



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

PROPERTY ADDRESS: 703 Luttrell St 37917

FILE NO.: 11-I-16-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 11/17/2016

APPLICANT: Teresa Matthews (owner)

LEVEL OF WORK: Level II. Construction of addition

PROPERTY DESCRIPTION: Queen Anne cottage (c. 1890)

One-and-one-half-story frame with weatherboard wallcovering. Hip roof with lower cross gabled front dormer, sawn wood bargeboard with pendant, asphalt shingled roof covering. Nine-over-six-light windows in gables, 1/1 double-hung windows on remainder of house. One-story front and side wrap-around porch with bellcast porch roof, curved ornamental half-timbering in front gable, narrow wood porch columns, front-facing brackets with applied sunburst design with brackets creating segmental arches. Two interior offset brick chimneys. Brick foundation. Irregular plan. Designed by George Barber.

► **DESCRIPTION OF WORK:**

Construct an addition on the back of the house to restore a bathroom and porch which were originally existing, as indicated by plans for this house in the Barber Catalog: Modern Dwellings floor plan (1901 edition, Design 265). The room and porch are also depicted in elevation in a 1900s photograph.

The proposed building materials are wood siding, wood windows, and asphalt shingle roofing. The proposed wooden turned porch posts and gable shingles resemble those of the front porch. The hip-and-gabled addition design and 8/12 pitch will match those of the roof of the main house. There is an Option 1 proposal for the bathroom window to a "bullet-glass" window on the addition underneath the rear porch roof, and an Option 2 proposal for siding and a wood-framed transom light.

► **APPLICABLE DESIGN GUIDELINES:**

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

COMMENTS:

The HZC approved the removal of a rear balcony and add new windows into second-level rear façade.

STAFF FINDINGS:

- 1) The Queen Anne house is a contributing structure in the Fourth and Gill H-1 Historic District.
- 2) The floor plans for this house shown in the Barber Catalog: Modern Dwellings floor plan (1901 edition, Design 265) indicate the back porch and bathroom were originally intended to be a part of the design of the house.
- 3) A 1980s photograph indicates the bathroom structure was extant at that time; however, the porch sections appears to be enclosed.
- 4) The rear of the house had been altered in years previous to the current ownership first by the enclosure of the porch and then by the removal of the bathroom and porch.



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

PROPERTY ADDRESS: 703 Luttrell St 37917

FILE NO.: 11-I-16-HZ

DISTRICT: Fourth and Gill H-1

5) The proposed building materials of wood siding, wood windows, and asphalt shingle roofing are compatible with those the main house.

6) The proposed wooden turned porch posts and gable shingles resemble, but do not copy, those on the front of the house, and are appropriate for a George Barber-designed house.

7) The hip-and-gabled addition design and 8/12 pitch are compatible with the roof of the main house.

8) The Option 1 proposed bullet-glass window on the addition underneath the rear porch roof will not be visible from the street, and adds an appropriate and distinguishing contemporary element which is not incompatible with the design of the main house. The Option 2 proposal for siding and a wood-framed transom light is also appropriate for a compatible design of the addition.

► **STAFF RECOMMENDATION:**

Approval of the addition including both Options 1 and 3 for the bathroom window.

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

Please print all information:

1. NAME OF APPLICANT: Teresa Mathews

Address: 703 Luttrell St Knoxville, TN 37917

Telephone: 917-385-5453 E-mail address: teresa.mathews@gmail.com

Relationship to Owner: self

2. NAME OF OWNER: _____

Address: _____

Telephone: _____ E-mail address: _____

3. LOCATION OF PROPERTY:

Address: 703 Luttrell St. Knoxville, TN 37917 Tax ID/Lot/Parcel No: _____

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.)

Addition of porch and bathroom on rear side of house; this porch and bathroom were original to the house but were removed at some point by a previous owner.

