



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

PROPERTY ADDRESS: 1025 Luttrell St 37917

FILE NO.: 9-E-16-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 9/15/2016

APPLICANT: Sara Martin; Open Door Architecture (Architect)

LEVEL OF WORK: Level II. Construction of addition

PROPERTY DESCRIPTION: Queen Ann (c. 1890)

One-and-a-half story hipped roof form with engaged front gable and higher projecting cross gables toward rear. Engaged full-façade front porch supported by square columns grouped on brick piers. Balustrade with square balusters. Four-over-one double-hung window in front with 1/1 light windows in remainder of house. Elliptical porch window with keystone, leaded glass sidelights with diamond pattern. Weatherboard wallcovering with parged brick base and asphalt shingled roof. Irregular plan. (Contributing)

► **DESCRIPTION OF WORK:**

Construct rear hipped roof addition consisting including a screened porch. Addition will be covered by a standing-seam, hipped metal roof that spans the width of the house, centered beneath an existing rear gable (drawings attached). Project scope includes:

- Demolish 1990s sun room
- 150-sf addition clad in wood siding to match original siding on house with parged brick base to match house
- Addition will include one door and two windows; specs submitted with application
- Addition will include two sets of three wood double-hung windows reused from existing late sun room
- New hipped-roof covered porch which will be screened at later date
- Existing wood deck to remain

► **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.
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.
5. Do not cause a loss of historic character through a new addition.



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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.

COMMENTS:

STAFF FINDINGS:

1. The addition is proposed to be located on the rear elevation which has been altered and does not exhibit distinctive architectural features.
2. The addition will not be visible from the street.
3. The existing 1990s rear sunroom addition does not contribute to the historic character of the house.
4. No historic materials will be removed or lost by constructing the addition, and will not if it is removed in the future.
5. The proposed wood siding, asphalt roof shingles, and stuccoed foundation match that of the existing house.
6. The proposed hipped roof pitch are compatible with those of the main house.
7. The scale of the addition does not overwhelm the back elevation of the house.
8. A wood trim piece and offset in the roof eave will delineate the addition from the original house mass.
9. A salvage wood 1/1 window match those on the rest of the house more than a new wooden window.
10. The decorative elliptical-shaped window alludes to the one in the front without being an exact replica of it.
11. The proposed full-light wood door is appropriate for the rear porch.

► **STAFF RECOMMENDATION:**

Staff recommends approval.

**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: Tim & Missy Parker

Address: 1025 Luttrell St. Knoxville, TN 37917

Telephone: 865-637-3623 E-mail address: tparker1025@gmail.com, mparker1@utk.edu

3. LOCATION OF PROPERTY:

Address: 1025 Luttrell St. Knoxville, TN 37917 Tax ID/Lot/Parcel No: 081MG018

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 homeowners wish to construct a rear addition consisting of a kitchen and screen porch. The addition will be covered by a standing-seam, hipped metal roof that spans the width of the house, centered beneath an existing rear gable (drawings attached). Project scope includes:

- 1990's sun room to be demolished
- New, 150-sf addition clad in wood plank siding to match the size and profile of the house's original siding with parged brick base to match original house
- Work includes one new door and two new windows; specs on following pages
- Work includes two sets of triple windows reused from sun room (wood, double-hung)
- New covered porch which will become screen porch in later phase
- Existing wood deck to remain

6. SIGNATURE OF APPLICANT:  Date: August 26, 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

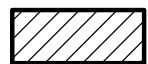
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Date Acted On _____			



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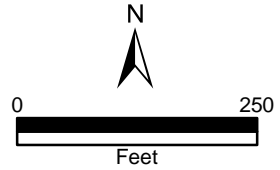


9-E-16-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

 1025 Luttrell St 37917

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

Petitioner:



