



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

PROPERTY ADDRESS: 703 Luttrell St 37917

FILE NO.: 10-J-16-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 10/20/2016

APPLICANT: Teresa Matthews (owner)

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

PROPERTY DESCRIPTION: Queen Anne Cottage (c. 1900)

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. Possibly designed by George Barber.

► **DESCRIPTION OF WORK:**

Replace the back door with a wooden half-lite door as shown in photo submitted. Replace non-original (1990s) balcony and French doors on the rear second floor with a bank of 4 wooden casement windows at 30 inches wide by 5 feet high each. (The submitted quote indicates shows clad, but wood is proposed.) The overall rough opening is 5'x10'. The sill line of the proposed four windows is to align with that of the two existing windows under each roof eave on the second level.

► **APPLICABLE DESIGN GUIDELINES:**

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

WINDOWS

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

2. . . . False muntins or grids should not be used.

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.

COMMENTS:

1) The sketch showing an addition on the rear first floor speculates what the original roofline of the back porch may have looked like. These speculations are not directly relevant to installing the windows on the second level for this COA, but since they will be working in the future to create an addition that is more like the original rear of the house, the applicant included the sketch of a proposed rear addition which was taken into consideration when sizing the proposed upper-level windows.

2) Egress requirement for upper-level bedroom: Net clear opening of 5.7 square feet with a minimum width of 20 inches and a minimum height of 24 inches.



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DISTRICT: Fourth and Gill H-1

STAFF FINDINGS:

- 1) The c. 1900 Queen Anne house is a contributing property within the Fourth and Gill H-1 Historic District.
- 2) Photos taken in the late 1980s or early 1990s from Third Street show the rear of the house with an enclosed addition and a bank of four windows below the clipped roof in the center section of the second floor. It also indicates that a back porch, enclosed at some point, originally existed.
- 3) The c. 1990s photo indicates that a pair of French doors replaced the four original windows, and the enclosed back porch was removed. Also, a window was installed on the second floor in each of the two corners under the roof eaves and the four central windows were replaced with a French door. A wood frame balcony was added shortly thereafter.
- 4) The dimensions required for upper-level bedroom fire egress can be accommodated by casement windows but not by an appropriate size of double-hung windows within the existing available space. The four casement windows on the back are an appropriate contemporary addition because they are similar in size, proportion, material and placement to the original four removed double-hung windows.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the window and door replacement on the rear façade as indicated in the submitted drawings that accompany this application.

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

Please print all information:

1. **APPLICANT NAME:** 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. **OWNER NAME:** same as above

Address: _____

Telephone: _____ E-mail address: _____

3. **LOCATION OF PROPERTY:**

Address: 703 Luttrell St. Tax ID/Lot/Parcel No: _____

4. **LEVEL OF WORK** (circle Level)

Level I Routine repair; replacement of deteriorated materials in-kind; removal of artificial siding; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure or a late addition; renewal of COA

Level II Major replacement of materials or architectural elements; construction of an 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.)

