



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

**PROPERTY ADDRESS:** 1214 Luttrell St 37917

**FILE NO.:** 10-G-18-HZ

**DISTRICT:** Fourth and Gill H-1

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**MEETING DATE:** 10/18/2018

**APPLICANT:** Sean and Sara Martin Open Door Architecture (Architects)

**LEVEL OF WORK:** Level II. Major replacement of architectural elements

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**PROPERTY DESCRIPTION:** Neoclassically-influenced cottage (ca. 1905)

One-story hipped-roof frame house with entry sidelights and transom. Full-façade front porch with no balustrade and with roof engaged within the main hipped roof. 3/4s full-façade porch. Rectangular transom and sidelights at main entry and a central dormer. Shadow of engaged pilasters with round bases.

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► **DESCRIPTION OF WORK:**

1. Remove existing rear wood deck.
  2. Construct new wood deck in the same footprint as the existing deck. See submitted drawings for railing and screen configurations.
  3. Remove walls and windows from north end of non-original enclosed back porch; roof is likely original and will remain. Add 2 new posts and 2 new pilasters to support existing roof. Posts to be 8x8 (nominal) posts with chamfered corners, pilasters to match. Install painted beadboard ceiling and railing to match deck.
  4. Retain walls on the south end of enclosed back porch; remove door and replace with new 32" wide x 45" tall wood window (Jeld-wen Sitrine Series). Patch and replace siding in-kind as needed.
  5. Install new 5'-0" wide x 6'-8" tall full-glass wood double french door opening onto the new back porch (Jeld-wen Sitrine Series).
  6. Repair and replace in-kind the wood lap siding as needed on the original gable and wall below.
  7. Install a fixed skylight, sized at 25" x 25" square in size. The location will be low on the rear hipped roof, centered above the newly installed french doors (see submitted drawings). The frame around the skylight will be a dark bronze or black finish and will project ~3.5 inches above the roof surface.
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► **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.
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



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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.

### DOORS

7. Missing doors should be replaced with new doors appropriate for the style and period of the building. In replacing missing original doors, replacement doors should mimic doors typical for that architectural style, including materials, glazing, and pane configuration.

### ROOFS

5. Do not use solar collectors, modern skylights, or inappropriate structures on roof planes that are visible from the street. Do not install them where they interfere with decorative roof elements. If they are installed, they should not comprise more than 3% of the total roof surface.

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### COMMENTS:

#### STAFF FINDINGS:

- 1) The house is a contributing structure within the Fourth and Gill H-1 and the National Register Historic Districts.
- 2) The proposed design is based on restoring the rear of the house to resemble more closely its original configuration, using appropriately proportioned wooden materials including 1/1 double-hung windows and full light french foors.
- 3) The proposed deck balustrade which comprises 4x4 posts with framed panels of 4" square welded-wire mesh is a comatible contemporary design for a non-original part of the house, and the mesh is not obtrusive and lends transparency to the deck.
- 4) The configuration, material, and windows and doors of the rear porch are not original. The brick foundation of house does not continue under the enclosed porch; therefore, the enclosed area was not constructed at the same time as the main house. A brick pier and wood beams support the floor framing alluding to a former a porch in that location. A cement block/brick stoop and staircase are located beneath the deck that indicate the former access between the house and the rear yard before the deck was constructed.
- 5). The current porch enclosure does not appear historically significant in its own right, due to lack of appropriate design and poor construction techniques, partially indicative in the windows being substantially mis-aligned.
- 6) Skylights of ~ 2-foot square in size have been approved on elevations not visible from the public right-of-way in Fourth and Gill H-1 Overlay.

#### ► STAFF RECOMMENDATION:

Staff recommends approval.

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

Please print all information:

**1. NAME OF APPLICANT:** Sean Martin, Open Door Architecture

Address: 1121 Eleanor St.

