



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

**PROPERTY ADDRESS:** 1112 Luttrell St 37917

**FILE NO.:** 9-F-16-HZ

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

---

**MEETING DATE:** 11/17/2016

**APPLICANT:** Monica Miller Elizabeth Eason Architects (Architect)

**LEVEL OF WORK:** Level II. Construction of roof dormer additions - DENIED W/OUT PREJUDICE ON 9/15/2016

---

**PROPERTY DESCRIPTION:** Queen Ann Cottage (c.1895)

One-story frame with later-added Permastone wallcovering. Hip roof with lower cross-gables. Replacement one-over-one windows. Two interior offset Permastone-covered chimneys. Front -gabled canted bay on front elevation. Original front entry door with transoms and sidelights. Front porch and canted bay on side which are indicated on the 1917 Sanborn Fire Insurance Map have been removed.

---

► **DESCRIPTION OF WORK:**

9/15/2016 PROPOSAL (DENIED W/OUT PREJUDICE): Construct gable-roofed dormer on hipped roof at the center front and rear of house. The dormers are to be clad in fiber cement shingles with a shape appropriate for the Queen Ann era. The front dormer is to have two 2'-6"-square wood-framed casement windows with 2/2 simulated-divided-lights. The rear dormer is to be lit with a 1/1 double-hung wooden window. The cornice is to be returned on the gables. The front dormer is to provide egress and the rear dormer is to provide head-room for new interior stairs to attic. The non-original back door is proposed to be removed and the existing opening covered over with fiber cement board siding. A set of clad full-light french doors framed are proposed to be installed in a new 6'x6'-8" opening to the left of the closed back door opening to access the deck.

11/17/2016 REVISED PROPOSAL: Construct gable-roofed dormer on hipped roof at the center rear (only) of house. The dormers are to be clad in fiber cement shingles. The pitch of the gable roof is match that of the hipped roof on the main house. The gable is to have a set of three 3'-0" x 5'-6" wood-framed double-hung windows with 1/1 light. The wood cornice is to be returned on the gables. A set of wood or fiber-glass full-light french doors framed are proposed to be installed in a new 6'x6'-8" opening to the right of the existing back door opening to access the deck.

---

► **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.
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 should be clearly differentiated from the historic building and be compatible in terms of mass, materials, size, texture, scale, 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.



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

**PROPERTY ADDRESS: 1112 Luttrell St 37917**

**FILE NO.: 9-F-16-HZ**

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

5. Rather than expanding the size of the historic building by constructing a new addition, try to alter interior spaces that do not define the character of the building to accommodate the new space needs.

7. 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 house is considered to be contributing to the district although the front porch and a canted side bay were removed sometime after 1917.
- 2.) The house form is shaped by a hipped roof over a square main block with a lower front gable crowning a canted bay in the front. The houses flanking each side of the house have a simple hipped roof over a square main block, without any cross gables.
- 3.) No dormer originally existed on the roof of the house, but neither the proposed front or back dormer appear to be out of character with the house.
- 4.) The front portion of the house has been heavily altered with the removal of the porch and removal of the side bay.
- 5.) The front-gabled dormer is not atypical for the type of house.
- 6.) The dormer on the rear would not lessen the historic character on since that elevation is not distinctive.
- 7.) The installation of a pair of full-light french doors on the rear will not cause a loss of historic character since the elevation is not distinctive.

**New Staff Findings for 11/17/2016**

- 1.) The proposed rear roof dormer will not be highly visible from the front of the house. The roof ridge of the dormer may be slightly visible when approaching the house from the south along Luttrell Street. The roof peak and ridge will be a few inches lower than the peak of the hipped roof of the main house.
- 2.) The texture of fiber cement shingles adequately simulate cedar material and are appropriate if the size and shape represent those of the Queen Ann-era.
- 3.) The rear elevation has little, if any, historic material remaining. Therefore, installing the dormer addition and the pair of 3'-0" wood or fiberglass french doors will not cause a loss of historic material.

**► STAFF RECOMMENDATION:**

Staff recommends approval of the rear roof dormer, and of the installation of french doors on the rear façade, with the condition of a specification sheet submitted for the doors be submitted to staff for approval before installation.