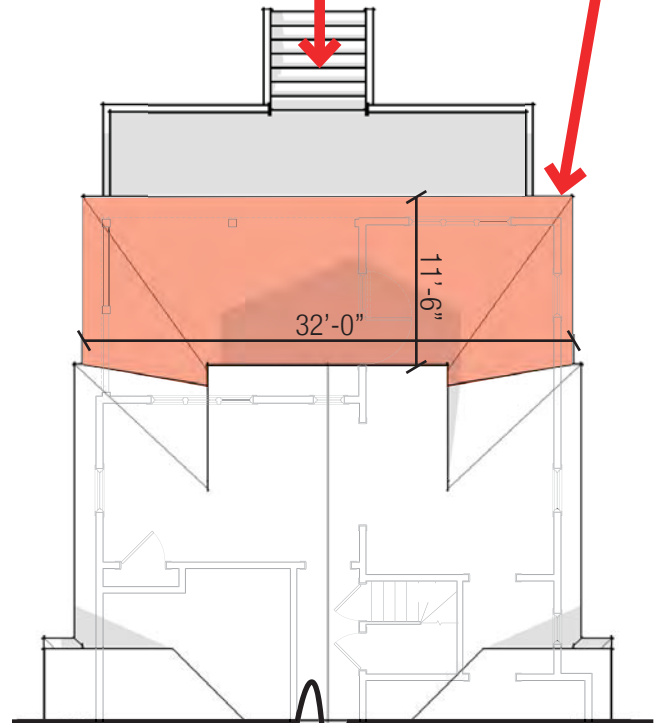


remove 1990's sun room (12'-2" wide by 9'-6" deep)

construct new kitchen/screen porch addition in location shown (32'-0" wide by 11'-6" deep)

