



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

PROPERTY ADDRESS: 911 Luttrell St 37917

FILE NO.: 12-E-17-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 12/21/2017

APPLICANT: Sara Martin Open Door Architecture

LEVEL OF WORK: Level II. Construction of addition or outbuilding

PROPERTY DESCRIPTION: Queen Anne (c. 1890)

Two-story frame with weatherboard and imbricated shingle wall covering. Hip roof with offset cross gables, asphalt shingled, cresting with finials. One-over-one and Queen Anne-over-one double-hung windows. Palladian window in front gable. One-story two-thirds front and side wrap-around porch with metal standing seam roof, shingled front gable, applied cross-timbering in porch gable with spherical protrusions and sawn wood panel of applied shamrock pattern, turned wood posts (now round columns), turned spindled balustrade, beadboard ceiling. The original two-story rear porch on the north side with turned wood posts, turned wood balustrade on second floor and varied sawn wood brackets was removed for a two-story screened porch prior to 2012. One interior offset brick chimney with inset arch and corbelling on interior offset of rear brick chimney. Brick foundation. Irregular plan. Two-story turret with missing conical roof. Rear porch on south with mudroom was constructed prior to 2013. (C) CLT81MNN009

► **DESCRIPTION OF WORK:**

The project consists of a new rear addition (south side of the house) modifications to the existing 2-story rear-facing screened porch (north side of the house) and construction of a replacement turret roof.

Project scope includes:

Non-original mudroom (2006) and porch on south side to be demolished and replaced with a new addition (125 SF footprint) clad in wood lap siding on first level and with cedar shakes on second level (size and profile to match the house's original siding) with brick foundation to match original house. New or salvaged double-hung windows used in addition will match originals as closely as possible and will be wood. Hipped roof to be lower pitched than existing hipped roof and covered with interlocking metal clad roofing.

Enclose second-floor screened porch on north side of house with wood lap siding to match main house and wood casement windows. Enlarge first-floor screened porch to project 5'-6" on the north side and frame in with pilasters and beadboard knee walls as depicted in submitted drawings. Roofing to be interlocking metal clad roofing.

Reconstruct conical roof on the turret based on a historical photo as a documentary guide (included in this application). The roof structure will be constructed of wood. The roof covering of the conical cap will be of cedar shake to match original and the metal finial will be as closely matched as possible to the original.

► **APPLICABLE DESIGN GUIDELINES:**

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

ADDITIONS

Recommendations:

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.



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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. 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.
 6. It is best not to add additional stories. If required for the new use, make sure they are set back from the wall plane and are as inconspicuous as possible when viewed from the street.
 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:

The owners have applied to the BZA for additional lot coverage which is 7% over the 30% that is allowed by the underlying zoning for this residential district (R-1A). Most of this overage is created by existing buildings on the lot.

STAFF FINDINGS:

- 1) The house is a contributing structure within the Fourth and Gill H-1 as well as the National Register Historic District.
- 2) The north side addition of the screened-in porch will project from the house by 5'-6". Although this addition will be on the side of the house (rather than the rear), and the character-defining feature of the front wrap-around porch is on this side, the projection of the proposed addition will be 10 inches less than that of the existing front porch. This addition is also located toward the rear-most portion of this side.
- 3) The enclosure of the upper porch on the north side with a row of windows alludes to a sleeping porch, which were sometimes found on the rear of Queen Anne houses. This type of enclosure has been approved as a precedent by the HZC given that the structure retains the character of a porch and not a complete enclosure. It does not alter the dimensions or the roof line of the existing porch.
- 4) The proposed two-story south addition replaces a later constructed porch and mud-room enclosed in 2006, so no historically significant fabric will be lost.



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5) The south addition is offset 6 inches where it connects to the main house and there will be a corner board on the lower level that helps to distinguish the new addition from the earlier construction. The bracketed overhang proposed on the rear of the addition will correspond to that existing on the south side.

6) To create distinction between the old and new roof forms, a lower-pitched metal hipped roof intersects the main house slate roof. Off-set construction for the south addition renders it more discernable from the main part of the house so that its original or early form is not lost.

7) All proposed wooden materials and the interlocking metal roof on the screened porch and addition are compatible with those of the main house. Any salvageable parts of the existing second-level window on the south side will be utilized to repair other windows if possible.

8) The reconstructed conical roof, which has been missing approximately 40 years on the turret, will be based on a historical photo as a documentary guide, and materials and details will match as closely as possible.

