



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

PROPERTY ADDRESS: 1012 Gratz St 37917

FILE NO.: 11-G-17-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 11/16/2017

APPLICANT: Robert and Melynda Whetsel (owner)

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

PROPERTY DESCRIPTION: Craftsman (c. 1915)

One-and-a-half-story frame front-gabled Craftsman bungalow with shed roof dormers of unequal length on each side. Integral porch supported by brick piers. Altered rear façade.

► **DESCRIPTION OF WORK:**

Reconfigure the 1st-floor façade and back entry to more closely match the original which was remodeled sometime in the past 25 years. Recreate the rear façade by re-opening a portion of the depth of the recessed porch based on physical evidence in the structure of the house, and re-installing the original set of doors. Replace the small window on the rear with a set of double-hung 3-over-1 window. These windows will be true-divided-light and will match the other set of twin windows on the rear in muntin configuration and size. Extend the length of the shed roof dormer on the south roof pitch of the house 6 more feet to match the length of that on the north roof pitch which is 14 feet long. The end of the south dormer will be removed to allow for the extension to match existing design, with another centered wooden double-hung 3/1 window to match that of the existing in style, size and material.

► **APPLICABLE DESIGN GUIDELINES:**

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

PORCHES

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.

ENTRANCES

4. Secondary entrances should be compatible with the originals in size, scale or materials . . .

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. Proportion is very important.

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:

STAFF FINDINGS:

1) The c. 1915 Craftsman house is a contributing structure within the Fourth and Gill H-1 overlay.



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

PROPERTY ADDRESS: 1012 Gratz St 37917

FILE NO.: 11-G-17-HZ

DISTRICT: Fourth and Gill H-1

2) The rear façade of the house has been re-modeled within the last 25 years to enclose the recessed porch area and remove the set of original rear doors. The proposed design will recreate the rear façade by re-opening a portion of the depth of the the recessed porch and re- installing the original set of doors, based on physical evidence in the structure of the house.

3) The small square window to be removed on the rear of the house does not appear to be a significant character-defining feature in this case.

4) The wood material utilized are appropriate for the structure.

5) The extension of the south dormer will be visible from Gratz Street; however, shed-roofed dormers of unequal length on each side is not typical is not a character-defining feature in this case. Very little historic fabric will be removed at the end of the south dormer to allow for the extension to match existing with another centered window to match existing style, size and wood material. Therefore, the extension of the south dormer will not significantly alter or detract from the historic character of the house.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the proposal.

Certificate (File) No: 11-6-17-HZ

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

Please print all information:

1. NAME OF APPLICANT: Robert + Mehinda Whetse

Address: 1015 Luttrell St.

