



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

PROPERTY LOCATION: 707 Luttrell St. /
Parcel ID 94 D E 008

FILE NO.: 8-M-19-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 8/15/2019

APPLICANT: Logan Higgins Aplos Home

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

PROPERTY DESCRIPTION: Queen Anne Cottage, c.1900

One-story frame residence with a hipped roof with lower cross gables, clad in asphalt shingles. Exterior is clad in wood clapboard siding and house rests on a brick foundation. Turreted front porch features Doric capitals, wood posts, and a sawn wood banister, resting on brick piers. Sawn wood bargeboard on front gable and sawn wood attic vent. One-over-one, double-hug sash windows. Transom at front entry.

► **DESCRIPTION OF WORK:**

Applicant is proposing a rectangular rear addition, measuring 16'-8" wide by 26' long, offset from the house's right side by 2'-6". A small hyphen, inset 3' from the original house, separates the addition from the existing. Addition to be covered by a flat, black, rubber roof, which will extend to the left (northwest) by 13'-3" to create an adjacent porch. Porch roof length is 22'-6", and will be supported by two metal diagonal posts. Flat roof will be 12'-3" tall and extend to existing roofline. Right side addition wall and flat roof will project approximately 2' from interior massing.

Rear addition will rest on a continuous brick foundation, to match existing foundation. Addition will be clad in wood clapboard siding to match original house and feature two sets of sliding glass doors topped by transoms on the rear elevation, and two double-hung wood windows on the northwest elevation. Hyphen, porch floor, underside of flat roof, and interior of addition wall to feature unpainted wood siding.

Applicant is also proposing the enclosure of an existing rear shed-roof porch with sliding glass doors and wood siding. New basement access hatch to be installed on southeast elevation.

Scope of work also includes: original wood clapboard siding to remain and be repainted; existing asphalt shingle roof to be replaced with new asphalt shingles; repair of broken window panes and existing front door.

► **APPLICABLE DESIGN GUIDELINES:**

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

Roofs

3. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding, or other unique roof features). Use some of these details in designing new buildings.

4. Materials used in roofing existing buildings or new construction should duplicate the original roofing materials if possible. Asphalt or fiberglass shingles can be appropriate, as are slate, standing seam metal, or metal shingle roof coverings. The color of roofing materials should be a dark green, charcoal gray, black, or dark reddish brown to simulate the original roof colors.



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New 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.
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 solid 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.
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.

Porches

1. Repair porches on historic houses using wood floors, balustrades, post and columns, or replace duplicating the original size and design.
2. Porches visible from a street may not be completely enclosed.

Secretary of the Interior's Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
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COMMENTS:

Neighborhood design guidelines accommodate both additions that are contemporary in nature, and new construction that more directly reflects the forms of the neighborhood context.

STAFF FINDINGS:

1. The house is a contributing resource to the Fourth and Gill H-1 Overlay and the National Register Historic District.
2. The proposed addition adds 475 sq ft to the existing 1,220 sq ft house. The size, scale, and massing of the addition are proportionate to the existing structure.
3. The existing house's rear elevation features a recessed, shed-roof entry stoop. KGIS Pictometry aerial photographs dating to March 2018 show a small shed-roof addition, which has since been removed from the rear of the house. HZC does not have documentation of this partial demolition.
4. The rear elevation is not a character-defining elevation for the property, though two historic two-over-two,



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double-hung sash windows are located on wall where the shed-roof massing was located. The location of the proposed addition does not impair the essential form and integrity of the historic house.

5. The recessed hyphen helps to differentiate the historic house from the new construction.

6. The use of a brick foundation and wood clapboard siding on the addition are compatible with the historic house's materials. The proposed unpainted wood section for the hyphen is small in size and will complement the color of the brick chimney and foundation.

7. Applicant is proposing replacement of the existing brown asphalt shingle roof with a new asphalt shingle roof with dark grey asphalt shingles, which meets the design guidelines.

8. The adjacent property to the northwest (715 Luttrell Street) features a wide lot, approximately 92' compared to 707 Luttrell's approximate 60'. The half of the lot closest to 707 Luttrell is open, featuring a garden and several trees. Therefore, the rear addition will be somewhat visible from Luttrell Street. The addition will be somewhat visible from 3rd Avenue, but obscured by an addition that is under construction on 703 Luttrell Avenue and a two-car garage structure which fronts 3rd Avenue.