See attachment

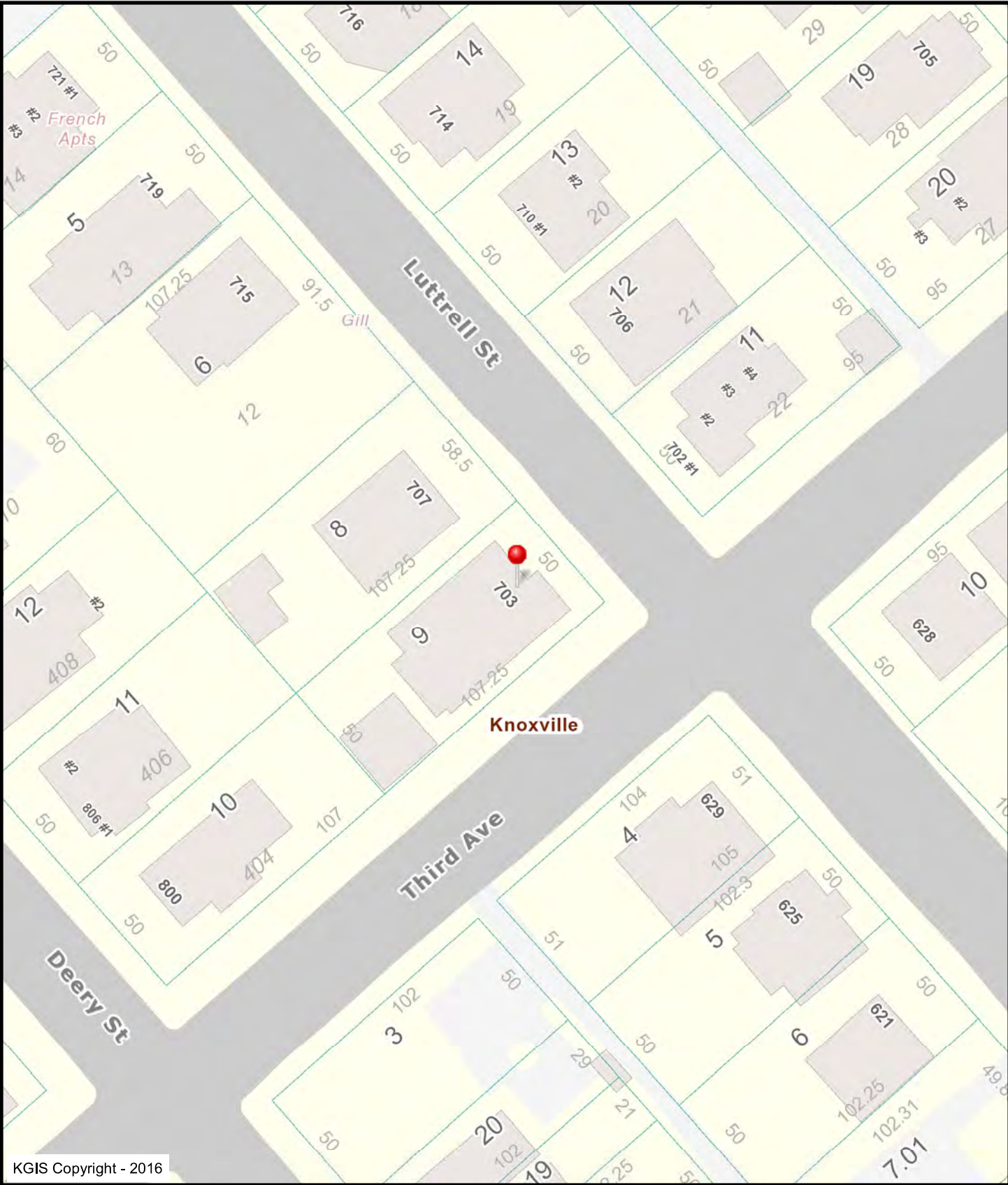
6. **SIGNATURE OF APPLICANT:**  Date: 9/28/2016

Incomplete applications cannot be accepted.

Mail 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; or E-mail to Kave.Graybeal@knoxmpc.org
Phone: (865) 215-3795

FOR STAFF USE ONLY

Date Received _____	Approved _____	Disapproved _____	Approved As Modified _____
Date Acted On _____			

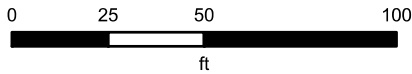


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703 Luttrell Street
Fourth and Gill H-1

Printed: 10/12/2016 at 4:50:37 PM

Knoxville - Knox County - KUB Geographic Information System



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703 Luttrell pictometry





703 Luttrell – Front (east) facade



703 Luttrell – South facade

Description of Work for 703 Luttrell St.

