



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

PROPERTY ADDRESS: 1206 Luttrell St 37917

FILE NO.: 5-M-17-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 5/18/2017

APPLICANT: Todd and Emily Wakefield (owner)

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

PROPERTY DESCRIPTION: Neoclassical (c. 1910)

Two-story frame with aluminum siding wall covering. Hip roof with asphalt shingle roof covering. Six-over-four double-hung replacement windows. One-story front portico with square stuccoed columns, replacement sawn wood balustrade and upstairs entry with outside metal stair on front. Stuccoed foundation. Regular plan. Sidelights at front entry. Contributing.

► **DESCRIPTION OF WORK:**

Construct the original front porch and dormer. Porch to have brick foundation to match that of house, wood 12" Ionic-order columns, tongue and groove porch floor, rubber roof membrane, new wood balustrade at 2'-4" high and pedestals w/copper caps on upper level, new wood-framed dormer, new wood fixed-glass windows, and dimensional shingles on porch roof to match existing. Gutter replacement with 5"-half round gutters.

► **APPLICABLE DESIGN GUIDELINES:**

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

PORCHES

Properly proportioned porches are important to new buildings constructed in Fourth and Gill, helping new construction blend better with the neighborhood.

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. In new construction, the proportion of the porches to the front facades should be consistent with the historic porches in the neighborhood. Details such as columns, posts, piers, balustrades and porch flooring must use materials that present a visually and physically appropriate appearance historically.

WINDOWS

4. If replacement windows are necessary, they should be the same overall size as the originals, with the same pane division, and the same muntin style and exterior depth, width and profile. False muntins or grids should not be used.



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SECRETARY OF INTERIORS STANDARDS

2. The distinguishing original qualities or character of a building, structure, or site and its environmental shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

COMMENTS:

STAFF FINDINGS:

1) The house is a contributing structure within the Fourth and Gill H-1 Overlay.

2) The house has been heavily altered overall prior to the establishment of the historic overlay. The original full-façade front porch has been reduced to a single-bay central porch, or stoop c. 1965, and was rehabbed in 2014.

3) Documentation on the original appearance of the house in the 1920s or 1930s has been submitted to indicate the design of the front porch and a portion of the front façade. The columns supporting a full-façade are square with Ionic volutes. The photos does not show a balustrade on the historic porch.

4) The photo-documentation provides sufficient evidence as to the appearance fo the appearance of the original full-façade porch and dormers.

► STAFF RECOMMENDATION:

Staff recommends approval.

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

Please print all information:

1. **APPLICANT NAME:** Todd and Emily Wakefield
Address: 1206 Luttrell Street Knoxville, TN 37917
Telephone: 865 242-7100 E-mail address: todd@hopsandhollers.com
Relationship to Owner: Owner

2. **OWNER NAME:** Todd and Emily Wakefield
Address: 1206 Luttrell Street Knoxville, TN 37917
Telephone: 865 242-7100 E-mail address: todd@hopsandhollers.com


3. **LOCATION OF PROPERTY:**
Address: 1206 Luttrell Street Tax ID/Lot/Parcel No: 081LK003

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.)