9. No windows are proposed for the southeast wall, which extends 26' to the rear. The lack of windows means the relationship of solids to voids on this elevation of the addition is not compatible with the historic building. Two small rectangular casement windows installed to be aligned with the top of the existing double-hung sash windows would allow for privacy and minimal light intrusion, while also breaking up the solid wall. Double-hung sash windows would also be appropriate.

10. The proposed addition is contemporary in nature, which is permissible under the guidelines. The hyphen and roofline clearly differentiate the addition from the historic building. It does not duplicate the exact form, material, style, or detailing of the historic building. The addition makes clear what is historic and what is new.

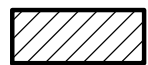
11. The v-shaped metal porch supports are not compatible with the materials, scale, and design of the historic building or historic porches.

► STAFF RECOMMENDATION:

Staff recommends approval with the following conditions: 1) Maintain wood bargeboard detail on front gable and wood attic vent. 2) Add two windows to the southeast elevation of the addition; either two double-hung sash windows or two small rectangular casement windows to be aligned with the existing double-hung sash windows. 3) If possible, repair and re-use the two historic two-over-two, double-hung sash windows that are currently on the rear exterior wall, which will be removed for construction of the rear addition. 4) Select porch support design and materials that are more appropriate for the historic context, to be approved by staff.

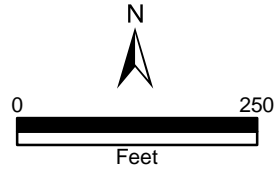


8-M-19-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

 **707 Luttrell St. 37917**
Fourth and Gill H-1

Original Print Date: 8/1/2019
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Logan Higgins Aplos Home



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

Please print all information:

1. **NAME OF APPLICANT:** LOGAN HIGGINS - APLOS HOME
Address: 200 W. SAMPSON AVE #408 KNOXVILLE TN, 37902
Telephone: 423.502.4210 E-mail address: LOGAN.HIGGINS@GMAIL.COM
Relationship to Owner: PROJECT DESIGNER

2. **NAME OF OWNER:** SIM KLONARIS
Address: 719 LUTTRELL STREET
Telephone: 865.679.8154 E-mail address: SM.KLONARIS@GMAIL.COM

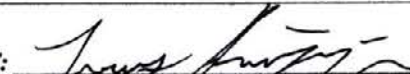
3. **LOCATION OF PROPERTY:**
Address: 707 LUTTRELL ST. Tax ID/Lot/Parcel No: 044DE008

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.)

- NEW CONSTRUCTION OF ADDITION TO REAR OF EXISTING HOUSE
- NEW BACK PORCH AND MINOR CHANGES TO EXISTING REAR OF HOUSE
- MINOR IMPROVEMENTS TO SITE & EXISTING HOUSE
- SEE DESIGN PACKET FOR MORE DETAILS, ADDITIONAL CHANGES/MODIFICATIONS ON PAGE #7

6. **SIGNATURE OF APPLICANT:**  Date: 7.29.19

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			

707 Luttrell Street

design by aplos home

Proposed addition to rear of building

New additions may be necessary for some of the houses in the Fourth and Gill Historic District. They should duplicate the lot coverage and placement of adjacent historic buildings... .. Design new additions in a manner that makes clear what is historic and what is new... .. 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.

- Knoxville Historic Zoning Commission's Fourth & Gill Design Guidelines for additions.

