



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

PROPERTY ADDRESS: 914 Luttrell St 37917

FILE NO.: 12-D-17-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 12/21/2017

APPLICANT: Sara Martin Open Door Architecture (architect)

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

PROPERTY DESCRIPTION: Craftsman (c. 1910)

One-story frame with brick veneer wallcovering. Front gable roof with asphalt shingle roof covering, paired casement windows and flanking wood louvered vents in front gable, casements with Prairie transoms and sidelights on remainder of windows. One-story full front porch with porte cochere, brick posts on truncated brick piers. Exterior end brick chimney. Brick foundation. Rectangular plan. (contributing)

► **DESCRIPTION OF WORK:**

The project consists of the reconstruction of the porch roof beam structure, upgrading the porch flooring, and repairs/replacement of the wooden elements of the front fence. Project scope includes:
remove the non-original low-slope porch roof (1.5 : 12 slope), deteriorated beams, and rafters.
construct new porch roof with steeper slope (2.5 : 12 slope) to match original slope
the overall height for the front structural support beam to be 12" to 13" instead of the current 8"
replace rafter tails in-kind
salvage existing plank roof decking to the extent possible; new decking, if needed, will match existing
install new slate porch floor on top of existing concrete floor slab
add balustrade to north end and side of porch where required, with 2x3 pickets and Craftsman-type rails
repair concrete fence piers as required

► **APPLICABLE DESIGN GUIDELINES:**

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

PORCHES

The individual design elements of the neighborhood porches - turned wood columns, elaborate railings and balusters, heavy wood posts or columns, wood ceilings and floors reinforce the style of the houses. These individual details should be repaired and preserved, or replicated if good documentation of the original porch exists. Properly proportioned porches are important to new buildings constructed in Fourth and Gill, helping new construction blend better with the neighborhood.

Recommendations: 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.

THE NATIONAL PARK SERVICE'S SECRETARY OF INTERIORS STANDARDS FOR ADDING NEW FEATURES

If adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate.



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Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that--although damaged or deteriorated--could reasonably be repaired and thus preserved.

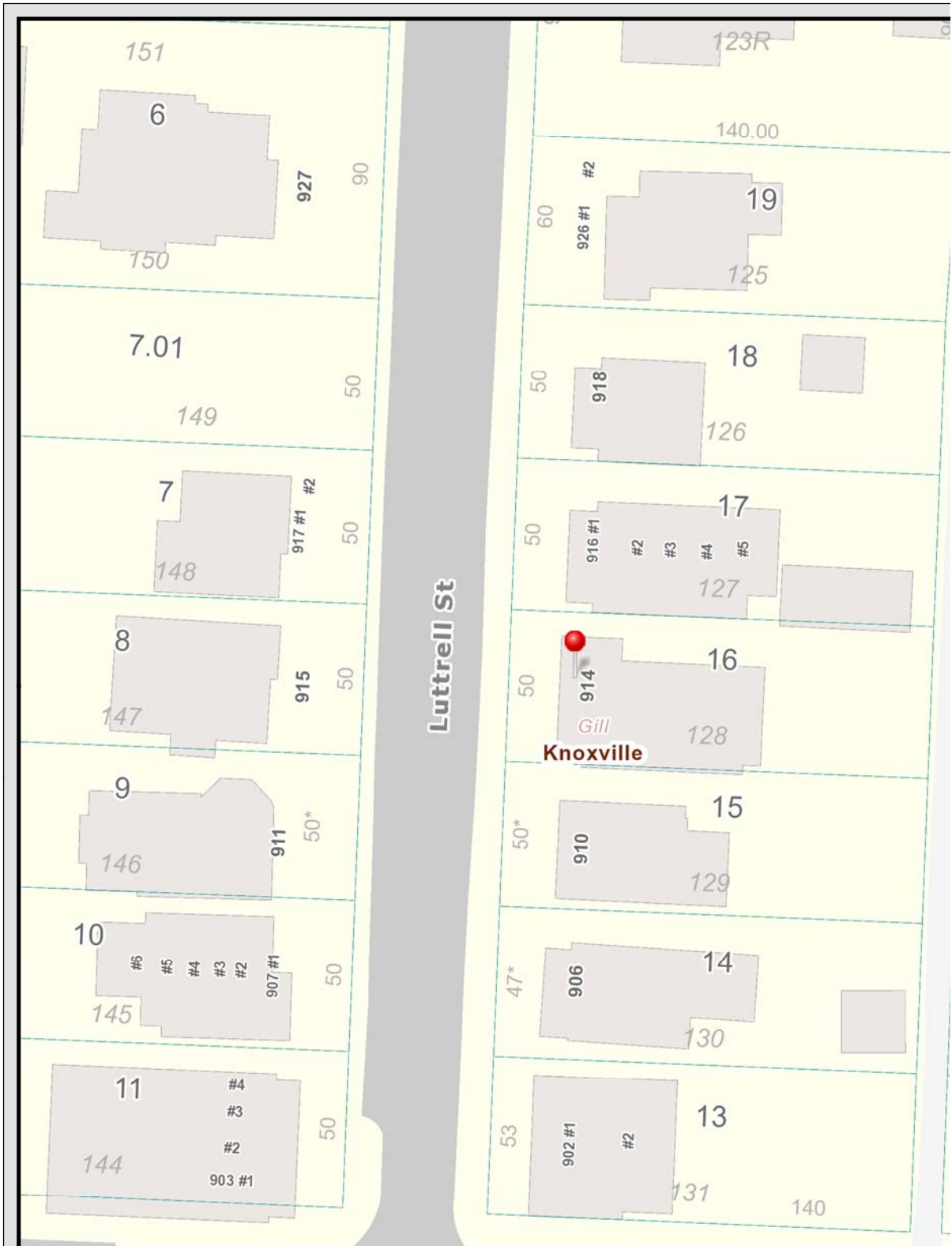
COMMENTS:

STAFF FINDINGS:

- 1) The house is a contributing structure within the Fourth and Gill H-1 Overlay as well as within the National Register Historic District.
- 2) The proposed steeper pitch for the porch roof to match the original was determined by observation and documentation of an early roofing tar stain on the brick above a front window. Porch roof elements were replaced in 2003 and 2009 based on MPC records. There are other patch marks on the house that indicate the original position of porch beams and roof slope (that do not align with the current construction).
- 3) Although the new porch roof support beams will be larger than the current beams, the current ones are not original. An overall height for the main beam of 12" to 13" instead of the current 8" beam is proposed to avoid future sag as has occurred in the current porch roof. This size of beam is still appropriate in scale to the very solid and robust porch, and it is slightly recessed.
- 4) The rafter tails at the porch eaves are highly deteriorated and will be replaced in-kind.
- 5) The proposed slate tile floor will cover an existing concrete floor and not a wooden floor. The concrete floor appears to be original and is deteriorated. Various masonry materials were utilized in Craftsman architecture. The floor will not be highly visible from the street.
- 6) The north portion of the front porch is at a height above ground at which a guard rail is required by the building code. The proposed guard rail is to be designed into a simple Craftsman-style wood balustrade with 2x3 wood pickets, and will not detract since it will only be located on the portions of the porch that are on the side and the back, and not across the front.

► STAFF RECOMMENDATION:

Staff recommends approval of the proposal based on the Design Guidelines and the staff findings.



**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:** Katie King

Address: 914 Luttrell St. Knoxville, TN 37917

Telephone: 865-454-5404 E-mail address: krdking@gmail.com

3. **LOCATION OF PROPERTY:**

Address: 914 Luttrell St. Knoxville, TN 37917 Tax ID/Lot/Parcel No: 081ML016

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 project consists of the reconstruction of the porch roof & beam structure, upgrading the porch flooring, and repairs/replacement of the wooden elements of the front fence - drawings attached.

Project scope includes:

- remove the existing low-slope porch roof (1.5 : 12 slope), deteriorated beams, and rafters.
- construct new porch roof with steeper slope (2.5 : 12 slope) - new slope was determined by observation of old roofing tar stain on brick above front window.
- salvage existing plank roof decking to the extent possible; if required, new decking will match.
- install new slate porch floor on top of existing concrete floor slab.
- replace deteriorated wood elements on front fence.
- repair concrete fence posts as required.