6. SIGNATURE OF APPLICANT: Jesse Mathews Date: 10/31/16

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 _____			

703 Luttrell pictometry



10/31/16

Mathews addition

703 Luttrell Street Knoxville, TN 37917

We are proposing to build an addition on to the back of our house to restore a bathroom and porch which were originally existing, as seen below in Modern Dwellings floor plan (1901 edition, Design 265).



1901

Architect

RESIDENCE OF MRS. J. W. TAYLOR, KNOXVILLE, TENN.

Cost, \$1,000 to \$1,500

This neat cottage was recently erected in Knoxville for \$1,000, including mantels and grates complete, plumbing and sewer connections, two rooms finished in attic. There is no basement, but a substantial brick foundation. Handsome windows, and all of first floor finished in natural pine for paint work of any kind. The roof is shingled, as also the gables.

The exterior painting is of light cream with dark buff trimmings. A beautiful building in every particular, one of especial convenience. Width of front, 36 feet. Story, 10 feet high.

This is proposed addition which is original plan



Here is a close up of the floor plan:



Here is a photo taken by a previous owner in the 1980s I believe, which showed that this structure still existed at that time:



Here is a photo taken of the back of the house from the early 1900s where you can catch a glimpse of this structure:



This is what the house looked like until earlier in 2016 (we have removed the balcony and are replacing the doors with windows, as approved by the HZC on a previous COA):





703 Luttrell - As viewed currently from N. Third St

152

BARBER'S TURN-OF-THE-CENTURY HOUSES

DESIGN No. 34-E. Geo. F. Barber & Co., Archts.

RESIDENCE OF MRS. J. W. TAYLOR, KNOXVILLE, TENN.

COST, \$1,500 TO \$1,800

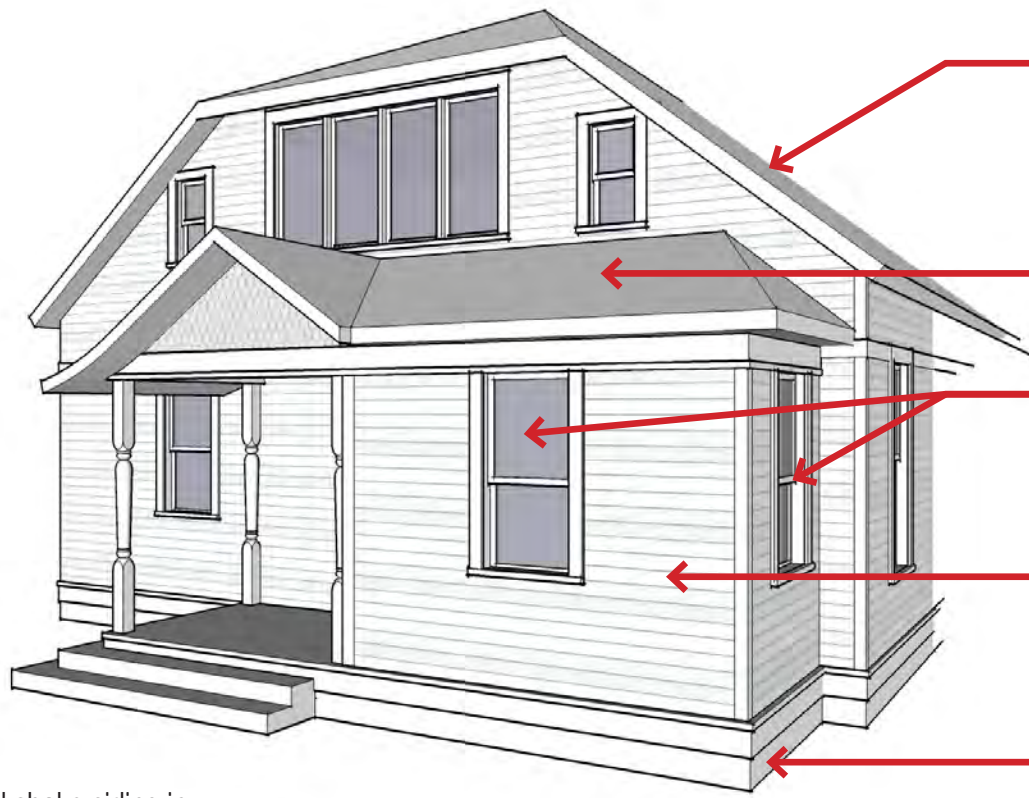
THIS neat cottage was recently erected in Knoxville for \$1,600, including mantels and grates complete, plumbing and sewer connections, two rooms finished in attic. There is no basement, but a substantial brick foundation. Handsome windows, and all of first floor finished in natural pine. No paint work of any kind. The roof is shingled, as also the gables.