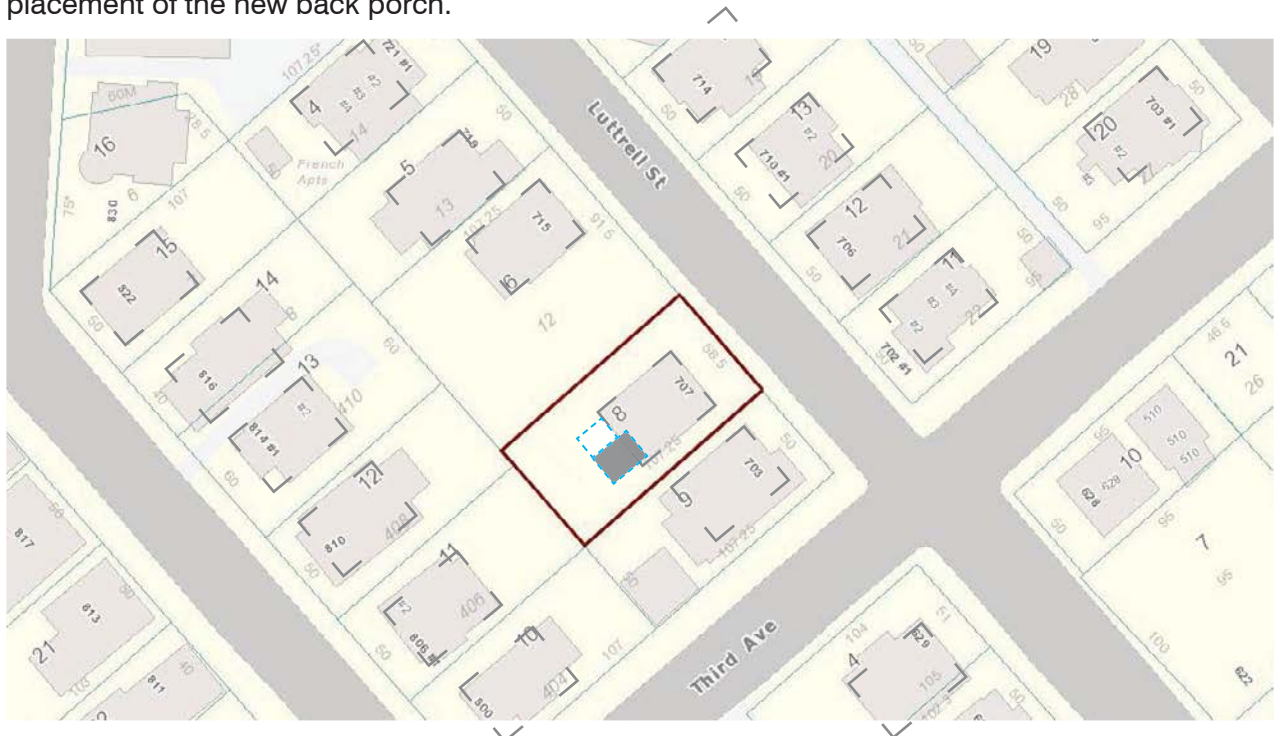
This proposed addition is to add a bedroom and bath to the existing 2 bed 1 bath house at 707 Luttrell Street. The intention of the design is to follow Fourth and Gill Neighborhood Design Guidelines as well as the Secretary of Interior Guidelines for additions to historic buildings and create a space that improves the existing house.

Per the guidelines, this application will show how we intend to:

1. Match scale and number of story's to existing and neighborhood context.
2. Locate entire addition onto rear of building in a location not visible from the street.
3. Differentiate new from old in a way that preserves the historic integrity of the house.
4. Highlight other desired modifications to the building.

1. Footprint & Lot Coverage Comparison

The proposed addition would only add 475 SF to the 1220 SF existing one story house. In total, this would make the house 1,695 SF, still smaller than most houses in the neighborhood. In the diagram below, we show the scale of the addition compared to the existing house, along with the placement of the new back porch.