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

Please print all information:

**1. NAME OF APPLICANT:** Monika Miller, Elizabeth Eason Architecture

Address: 524 S Gay St., Suite 301, Knoxville, TN 37902

Telephone: 865.525.9066 E-mail address: monika@EEArchitecture.com

Relationship to Owner: owner's architect

**2. NAME OF OWNER:** Gabriel Crowell

Address: 1112 Luttrell St., Knoxville, TN 37917

Telephone: 716.400.3601 E-mail address: gabecrowell@gmail.com

**3. LOCATION OF PROPERTY:**

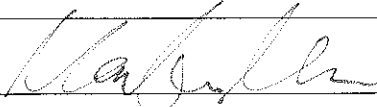
Address: 1112 Luttrell St., Knoxville, TN 37917 Tax ID/Lot/Parcel No: 081MH029

**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

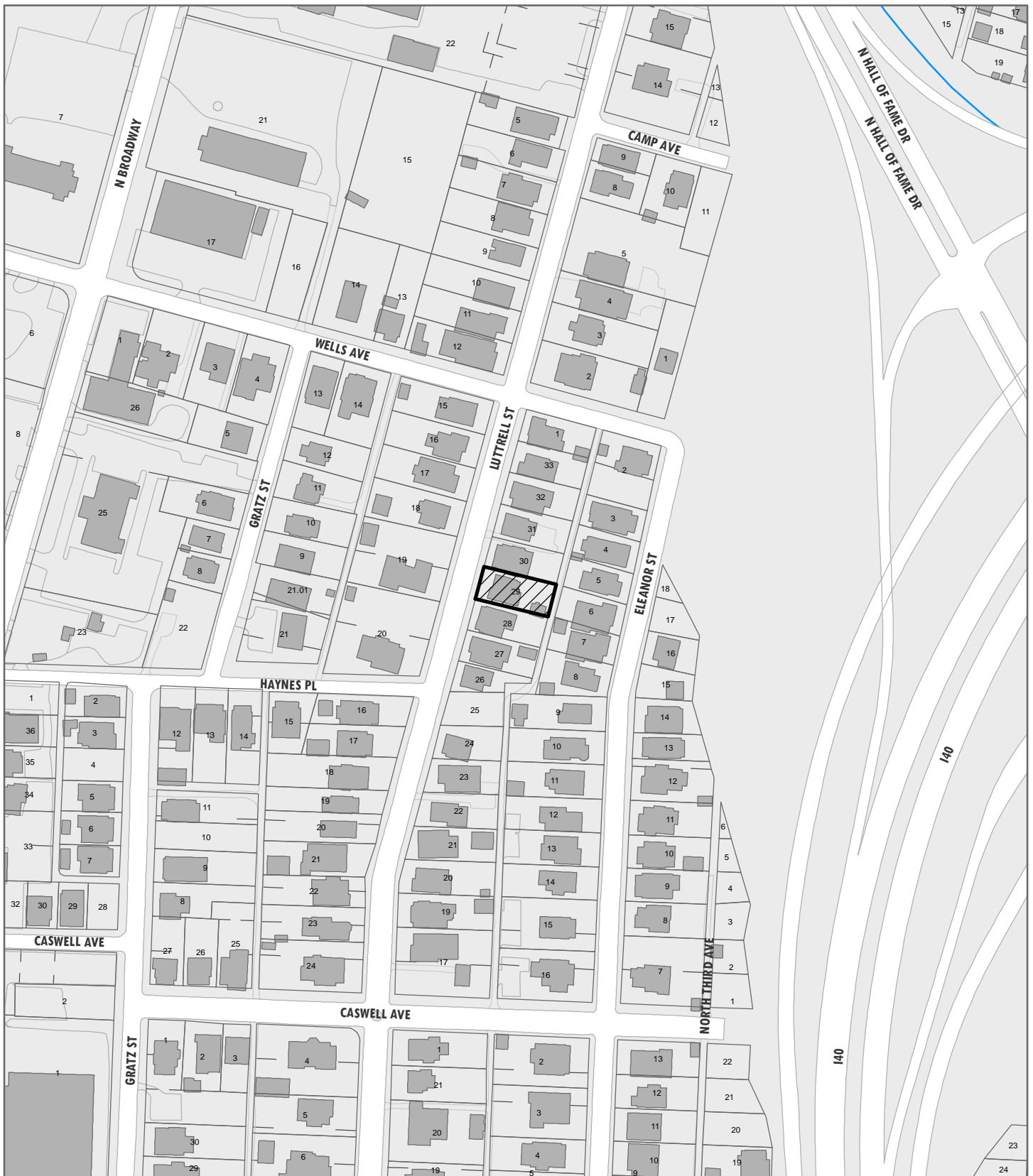
**5. DESCRIPTION OF WORK:** (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