► **STAFF RECOMMENDATION:**

Approval of additions on the north and south sides and reconstruction of conical roof on the turret based on the documentary photo submitted with this application.



**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: Kelly Johnson & Jonathan Wimmer

Address: 911 Luttrell St. Knoxville, TN 37917

Telephone: 865-548-7498 E-mail address: jwwtn@icloud.com

3. LOCATION OF PROPERTY:

Address: 911 Luttrell St. Knoxville, TN 37917 Tax ID/Lot/Parcel No: 081MN009

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 a new rear addition (south side of the house), modifications to the existing 2-story, rear-facing screened porch (north side of the house), and construction of new turret roof - drawings attached.

Project scope includes:

- non-original mudroom (south side) to be demolished and replaced with a new addition (125 SF footprint) clad in wood plank siding on the first floor and cedar shakes on the second floor (size and profiles to match the house's original siding) with brick base to match original house. New double-hung windows used in addition will be wood.
- Enclose second floor screened porch on north side of house with wood lap siding and wood casement windows
- Enlarge first floor screened porch with addition (85 SF footprint) on the north side.
- Rebuild turret roof to match historic photo (attached).
- Install new wood storm windows throughout.

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

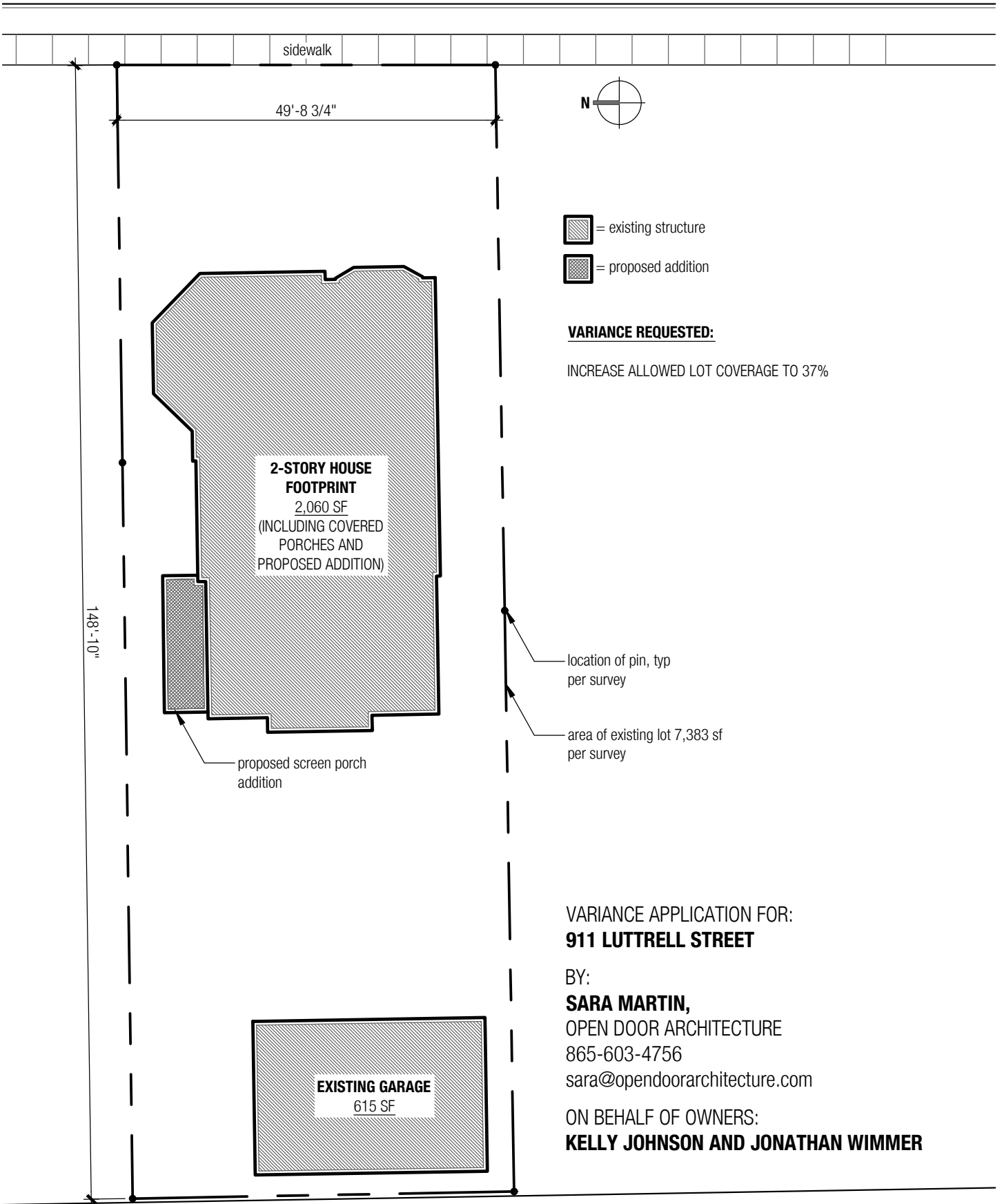
Return application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902 or **Fax:** 865-215-2068. **Incomplete applications will not be accepted.**

