



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

PROPERTY ADDRESS: 1104 Luttrell St 37917

FILE NO.: 7-O-18-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 7/19/2018

APPLICANT: Dan and Susan Howett (owners)

LEVEL OF WORK: Level II. Painting masonry

PROPERTY DESCRIPTION: Craftsmn (c. 1935)

One-story frame with glazed brick veneer. Cross gabled roof with imbricated shingles in gable and knee braces. Double-hung windows with six-light prairie-style upper sashes and single-light lower sashes. Original 6-light entry door.

► **DESCRIPTION OF WORK:**

Paint original brick masonry walls and foundation.

► **APPLICABLE DESIGN GUIDELINES:**

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

WALLCOVERINGS: Masonry

7. Historic masonry should not be coated with paint, stucco, vapor permeable water-repellent coatings or other non-historic coatings. (NOTE: Coatings are frequently unnecessary, expensive, and may change the appearance of the historic masonry as well as accelerate its deterioration.)

COMMENTS:

STAFF FINDINGS:

- 1) The c. 1935 Craftsman house is a contributing property in the Fourth and Gill H-1 historic district and the National Register district.
- 2) Many Craftsman houses throughout Knoxville's historic districts were constructed of brick, some of ironspot brick, as is the subject house.
- 3) The brick on the subject house has been improperly patched with mismatching infill and is stained from a variety of sources such as from the attempt to remove paint applied by a previous owner on the walls surrounding the back porch, and through effervescence. Improperly applied mortar that overfills the joints and does not match the original mortar color has also ruined the surface of some of the brick.
- 4) There are numerous places where the careless application of paint on downspouts, porch railings, and a previous front deck surface resulted in brick stains.
- 5) Further exterior damage has been caused by earlier owner attempts to paint the concrete window sills. This paint has leached and stained the bricks under every window.

► **STAFF RECOMMENDATION:**

Staff recommends approval based on the high degree of damage from a variety sources. A condition of approval is that any mortar repair be done according to the National Park Services' Standards Preservation Brief #2.

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

Please print all information:

1. NAME OF APPLICANT: Dan + Susan Howett
Address: 1104 Luttrell St., Knoxville, TN 37917
Telephone: 865-253-0567 E-mail address: Dan-Howett@yahoo.com
Relationship to Owner: Self

2. NAME OF OWNER: Dan + Susan Howett
Address: 1104 Luttrell St., Knoxville, TN 37917
Telephone: 865-~~253~~-253-0567 E-mail address: Dan-Howett@yahoo.com

3. LOCATION OF PROPERTY:
Address: 1104 Luttrell St., 37917 Tax ID/Lot/Parcel No: 081MH027

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.)

Repair the variety of finishes that have been applied to the exterior of our brick home.

Install appropriate storm windows to improve home's energy efficiency and reduce environmental impact.

Detailed description of work is in the attached letter.

6. SIGNATURE OF APPLICANT:  Date: 6/28/18

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			

Dan and Susan Howett
1104 Luttrell Street
Knoxville, TN 37917
Ph: 865-253-0567
E-Mail: Dan.Howett@yahoo.com

Dear Knoxville Historic Zoning Commission,

We recently purchase the home at 1104 Luttrell Street in the 4th & Gill Neighborhood, and have been thrilled with the move and the area. There are renovations we would like to make which require your approval. This letter is to describe details of the renovations.

Paint the Exterior

Our home is a 1920 craftsman-style with a brick exterior. We respectfully ask for a waiver that would allow us to paint the exterior. This request is based upon two important considerations.

First, previous residents have performed a number of ill-advised exterior repairs that have significantly detracted from the home's original beauty. In numerous places on all sides and levels, mortar repairs were attempted with material that completely did not match the original. This has resulted in a hodge-podge of colorations and poorly executed mortar placement that drastically takes away from the overall visual effect.