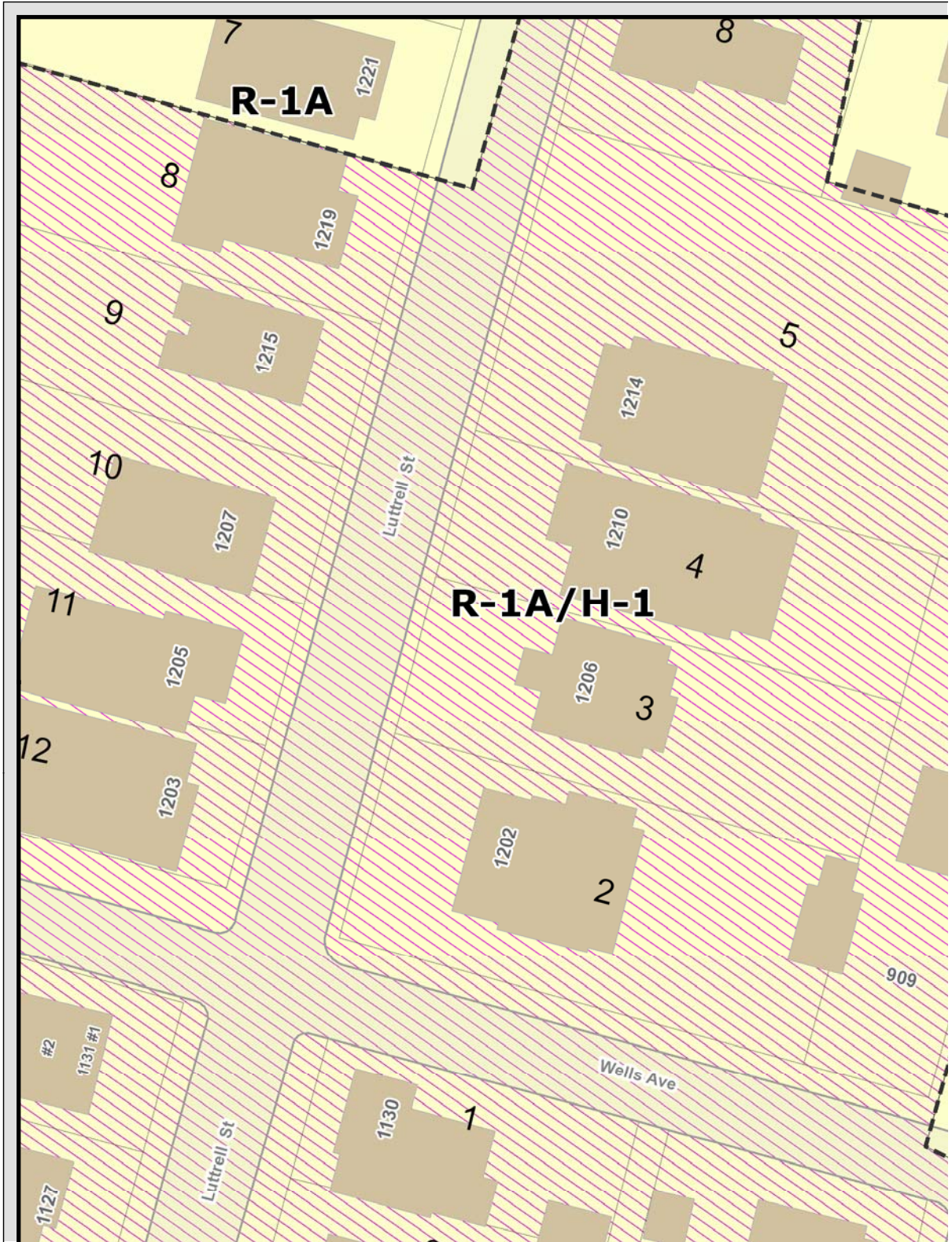
We wish to construct the original front porch and dormer.
Project Scope Includes: Painting House, Gutter Replacement with 5" Half Round Gutters, New Porch Addition w/ New Brick Foundation, Wood 12" Ionic Order Columns, Wood Decking Floor, Rubber Roof Membrane, New Wood Balustrade & Pedestals w/ Copper Caps around upper, New Wood Framed Dormer, New Wood Fixed Windows, & Dimensional Shingles to match existing.

6. **SIGNATURE OF APPLICANT:**  Emily Wakefield Date: 4/24/17

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			



1206 Luttrell St.
Knoxville, TN 37917

Wakefield
April 25, 2017

1206 Luttrell

Dormer, Porch, Paint Renovations

circa 1935



current



circa 1965

1206 Luttrell

Dormer, Porch, Paint Renovations

Porch /Dormer Addition to Wakefield Residence

1206 Luttrell Street
Knoxville, TN 37917

PLANS REVIEW DATA

CITY OF KNOXVILLE GOVERNING CODES & GUIDELINES

- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL RESIDENTIAL CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2012 INTERNATIONAL FUEL CODE
- 2012 INTERNATIONAL FIRE CODE
- 2011 NATIONAL ELECTRICAL CODE
- 2009 ANSI A117.1

STATEMENT OF INTENT

GEORGE ARMOUR EWART, ARCHITECT HAS, TO THE BEST OF ITS PROFESSIONAL EFFORTS, DESIGNED AND PRODUCED THESE DRAWINGS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL CODES APPLICABLE TO THIS PROJECT ON THE DAY OF ISSUANCE, WITHOUT BEING SUBJECT TO JUDICIAL INTERPRETATION.