Telephone: 865-386-8909 E-mail address: sean@opendoorarchitecture.com

Relationship to Owner: Architect

**2. NAME OF OWNER:** Jim & Carol Hawley

Address: 1214 Luttrell St. Knoxville, TN 37917

Telephone: 865-765-1613 E-mail address: jlhawley@cox.net

**3. LOCATION OF PROPERTY:**

Address: 1214 Luttrell St. Knoxville, TN 37917 Tax ID/Lot/Parcel No: 081LK005

**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.)

All items on this application involve work on the rear (east) elevation of the home. Changes to the other facades were approved at the September HZC meeting

1. Remove existing wood deck; it dates from the early 2000's and is structurally unsound.
2. Construct new wood deck in the same footprint as the previous deck. This will also serve as a carport for 2 vehicles. See attachments for railing and screen configurations.
3. Remove walls and windows from north side of enclosed back porch; roof is likely original and will remain. Add 2 new columns and 2 new pilasters to support existing roof Columns to be 8x8 (nominal) posts with chamfered corners, pilasters to match. New back porch to have painted beadboard ceiling and railing to match deck. See attachments.
4. Retain walls on the south side of enclosed back porch; remove door and replace with new 32" wide x 45" tall wood window (Jeld-wen Siteline series). Patch and replace siding in-kind as required.
5. Install new 5'-0" wide x 6'-8" tall full-glass wood double french door opening onto the new back porch (Jeld-wen Siteline Series).
6. Repair and replace in-kind the wood lap siding as required on the original gable and wall below.

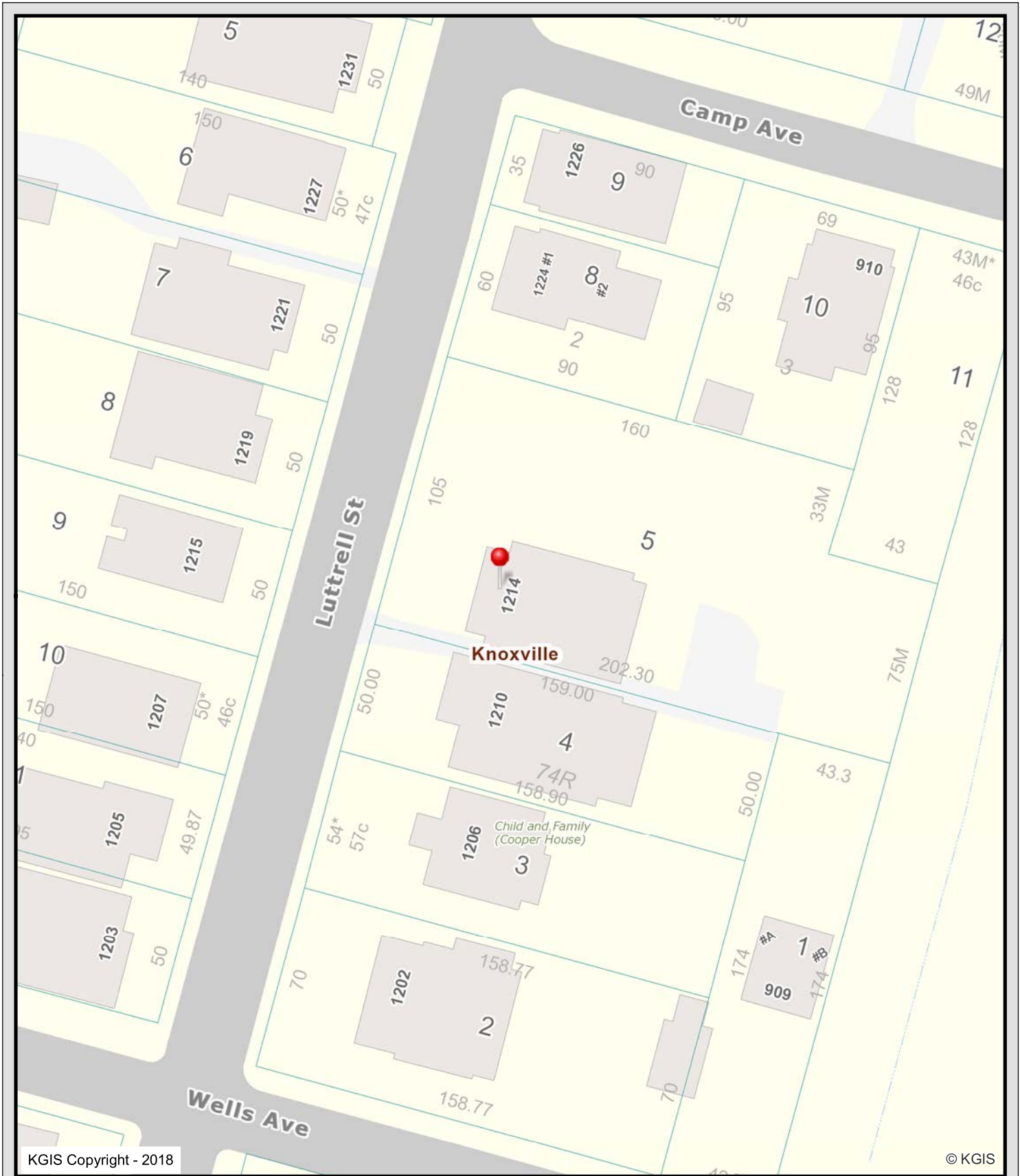
**6. SIGNATURE OF APPLICANT:**  Date: October 1, 2018