6. **SIGNATURE OF APPLICANT:**  Date: December 4, 2017

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.**

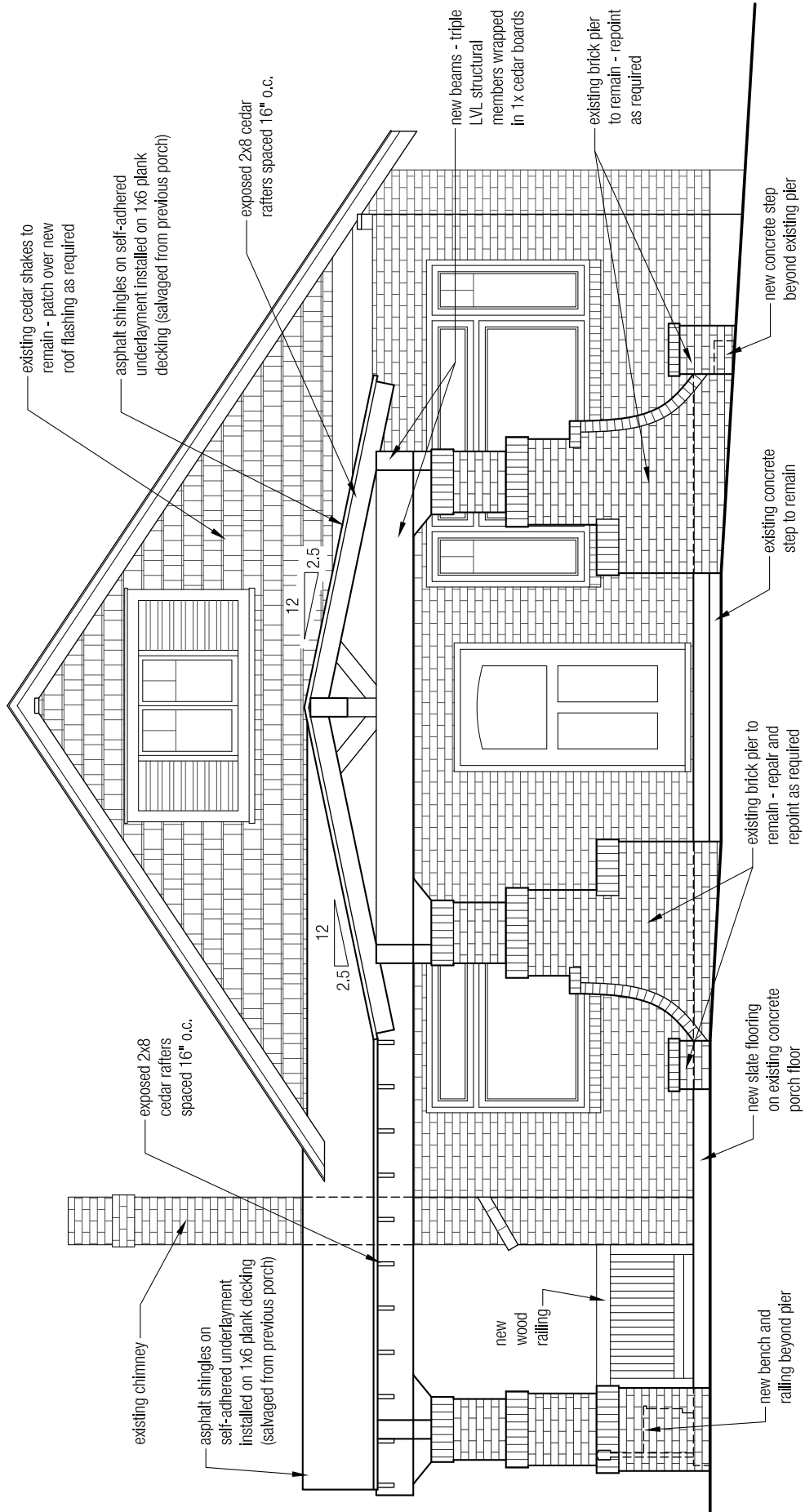
FOR STAFF USE ONLY

Date Received _____ . Approved _____ Disapproved _____ Approved As Modified _____ .