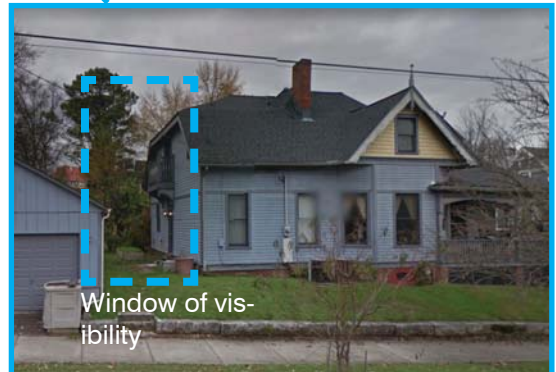
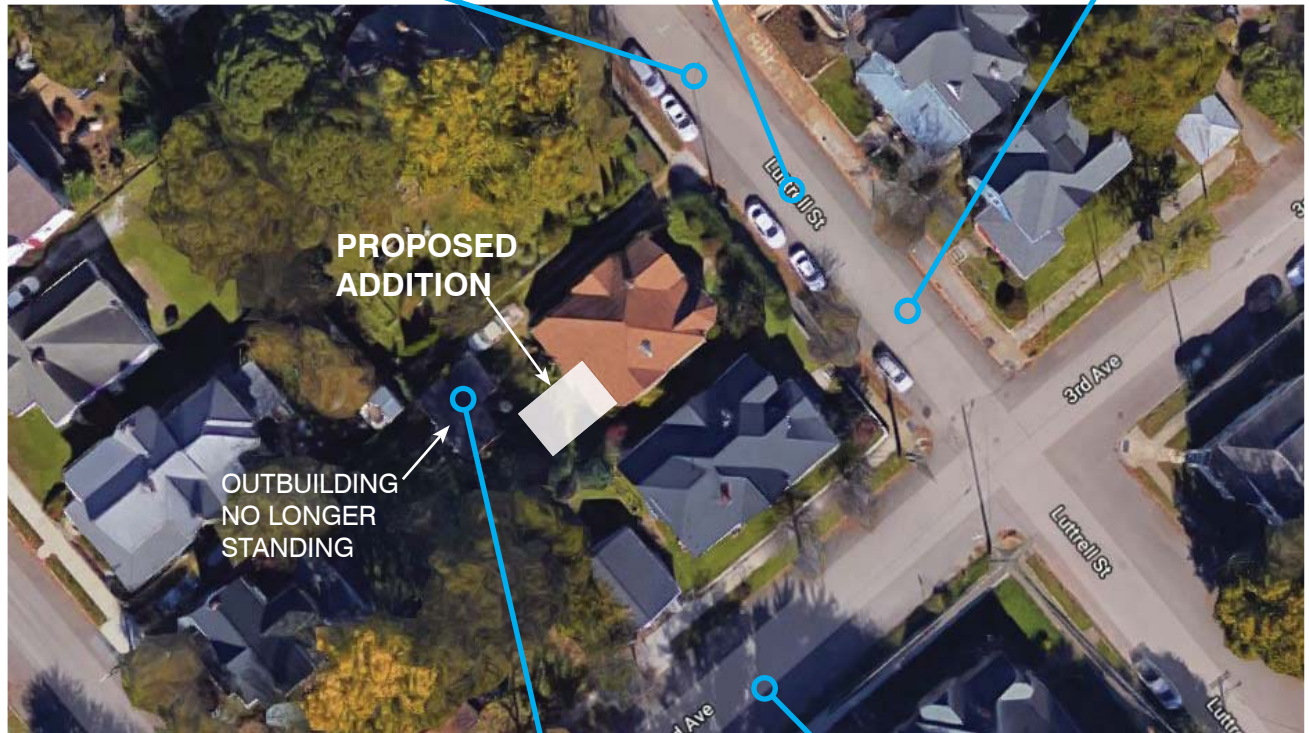
2. Addition Location

Visibility

The proposed addition will have almost no visibility from the street due to location on the site, density of block, and existing greenery. Even from 3rd Ave there is almost no visibility to the property. Currently, 703 Luttrell is adding a small addition to the back which will limit visibility from the view even more.



*Views with addition



2. Addition Location

Site Plan

Luttrell Street

Front of house changes:

- Repaint walls
- New landscaping
- Improve driveway

New landscaping and fence

Walkway to back yard

Hyphen inset 3'-0"
whole addition inset 2'-6"