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 \_\_\_\_\_ .



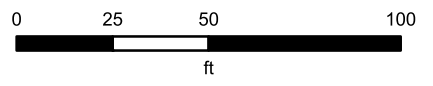
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**1214 Luttrell Street**  
 Fourth and Gill H-1

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**Knoxville - Knox County - KUB Geographic Information System**



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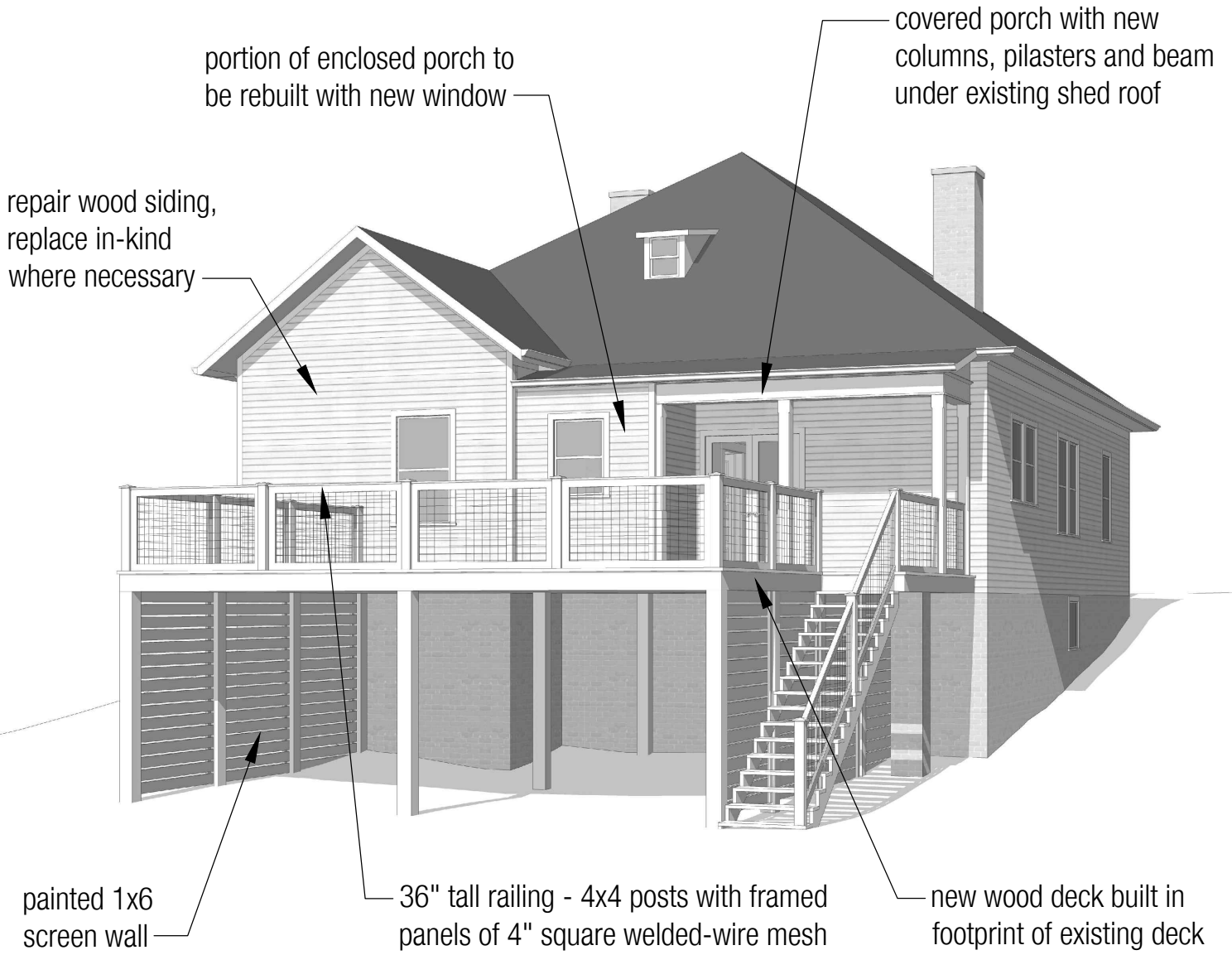
1214 Luttrell existing deck on rear - looking southwest from alley