We have removed 2nd floor balcony and French doors from rear side of house. These features were not original to the house; we believe they were added after the 1980's. During heavy rains, water would fall as a sheet on the balcony and then splatter all over the back side of the house. We removed them because the balcony created significant water damage to the back of the house such that the back door was warped and could no longer close. We would like to replace the back door with a Queen Anne style door (half lite, no beveled glass) and would like to replace the French doors on the second floor with 4 windows (with no balcony). While we do not have any photos or plans of what the windows originally looked like along the back side of the house, we know the balcony was not original to the house because there was originally a porch at the back of the house, whose roofline would have precluded the existence of the balcony. We have photos of the work to install the balcony in the 1990s (see below).

We are working with Open Door Architecture on the design for this renovation and will try to make this as harmonious with the existing features on the house as possible.

We have attached some pics of the house here.

We're trying to rework what we think was original to the house - 4 windows on 2nd floor w/ no balcony.



Fig. 1. This photo was likely taken in the late 1980's or early 1990's; Here you see the side and back of the house from Third St. The back of the house has the original structure attached on the first floor, four windows on the second floor.

These 2 windows
were added

Four windows
were replaced by
a French door &
balcony in
the 90's.



Fig. 2. This picture was taken after Fig. 1 probably in the 1990's, after the enclosed porch on the first floor had been removed. Two windows were put in on the second floor in the corners under the eaves of the roof, the four central windows were replaced with a French door; balcony would be put in soon after this photo.



Fig. 3. This photo was taken in 2009. Balcony is on second floor, over back door.

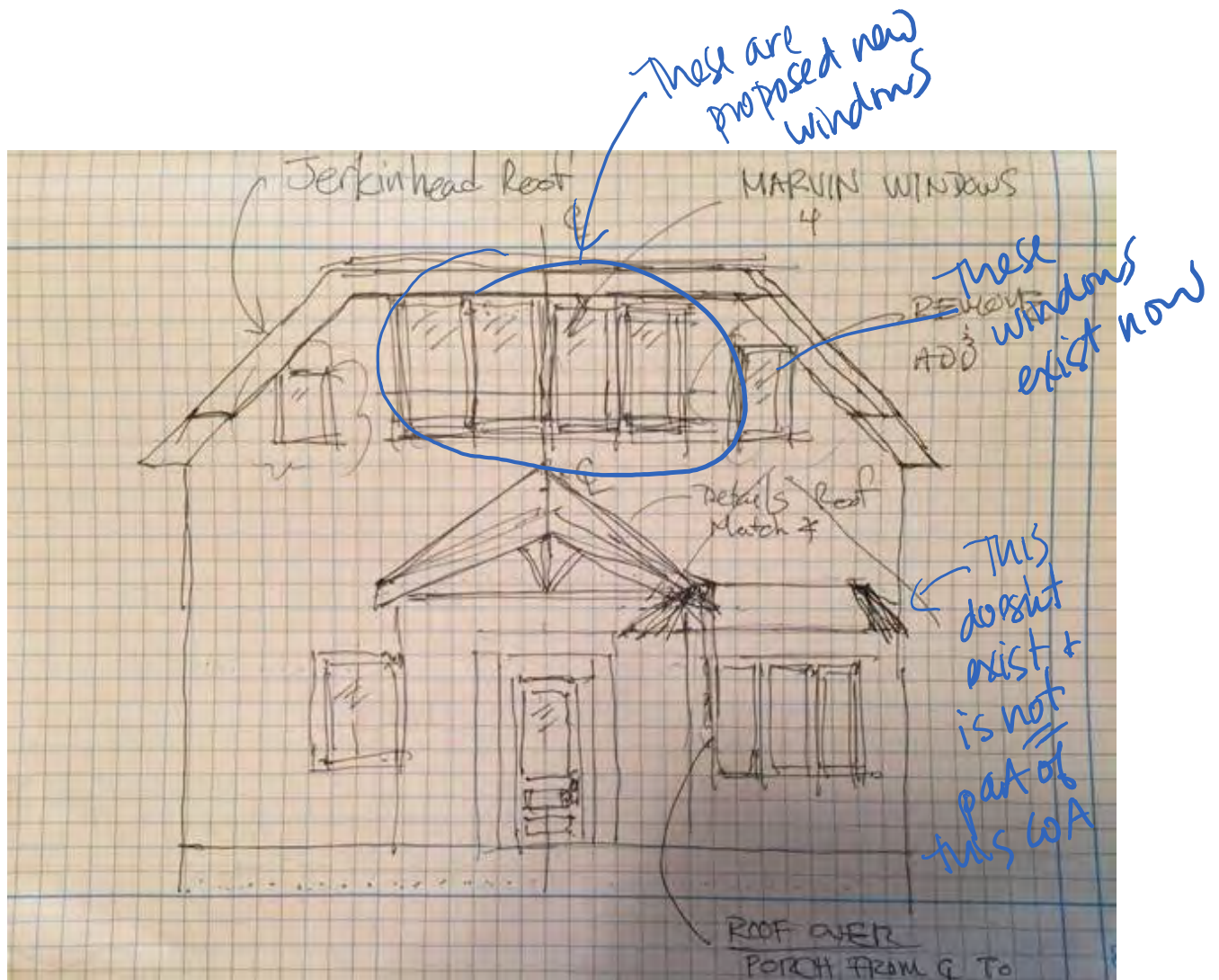
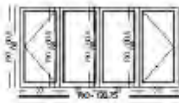