The exterior painting is of light cream with dark buff trimmings. A beautiful building in every particular, one of especial convenience. Width of front, 35 feet. Story, 10 feet high.

703 Luttrell – Barber catalog

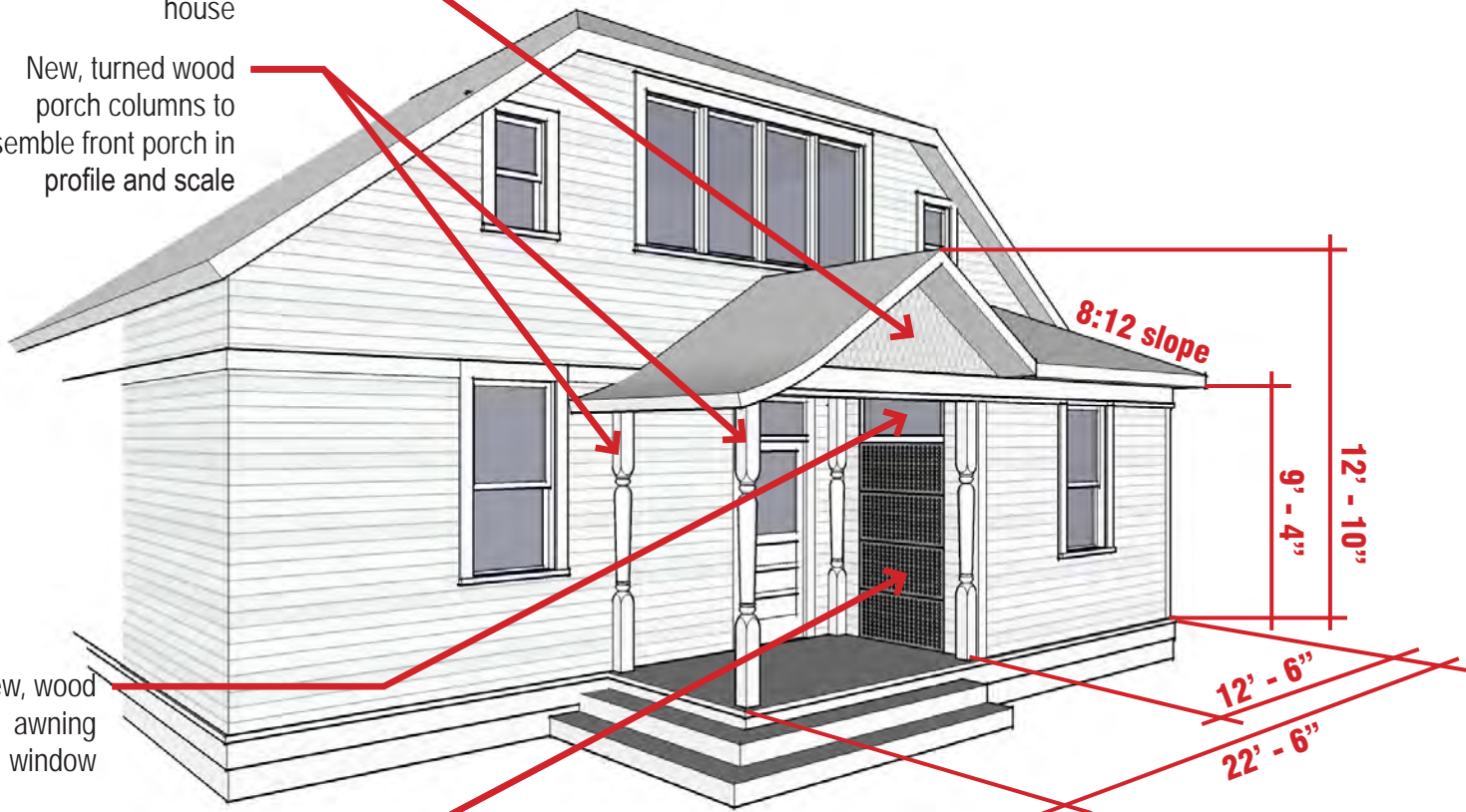


703 Luttrell – Current rear facade



- Back part of house shown for context, not part of application
- Asphalt shingle roof to match existing
- Two, new double-hung wood windows in 1-over-1 configuration to match existing
- Wood lap siding to match existing
- Masonry base to match existing

- Wood shake siding in gable similar to front of house
- New, turned wood porch columns to resemble front porch in profile and scale



- New, wood awning window
- Bullet glass and cast iron panels (product info next page)