red portion indicates new roof over kitchen and screen porch

existing deck & stairs to remain



Roof plan with floor plan shown below

SITE PLAN / OVERHEAD VIEWS

AERIAL PHOTO OF EXISTING PROPERTY, ROOF PLAN WITH PARTIAL FLOOR PLAN



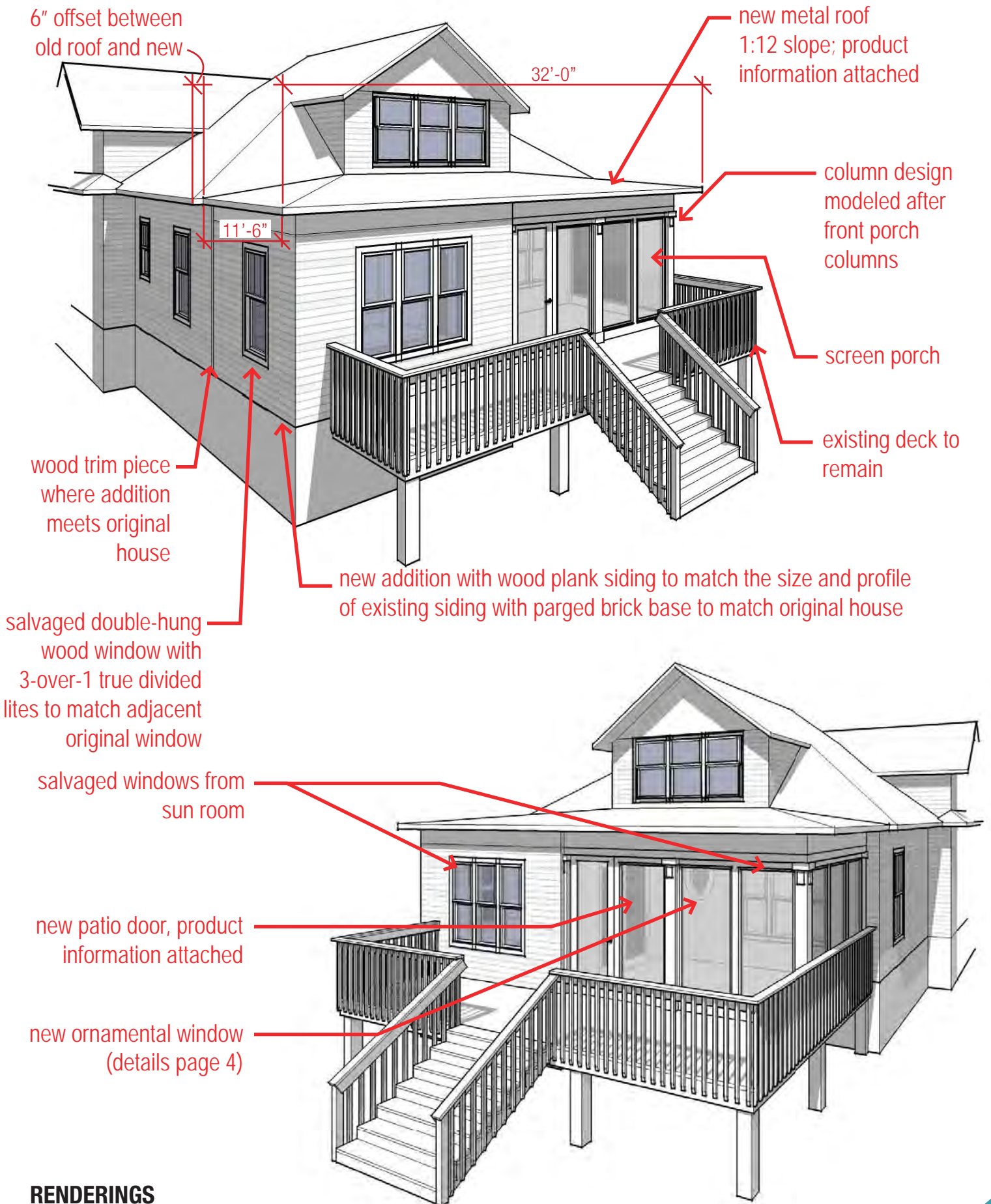
sun room to be removed



Renderings of phase I scope: addition and covered porch

PHOTOS & RENDERINGS

PHOTOS OF EXISTING REAR ELEVATION;
RENDERINGS OF PROPOSED ADDITION, PHASE I



