



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

PROPERTY ADDRESS: 629 Luttrell St 37917

FILE NO.: 8-I-17-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 8/17/2017

APPLICANT: Taylor Grills (owner)

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

PROPERTY DESCRIPTION: Queen Anne Cottage (C. 1895)

One-story frame with brick veneer added c. 1950. Hip roof with jerkin head gables, imbricated shingles at gables, sawn wood bargeboard. One-over-one double-hung replacement windows. One-story two-thirds front porch with bellcast roof, replacement metal columns and balustrade. Interior offset brick chimney. Brick foundation. Irregular plan. Sidelights at front entry. Replacement door. Projecting octagonal bay on front elevation. (Contributing)

► **DESCRIPTION OF WORK:**

LEVEL I

Remove aluminum covering from window frames.

LEVEL II

Replace the wrought iron balustrade with a 36-inch-high wooden balustrade with 2x2-inch square balusters (at 4 inches on center). Wooden porch roof support posts at 9'-6" x 9'-6". The current wooden balustrade and square newel posts are to be lowered to 36 inches and 39 inches high respectively. The egg-and-dart decoration at bases of the newel posts and columns will be removed. The top rail of the balustrade will have a circular cross-section with an outside diameter of at least 1 ¼ inches and not greater than 2 inches to meet building code.

The non-original front door was replaced by the applicant with an oak wood door. The front entry originally had sidelight frames on each side which have been removed, and new sidelights of a lower height were installed by the applicant. A gap at the top of the newly installed door frame, a result of the difference in height between the original door and/or transom and the newly installed door (7 feet high), is proposed to be infilled with a ~7-inch-high glass transom.

► **APPLICABLE DESIGN GUIDELINES:**

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

PORCHES

Rehabilitation and New Construction

1. Repair porches on historic houses using wood floors, balustrades, posts and columns, or replace duplicating the original size and design. Reconstruction of the documented original porch is also appropriate.

4. Details such as columns, posts, piers, balustrades and porch flooring must use materials and designs that present a visually and physically appropriate appearance historically.



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ENTRANCES

The doors originally used on Fourth and Gill houses were wooden, often with beveled glass or stained glass inserts.

1. Entry features that should be preserved include sidelights and transoms of plain, patterned, beveled or stained glass, fan light windows, entablatures, and the original doors. All add character to the structures within the Fourth and Gill Historic District.
2. Any restoration should be based on historical, pictorial and physical documentation and should be compatible with the historic character of the building and with adjacent buildings. It should not create a false historic appearance.
7. Missing doors should be replaced with new doors appropriate for the style and period of the building. In replacing missing original doors, replacement doors should mimic doors typical for that architectural style, including materials, glazing, and pane configuration. "Decorator" designed doors available from wholesale hardware stores are usually not appropriate for the architectural styles of the Fourth & Gill Historic District.

COMMENTS:

The new porch balustrade and stair railing, as well as the new front door and sidelights were installed without a building permit or a Certificate of Appropriateness or a building permit. Also, the former elements were removed without a COA or a building permit.

STAFF FINDINGS:

- 1) The c. 1895 Queen Anne cottage is a contributing structure within the Fourth and Gill H-1 zoning overlay and the National Register Historic District.
- 2) The wrought iron balustrade, porch roof supports, and front door that were replaced were not original to the house. The sidelight frames that were appear to have been original based on the submitted photos.
- 3) No evidence has been discovered as to the design of the original front porch balustrade; therefore, a simple wood square-in-section design for both the balusters and porch roof supports is appropriate.
- 4) The height of the porch balustrade and step railing that are currently installed are not appropriate to the house. The balustrade/railing would be appropriate at 36"- high to meet building code, with newel posts at 39"- high.
- 5) The egg-and-dart molding at the base of the newels and the columns and at the top of the columns is not appropriate for the Queen Anne cottage style. A plain 1x 8-inch molding at the bottom and a plain 1x 6-inch molding at the top of the columns would be appropriate.
- 6) The ~9'-6" x 9'-6" wood porch roof support posts are appropriate to the style of the front porch.
- 7) The lowered height of the sidelight frames to ~7 feet is not appropriate since the height of the original sidelight frames measure 7'-5" to 7'-7" in height.