Relocated basement access - hatch

Proposed addition

New porch follows existing retaining wall

Porch roof outline

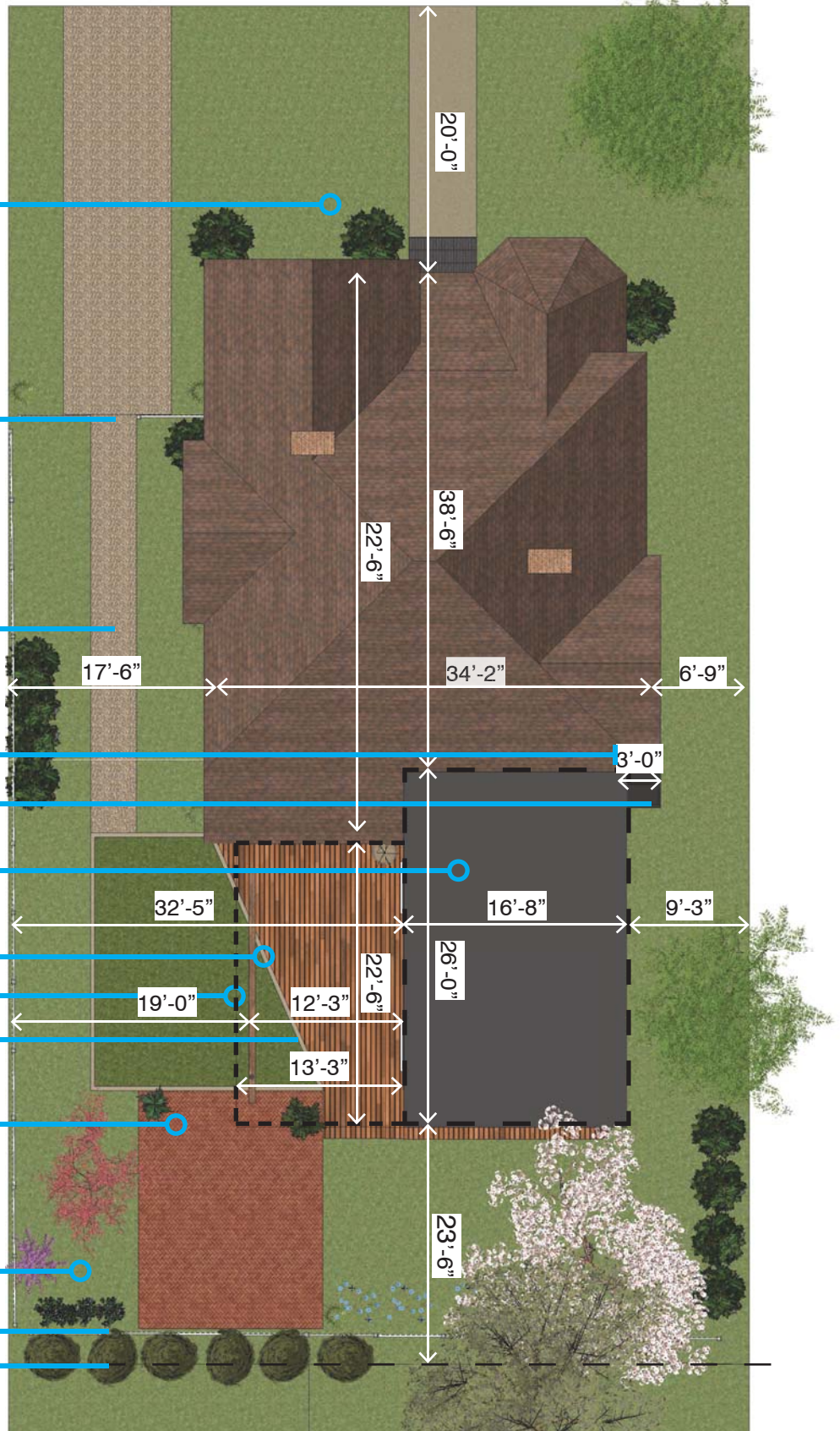
Existing retaining wall

Existing concrete pad from previous garage to be bricked over

New landscaping

New fence

New landscaping



3. New v. Old

Precedent

To determine the proper way to add on to a historic structure in a historic context, we studied the Secretary of Interior’s guidelines for additions, as well as the local Fourth and Gill guidelines.

According to both, additions should be clearly differentiated from the original building, similar or appropriate scale to that of the original house, and according to the Secretary of Interior, should have “hyphens” between new and old.



Example of **appropriate** addition on secondary elevation from Secretary of Interior’s guidelines