Also, previous owners have already painted various parts of the brick surfaces, including the entire back porch wall and a large swatch of the rear wall. In addition, there are numerous places where paint was sloppily applied to downspouts, porch railings, and a previous front deck surface, resulting in splashes and splotches all over the house.

Further exterior damage was caused by a previous attempt to paint the concrete window sills. This paint has leached and stained the bricks under every window.

Photographs attached with this application show in detail the damage already inflicted on this house and why a new quality exterior paint job would greatly enhance the home's beauty and make it a credit to the neighborhood.

The second consideration upon which we base this request is that there is historic precedent in the neighborhood for brick arts and crafts homes to have their exteriors painted. Within a one-block walk of our house, there are four such homes. An attached document shows photos of all four homes with their respective addresses.

Storm Windows

Most of the first floor windows are original to the house. They are beautiful in their antique glass texture, but they are not very energy efficient. We ask permission to install interior storm windows

manufactured by the Indow Corporation. We understand that approval for the storm windows can be handled directly by Kaye Graybeal, but wanted to include it with this application.

We very much appreciate your consideration, and plan to attend the July 19, 2018 meeting of the Historic Zoning Commission. If you have any questions prior to the meeting, please feel free to reach out directly, either by phone at 865-253-0567 or e-mail at Dan.Howett@yahoo.com.

Sincerely,

Dan & Susan Howett

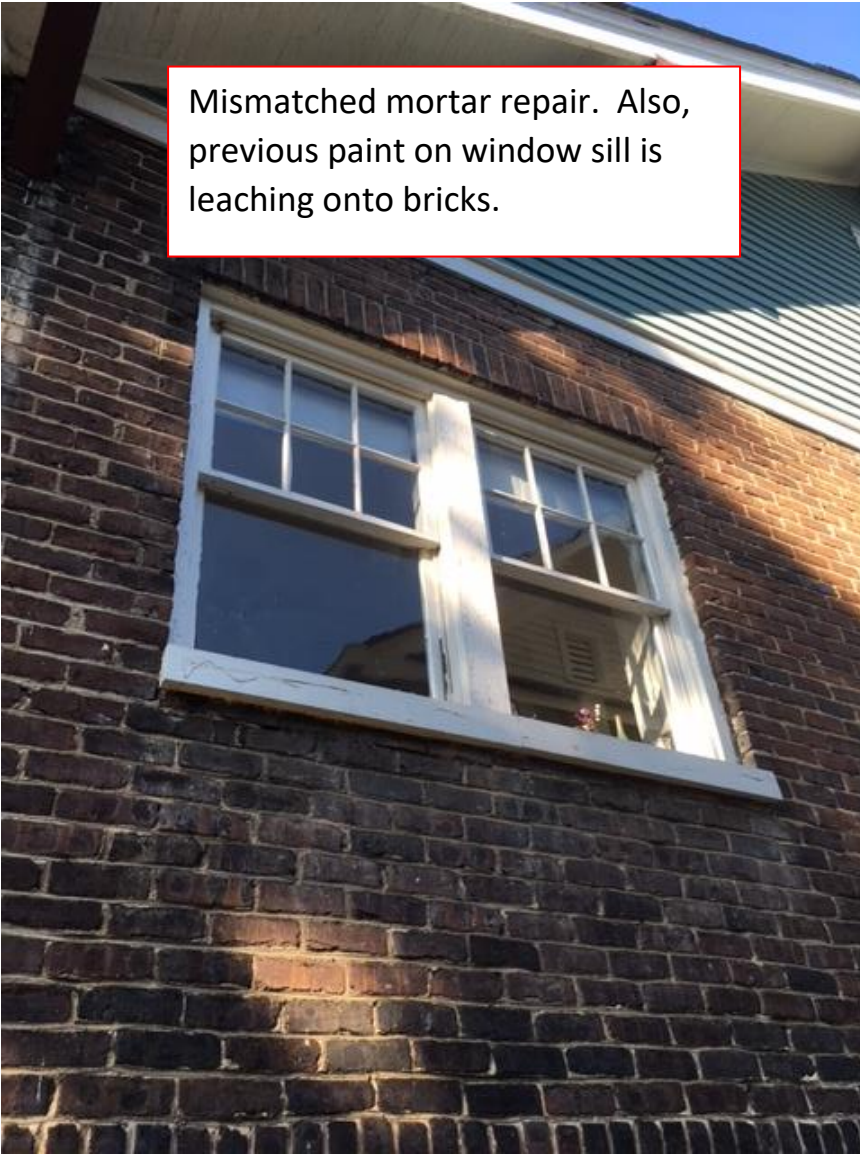
Front view from slightly north.