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8) No evidence is provided that a transom existed over the front door; therefore, installing a transom would not appropriate if it could create a false sense of history. There is only about 7 inches of height remaining over the newly installed front door in which to install a transom, which is insufficient space to achieve an appropriate scale.

9) The doors of the Queen Anne era was typically a half-light or 3/4-light door with either no muntins or small panes framing the perimeter, as indicated by original doors on other Queen Anne cottages in the district. The current door knob on the door is not appropriate hardware for the era -- the appropriate hardware would be a handle instead of a knob.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the installation of a wooden balustrade and step rail with the following conditions: 1) height to be at 36-inches and to have a baluster spacing of 4 inches on center; and 2) remove the egg-and-dart molding.

Approval of installing new front door and sidelights with the following conditions: 1) that the door be of a height to fill the original opening, or evidence be provided that a transom existed, and the door height be adjusted to accommodate it; and 2) that the door may be a half-light or 3/4-light wood door with no muntins; and 4) that the sidelights match the configuration as shown in the submitted photos; and 3) that the door knob be changed to a handle.

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

Please print all information:

1. **APPLICANT NAME:** Taylor C. Grills
Address: 418 E Oak Hill Ave, Knoxville TN 37917
Telephone: 615 483 6788 E-mail address: taylor_grills@outlook.com
Relationship to Owner: Owner

2. **OWNER NAME:** Applicant is owner
Address: _____
Telephone: _____ E-mail address: _____

3. **LOCATION OF PROPERTY:**
Address: 629 Luttrell St, Knoxville Tax ID/Lot/Parcel No: 091 DJ004
37917

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.)

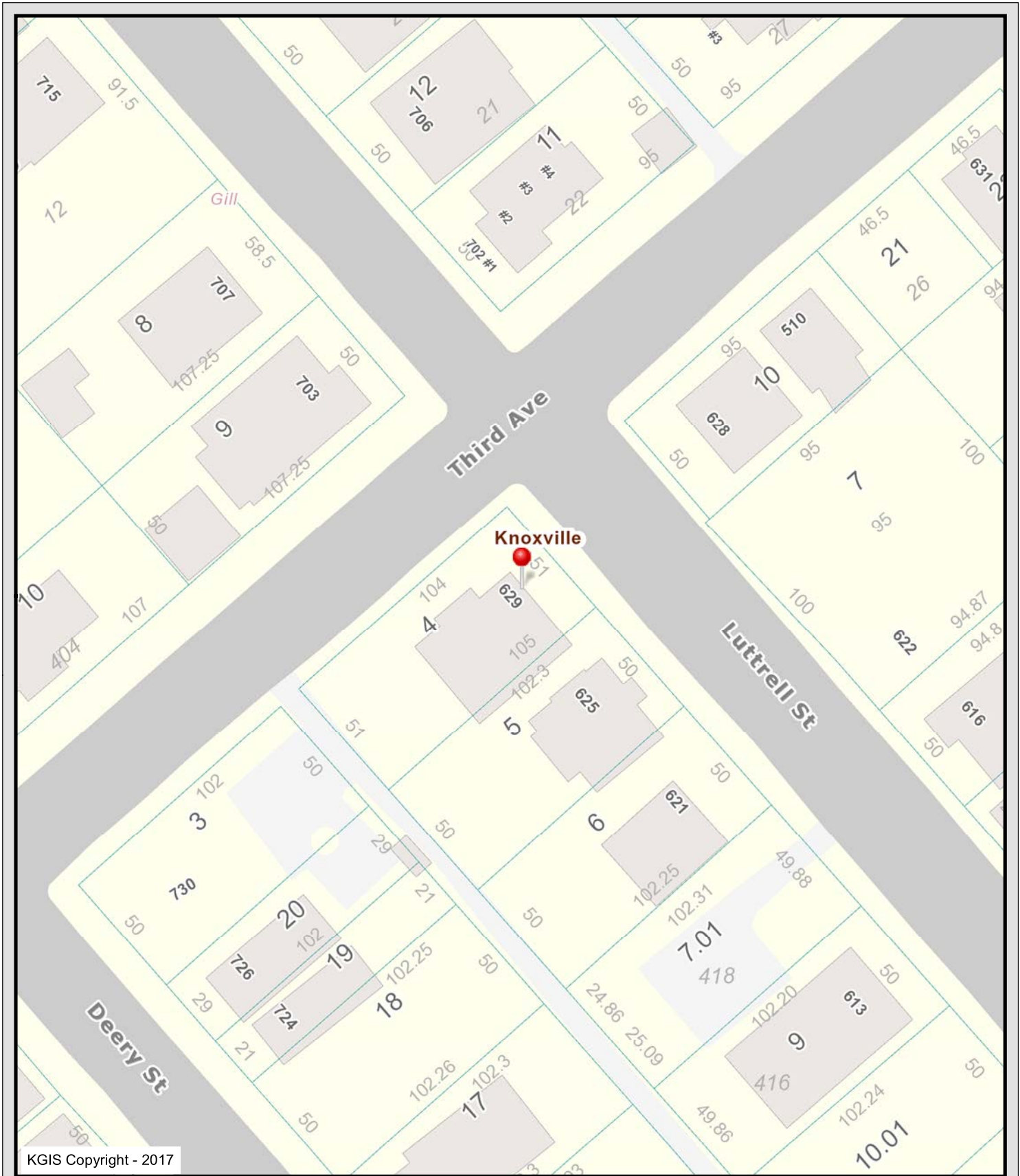
See Attached Description for pictures & descriptions

