



**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: 9/15/2016

APPLICANT: Monica Miller Elizabeth Eason Architects (Architecte)

LEVEL OF WORK: Level II. Construction of roof dormer additions

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:**

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"-squarewood-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.

► **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.
 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.
-
-



**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

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.

▶ **STAFF RECOMMENDATION:**

Staff recommends approval of the rear roof dormer and closure of the existing back door opening and installation a set of new doors. A condition of approval for the dormer is that a sample or illustration of the type of shingle to be used for sheathing is to be provided, and is to be determined an appropriate type for a Queen Ann cottage. A condition of approval for the rear door is that it is framed in wood or fiberglass, not metal. Staff recommends approval of adding the front roof dormer on the basis that the front of the house has already been heavily altered, and such a dormer is not atypical for the type of house.

**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

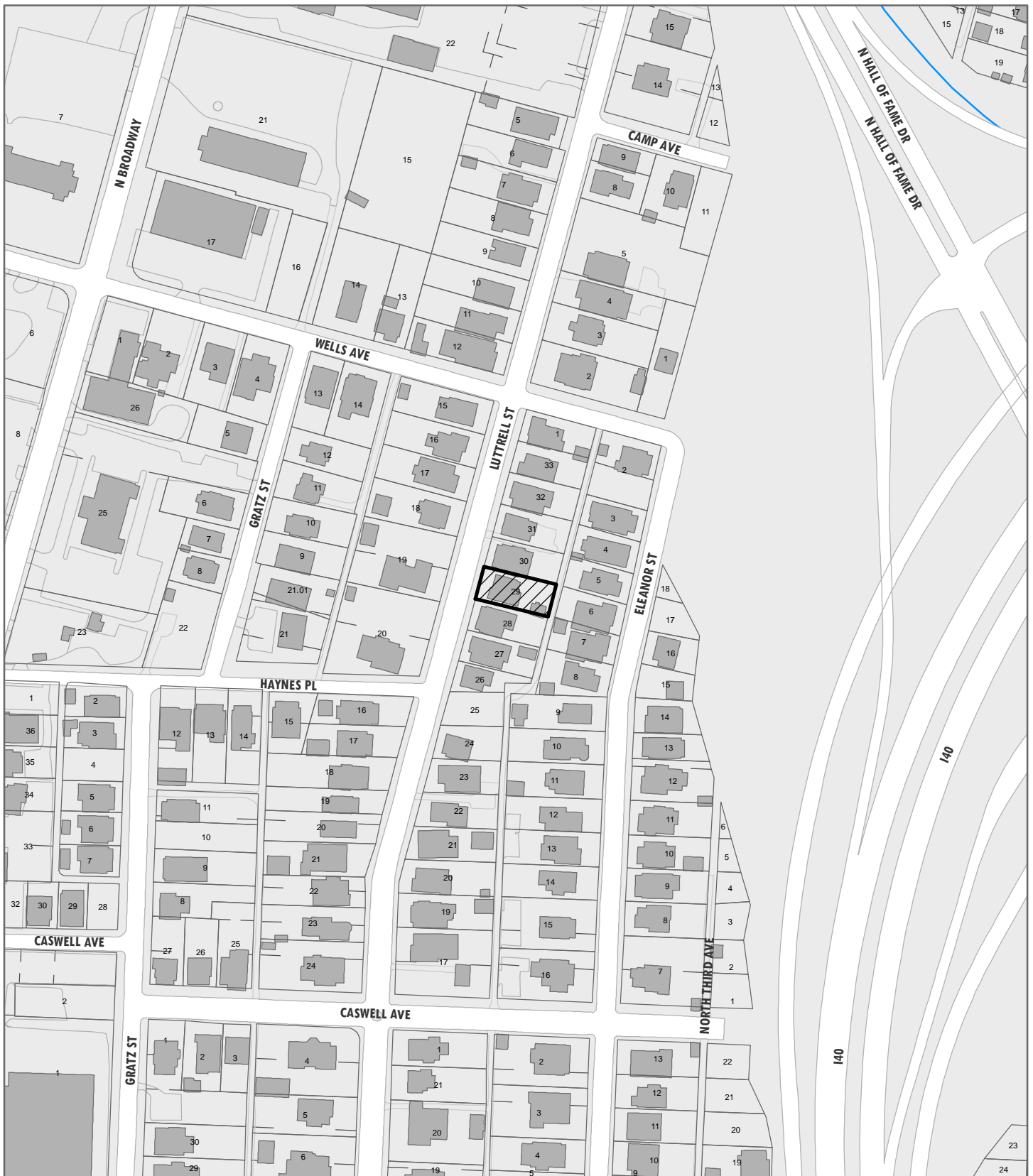
5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

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.