8:12 slope

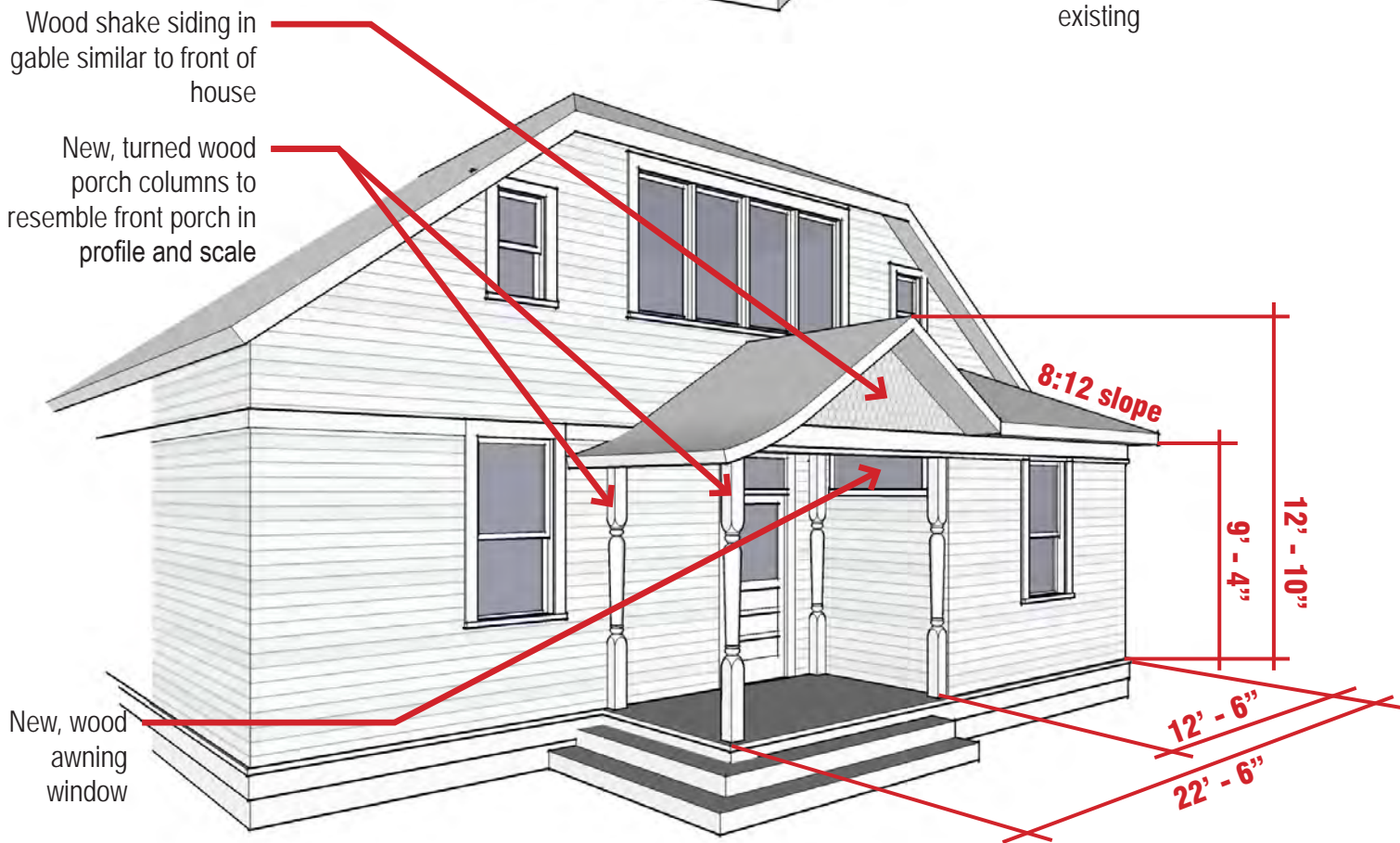