The proposed work is a renovation of an existing attic in a home located in the Historic 4th and Gill Neighborhood. The attic will be renovated into a bedroom suite. The exterior elements of this renovation are two new dormers. A dormer on the front of the building to provide egress windows to new attic bedroom, and a rear dormer to house the stairs up the attic space. The renovation is located within the existing footprint of the home.

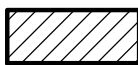
**6. SIGNATURE OF APPLICANT:**  Date: 08/29/16

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			

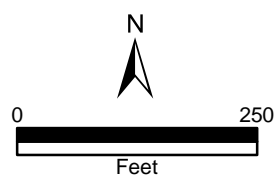


**9-F-16-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

 1112 Luttrell St 37917  
 Fourth and Gill H-1

Original Print Date: 9/8/2016  
 Metropolitan Planning Commission - City / County Building - Knoxville, TN 37902

Petitioner: Monica Miller Elizabeth Eason Architects



## Existing Rear Elevation

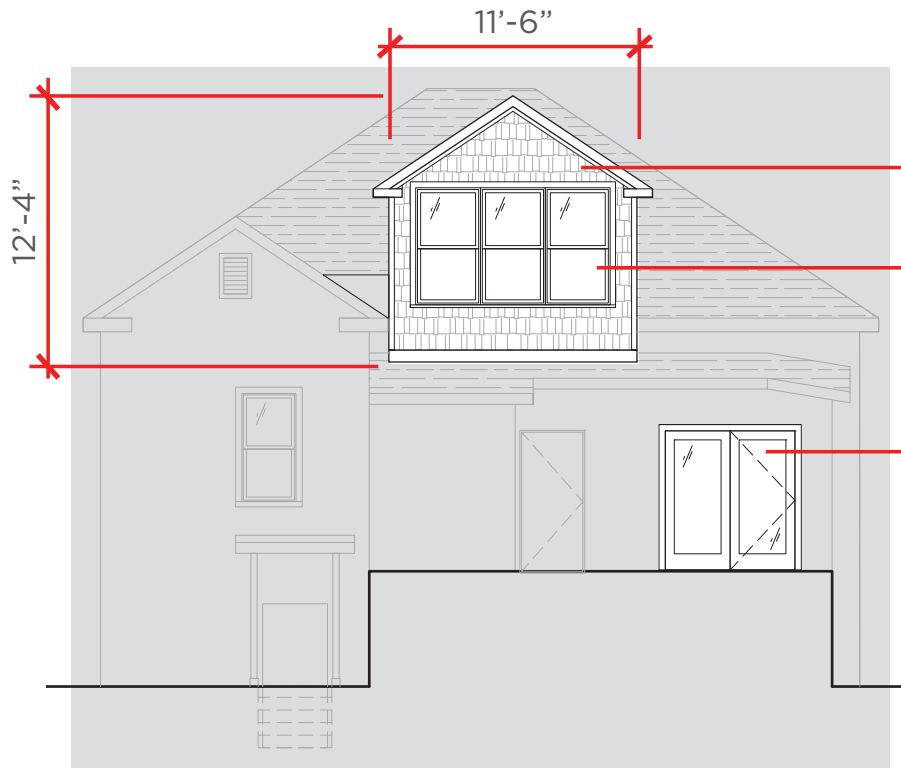


location for proposed rear dormer

location for proposed rear patio door

existing door to remain

## Proposed Rear Elevation



fiber cement shingles

(3)3'-0"x 5'-6"double-hung wood windows

(2)3'-0x6'-8 wood French Doors

### KEY

□ portion of renovation visible to exterior of house

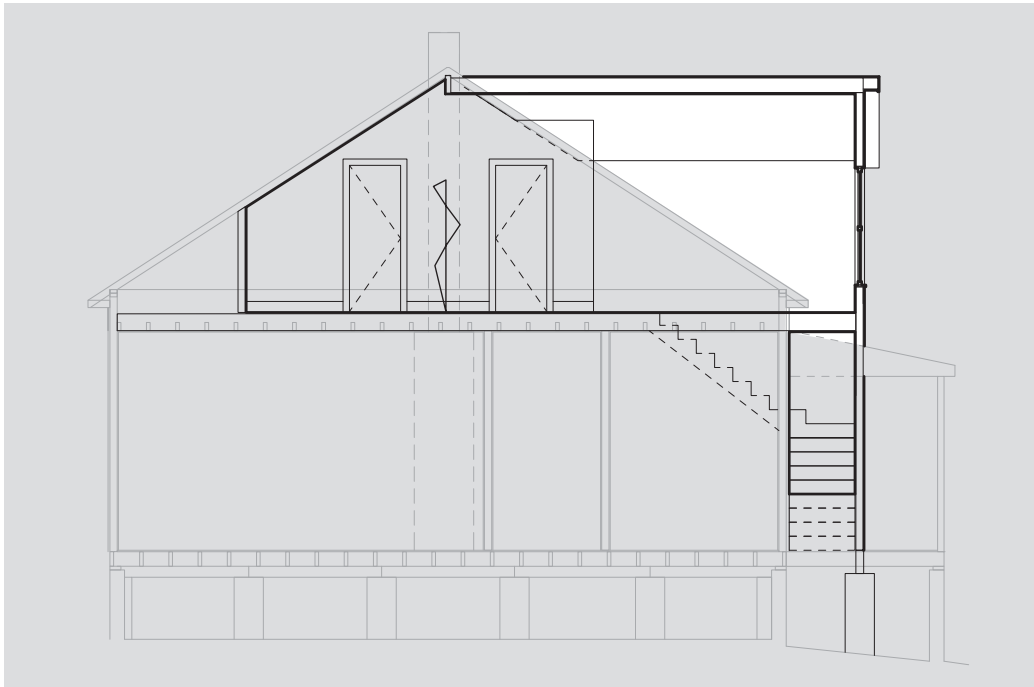
■ existing





1112 Luttrell St

historic zoning review  