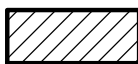
6. SIGNATURE OF APPLICANT:  Date: 08/29/16

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			

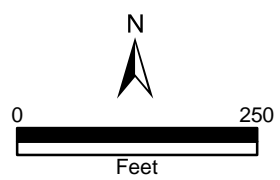


9-F-16-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS


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 Conditions



location for proposed front dormer

Existing Front Elevation



location for proposed rear dormer

location for proposed rear patio door

wall infill at existing door

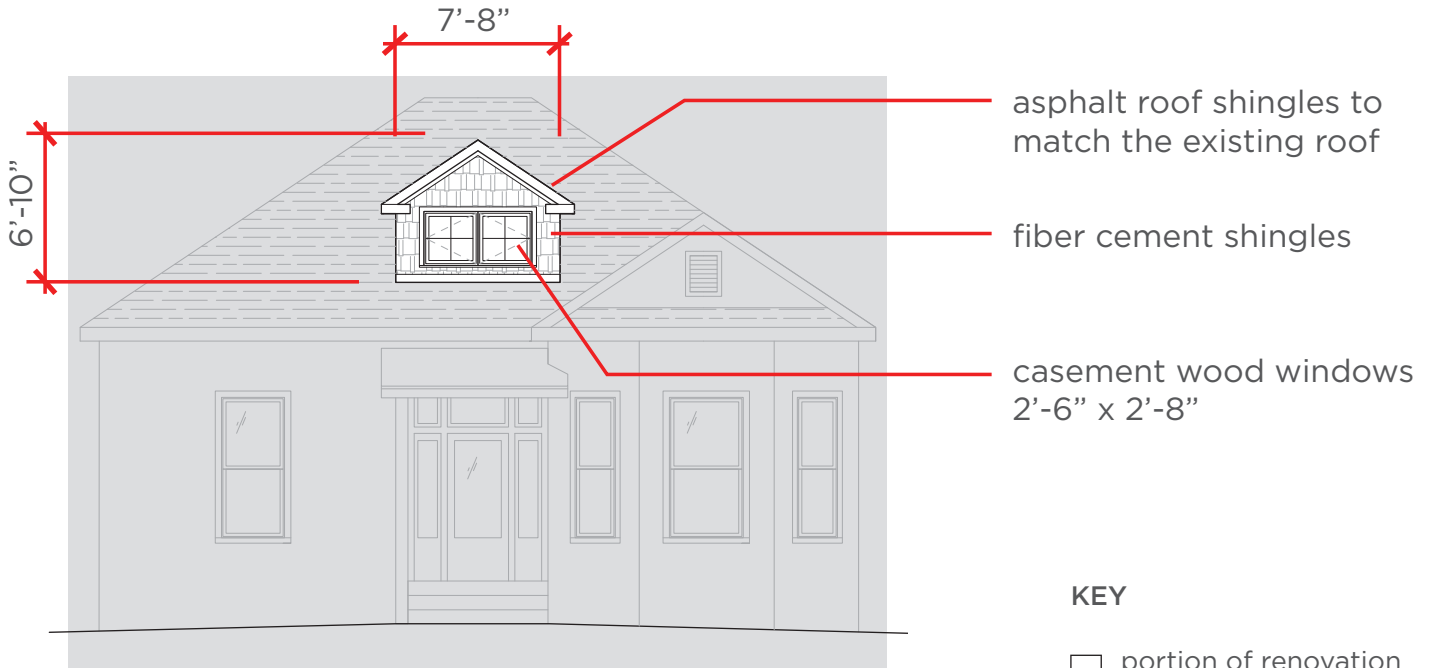
Existing Rear Elevation



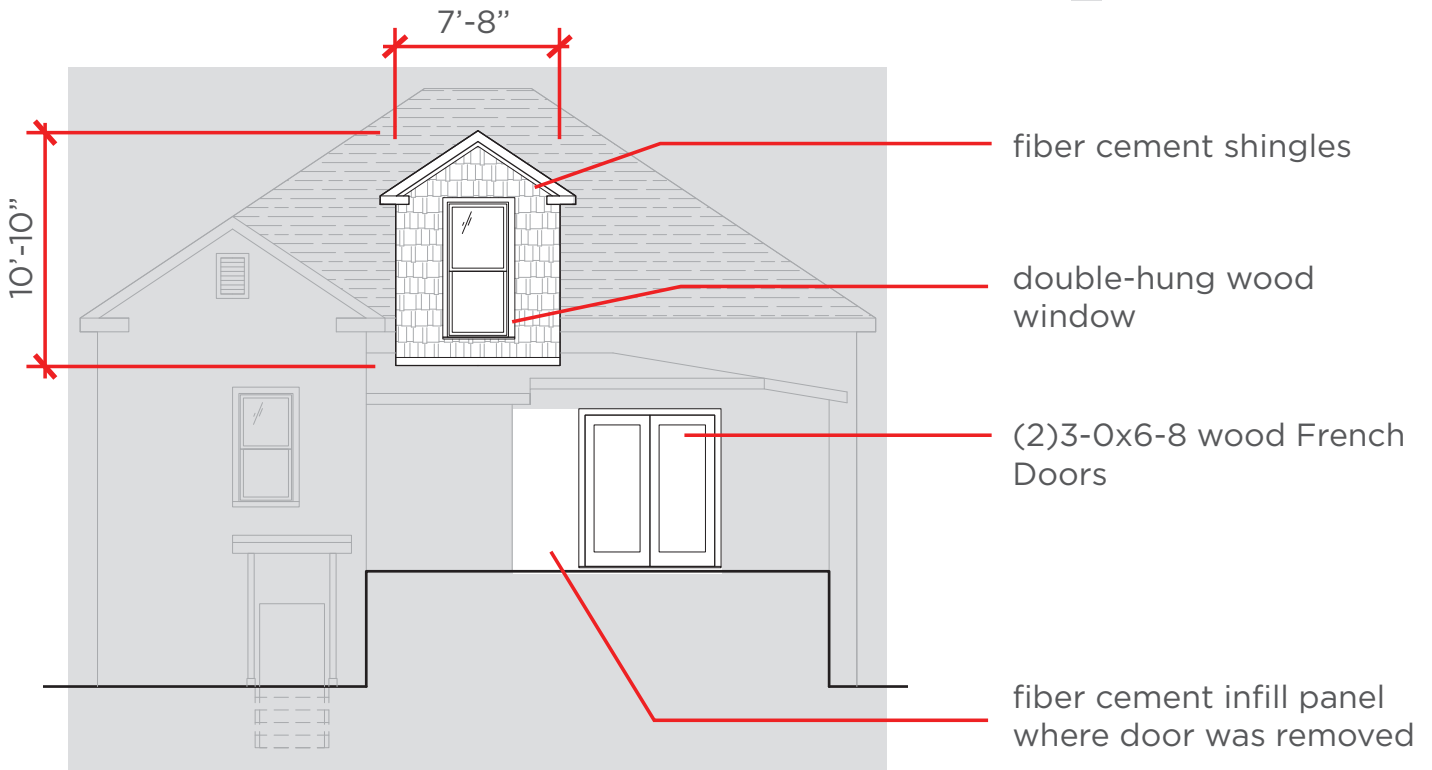
1112 Luttrell St

historic zoning review
revised 09.09.2016

Proposed Elevations



Front Elevation



Rear Elevation



1112 Luttrell St

historic zoning review
revised 09.09.2016

Narrative