OWNER

TODD AND EMILY WAKEFIELD

PROJECT ADDRESS

1206 LUTTRELL STREET
KNOXVILLE, TN 37917

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL ON-SITE DIMENSIONS.
2. DIMENSIONS ARE REFERENCED TO FACE OF NEW INTERIOR STUD WALLS, COLUMN CENTERLINES & TO THE FACE OF EXTERIOR WALLS UNLESS OTHERWISE INDICATED.
3. PROVIDE PRESSURE TREATED WOOD FOR CONCEALED MEMBERS IN CONTACTED WITH MASONRY OR CONCRETE.
4. PROVIDE WOOD BLOCKING IN WALLS FOR THE SUPPORT OF EQUIPMENT, RAILINGS, ACCESSORIES, DRAPERY TRACKS, RECESSED ITEMS, ETC. AS REQD. HANDRAILS, GRAB BARS AND WALL MOUNTED TOILET FIXTURES ARE TO BE INSTALLED TO WITHSTAND A MIN. VERT. OR HORIZ. FORCE OF 250 LBS.
5. MAINTAIN THE INTEGRITY OF RATED WALLS AT ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS & ALL RECESSED EQUIPMENT.
6. CONTRACTOR SHALL VERIFY AND COORDINATE ROUTING, PLACEMENT, SPACE & CLEARANCE REQUIREMENTS FOR MECHANICAL, ELECTRICAL & OTHER TRADES. REFERENCE PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS.
7. UNLESS THIS PROJECT IS BEING BID, THE INTENT OF THESE DRAWINGS IS TO BE PART OF A "DESIGN BUILD" PROJECT. ALTHOUGH THE ARCHITECT HAS ATTEMPTED TO SHOW ALL CONSTRUCTION, THE ARCHITECT AND CONTRACTOR ARE TO COORDINATE ANY AREAS NOT NOTED ON THESE DRAWINGS. ANY ADDITIONAL INFORMATION REQUIRED WILL BE PROVIDED DURING CONSTRUCTION.

DRAFTING CONVENTIONS

	CONCRETE MASONRY
	BRICK
	CONCRETE
	GYPSUM BOARD
	PLYWOOD OR COMPOSITE WOOD
	BATT OR LOOSE INSULATION
	FINISH WOOD

INDEX TO DRAWINGS

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	A2.1	FRONT ELEVATION
	A2.2	SIDE ELEVATION / DETAIL
	A2.3	COLOR SCHEME / PAINT SCHEDULE
	A3.1	WALL SECTION
	A3.2	WALL SECTION