RENDERINGS

RENDERINGS OF PHASE II WITH SCREEN PORCH

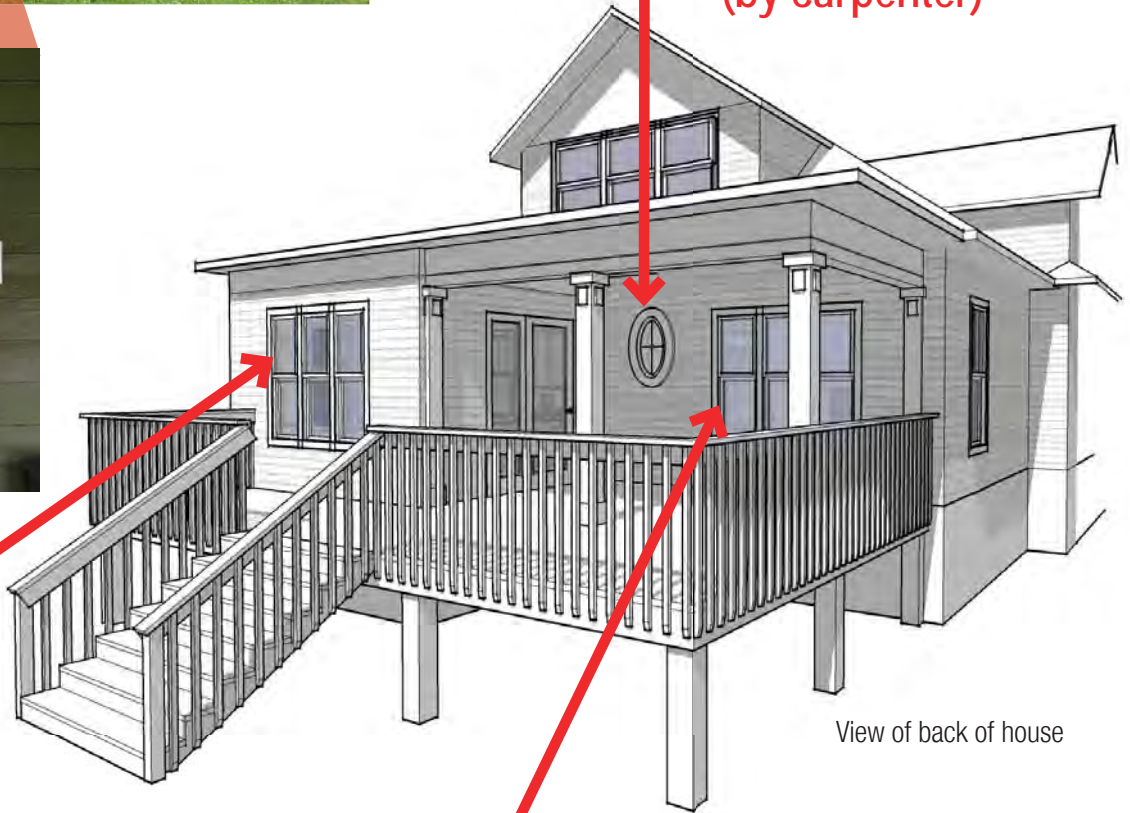


View of front of house, facing Luttrell

new oval window on rear facade inspired by front window with simplified design for differentiation (by carpenter)



Ornamental window on front of house



View of back of house



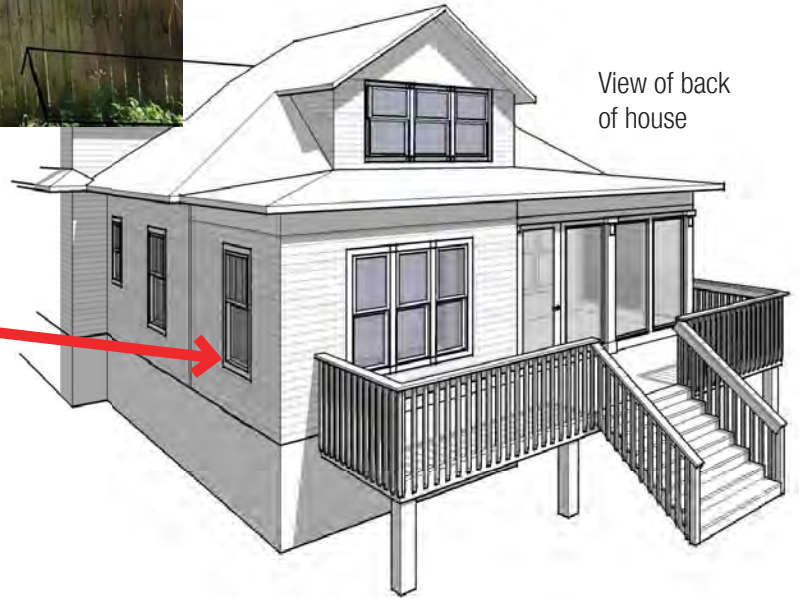
wood, double-hung triple windows to be salvaged from sun room and installed where indicated