The owners of 1112 Luttrell St. have a growing family they need a little bit more room in their existing home to be able to say in the home and neighborhood they've grown to love. By renovating the attic space they are able to use the two bedrooms downstairs for their children and create a bedroom suite for themselves in the existing attic space. A dormer on the back will house the stairs that provide access up to the renovated attic.

In order for the client to be able to use the attic space as a bedroom they need egress windows. To house these windows, we are proposing a small dormer similar to the dormers that are located on either side of their property, but adjusting the design to fit in with the architectural features of this property.

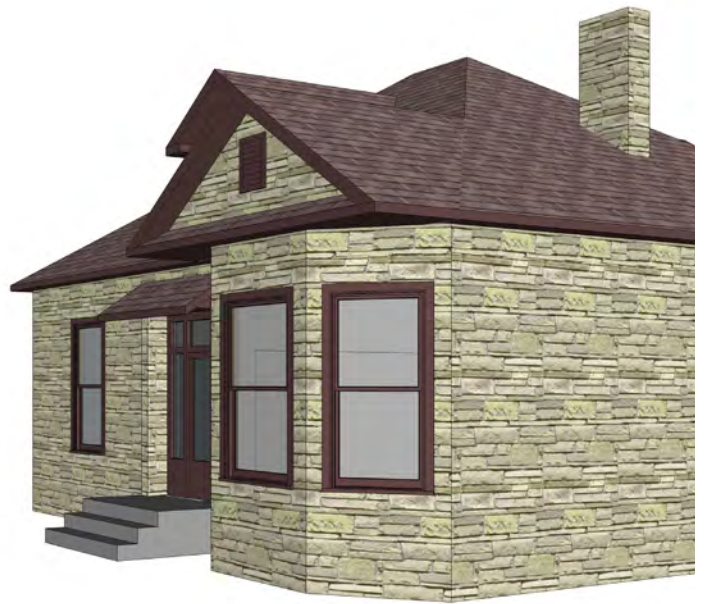
The proposed dormers align structurally with the plan of the main floor. The front dormer aligns with the foyer below and is set back from the street facade.