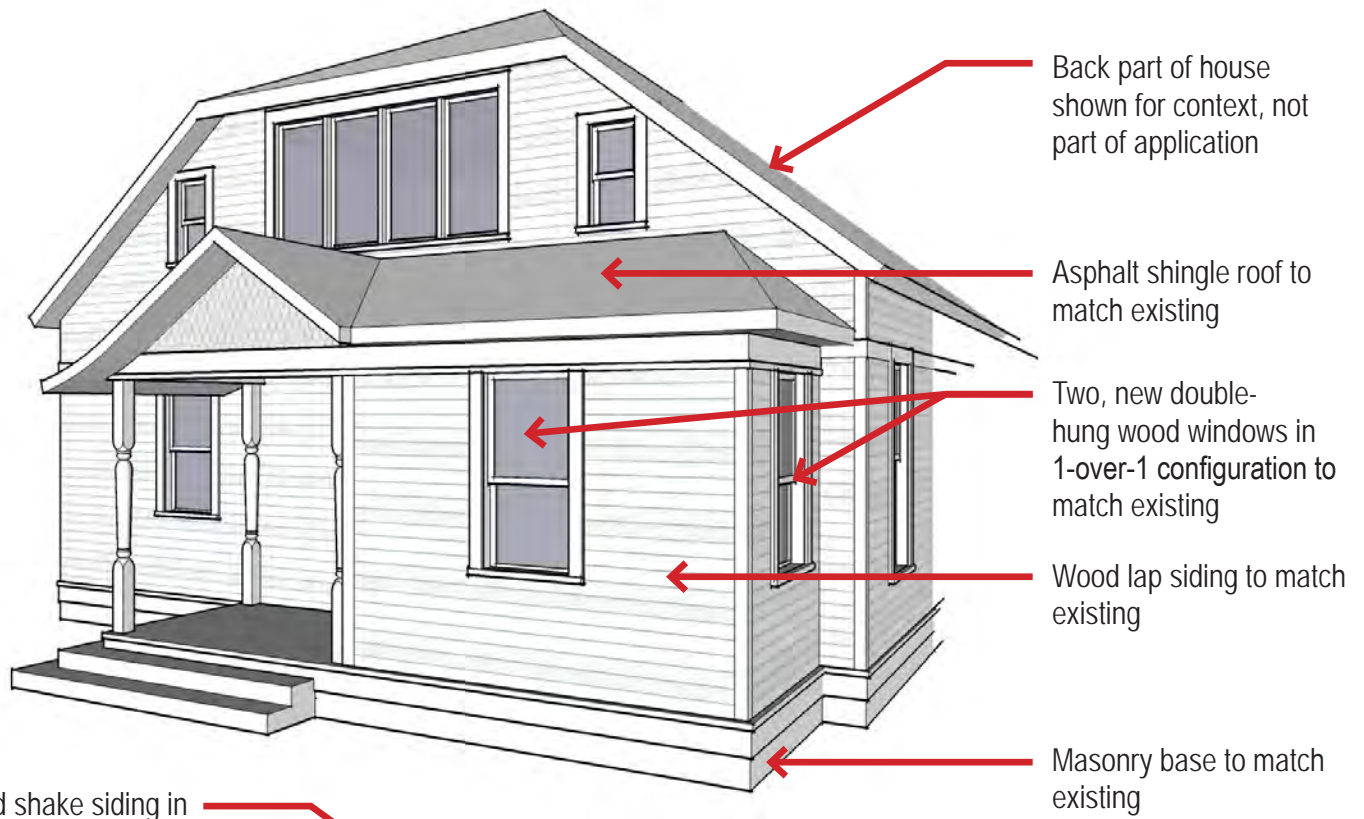
12' - 10"