LOCATION MAP

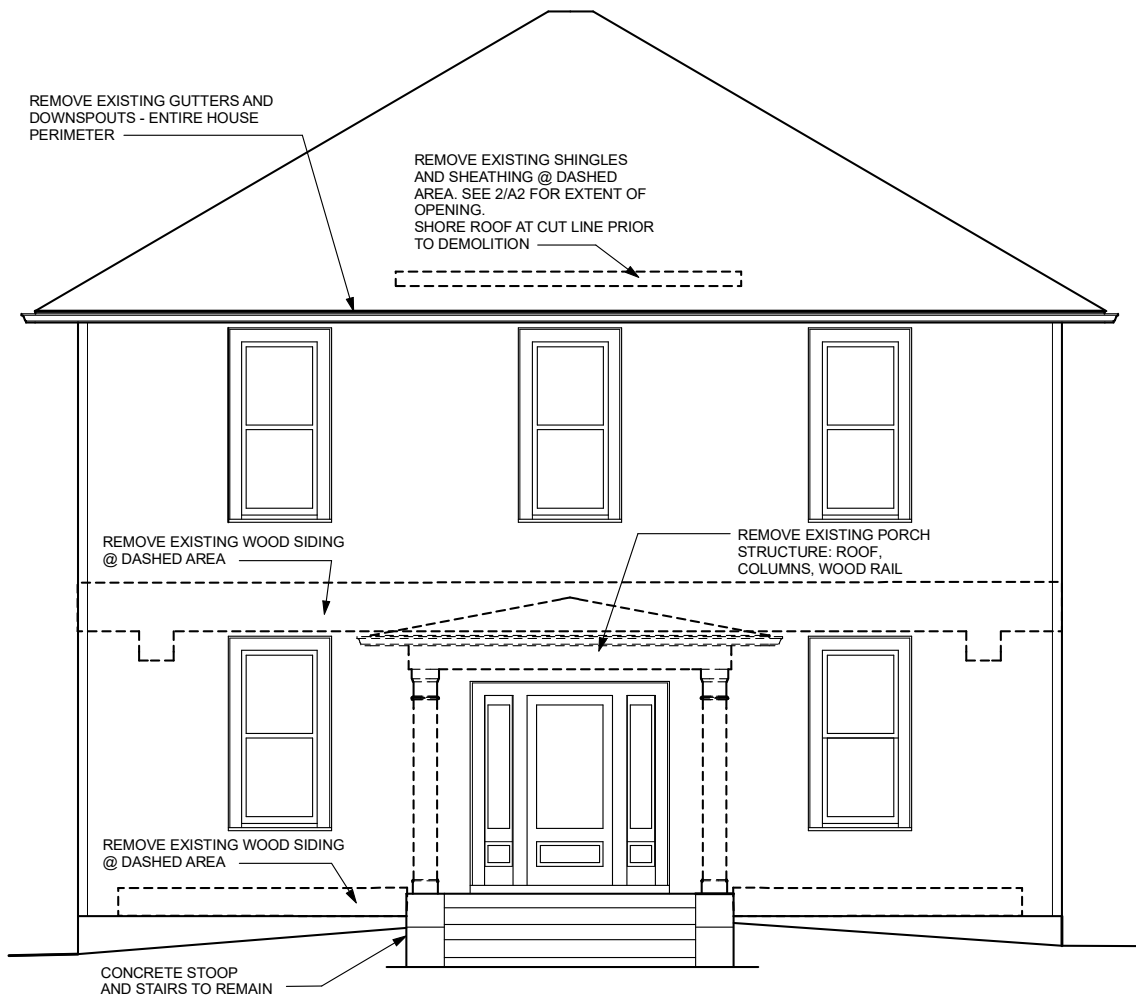


DATE: 21 APR 2017
JOB #: 17045
NAME: RMH



1206 Luttrell