1112 Luttrell St

historic zoning review
revised 09.09.2016

Renderings



1112 Luttrell St

historic zoning review
revised 09.09.2016



Elanor 918



Luttrell 703



Elanor 1024

Here are examples of other homes in the Historic 4th and Gill Neighborhood that have hipped roofs with a front gable, and a dormer. The proposed design shows a gable end dormer, such as those shown above.

If a hipped dormer, such as those below, is considered a better fit, the owner is open to making that change.



Luttrell 1203



Luttrell 722



Elanor 1025

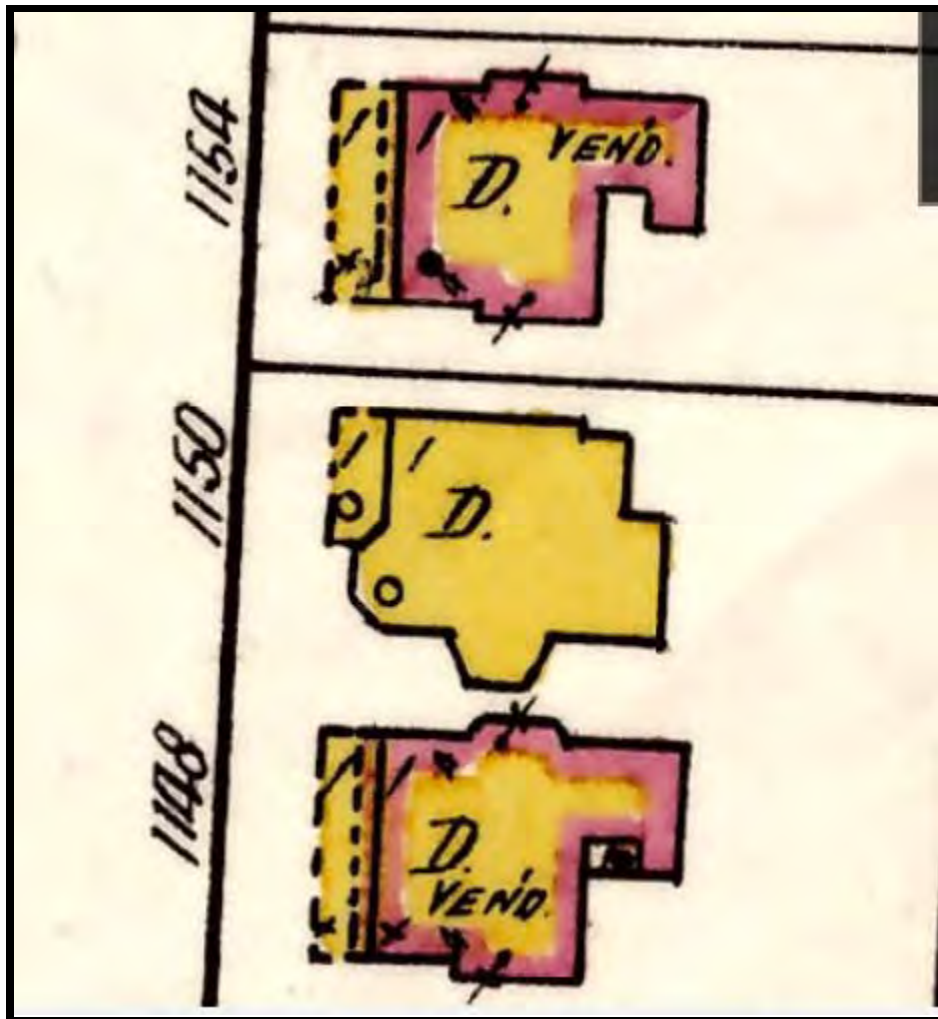


1112 Luttrell St

historic zoning review
revised 09.09.2016

1112 Luttrell - Side view





1917 Sanborn Fire Insurance map showing that the subject house at 1112 Luttrell Street (at that time addressed as 1150) had a front porch and a projecting canted bay on the south side, both of which have since been removed. The footprints of the Queen Ann cottages on each side match each other but differ from that of the subject house.

1112 Luttrell - Sliding patio doors

Sliding Patio Doors