FOR STAFF USE ONLY

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

Date Acted On _____ .

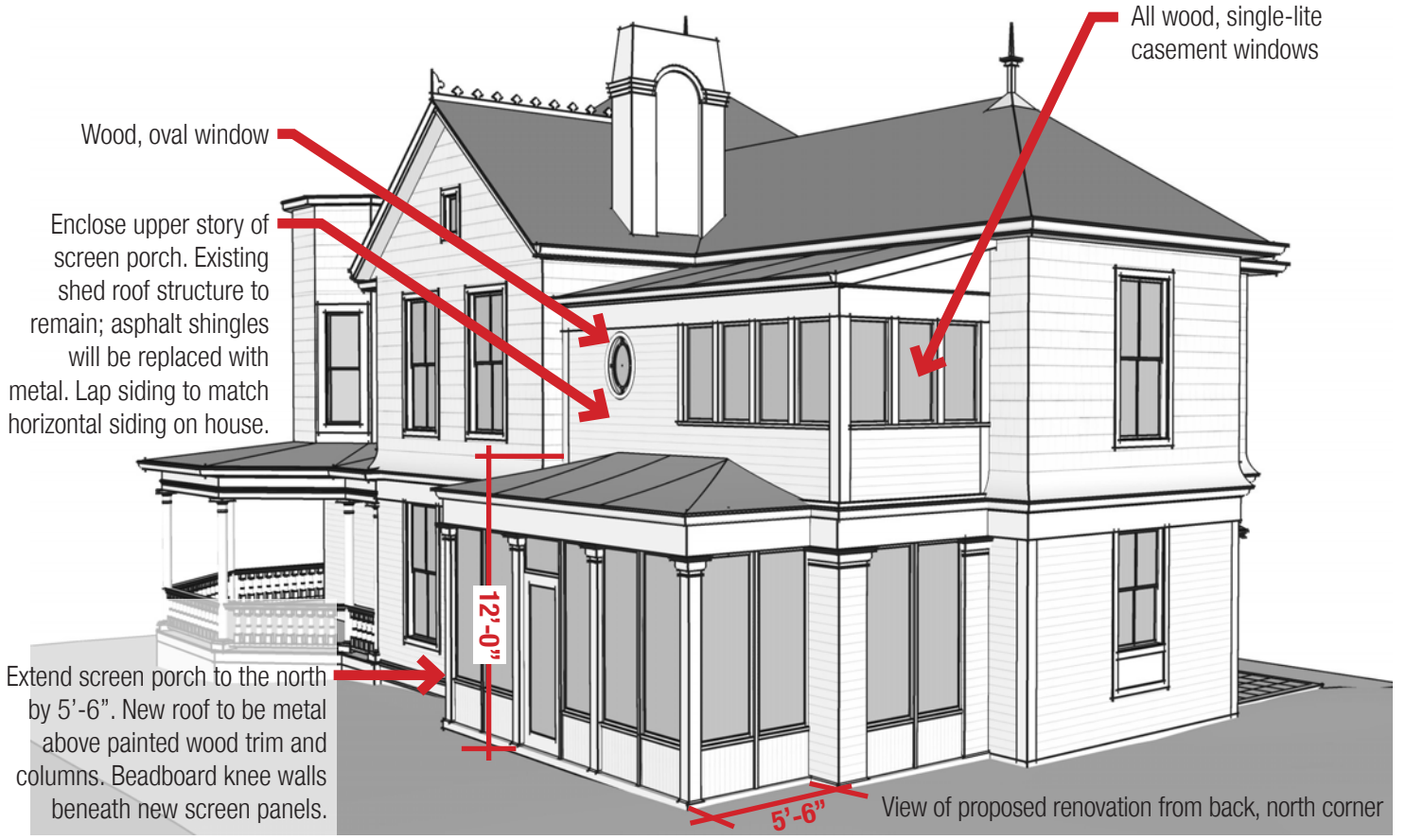
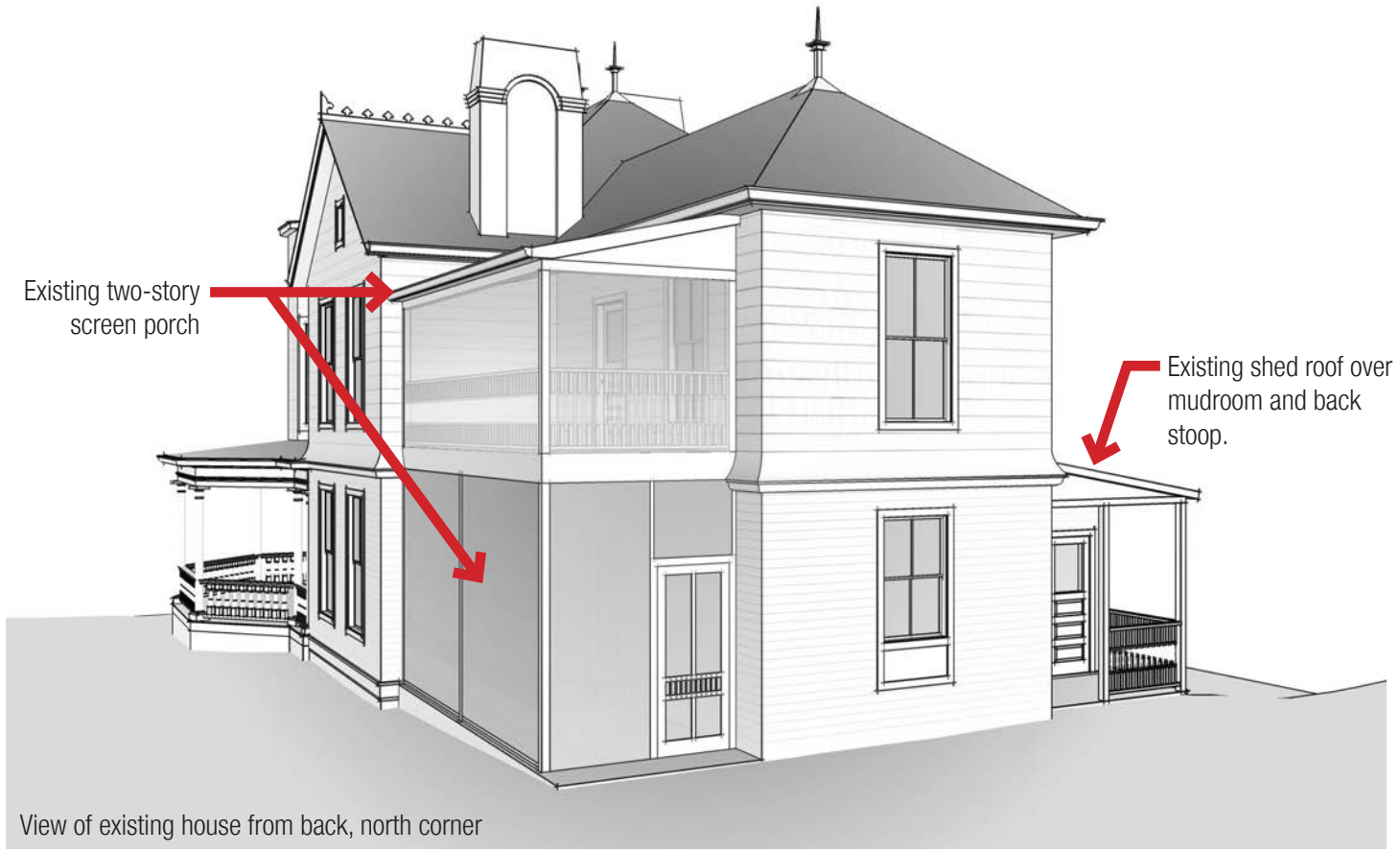
LUTTRELL STREET