Telephone: 865-740-2769 E-mail address: bobwhetse1@comcast.net

Relationship to Owner: _____

2. NAME OF OWNER: SAME

Address: _____

Telephone: _____ E-mail address: _____

3. LOCATION OF PROPERTY:

Address: 1012 Gretz St Tax ID/Lot/Parcel No: 081M6009

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

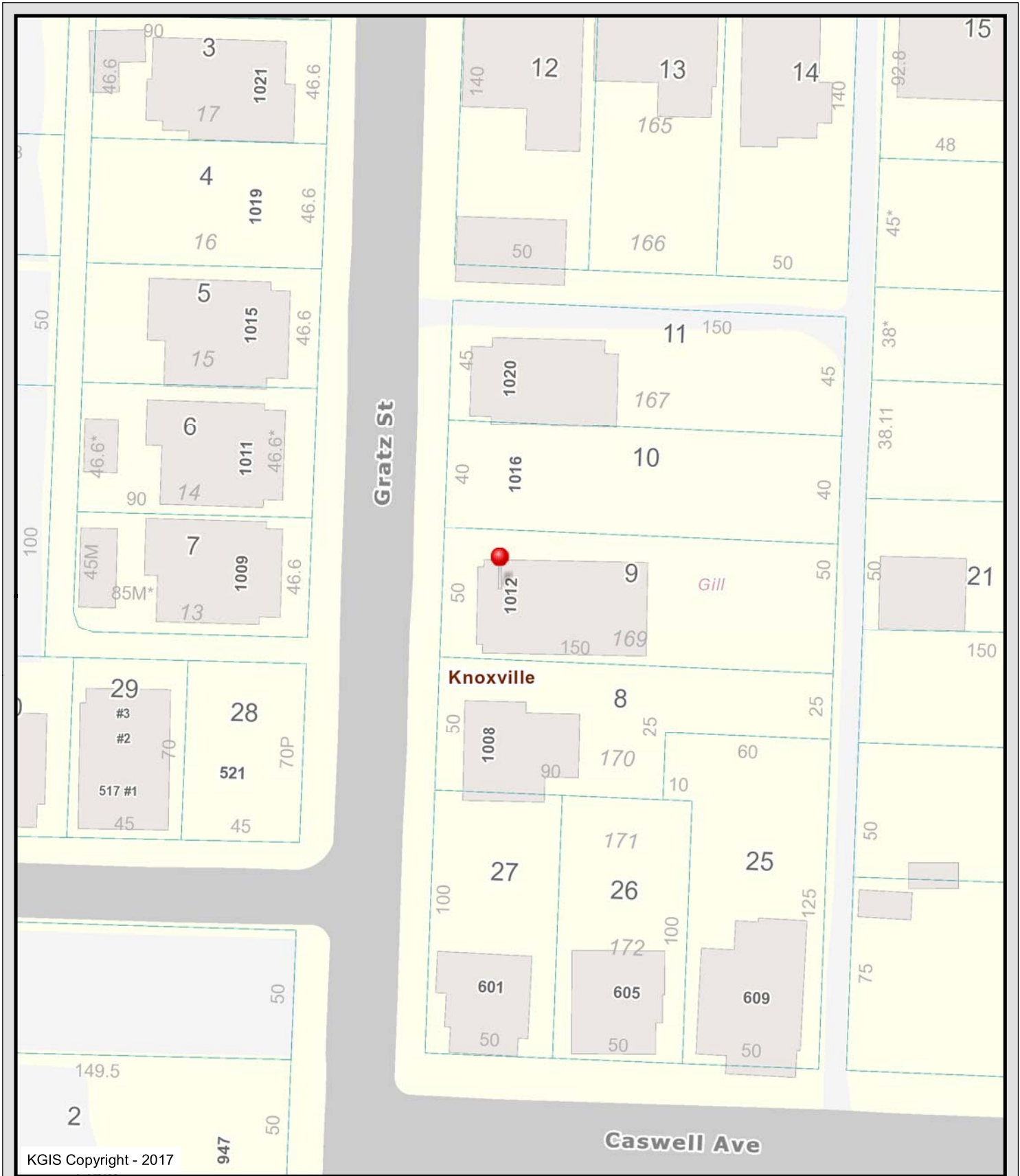
5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

SEE ATTACHED

6. SIGNATURE OF APPLICANT: [Signature] Date: 10-30-17

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			

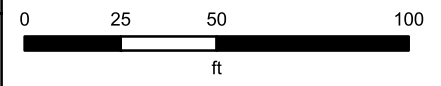


KGIS Copyright - 2017

1012 Gatz Street
Fourth and Gill H-1

Printed: 11/9/2017 at 2:28:30 PM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

1012 Gratz St—Historic Zoning Application

OVERVIEW

1012 Gratz St. was first occupied in 1915 by Mr. J H Campbell. Members of the Campbell family continuously lived in the family house for 72 years until 1987. The house was vacant in 1988 & 1989. In 1990 the first tenant moved into the property which has served as rental housing since that time. The current owners bought the property in 2012 and propose to restore and update the house to place it on the market next year. It is our belief that to be successful in this endeavor we need to make two changes to the exterior of the property.

First, we would like to redo the back entry and 1st floor façade to the property which you will see in the following documentation was the victim of an insensitive remodeling sometime in the past 25 years. Secondly, we would like to enlarge the dormer on the south face of the property to add another bath on the second floor. Please see the following attachments for details on these proposed renovations. Below you will find 3 pictures of the front façade; at time of acquisition, at the beginning of the recently completed process to stabilize the foundation and rebuild the front porch and finally how the property looks today.