Dormer, Porch, Paint Renovations



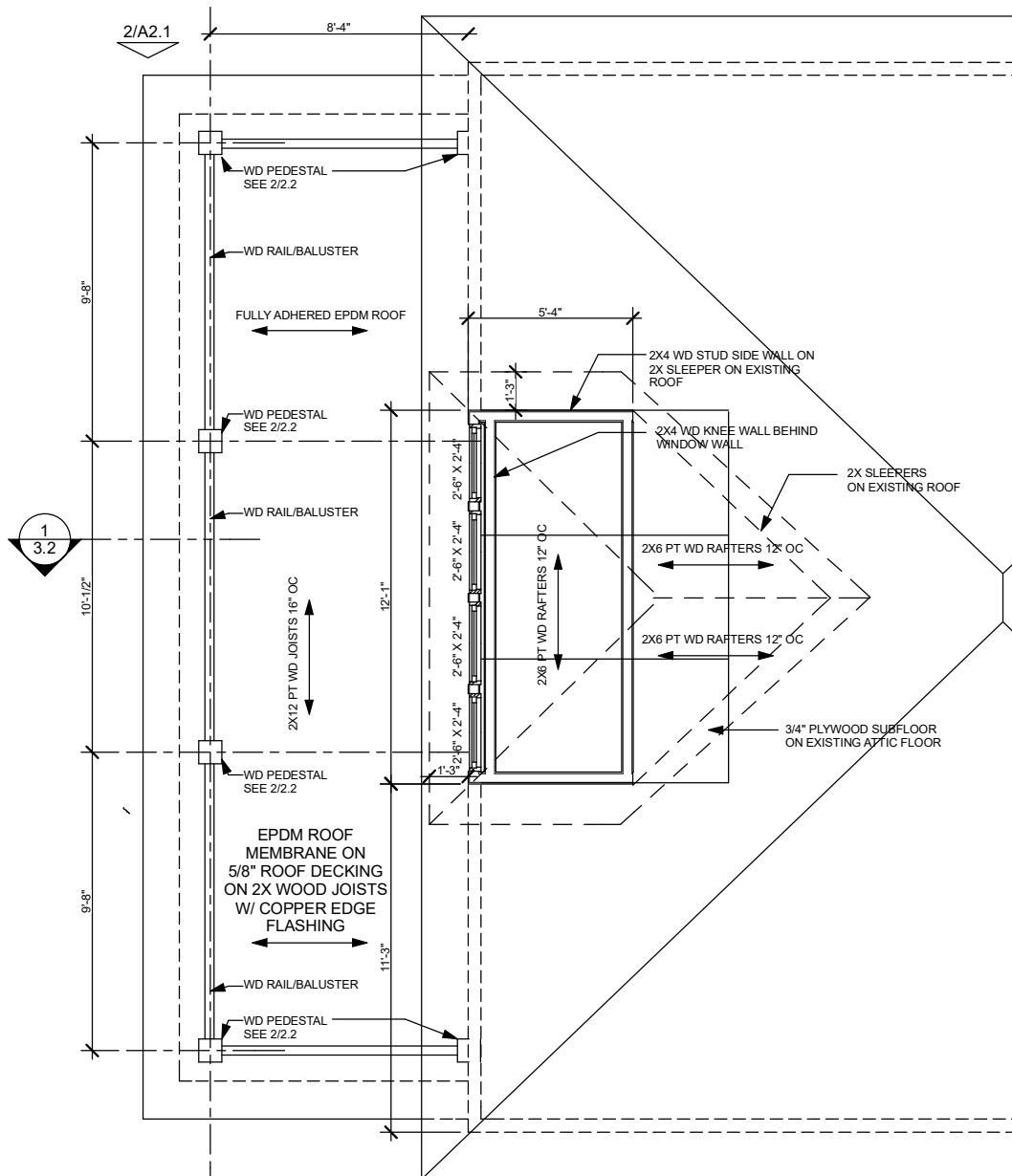
1
A0.1

DEMOLITION

SCALE: 1/4" = 1'-0"