Date Acted On _____ .



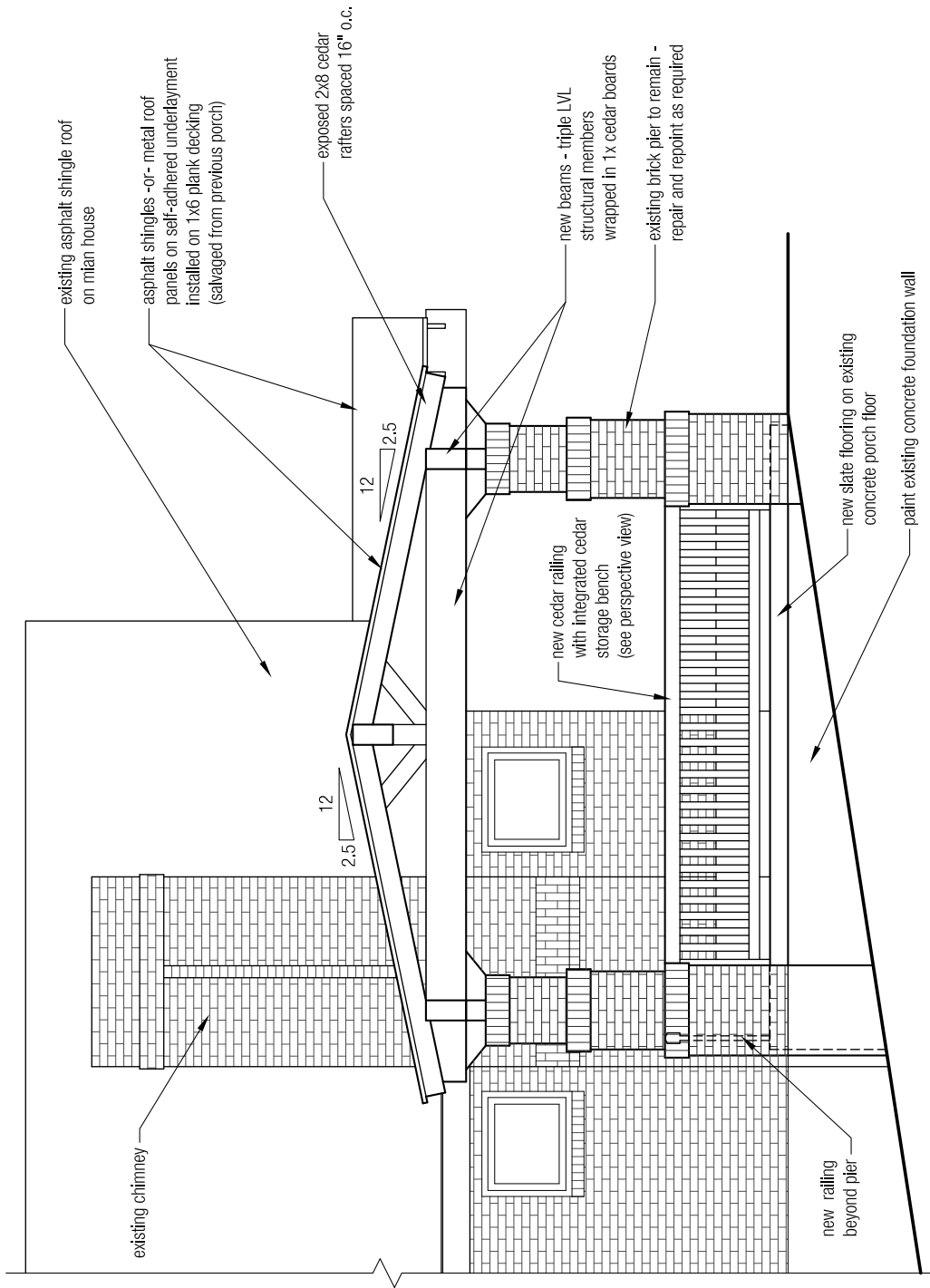
EXISTING FRONT ELEVATION