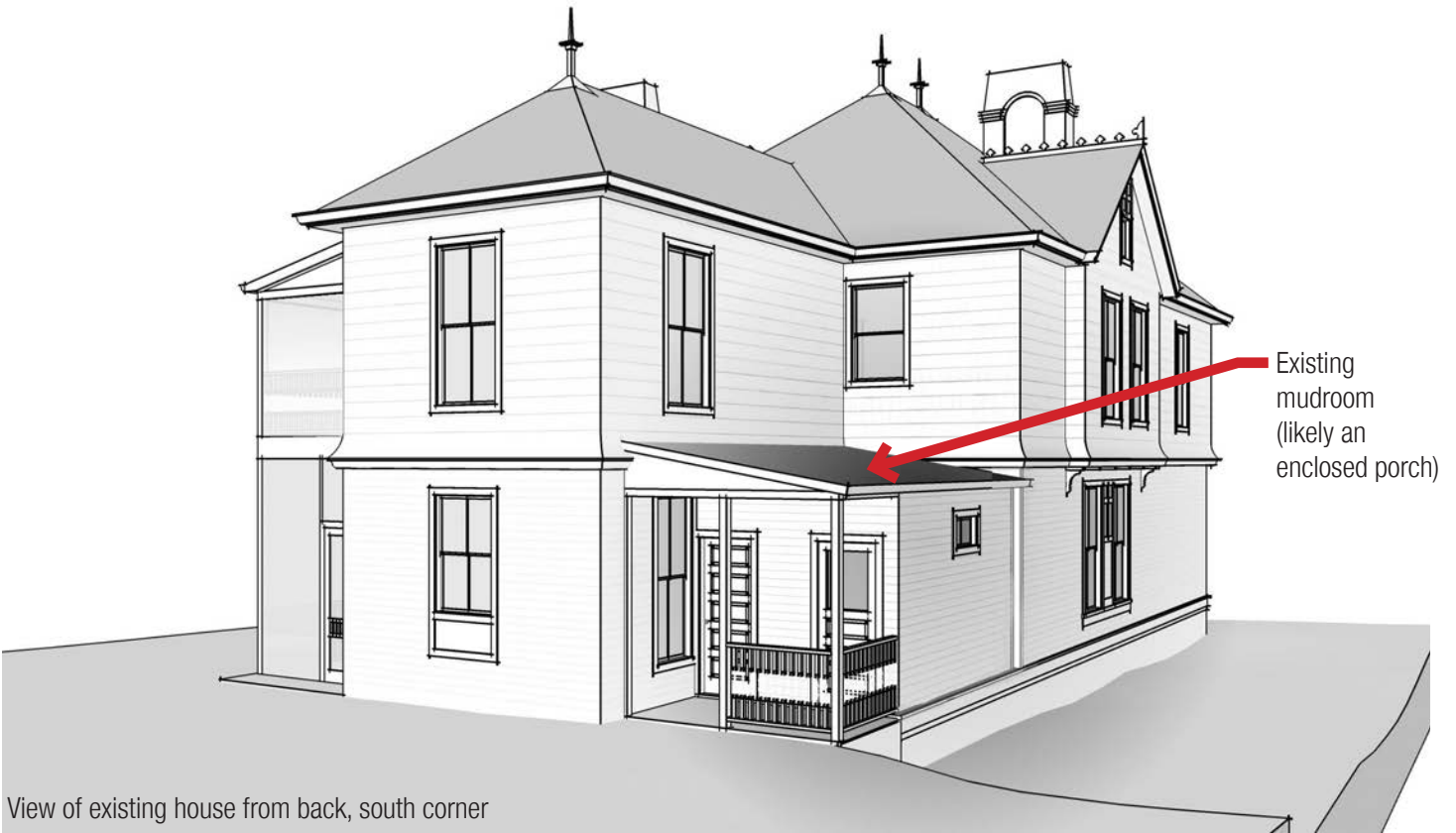


SITE PLAN

ALLEY

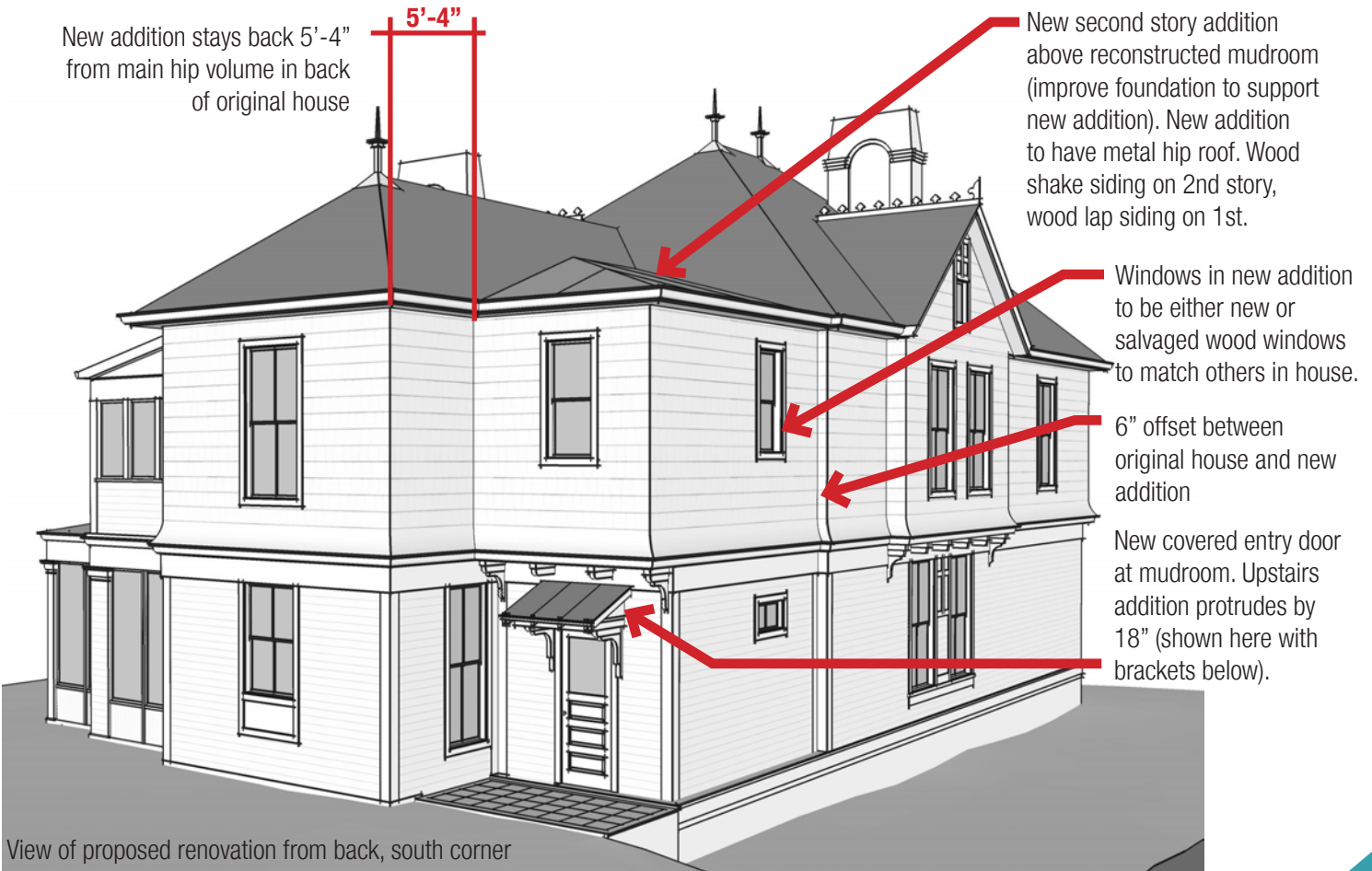
SITE PLAN SUBMITTED FOR VARIANCE APPLICATION (LOT COVERAGE). PROVIDED HERE TO SHOW PROPERTY LOCATION.





Existing mudroom (likely an enclosed porch)

View of existing house from back, south corner



New addition stays back 5'-4" from main hip volume in back of original house

5'-4"

New second story addition above reconstructed mudroom (improve foundation to support new addition). New addition to have metal hip roof. Wood shake siding on 2nd story, wood lap siding on 1st.

Windows in new addition to be either new or salvaged wood windows to match others in house.

6" offset between original house and new addition

New covered entry door at mudroom. Upstairs addition protrudes by 18" (shown here with brackets below).

View of proposed renovation from back, south corner



Two-story screen porch on north side



Existing mudroom on south side



Rear (west) elevation of existing



Current view of house from Luttrell Street



Historic view of house with turret roof intact. Homeowners propose to reconstruct turret roof to match historic photo.