9' - 4"

12' - 6"

22' - 6"

PROPOSED BACK ADDITION
 PERSPECTIVE VIEWS WITH NOTES AND OVERALL DIMENSIONS



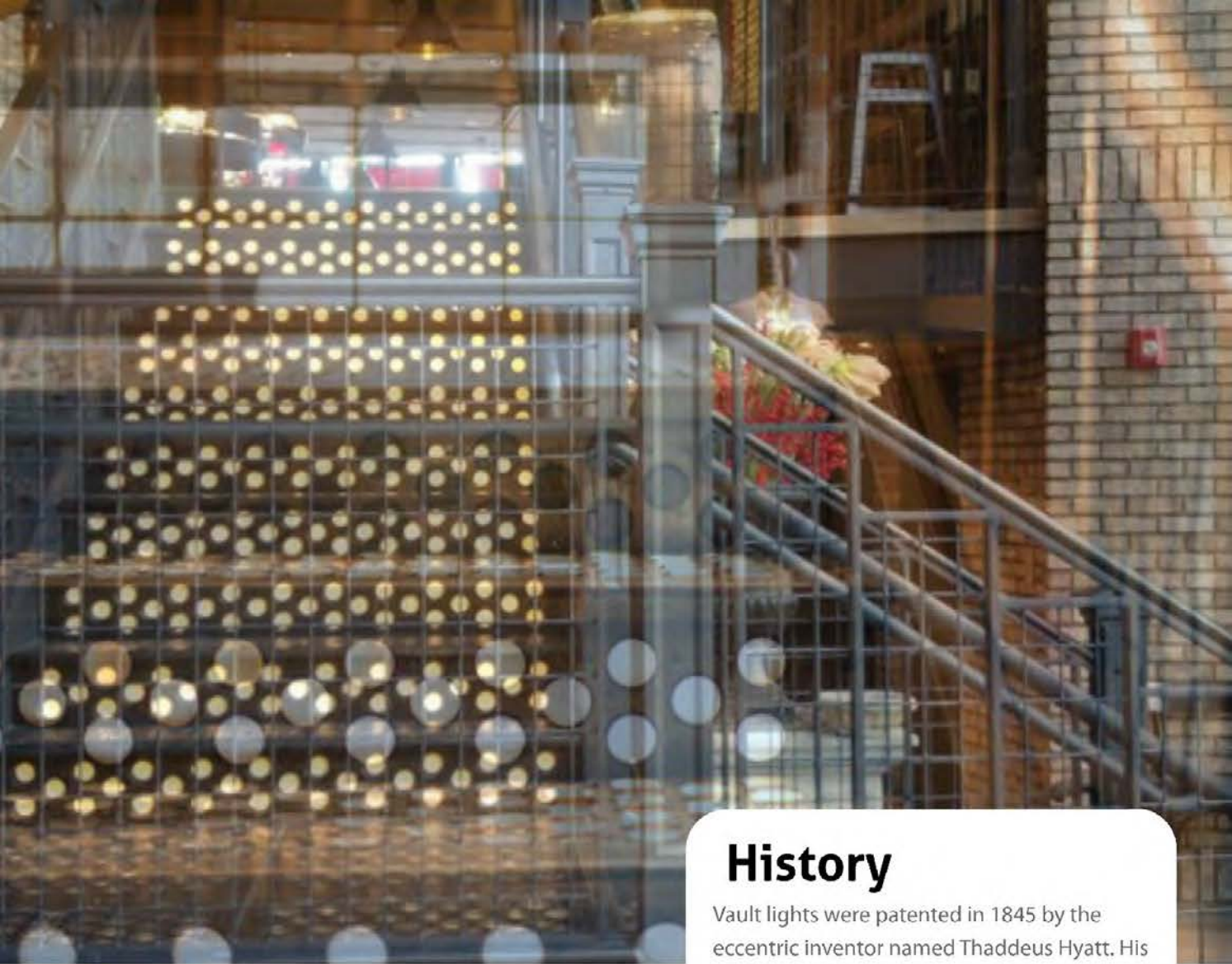
PROPOSED BACK ADDITION

PERSPECTIVE VIEWS WITH NOTES AND OVERALL DIMENSIONS

81R™ Glass Bullet & Cast Iron Panel Systems

81R™ Glass Bullet & Cast Iron panels are recognized by The New York Historic Preservation "Landmarks" Committee as a suitable replacement for existing cast iron and glass areas. 81R™ Panels will help you beautify your streetscape restoration or historic renovation to its original splendor. 81R™ Glass Bullet & Cast Iron Panels may be installed as skylights, deck lights, stair treads, risers, landings, bridges, sidewalks, walls and other creative applications.





81RTM Solid Glass Bullets & Cast Iron

Recognized by The New York Historic Preservation Committee (Landmarks) as a suitable replacement for existing cast iron & glass areas. 81RTM Solid Glass Bullet & Cast Iron Panels offer you a viable option to replace and preserve the old world charm and beauty of your restoration project.

History

Vault lights were patented in 1845 by the eccentric inventor named Thaddeus Hyatt. His design improved on impractical earlier designs featuring a single fragile pane by substituting "a considerable number of small glasses, or lenses, which are set into the iron cover, as effectually to defend them from injury by the falling or pressure of weighty bodies upon them."

1 Intended Use