1206 Luttrell

Dormer, Porch, Paint Renovations



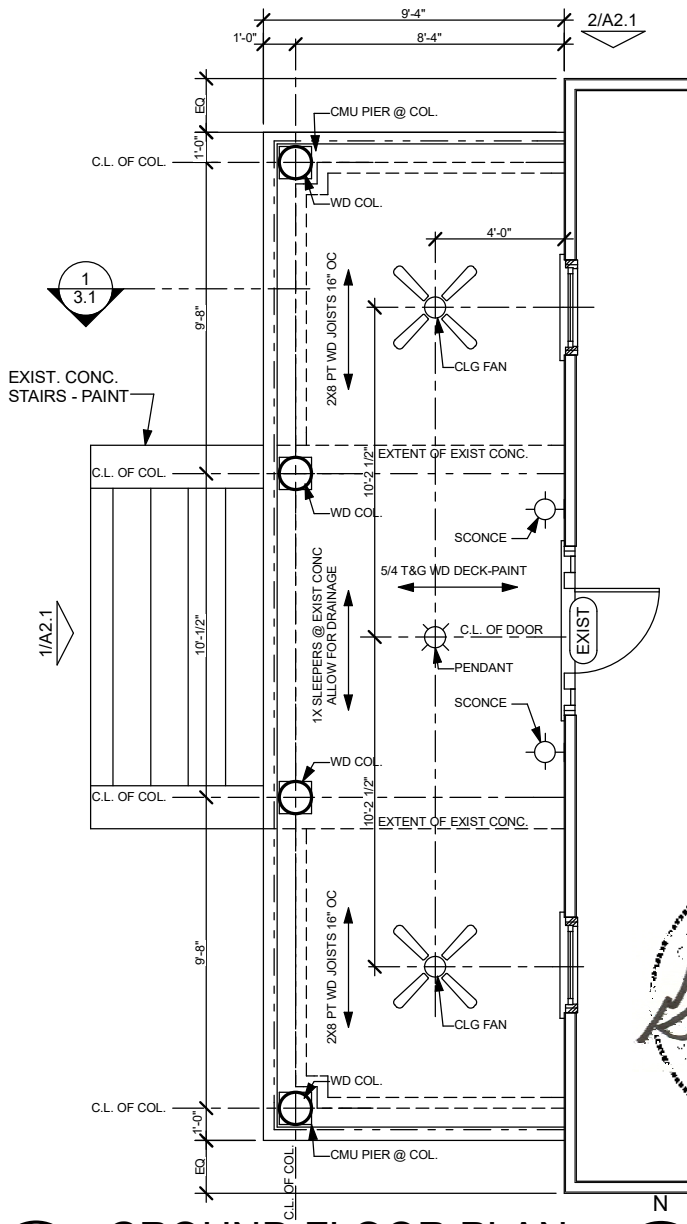
2
A1.1

DORMER / PORCH ROOF PLAN

SCALE: 1/4" = 1'-0"

1206 Luttrell

Dormer, Porch, Paint Renovations



**GEORGE
ARMOUR
EWART
ARCHITECT**

404 Bearden Park Circle
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865.602.7771
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www.georgeewart.com

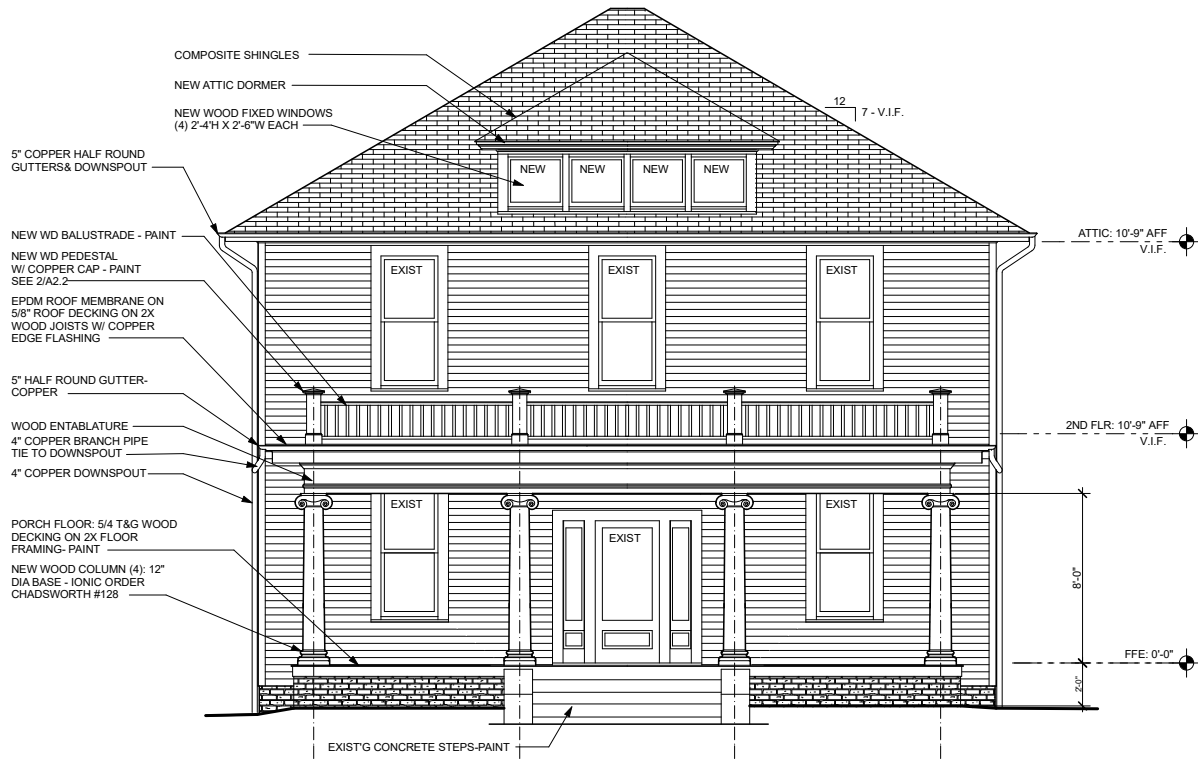
PORTCH / DORMER ADDITION TO
Wakefield Residence
1206 Luttrell Street
Knoxville, TN 37917