1012 Gratz Street c. 1990

1012 Gratz before



1012 Gratz Street current front facade

REAR ELEVATION

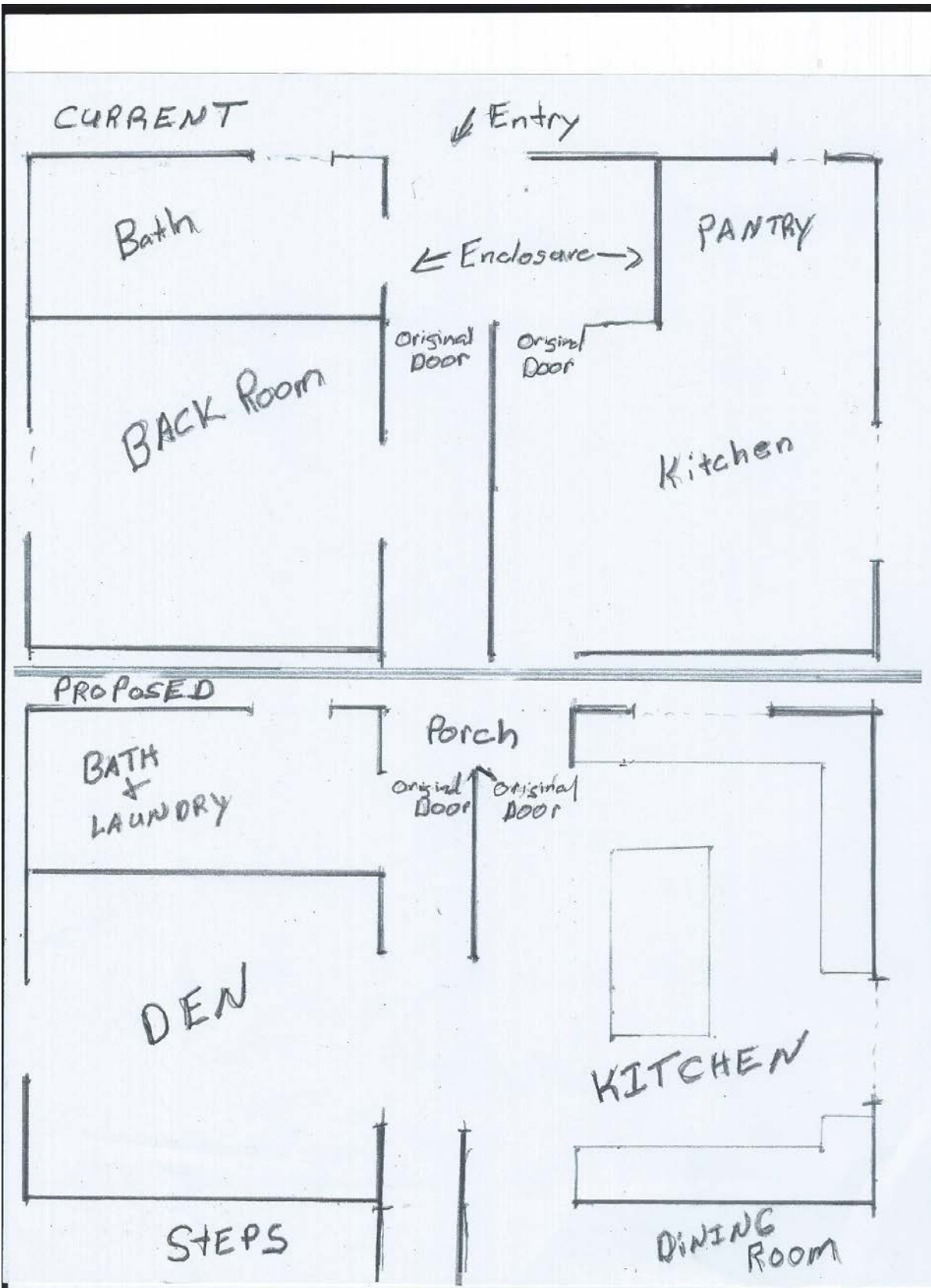
As you can see from the picture below, the current rear façade was remodeled in a less than attractive manner when the rear porch was enclosed to get to a newly created bathroom without going outside. We have different concept to achieve that same goal. We propose to reestablish a small portion of the back porch that will feature the two original entry doors leading to the kitchen and hallway as originally designed and will also provide indoor access to the bathroom. We also propose to change out the small pantry window with a double 3 over 1 window to facilitate a more modern kitchen design. This window will be true divided light and will match the other double windows in style and width. Following this page will be a proposed new floor plan and then a rendering of the future rear façade if approved.