81RTM Solid Glass Bullet and Cast Iron panels are recognized by The New York Historic Preservation "Landmarks" Committee as a suitable replacement for existing cast iron and glass areas. 81RTM Panels will help you beautify your streetscape restoration or historic renovation to its original splendor. 81RTM Glass Bullet & Cast Iron Panels may be installed as skylights, deck lights, stair treads, risers and landings, bridges, sidewalks, walls and other creative applications.

2 Finishes

Choose from a variety of surface finishes including standard black patina finish or custom paint colors. Vintage cast iron develops a protective film or scale on the surface which makes it initially more resistant to corrosion than wrought iron or mild steel.



blackened
patina



custom
colors

3 Paver Options

81R™ panels incorporate one and a half inch round glass bullet pavers which can be clear or sandblasted to provide greater difussed light distribution and slip resistance.



**AVAILABLE IN CLEAR,
SANDBLASTED TOP
OR BOTTOM**

5 Load Capabilities

81R™ panels are available in two thicknesses: 1) Commercial Loading (one and a half inches thick: approximately 38lbs per square foot) 2) Sidewalk loading (four inches thick: approximately 95lbs per square foot)

OLD WORLD CHARM

Unfortunately during World War II, many of the sidewalks that incorporated these specialized glass bullet pavers had to be covered with concrete to observe the mandatory black out rules for national security reasons and were forgotten about for decades. Now that these subway lines are being renovated, Circle Redmont® has remastered the paver designs of the past to retain the old world charm of natural lighting. Improved structural integrity and system components require very little maintenance. Circle Redmont is New York City's reliable source for this preservation solution.