Front view from slightly south.



Mismatched mortar repair. Also, previous paint on window sill is leaching onto bricks.



Mismatched mortar repair. Also, previous paint on window sill is leaching onto bricks.





Mismatched mortar repair. Also, previous paint on window sill is leaching onto bricks.

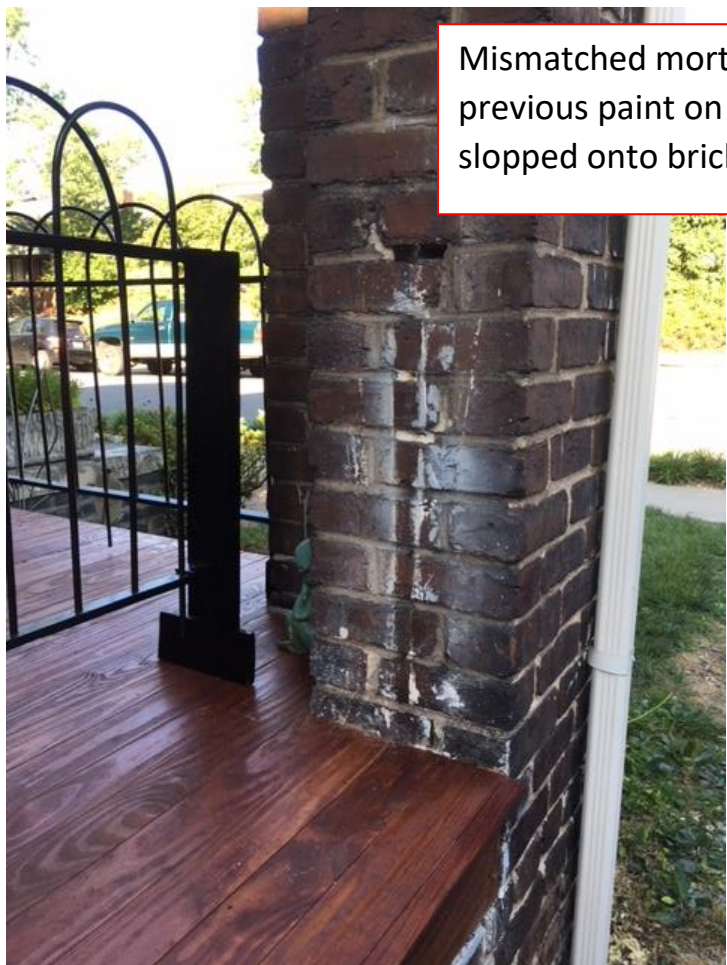


Mismatched mortar repair. Also, previous paint on window sill is leaching onto bricks.