WINDOWS

PHOTOS AND RENDERINGS OF NEW AND REUSED WINDOWS

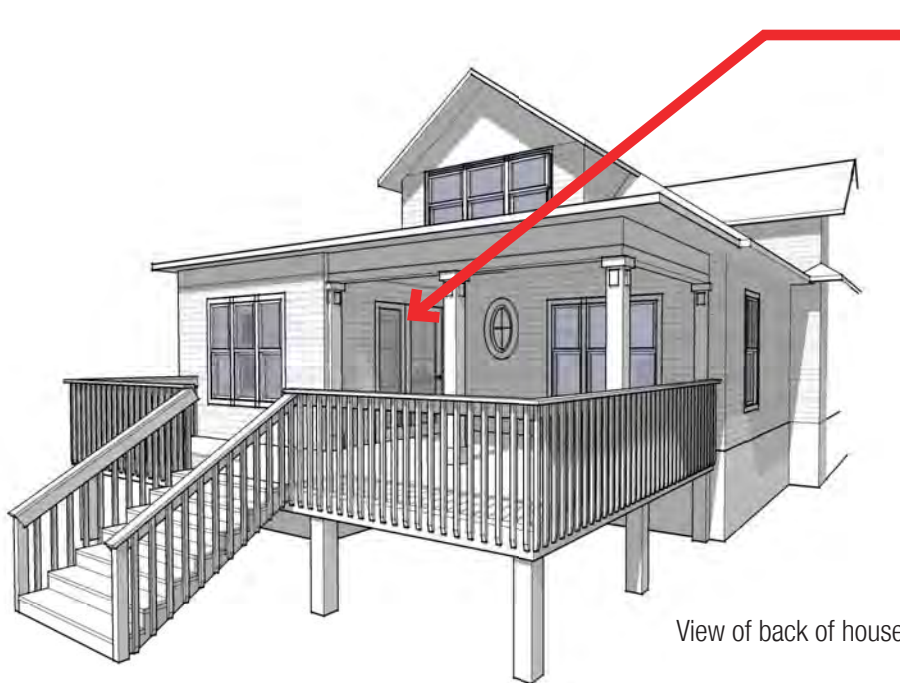


existing, original window -- basis for specifications of new window in addition



View of back of house

new, salvage window matches adjacent in size, material, and profile



new patio door, product information attached

View of back of house

WINDOWS & DOOR

PHOTOS AND RENDERINGS OF NEW WINDOWS AND DOOR

84 LUMBER
 5802 MIDDLEBROOK PIKE
 KNOXVILLE TN 37921-5915

QUOTE BY: Marvin Myers
SOLD TO: SARAH MARTIN

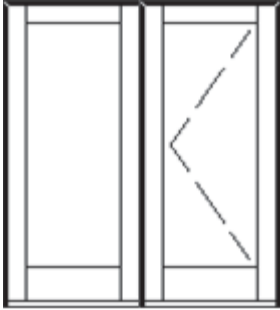
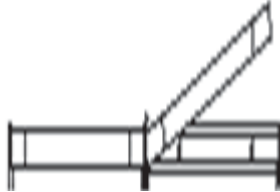
QUOTE #: JMLM00331
SHIP TO:

PROJECT NAME: ADDITION

PO#:

REFERENCE:

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1		PRWISW6068			
	Rough Opening: 72 X 80	Frame Size : 71 1/4 X 79 1/2			
		Siteline Wood Auralast Pine, Inswing Door Product, (Single-Swing) Two Panel Door, (Stat/Left), Equal Panel Widths, 4 5/8" Stile, 8 1/4" Bottom Rail, Primed Exterior, Clear Frame, Natural Interior, No Exterior Trim, 4 9/16 Jamb, Standard Sill, Black Sill, Oil Rubbed Bronze Hardware, Oil Rubbed Bronze Strike Plate, Classic Multi Point, Keyed, Adjustable Hinges, Oil Rubbed Bronze Hinge Insulated Low-E 366 Tempered Glass, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, Neat, US National-WDMA/ASTM, PG 35, Door No Screen, Prep For Bottom Rolling Screen, Inswing doors are not intended for Light Commercial applications. GlassThick=0.756, PEV 2016.3.2.1472/PDV 6.277 (08/21/16) NW			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$1,696.60	1	\$1,696.60

Horizon-Loc™

Concealed Fastener Roof Panel



Horizon-Loc™ *prevents leaks* with its hidden fastener design

Horizon-Loc™ allows you to have a beautiful roof without a single screw showing, giving you the advantage of a standing seam roof for less. The panel snaps on easy to rapidly attach with no hand seaming, so installation is less expensive than traditional standing seam. It is ideal for residential roofing and light commercial applications applied over solid decking, and its durability ratings may lower insurance rates to save you money.

- Installs over solid decking with 30lb. felt paper or equivalent.
- Available in painted AZ50 Galvalume® or AZ55 acrylic coated Galvalume®.
- Matching trims and accessories in both hidden or exposed fastener style.



