



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

PROPERTY ADDRESS: 1115 Gratz St 37917
DISTRICT: Fourth and Gill H-1

FILE NO.: 10-F-16-HZ

MEETING DATE: 10/20/2016

APPLICANT: Mary Ann Hoskins (owner)

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

PROPERTY DESCRIPTION: Neotraditional (c. 1935)

One-story frame with brick veneer wall covering. Telescoping front gable roof with asphalt shingles and round wood louvered attic vent in front and rear gable. Six-over-six double-hung windows. One-story one-third side porch with replacement metal railing. Recessed front entry entered through brick arch. Brick foundation. Exterior side brick chimney. Rectangular plan. (Contributing)

► **DESCRIPTION OF WORK:**

A building permit, along with a Level I COA, has already been granted for masonry, roof and wood trim in-kind repairs to the rear of the house to fix all the damage caused by a tree that fell on the house on July 14, 2016. The Level II request is for approval of French doors on the back of the house (see attached specs for door) in place of the existing set of windows. The doors are to be installed within the width of the existing window opening. The proposed door window is about 80 inches from the ground which will fit into the height of the window opening. The door will be installed along with additional framing and painted white to match the existing windows and trim. The door will be installed approximately 3 feet from the north edge of the house as is the existing window. The muntin size of the existing set of windows are 8" x 8"; however, the window lights on the larger single window at the south end of the back of the house are 8" x 12" which those on the proposed French doors will match. Some excavation is required, and a landing of either pavers, re-purposed brick, or concrete will be laid just outside the door.

► **APPLICABLE DESIGN GUIDELINES:**

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

1. Vinyl and aluminum replacement windows should not be used.

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.

6. Tinted or reflective glass should not be used on primary or other important elevations. LO-E glass, which selectively removes ultraviolet light, is allowed.

7. It can be appropriate to design and install additional windows on the rear or another secondary elevation. The designs should be compatible with the overall design of the building.

SECRETARY OF THE INTERIORS STANDARDS

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



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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.

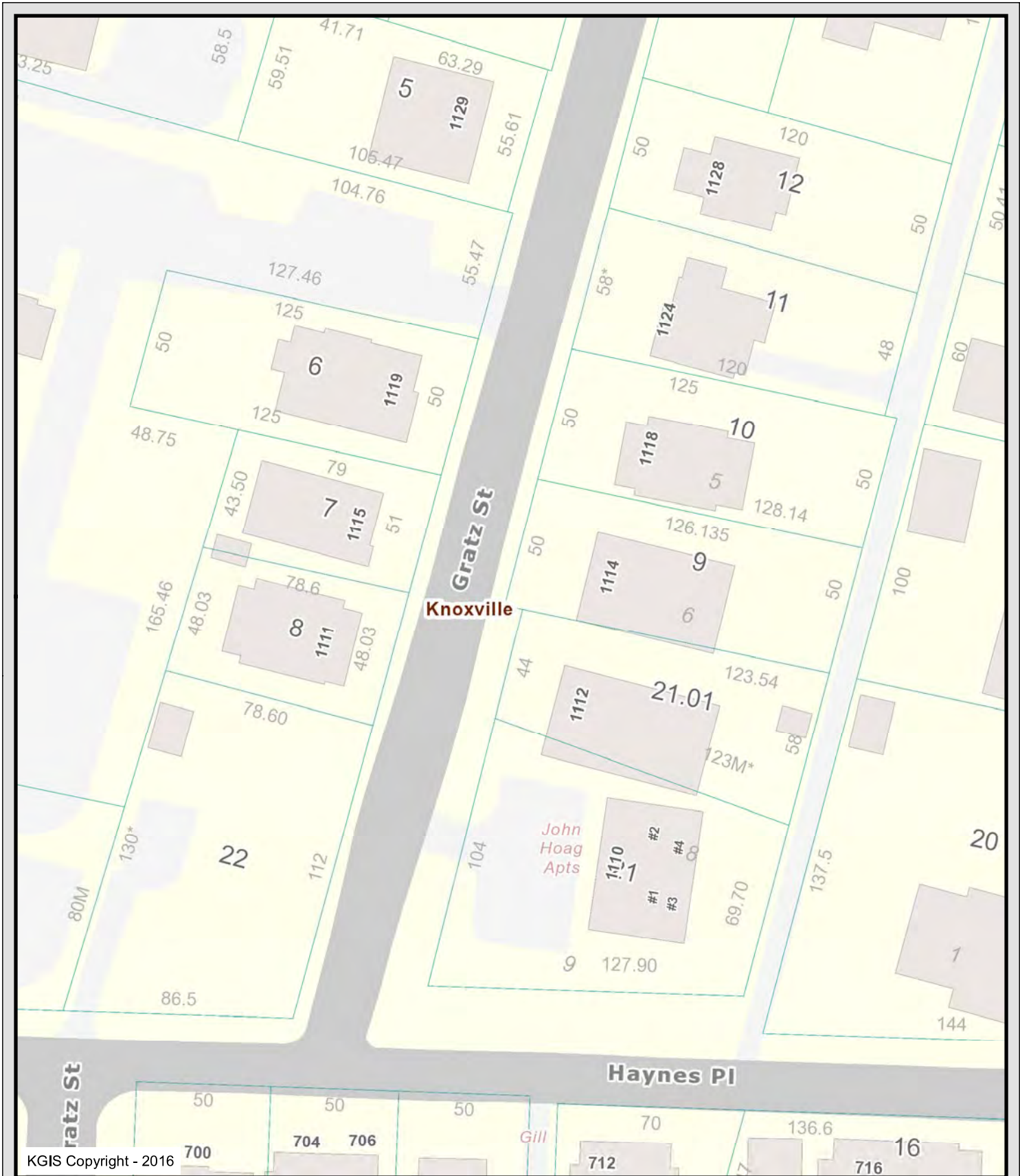
COMMENTS:

STAFF FINDINGS:

- 1) The c. 1935 house is a contributing resource to the Fourth and Gill H-1 Historic District.
- 2) It is staff's opinion that the set of windows to be replaced are character-defining since they are unique to this style and era of house; however, a set of this type of window will remain on the rear of the house as an example.
- 3) The multi-light style of the proposed doors are compatible with the era of the house, and painted fiberglass has been approved as a material for doors.
- 4) No historic brick will be lost due to the door replacement.

▶ **STAFF RECOMMENDATION:**

Staff recommends approval.

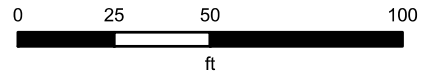


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1115 Gratz Street
Fourth and Gill H-1

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1115 Gratz Street - Front façade



1115 Gratz Street – Rear facade showing damage



1115 Gratz - Rear facade with dimensions



1115 Gratz Street – Rear Window #1



1115 Gratz Street – Rear window #2



1115 Gratz Street – Rear window #3

ReliaBilt 59.5-in 10-Lite Glass Primed Fiberglass French Inswing Patio Door

Item # 624747 Model #
LOWOLJW182300017

★★★★★ (1 Review)



1115 Gratz Street proposed French doors for rear of house – fiberglass with external grilles