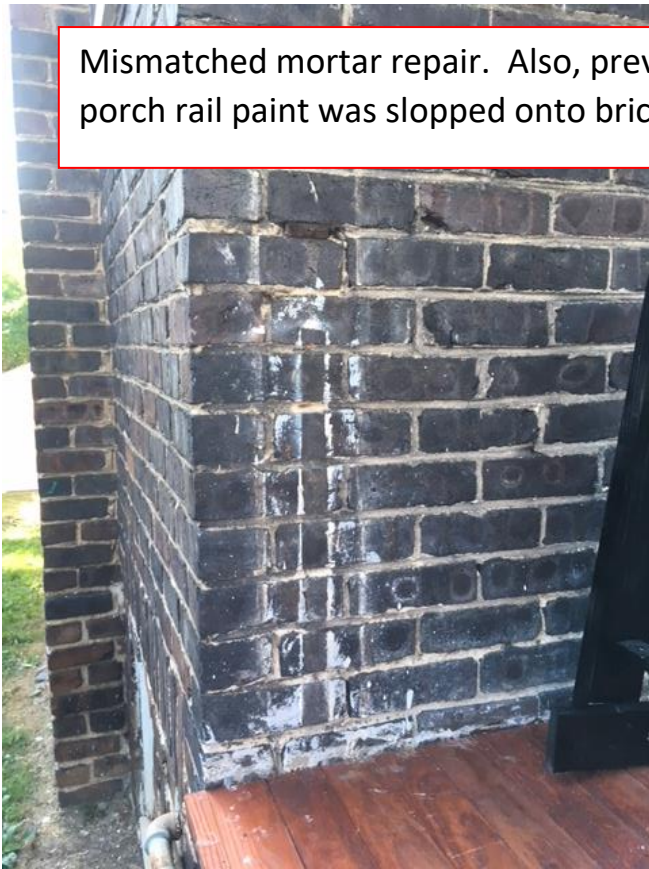
Mismatched mortar repair. Also, previous paint on porch flooring and rails sloped onto bricks.



Mismatched mortar repair. Also, previous paint on porch rails sloped onto brick.



Mismatched mortar repair. Also, previous porch rail paint was sloped onto bricks.



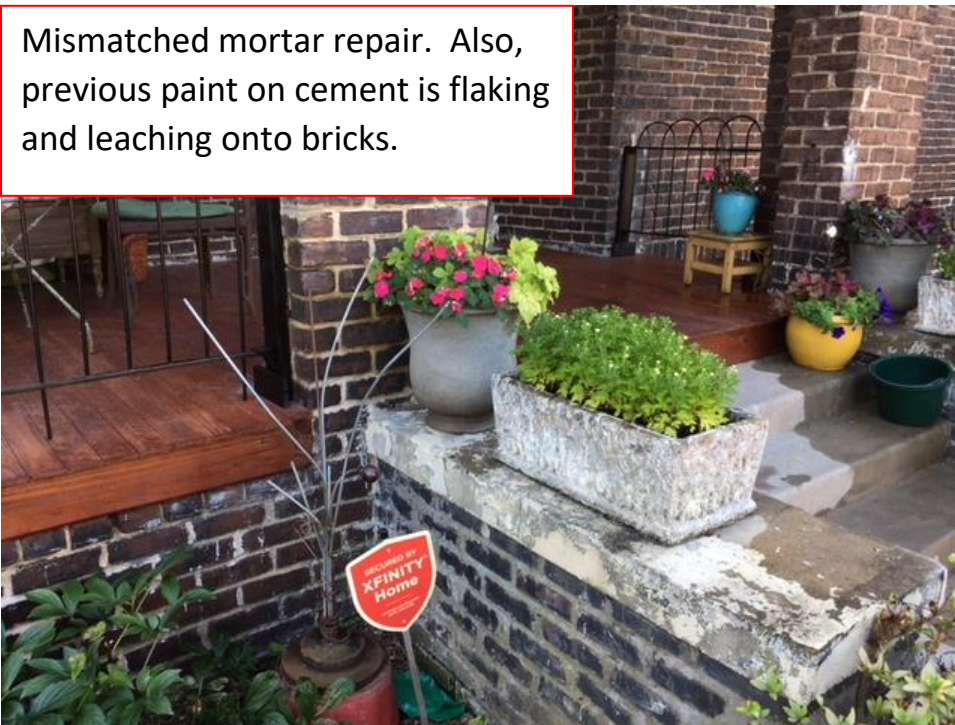
Mismatched mortar repair. Also, previous paint on gutters splashed onto bricks.



Mismatched mortar repair. Also, previous paint from porch floor was slopped onto bricks.