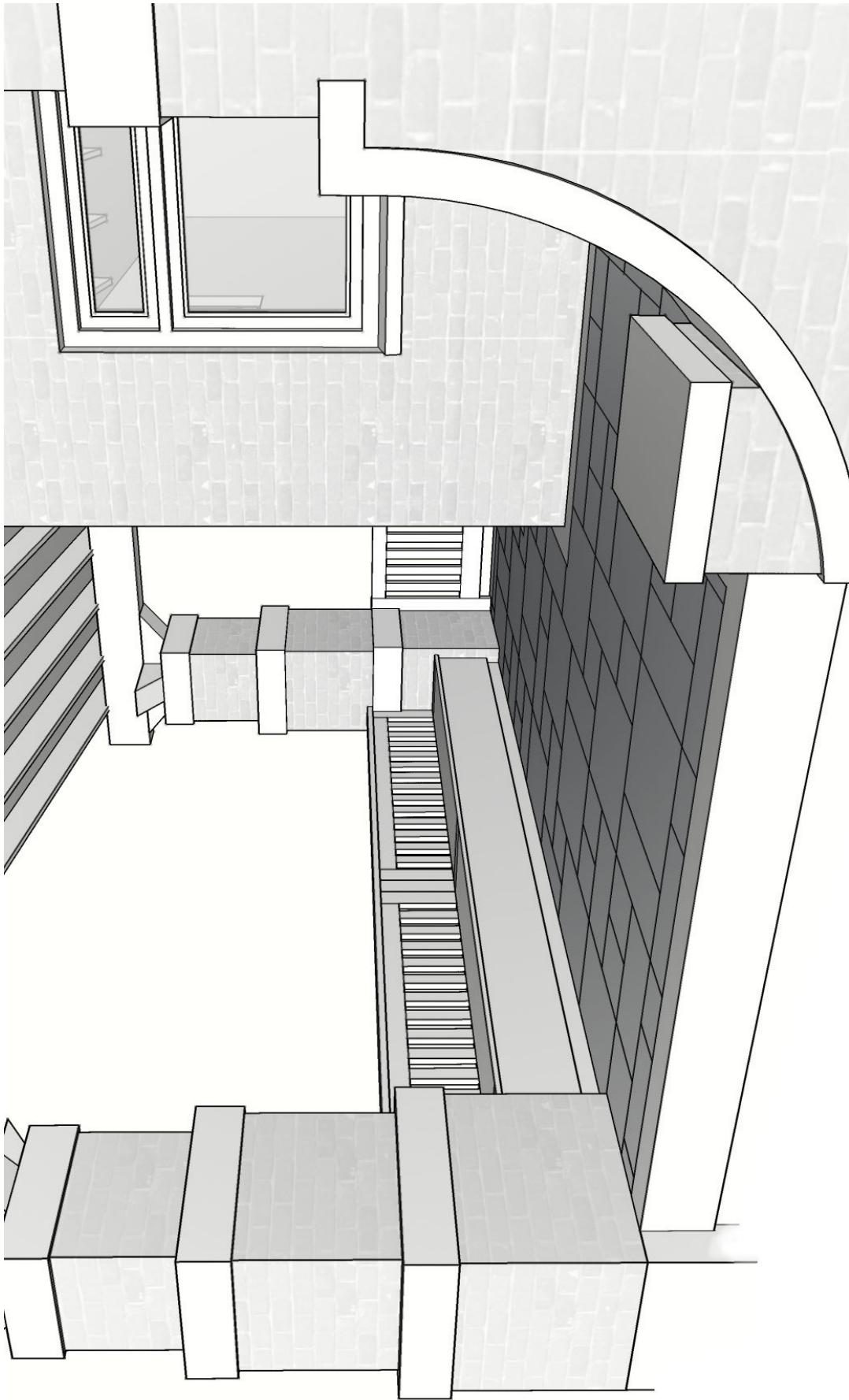


PROPOSED FRONT ELEVATION



EXISTING SIDE ELEVATION





VIEW OF BUILT-IN STORAGE BENCH