6. **SIGNATURE OF APPLICANT:** Taylor Grills Date: 3/4/17

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 Kaye.Graybeal@knoxmpc.org
Phone: (865) 215-3795

FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			

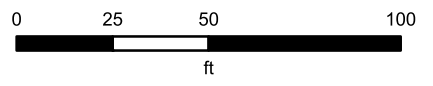


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629 Luttrell Street
 Fourth and Gill H-1 Zoning Overlay

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Knoxville - Knox County - KUB Geographic Information System



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**Application for Certificate of Appropriateness
Knoxville/Knox County Historic Zoning Commission
Applicant Name: Taylor C. Grills**

Through years of landlord ownership, much of the home's historical integrity has been destroyed, ripped apart, or deteriorated from lack of maintenance and care. It was previously rented out to tenants for 13 years that failed to properly care for the property. Since we have purchased the property, we have sought to rectify the damage done by the previous tenants and restore the property to the standards by the Historic Zoning Commission (the "Commission") of the Fourth and Gill Historic District.

The current project for the home is the front porch and door. Unfortunately, we were unaware of the certificate of appropriateness process and took some steps in remodeling before we applied. However, now we have stopped construction and plan on completing the construction after approval from the Commission.

The old front porch consisted of sub-standard wrought iron. The front door was a plain white door that was also inconsistent with the standards laid out by the Commission. Both have been removed.

The new front porch consists of wood railing that will follow the Commission's code. The new front door has been replaced with a wood door that will also follow the Commission's code. Details regarding the new front porch and door are laid out in the description and photos below.

Description

The following numbers correspond to the requirements for the Certificate of Appropriation application.

4. Level of Work – Level I and II

We plan on replacing the entire front porch railing with wood railing that is up to code as to height and thickness of the railing. The balustrade will be 36" high, with the newel posts at 39" high. The railing will be placed 4" apart. The handrails shall be Type I which have a circular cross section with an outside diameter of at least 1 ¼ inches and not greater than 2 inches. Further the bases of the newel posts and columns will be made plain by eliminating the egg-and-dart decoration.

Currently, there is egg-shell molding on the columns and newel posts. These will be removed. The front door was replaced with an oak wood door. The oak door has glass transoms on the left and right side. There is a small gap from the top of the door frame to the old door frame height. This small gap will be filled with a glass transom as well.

Please see the attached pictures for reference.