Mismatched mortar repair. Also, previous paint on cement is flaking and leaching onto bricks.



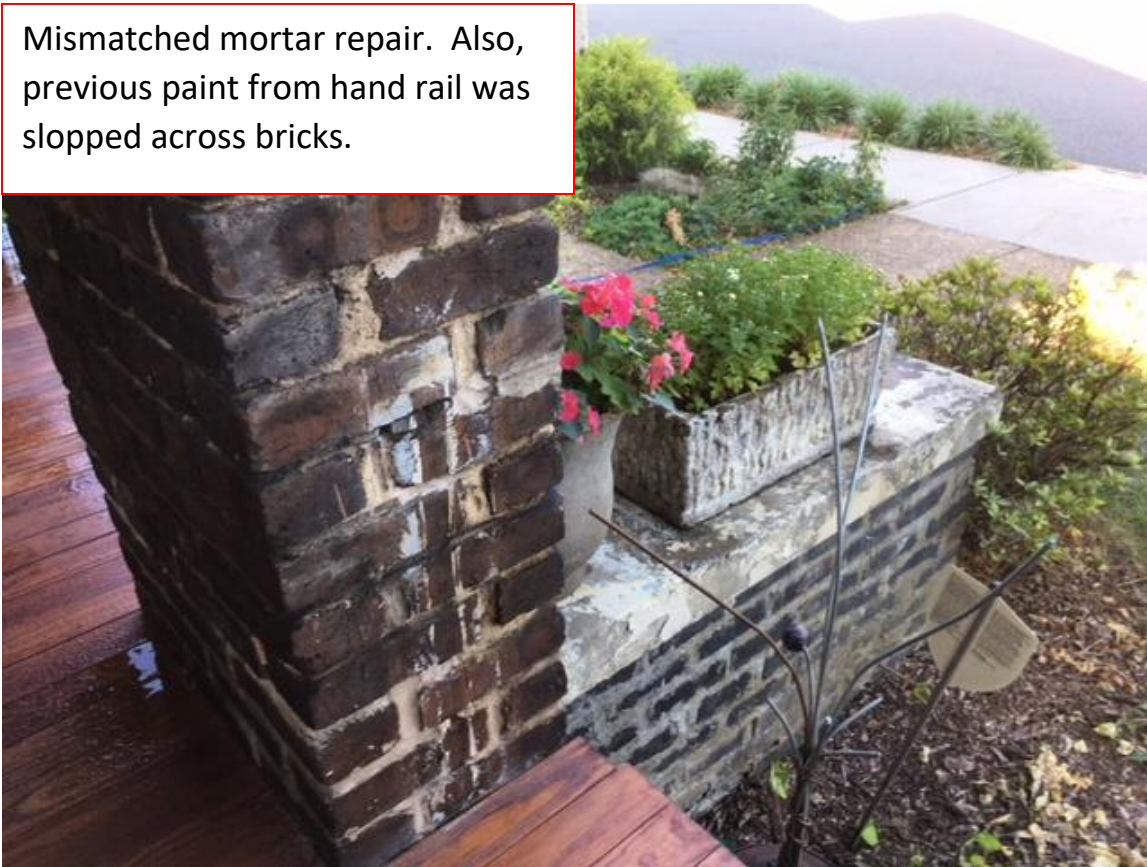
Mismatched mortar repair. Also, previous paint on cement is flaking and leaching onto bricks.



Previous paint from porch was slopped onto brick surface.