1214 Luttrell - existing rear - nonoriginal enclosed porch - north end

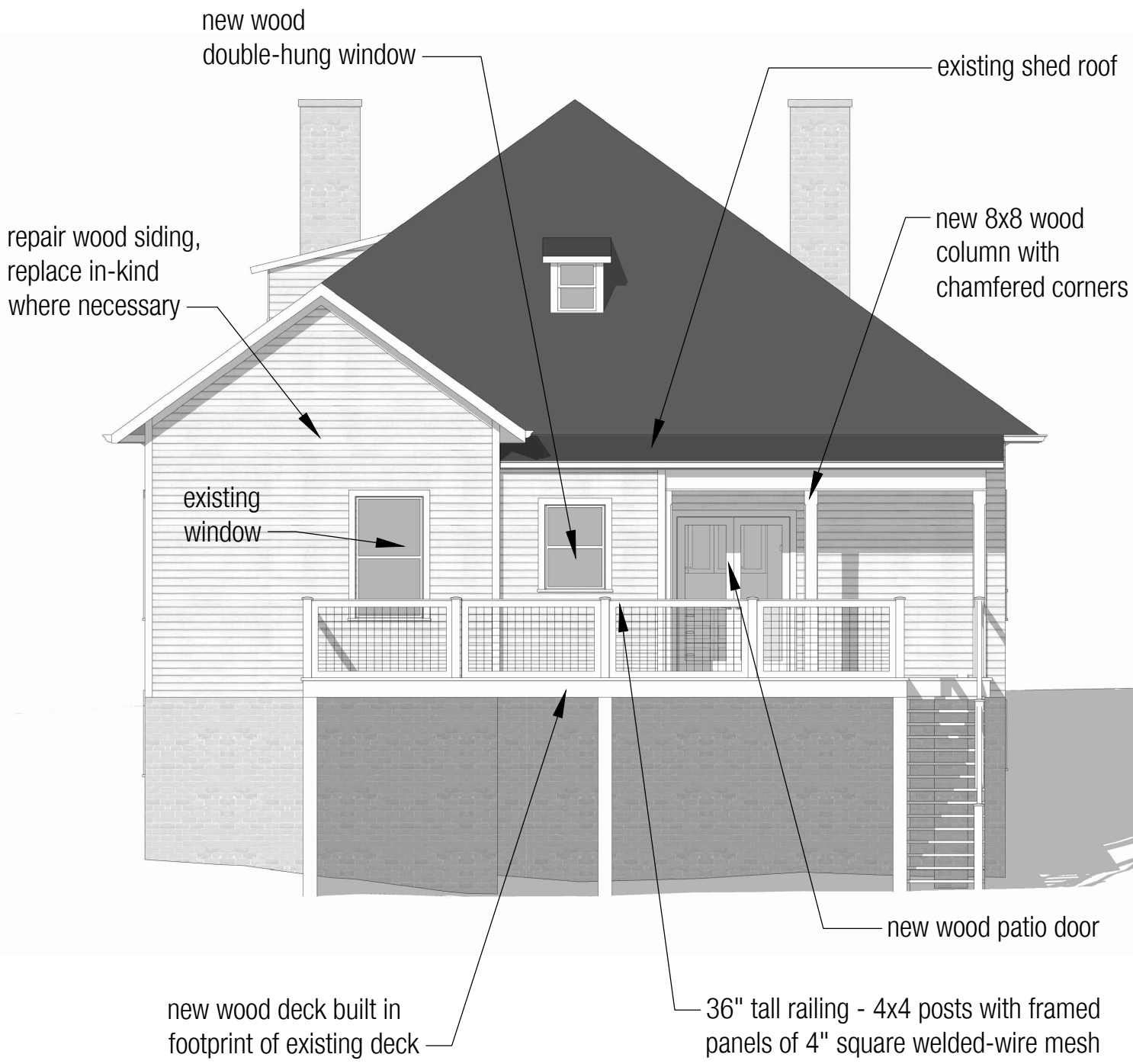


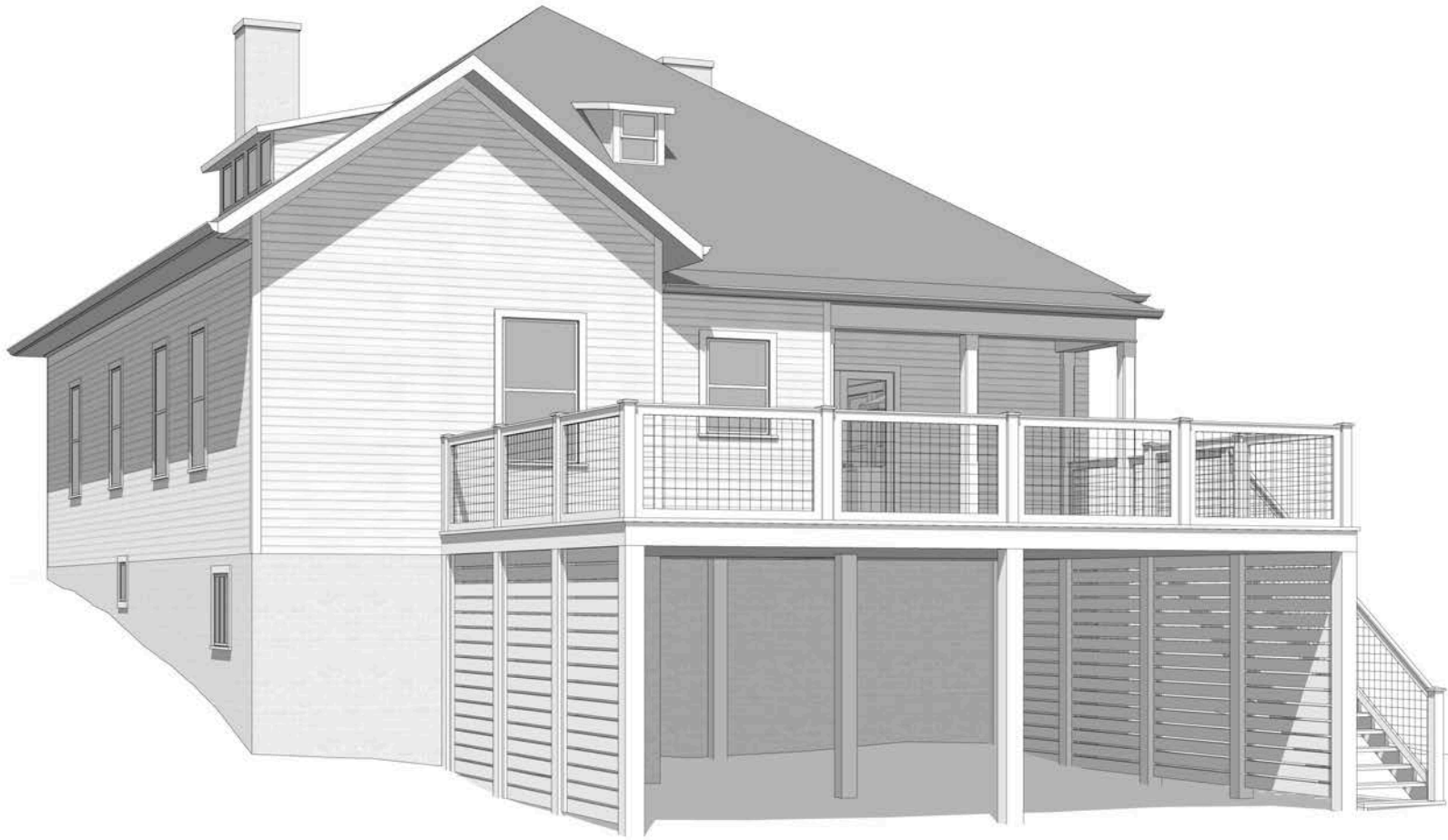




EXISTING CONDITIONS





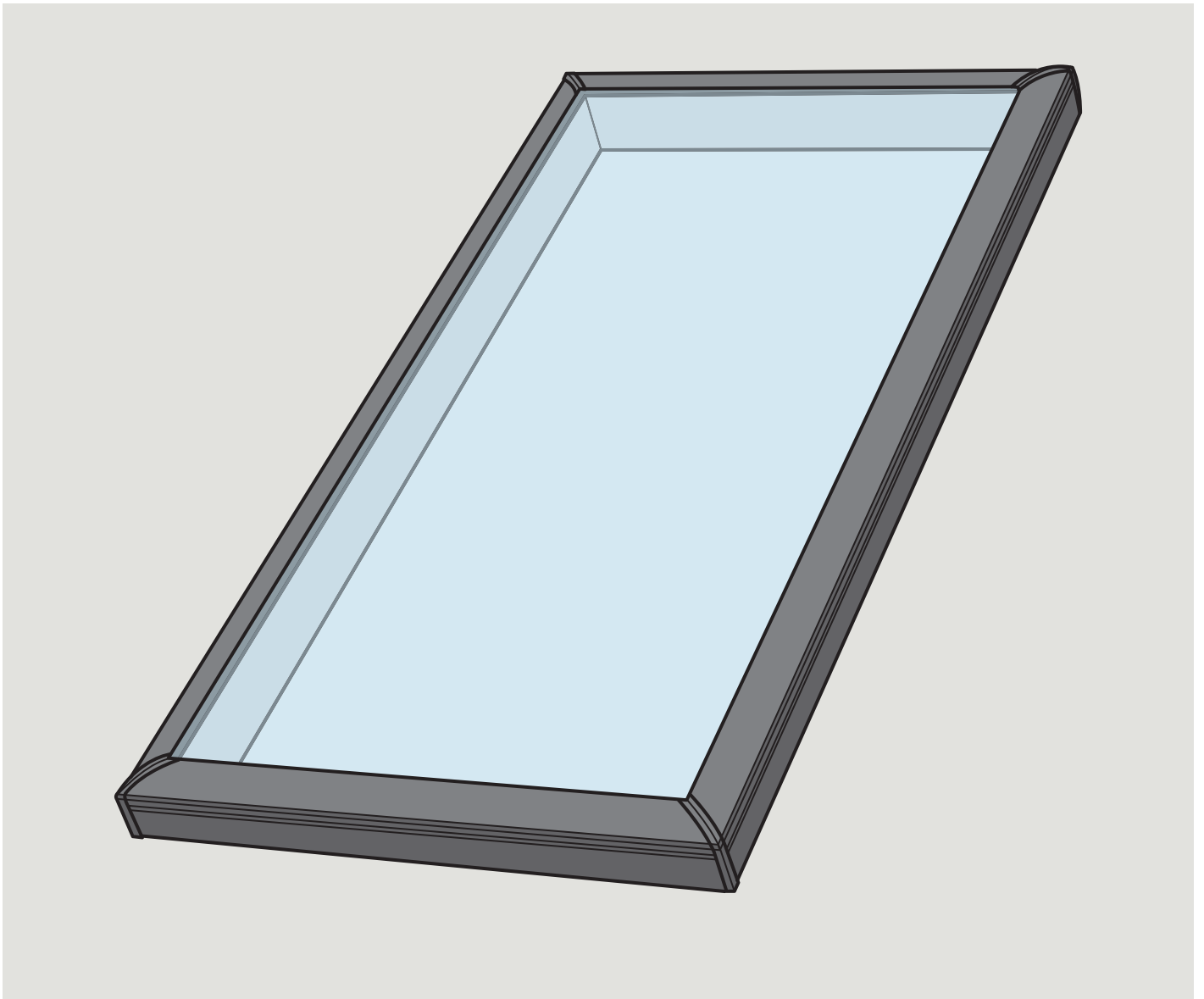








# FCM




**ENGLISH:** FCM Curb Mounted Skylight Installation Instructions

**ESPAÑOL:** Instrucciones de instalación para tragaluz FCM montado en brocal

**FRANÇAIS :** Instruction d'installation du puits de lumière FCM monté sur cadre




**ENGLISH:** Build curb according to measurements in the chart. Use lumber with an actual thickness of 1½" (38 mm) and a minimum height of 3½" (90 mm). Curb height and attachment