Fig. 4. Owner rough sketch of proposed windows on second floor of back of house. Drawing not to scale. Shown on bottom floor are speculations on what original roofline of back porch may have looked like (speculations are not directly relevant to what we are proposing to do with windows on top floor for this COA but since we are trying to create something close to what the house was like originally we had included these in the sketch b/c this was taken into consideration when sizing windows. The sill line of the proposed four windows should be even with the sill line of the two existing windows on the second floor. The back porch will be on a future application, once we sketch out those plans.

Figure 5. Quote for Winsor windows; 4 windows 30 inches wide each, 5 ft tall. This quote shows clad; we weren't able to get a quote in time for all wood windows but we are NOT proposing to put clad windows in. We are proposing to put wood windows in. The info for clad windows shown below is just for dimension.

Line #	Room ID	Overall RO	Overall Frame
100	4 WIDE	120 3/4" X 60 1/2"	120" X 60"



* Units viewed from exterior.

(A1) DCS 3060 - (A2) DCS 3060 - (A3) DCS 3060 - (A4) DCS 3060 - Standard Mulls

(A1)-Pinnacle Select Charcoal Gray Casement 3060 Complete Unit LH LoE 366 IG 4-9/16 Jamb Ext (Room ID: 4 WIDE)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee) (Interior Stops: Contemporary)(Push Out)(Pine)(White Hardware)(No Brickmould)(Full Width Jamb)(Retractable Pine Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(R-PG50-C) Performance Data:(U-Value: 0.3)(SHGC: 0.18)(VT: 0.42)(CR: 60)

(A2)-Pinnacle Select Charcoal Gray Casement 3060 Complete Unit S LoE 366 IG 4-9/16 Jamb Ext (Room ID: 4 WIDE)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee) (Interior Stops: Contemporary)(Push Out)(Pine)(No Brickmould)(Full Width Jamb)(Energy Star: Meets all US Zones)(R-PG70-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.21) (VT: 0.49)(CR: 58)

(A3)-Pinnacle Select Charcoal Gray Casement 3060 Complete Unit S LoE 366 IG 4-9/16 Jamb Ext (Room ID: 4 WIDE)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee) (Interior Stops: Contemporary)(Push Out)(Pine)(No Brickmould)(Full Width Jamb)(Energy Star: Meets all US Zones)(R-PG70-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.21) (VT: 0.49)(CR: 58)

(A4)-Pinnacle Select Charcoal Gray Casement 3060 Complete Unit RH LoE 366 IG 4-9/16 Jamb Ext (Room ID: 4 WIDE)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee) (Interior Stops: Contemporary)(Push Out)(Pine)(White Hardware)(No Brickmould)(Full Width Jamb)(Retractable Pine Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(R-PG50-C) Performance Data:(U-Value: 0.3)(SHGC: 0.18)(VT: 0.42)(CR: 60)