1012 Gratz Street current rear façade showing inappropriate set of doors

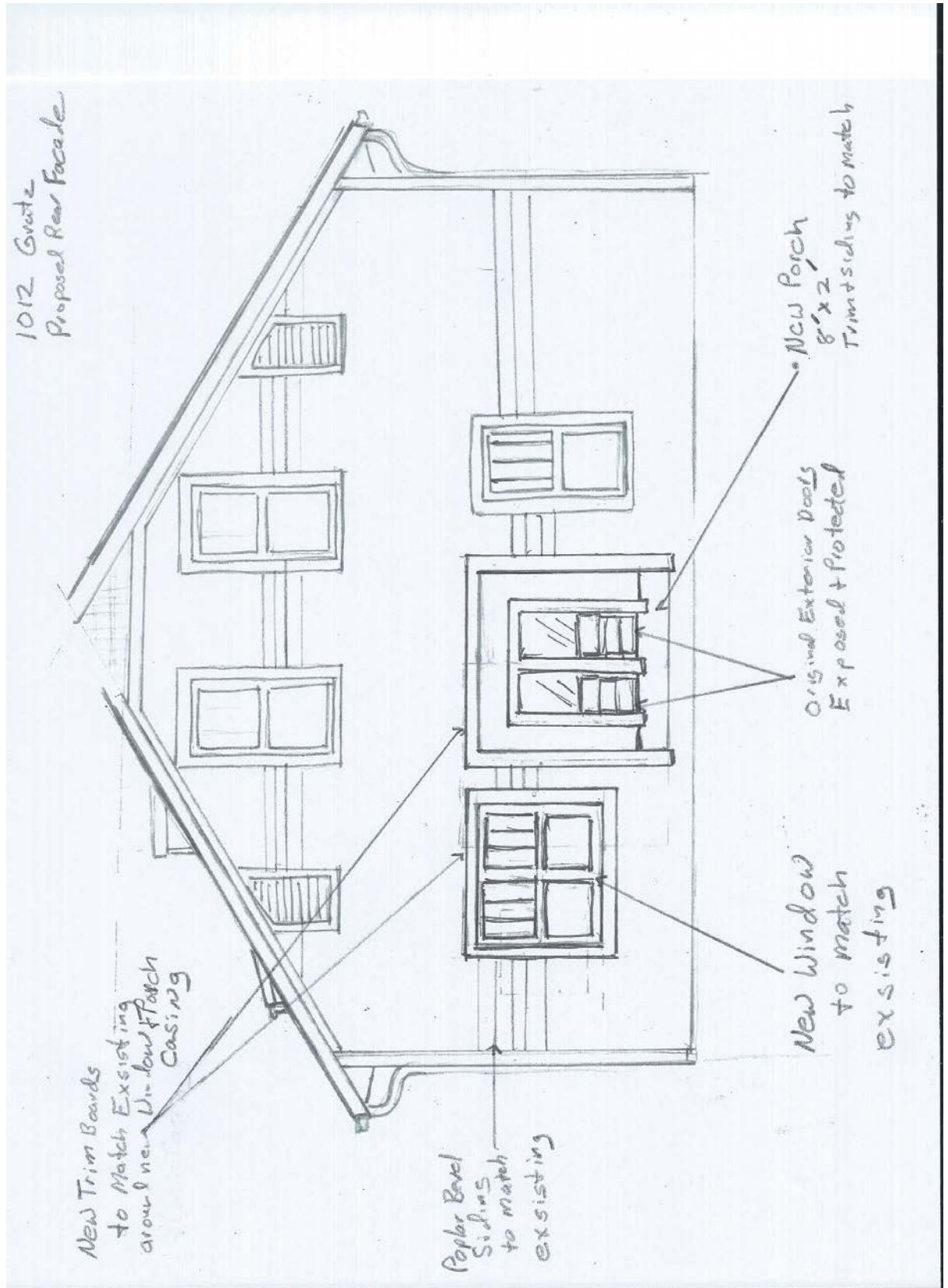


Original set of doors proposed to be re-installed in center of rear porch



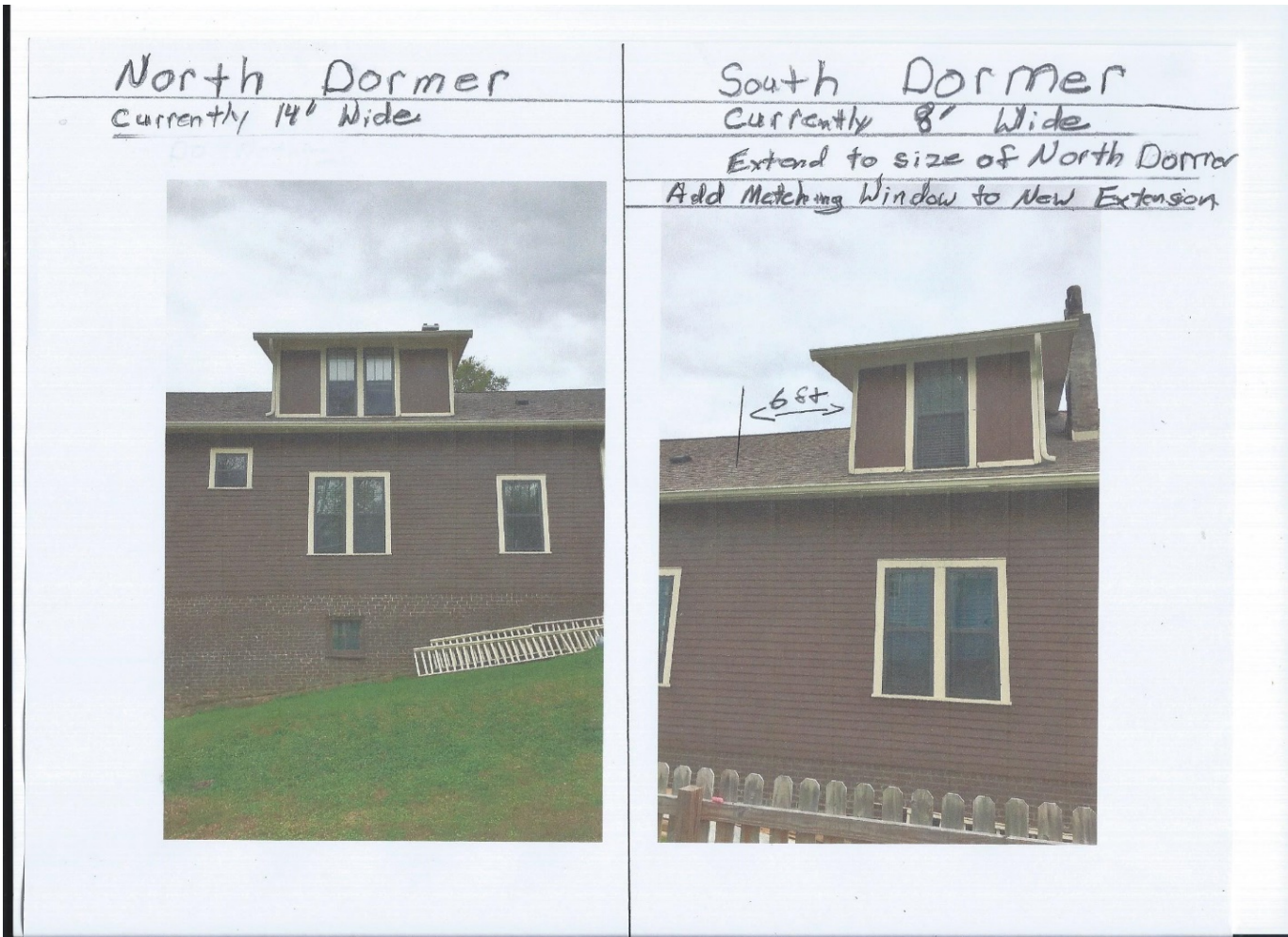
Current floor plan – see top of page for currently enclose rear porch plan

Proposed rear façade showing central recessed porch with original doors reinstated.



South Dormer Enlargement

The upstairs of this house is essentially a built-out attic space. The bedrooms in the front and the rear of the house are large in floor space but restricted in height because of the slopes of the roof line. This makes the addition of a 2nd bath, which we believe is necessary for the house to thrive in the modern market, a tough design challenge. After much deliberation we have determined the best way to add a 2nd bath to this floor is to enlarge the current south dormer from 8 ft. to 14 ft. This design will make the south dormer the same size as the north dormer adding symmetry to the exterior of the house as well as beneficial space to the interior. Please see pictures below.



Dormer on south side proposed to be extended 6 feet toward the front in order to match the width of the dormer on the north side.

1012 GRATZ STREET

South Dormer Enlargement

The upstairs of this house is essentially a built-out attic space. This build out appears to have been done at the time of the original construction based on the evidence provided by the doors and windows. The bedrooms in the front and the rear of the house are large in floor space but restricted in height because of the slopes of the roof line. This makes the addition of a 2nd bath in these areas a tough design challenge. After much work we have determined the best way to add a 2nd bath to this floor is to enlarge the current south dormer from 8 ft. to 14 ft. This design will make the south dormer the same size as the north dormer adding symmetry to the exterior of the house as well as beneficial space to the interior. Please see below pictures of the current .