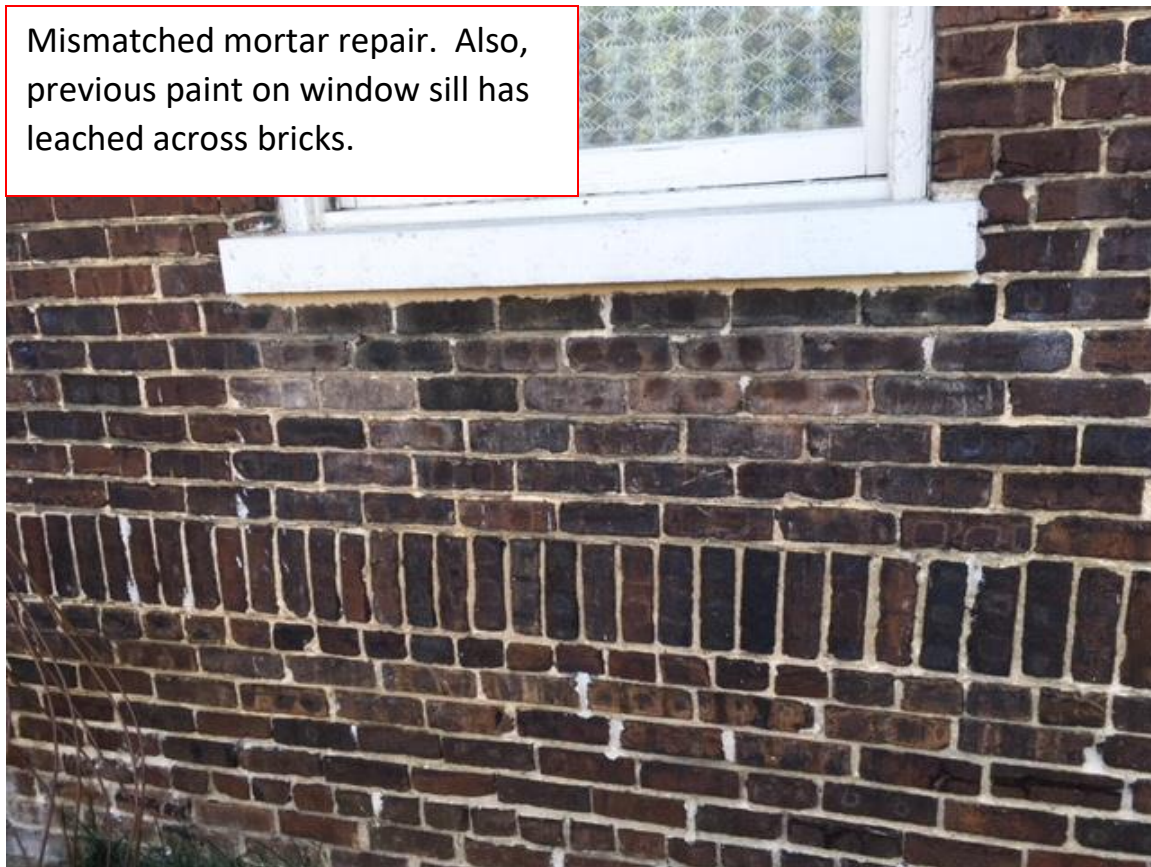
Mismatched mortar repair. Also, previous paint from hand rail was slopped across bricks.



Mismatched mortar repair. Also, previous paint from hand rail was slopped onto brick surfaces.



Mismatched mortar repair. Also, previous paint on window sill has leached across bricks.





Overall view of house's back side.