resubmittal 11.04.2016

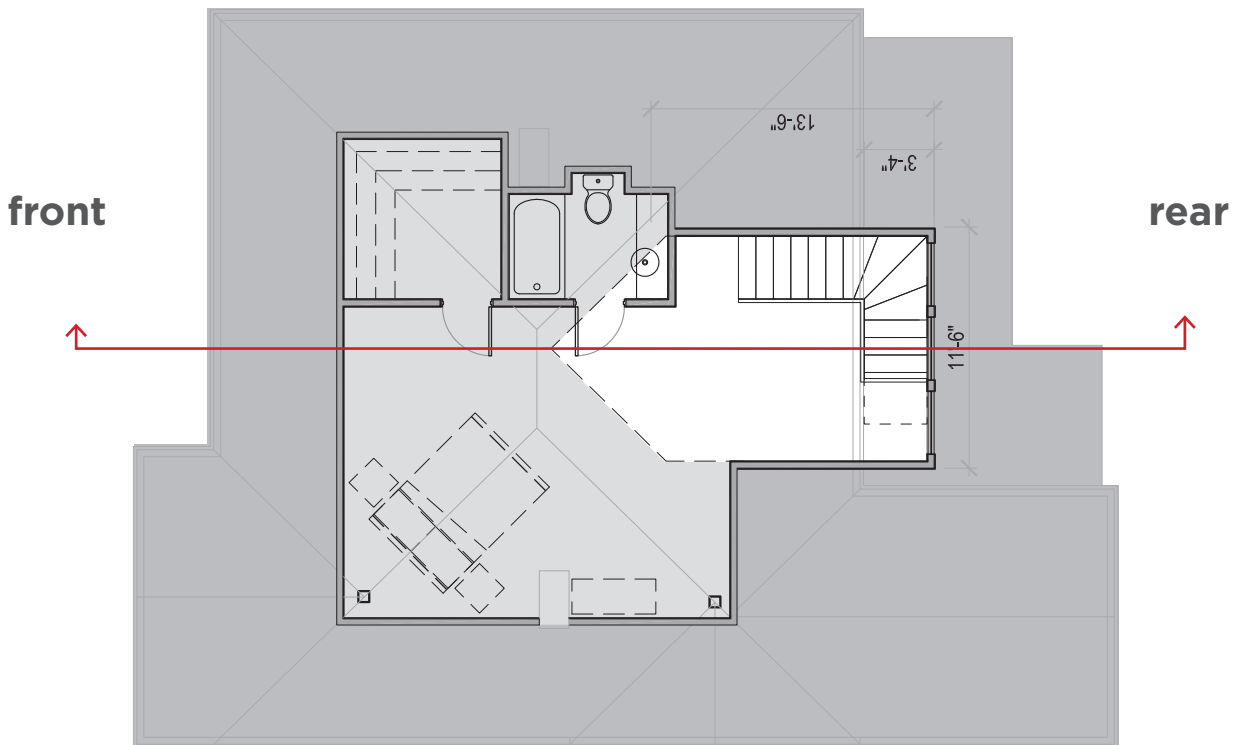
# Section



## KEY

-  portion of renovation visible to exterior of house
-  existing

# Proposed Attic Plan



1112 Luttrell St

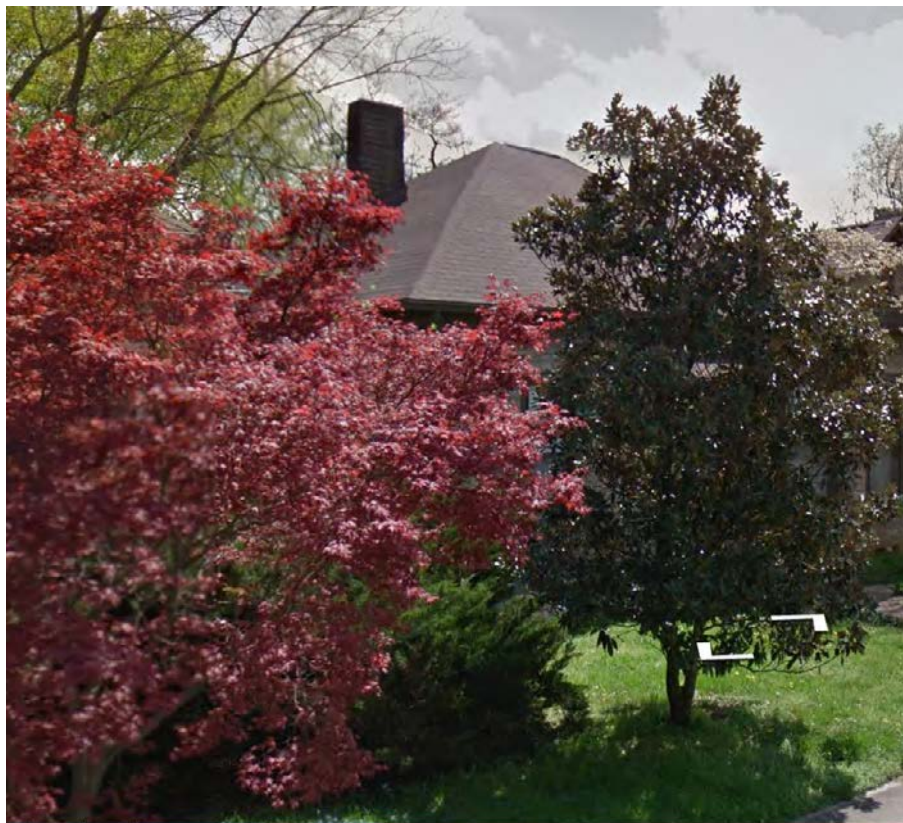
historic zoning review  
resubmittal 11.04.2016



**1112 Luttrell Street front façade – 2016**



**1112 Luttrell Street south façade – 2016**



**1112 Luttrell Street north façade – 2016**



## 5" STRAIGHT EDGE

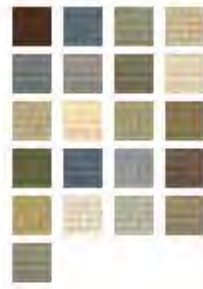


Make a stunning impression with Allura's Straight Edge Perfection Shingles. The authentic wood appearance greets visitors with style.

(5" Exposure)

Solid Colors

Ready to Paint



12" x 48"