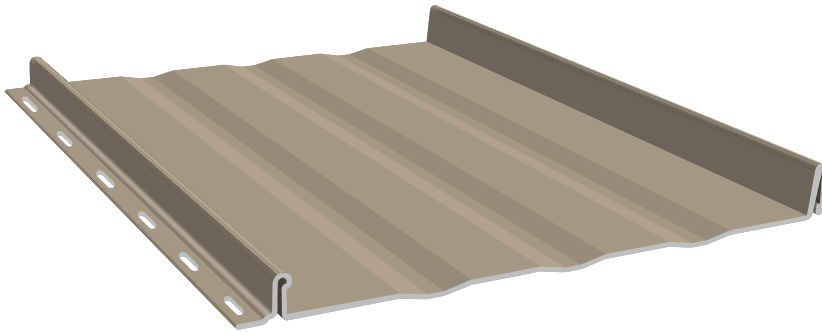
RECOMMENDED 3:12 PITCH AND ABOVE	26 GAUGE	16" OVERALL COVERAGE	1" MAXIMUM RIB HEIGHT
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 FLYR_HLOC_160212



Upgrade to Horizon-Loc™ for the beauty and protection of a standing seam panel.

	Horizon-Loc™ 26 Gauge	Panel-Loc Plus™ 29 Gauge Prime	Panel-Loc Plus™ 29 Gauge Thrifty
	PREMIUM OPTION		
CENTRALGUARD® PROTECTION	Yes	Yes	No
AESTHETIC APPEARANCE	Standing Seam	Traditional	Traditional
LEAK PREVENTION	Screws Hidden From Rain & Snow	Screws Exposed To Rain & Snow	Screws Exposed To Rain & Snow
WARRANTY	20 Year Rust-Through 30 Year Chalk & Fade 40 Year Paint Adhesion	20 Year Rust-Through 30 Year Chalk & Fade 40 Year Paint Adhesion	NO Rust-Through NO Chalk & Fade 20 Year Paint Adhesion

CentralGuard® is an advanced system engineered by Central States®, to protect our metal against fade, dent, and rust.



For more information visit
www.AllMetalNotEqual.com

SPECIFICATIONS

GAUGE
26ga

STEEL THICKNESS
0.0185"

PAINT THICKNESS
Top coat paint: .80 mils
Top coat primer: .20 mils
Bottom coat backer: .35 mils
Bottom coat primer: .35 mils

TOTAL THICKNESS
0.0202"

RUST PROTECTANT SUBSTRATE
Galvalume® AZ55, acrylic bare
Galvalume® AZ50, painted

STEEL STRENGTH
50,000 PSI min

PAINT SYSTEM
CentralGuard®, powered by Valspar®

WARRANTY
40 yr paint adhesion
30 yr chalk and fade
20 yr Galvalume® perforation warranty

TESTING & APPROVALS

TESTING
TAS 125-03 Uplift Resistance Test, 26 gauge
UL580 Uplift Resistance Test, 26 gauge
UL2218 Impact Resistance Test, 26 gauge

APPROVALS
UL2218 UL Approval, Impact Resistance (Metal Forming Test)
UL580 UL Approval, Uplift Resistance
UL790 UL Approval, Fire Resistance, Class A
RC-423 Texas Windstorm Approval, 26 gauge over 1/2" thick plywood
FL14026.1 Florida Approval, Roof Panel over Solid Decking (NON-HVHZ)

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Matte Black*
Fluoropon® 70% PVDF

Charcoal

Desert

Gray

Polar

Brilliant

* will use one of the darker colors; options circled



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Color Selection Tool

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CONCEALED FASTENER



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* Copper Metallic and Matte Black available in Fluoropon® 70% PVDF only. Contact your sales person for accurate pricing.

‡ Copper Metallic panels must be installed in the same direction. See directional arrows or stickers provided on your panels. Color variation between orders is normal and not cause for rejection.

† Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product.

Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching is optimized for outdoor viewing.



Fern

Forest

Hunter

Colony

Crimson

Rustic

Burgundy

Gallery

Hawaiian

Light Stone

Taupe

Tan

Galvalume®†
Clear acrylic coating
NOT ENERGY STAR RATED

Copper Metallic**
Fluoropon® 70% PVDF

Burnished Slate

Brown