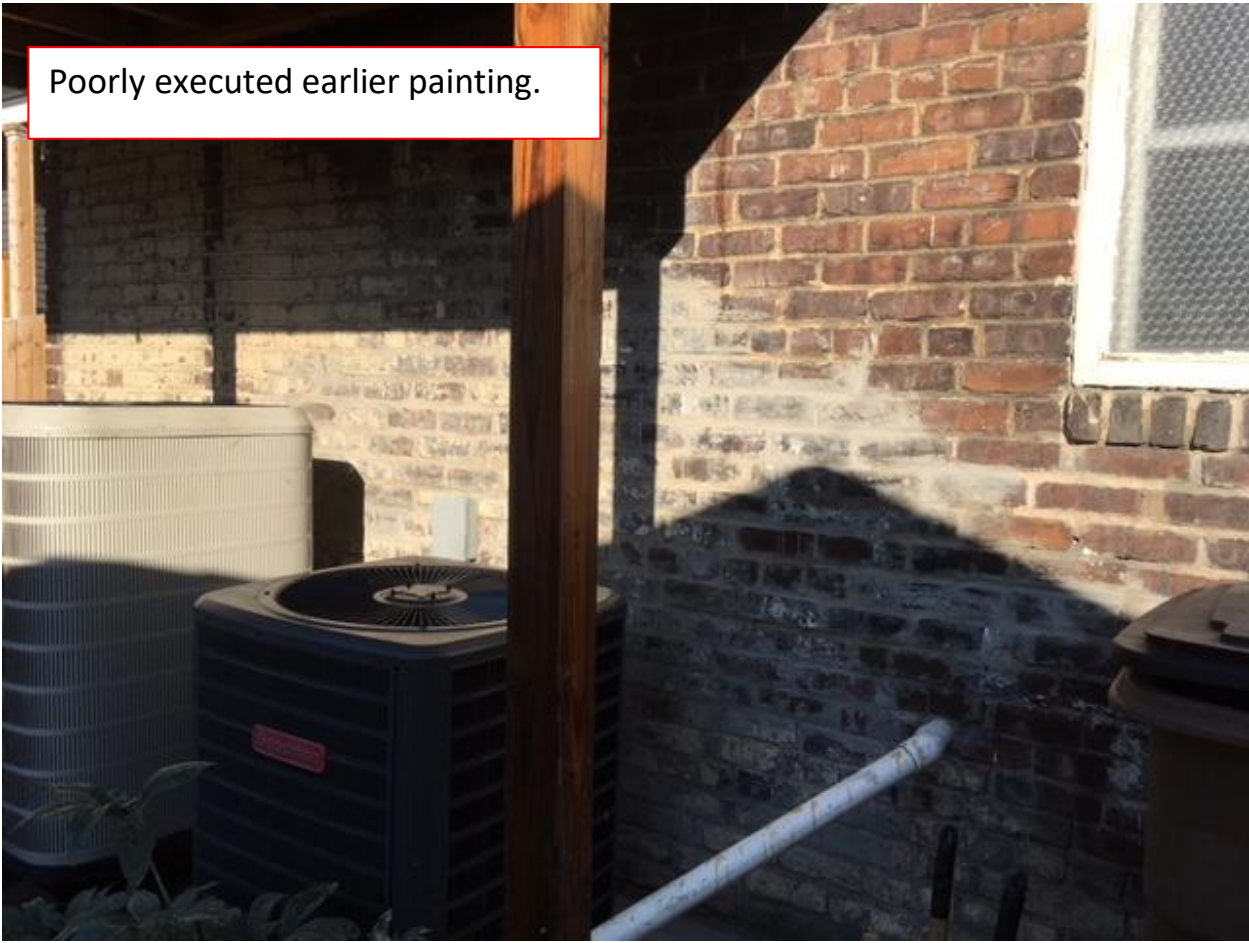


Poorly executed earlier painting.

Poorly executed earlier painting.



Poorly executed earlier painting.



Mismatched mortar repair.



Mismatched mortar repair.



Mismatched mortar repair, plus paint spots on brick from previous attempt to paint the gutter.



Mismatched mortar repair.