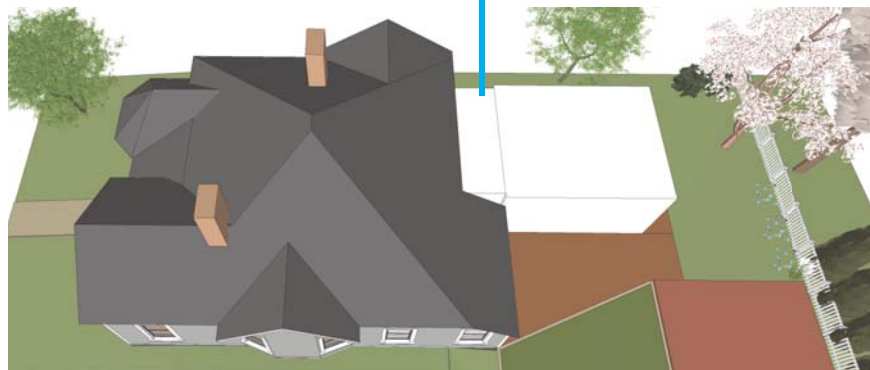


Example of **appropriate** addition from Secretary of Interior’s guidelines



Example of **inappropriate** addition from Secretary of Interior’s guidelines

Hyphen 



Massing of addition location



3. New v. Old

Elevations

Per the neighborhood design guidelines, we took a contemporary approach to using similar mass and scale to that of the original house. In the contemporary form, we chose to do a flat roof so as to **clearly differentiate** new from old. Following the Secretary of Interior's preservation brief, we used "hyphens" to distinguish new from old. We also allowed the flat roof and created a covered patio to improve the outdoor space.

707 LUTTRELL STREET

Front (Street) Elevation

Rear Elevation



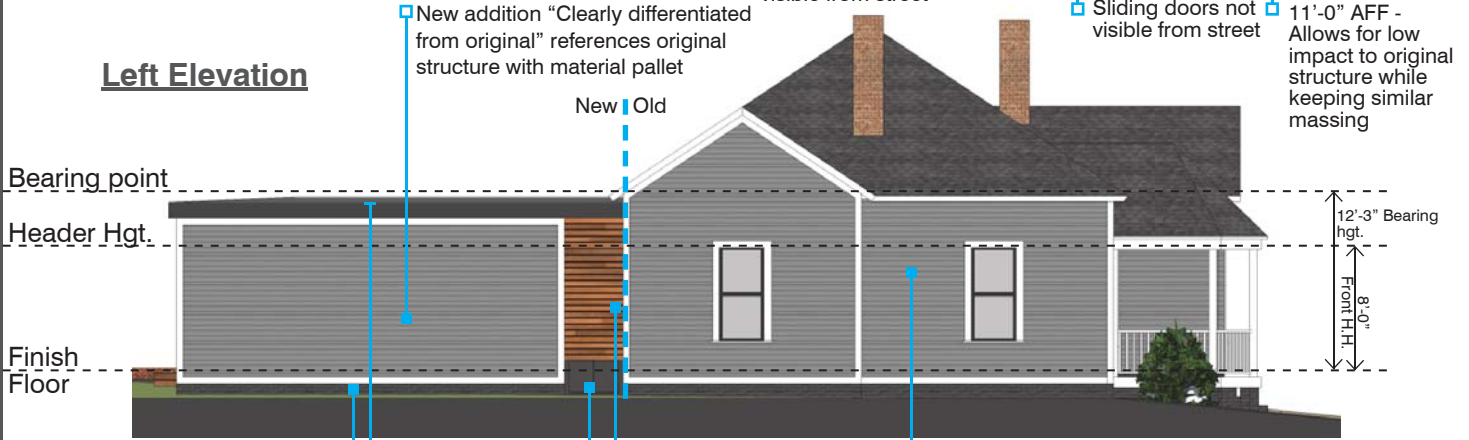
No changes are visible in front elevation other than updating existing house and adding landscaping

Slight modification to original by adding sliding doors and continuing wall - not visible from street