DATE 21 APR 2017
JOB # 17045
NAME RMH

1206 Luttrell

Dormer, Porch, Paint Renovations



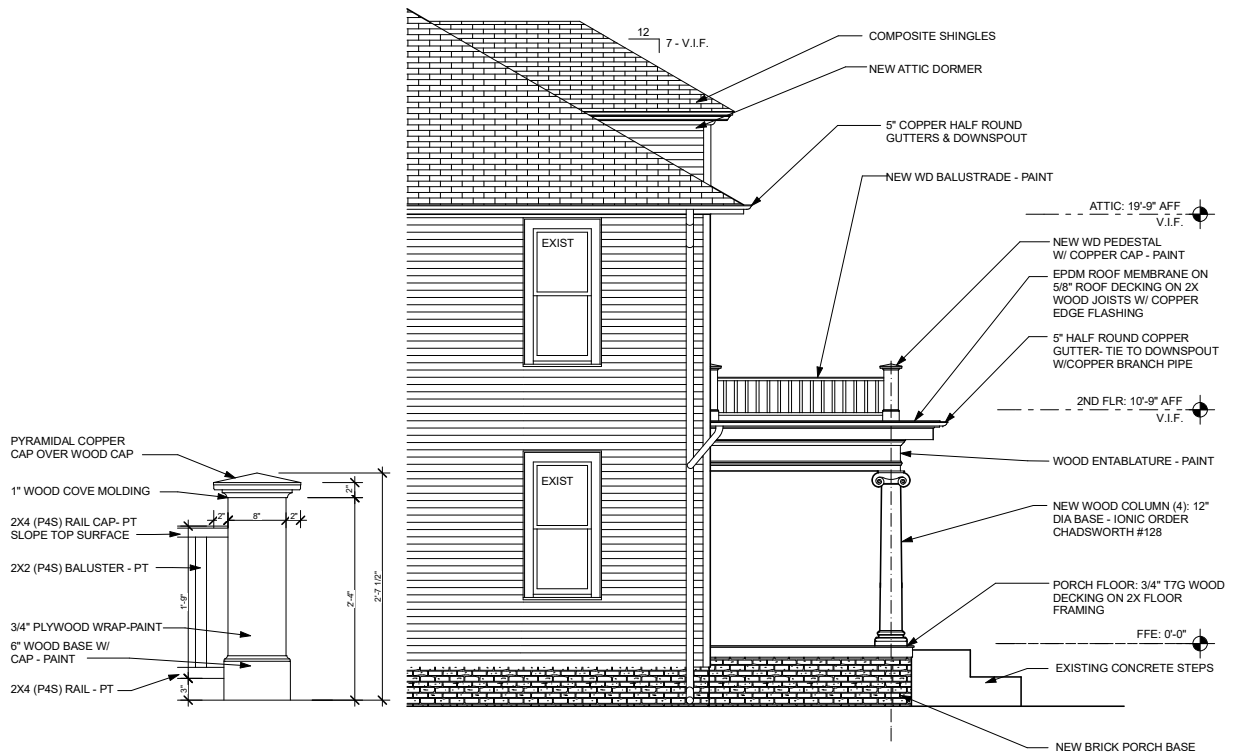
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A2.1