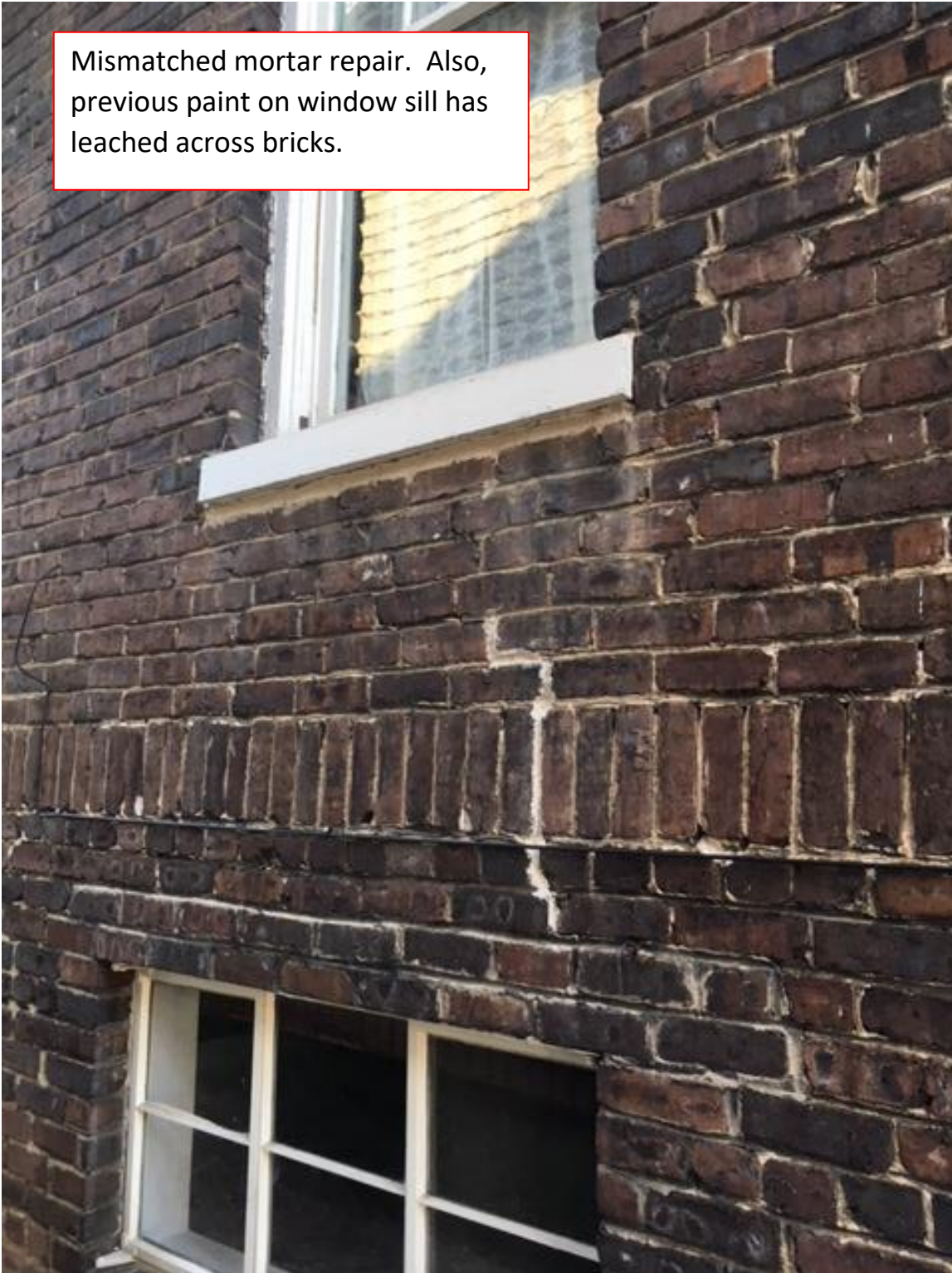
Mismatched mortar repair. Also, previous paint on window sill has leached across bricks.



Previous paint on window sill has leached across bricks.



Mismatched mortar repair. Also, previous paint on window sill has leached across bricks.



Mismatched mortar repair. Also, sloppy gutter painting splattered onto brick.



Mismatched mortar repair. Also, previous paint on window sill has leached across bricks.



Mismatched mortar repair.



Mismatched mortar repair.



Mismatched mortar repair. Also, previous paint on window sill has leached across bricks.



Painted Masonry Craftsman-Style Homes within two blocks of 1104 Luttrell Street



Painted Masonry Craftsman-Style Homes within two blocks of 1104 Luttrell Street



Painted Masonry Craftsman-Style Homes within two blocks of 1104 Luttrell Street



1026 Luttrell Street