should comply with building codes and regulations and be secure enough to transfer the skylight loads to the framing members.

**Note:** FCM can be rotated 90° 


\*No VELUX flashing is available for a rotated FCM, size 2270.

**ESPAÑOL:** Construya el brocal de acuerdo con las mediciones de la tabla. Use madera con un grosor real de 1½" (38 mm) y una altura mínima de 3½" (90 mm). La altura y sujeción del brocal deben respetar los códigos y normas de construcción y estar bien fijados para transferir las cargas del tragaluz a los elementos del armazón.

**Nota:** El tragaluz FCM puede girarse a 90° 

\*No hay tapajuntas VELUX para modelo FCM con rotación, tamaño 2270.

**FRANÇAIS :** Construisez un cadre selon les dimensions indiquées au diagramme. Utilisez du bois de 1½" (38 mm) de largeur réelle et d'une hauteur minimale de 3½" (90 mm). La hauteur du cadre et les raccordements doivent respecter les exigences de la réglementation du Code du bâtiment et être suffisamment sécuritaires pour recevoir le poids de la structure du puits de lumière.

**Note :** Le puits de lumière FCM peut être tourné de 90° 

\*Aucun solin VELUX n'est disponible pour une installation en rotation de 90°, dimension 2270.

| Skylight size<br>Tamaño del tragaluz<br>Taille du puits de lumière | Outside curb dimensions<br>Dimensiones exteriores del brocal<br>Dimensions extérieures du cadre |
|--|---|
| 1430   | 17½" x 33½"<br>(445 mm x 851 mm)  |
| 1446   | 17½" x 49½"<br>(445 mm x 1257 mm)   |
| 2222   | 25½" x 25½"<br>(648 mm x 648 mm)  |
| 2230   | 25½" x 33½"<br>(648 mm x 851 mm)  |
| 2234   | 25½" x 37½"<br>(648 mm x 952 mm)  |
| 2246   | 25½" x 49½"<br>(648 mm x 1257 mm)   |
| 2270   | 25½" x 73½"<br>(648 mm x 1867 mm)   |
| 3030   | 33½" x 33½"<br>(851 mm x 851 mm)  |
| 3046   | 33½" x 49½"<br>(851 mm x 1257 mm)   |
| 3434   | 37½" x 37½"<br>(952 mm x 952 mm)  |
| 3446   | 37½" x 49½"<br>(952 mm x 1257 mm)   |
| 4646   | 49½" x 49½"<br>(1257 mm x 1257 mm)  |