629 Luttrell Street- before work began



629 Luttrell Street - December 2016 - after work began



Newel posts
will be cut
down to 39"
height

FRONT DOOR AND STEPS



DOOR FRAME
HEIGHT



DOOR FRAME HEIGHT



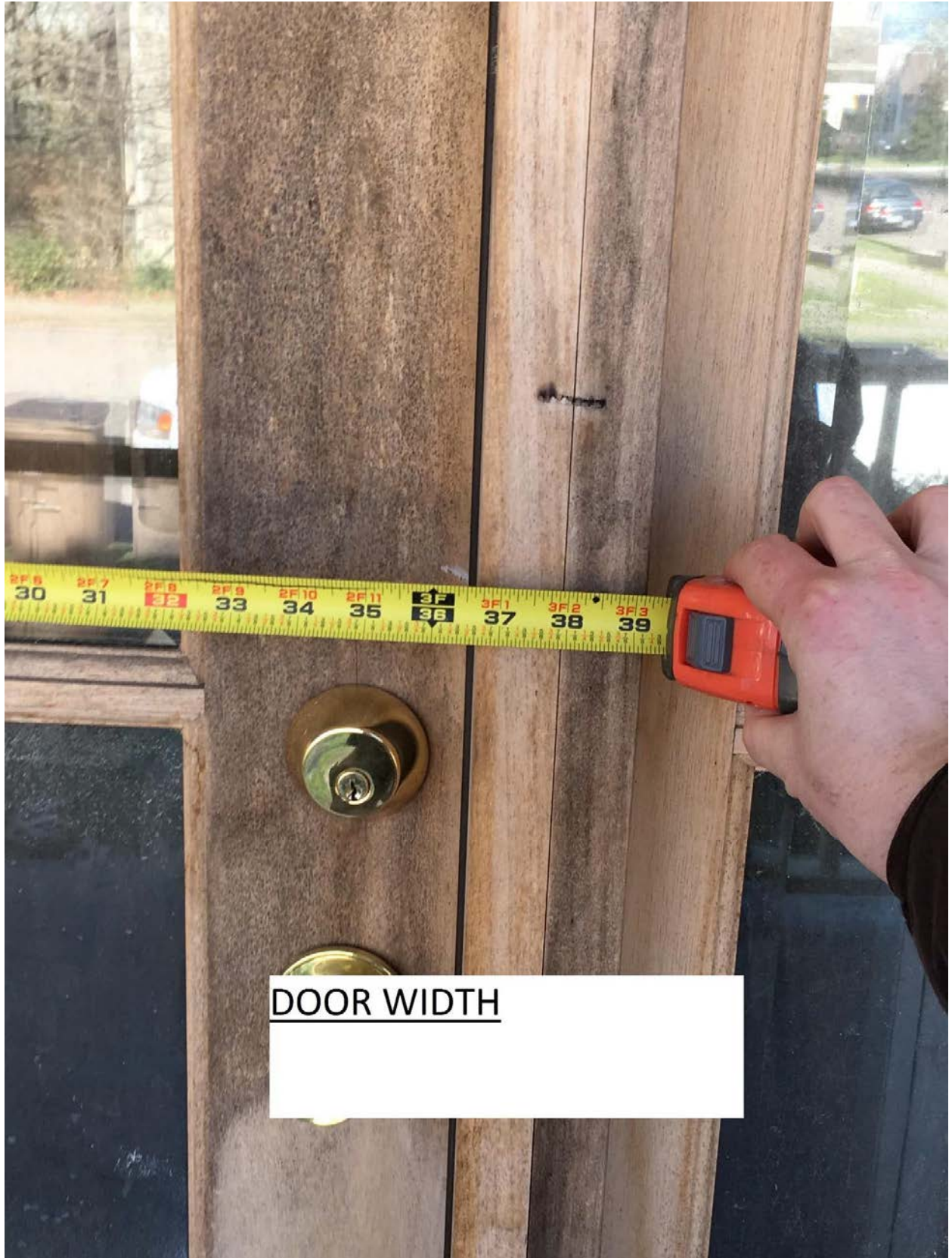
DOOR HEIGHT



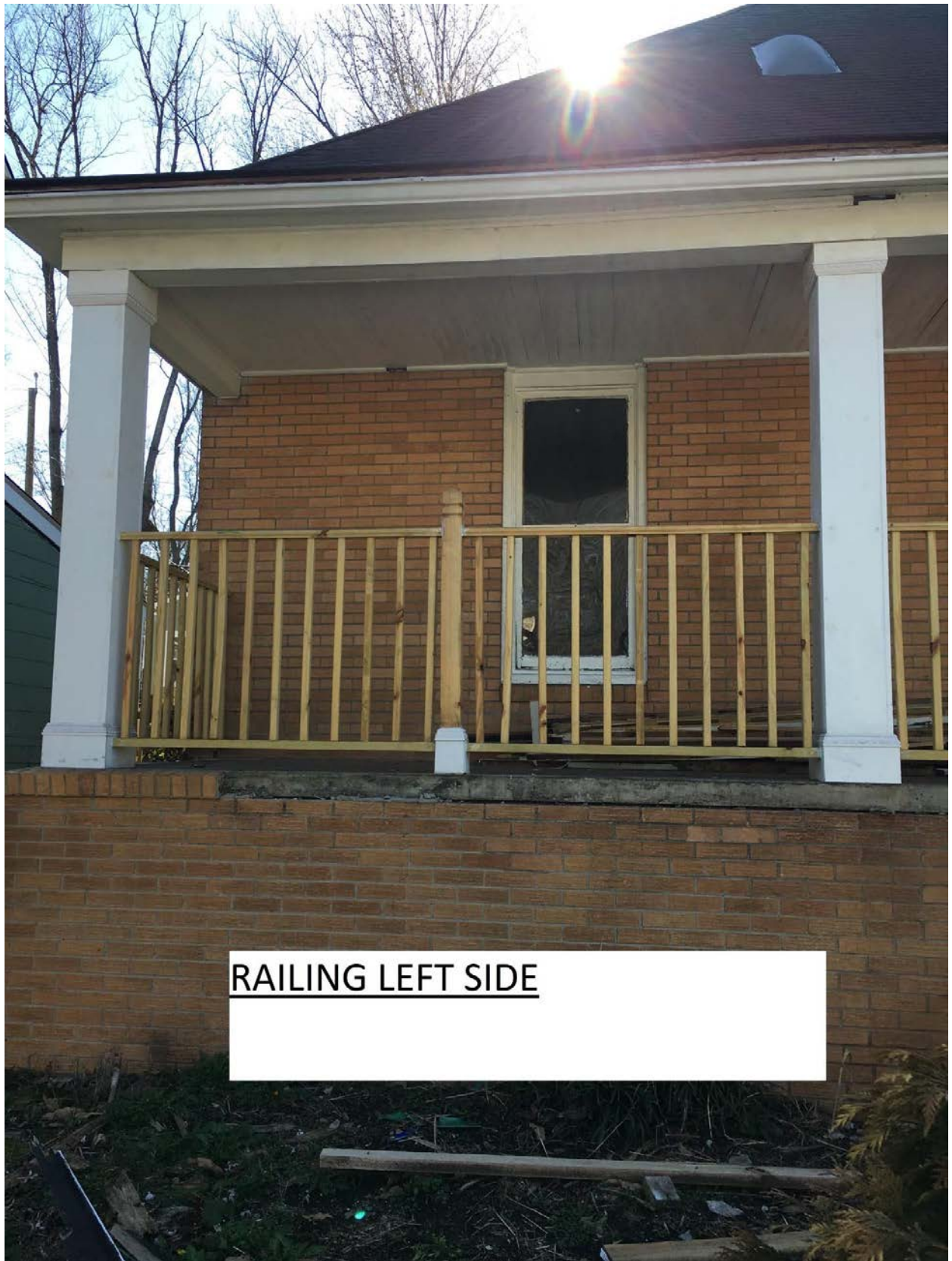
DOOR LEFT SIDE WIDTH



DOOR RIGHT SIDE WIDTH



DOOR WIDTH



RAILING LEFT SIDE



Balustrade
will be cut
down to
36" height

RAILING LEFT SIDE



RAILING RIGHT SIDE



RAILING HEIGHT FROM FLOOR

WILL BE CUT DOWN TO 36"



RAILING BOTTOM WIDTH



NEWEL POST HEIGHT

WILL BE CUT DOWN TO 39"



NEWEL POST MOLD HEIGHT

EDD-AND-DART WILL BE REMOVED



NEWEL POST MOLD WIDTH



COLUMN MOLD - BOTTOM HEIGHT



COLUMN MOLD - BOTTOM WIDTH