1210 Luttrell Street (center)- rear yard