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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Dormer, Porch, Paint Renovations



2 PEDESTAL DETAIL
A2.2 SCALE: 1" = 1'-0"

1 SIDE ELEVATION
A2.2 SCALE: 1/4" = 1'-0"

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1
A2.3

FRONT ELEVATION - COLOR SCHEME

SCALE: 1/4" = 1'-0"

(Proposed Final Rendering)

1206 Luttrell

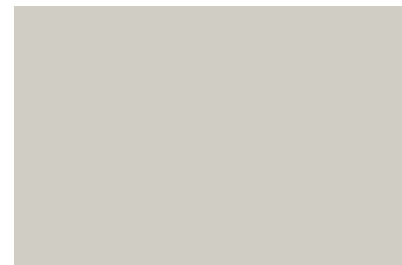
Dormer, Porch, Paint Renovations

(Paint Colors)

Siding: Purbeck Stone

An understated stone grey

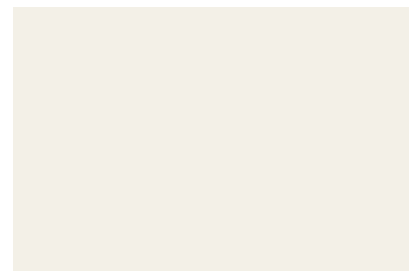
Purbeck Stone is a clean and understated mid grey that resembles the colour of stone found on the Isle of Purbeck, close to our home here in Dorset. Purbeck Stone is the strongest of our Easy Neutrals, sitting contentedly as part of a calming scheme with Cornforth White, Wevet and Ammonite in homes both old and new.



Trim: Strong White

A GREY BASED WHITE

This cool white is both strong by name and strong by nature. One of our Contemporary Neutrals, the subtle urban feel of its light grey undertones add a contemporary twist to period homes, while staying in keeping with modern properties. Pair with Skimming Stone, Elephant's Breath and All White in any combination for an effortlessly cohesive scheme.



1206 Luttrell

Dormer, Porch, Paint Renovations

Window Sashes, Porch Steps, Foundation: Moles Breath

A MOODY GREY

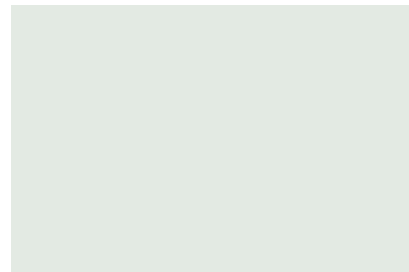
A timeless grey whose name takes its roots from the much loved Elephant's Breath, this moody hue is inspired by a smaller, furrer animal. Mole's Breath is the most versatile of our stronger accents as it can be used both with Easy Neutrals like Purbeck Stone and Contemporary Neutrals like Strong White. It is particularly effective to ground kitchen islands and when used on the walls of smaller spaces to create a fabulously sullen yet warm room.



Porch Ceiling: Borrowed Light

A PALE AND ILLUMINATING BLUE

Evoking the colour of summer skies, Borrowed Light is a wonderfully pale blue named after the delicate light that cascades through small windows and fanlights. It works as well in a room deprived of light as it does in an airy sunroom. This soft and classic tone is perfectly suited to children's bedrooms, especially when contrasted with Stiffkey Blue on furniture or woodwork.



1206 Luttrell

Dormer, Porch, Paint Renovations

(Current Brick Colors)



(Current Brick Foundation has been painted, cleaned, and pressure washed throughout the years that create the current look. The front facade was replaced previously with newer brick, but will be covered by the porch addition.)

1206 Luttrell

Dormer, Porch, Paint Renovations

(Matching Brick Colors)



Old Louisville Tudor is a classic brick created through a sea of red color tones. Highlighted with a combination of selective, yet bold white tones; the tudored edge finish completes the look.