HOME CHOICE WINDOWS & DOORS LLC

HomeChoice Windows & Doors
 8719 Kingston Pike
 Knoxville, TN . 37923
 865-357-7007

Customer
Quote

Short Form

QUOTE EXPIRES

N/A

QUOTE DATE

Quote Not Ordered

BID BY

ALYCE

PRICE BOOK

Price Book 2016

CREATED

6/21/2016

alyce@
thehomechoice.net

PK # 210

Customer Information:

TERESA MATHEWS

Phone:

Fax:

Delivery Information:

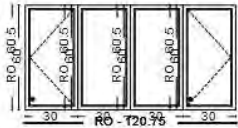
TERESA MATHEWS

Phone:

Fax:

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
958542	None		10/4/2016 17:55 PM
CUSTOMER JOB NAME	TERMS	QUOTE NAME	PROJECT NAME
TERESA MATHEWS		TERESA & VINCENT	TERESA MATHEWS

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
100	4 WIDE	120 3/4" X 60 1/2"	120" X 60"	\$1,664.79	1	\$1,664.79



(A1) DCS 2656 - (A2) DCS 2656 - (A3) DCS 2656 - (A4) DCS 2656 - Standard Mulls

(A1)-Pinnacle Wood Prime Casement 2656 Complete Unit LH LoE 366 IG 4-9/16 Jamb Ext (Room ID: 4 WIDE)(Setup (Standard))(Glass Stop Profile: Contemporary)(Interior Stops: Contemporary)(Pine)(White Hardware)(No Brickmould)(No Sill Nosing)(Full Width Jamb) (Pine Screen - Not Applied)(BetterVue)(Energy Star: Meets all US Zones)(R-PG30-C) Performance Data:(U-Value: 0.26)(SHGC: 0.19)(VT: 0.45)(CR: 61)

(A2)-Pinnacle Wood Prime Casement 2656 Complete Unit S LoE 366 IG 4-9/16 Jamb Ext (Room ID: 4 WIDE)(Setup (Standard))(Glass Stop Profile: Contemporary)(Interior Stops: Contemporary)(Pine)(No Brickmould)(No Sill Nosing)(Full Width Jamb)(Energy Star: Meets all US Zones)(CW-PG50-FW) Performance Data:(U-Value: 0.25)(SHGC: 0.22)(VT: 0.52) (CR: 60)

(A3)-Pinnacle Wood Prime Casement 2656 Complete Unit S LoE 366 IG 4-9/16 Jamb Ext (Room ID: 4 WIDE)(Setup (Standard))(Glass Stop Profile: Contemporary)(Interior Stops: Contemporary)(Pine)(No Brickmould)(No Sill Nosing)(Full Width Jamb)(Energy Star: Meets all US Zones)(CW-PG50-FW) Performance Data:(U-Value: 0.25)(SHGC: 0.22)(VT: 0.52) (CR: 60)

(A4)-Pinnacle Wood Prime Casement 2656 Complete Unit RH LoE 366 IG 4-9/16 Jamb Ext (Room ID: 4 WIDE)(Setup (Standard))(Glass Stop Profile: Contemporary)(Interior Stops: Contemporary)(Pine)(White Hardware)(No Brickmould)(No Sill Nosing)(Full Width Jamb) (Pine Screen - Not Applied)(BetterVue)(Energy Star: Meets all US Zones)(R-PG30-C) Performance Data:(U-Value: 0.26)(SHGC: 0.19)(VT: 0.45)(CR: 61)

* Units viewed from exterior.

703 Luttrell Rear Door Replacement Proposal

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**UPGRADES
AVAILABLE**

7118 THERMAL SASH

SERIES: [Exterior French & Sash Doors](#)

TYPE: Exterior French & Sash

APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type: Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 3/4" VG Flat Panel

Profile: Ovolo Sticking

Glass: 3/4" Insulated Glazing

GET A QUOTE

If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

Wooden replacement rear door from Simpson Doors



Existing non-original rear door