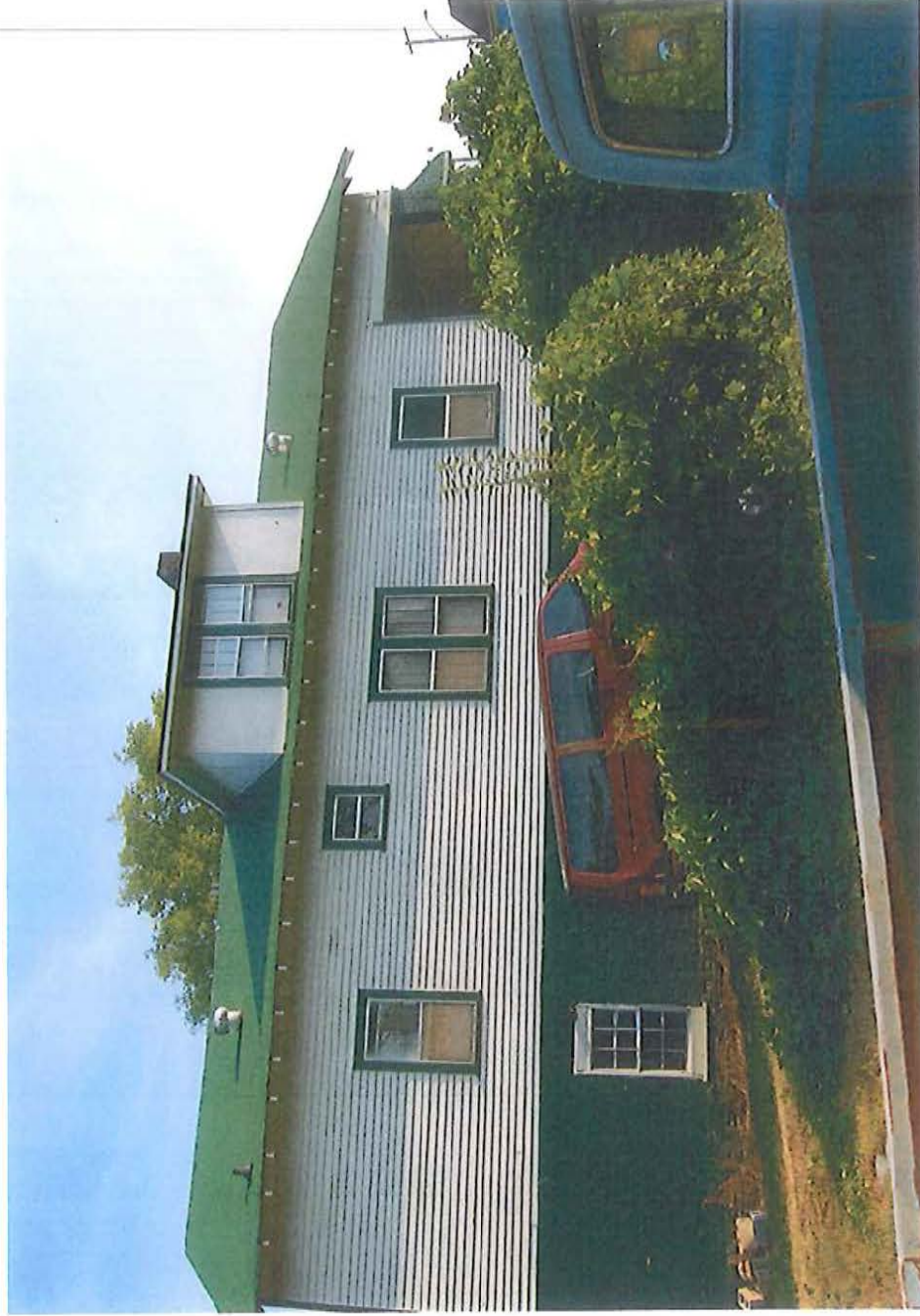


← South Dormer
to be enlarged.

North Dormer
↙



2012



1012 GRATZ SHOWING NORTH SIDE ROOF BORDER WHICH IS 14 FEET LONG



1012 Gratz - Shingle substrate