Transoms reference historic transoms in house

Addition inset 2'-6" from main house

Left Elevation



Brick foundation to match original building

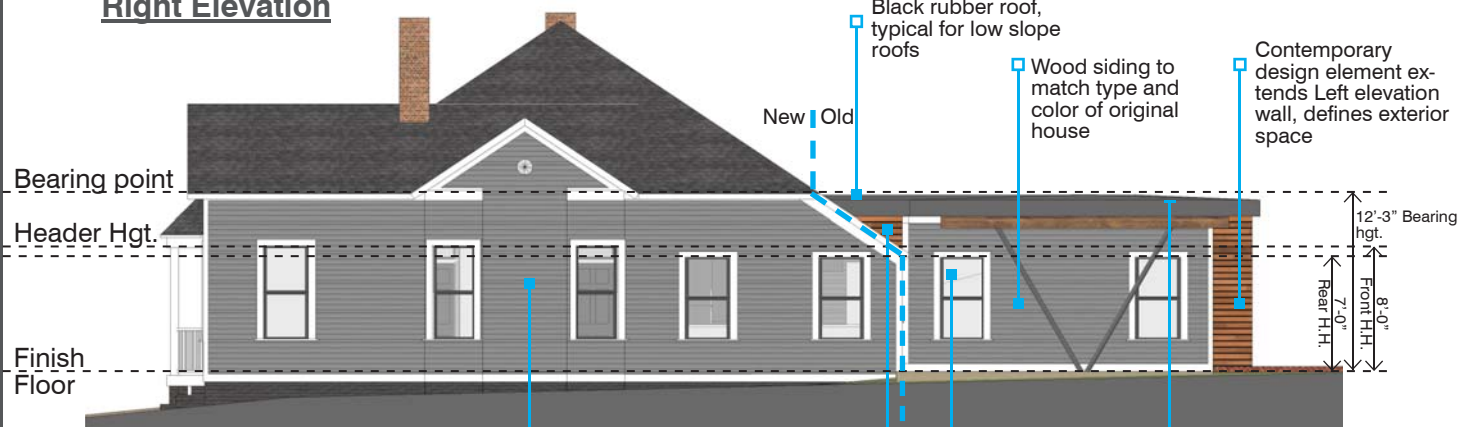
New basement hatch
11'-0" AFF - Allows for low impact to original structure while keeping similar massing

Physical "Hyphen" from new to old - inset 3'-0" from house, 6" from addition

Original siding to be repainted

11'-0" AFF - Allows for low impact to original structure while keeping similar massing

Right Elevation



Original siding to be repainted

Visual "Hyphen"

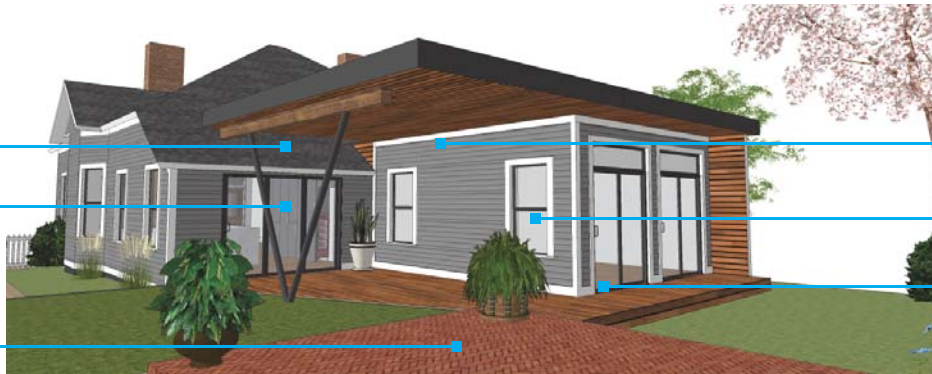
Wood windows matching original in size and scale

11'-0" AFF - Allows for low impact to original structure while keeping similar massing



3. New v. Old

Views



- Existing roof to remain the same
- Slight modification to original by adding sliding doors and continuing wall, not visible from street
- Brick pavers on concrete pad where non-contributing shed once stood.

- Contemporary addition uses historic materials to differentiate but reference original
- Wood windows matching original in size and scale
- Sliding doors not visible from street



- Contemporary back porch not visible from street
- Slight modification to original by adding sliding doors and continuing wall, not visible from street

- Contemporary roof differentiates from old
- Transoms reference historic transoms in house
- Sliding doors not visible from street
- Contemporary design element extends left elevation wall, defines exterior space



- Contemporary roof differentiates from old
- Wood siding to match type and color of original house
- Brick foundation to match original building

- Contemporary design element extends Left elevation wall, defines exterior space
- Physical "Hyphen" from new to old, inset 3'-0"
- New basement access hatch



4. Other Modifications

Elevations

The plan is to not only add on the desired space, but also to improve the existing house and yard. Below are modifications that we intend to make to the house and property to bring it to a point closer to that of the rest of the neighborhood.

1. Filling in back porch and adding new back door.

The new plan requires access through the back porch which was once enclosed. Due to excessive amounts of rot, the back porch needs to be re-built. Our plan is to enclose it with the rest of the kitchen and replace the back door with a triple sliding. This will be accomplished without altering the existing roof.



2. Re-paint entire House

3. New roof - grey shingles, replacement of existing with slight color change to better match house

4. Complete interior renovation

5. Repairing broken windows and door.

6. Brick pavers on concrete pad where non-contributing shed once stood.

7. Improved landscaping and site design.

8. New fencing and landscaping to define yard.

