

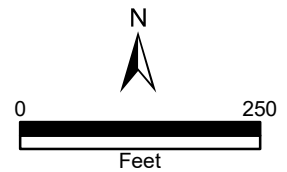
10-C-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1127 Luttrell St. 37917
Fourth and Gill H

Original Print Date: 9/30/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Troy Wilson Prime Renovations





Staff Report

Knoxville Historic Zoning Commission

File Number: 10-C-20-HZ

Meeting: 10/15/2020
Applicant: Troy Wilson Prime Renovations
Owner: Nadia Fomin Josh Pierce

Property Information

Location: 1127 Luttrell St. **Parcel ID** 81 M F 016
District: Fourth and Gill H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne with Colonial Revival influence, c.1910

Two-and-one-half-story residence with a hipped roof with lower gables projecting to the front and side, clad in terracotta tile. House is clad in wood weatherboard siding with scalloped wood shingles in the gable fields, and rests on a brick foundation. A porch wraps around the façade to the right elevation, supported by round Ionic columns.

Description of Work

Level II Routine Repair, Major Repair or Replacement

Proposed replacement of existing wood tongue-and-groove porch flooring with a hardwood decking (Camaru hardwood). Proposed replacement boards are 1" thick by 5.5" wide and would be installed with an orientation to match the existing, with the addition of an edge board around the deck's perimeter so the exposed ends of the planks do not show.

Proposed replacement of three existing wood columns on porch façade with three fiberglass composite columns (three columns on façade of house). Applicant will retain and re-install existing capitals and pressure-treated wood bases will be installed to match existing. The existing wood column is round, 9.5" in diameter at the base and tapers slightly. The proposed column is round, tapered, 10" in diameter at the base, and consists of PermaCast structural fiberglass material.

Due to concerns about reinstalling the existing railing into the new proposed columns, the applicant is proposing replacement of the existing railing with a new 36" tall square picket railing of pressure-treated wood to match provide specifications. Balusters will be 1.5", square, set 2.5" apart and installed into the top and bottom rails, which are 2x4 pressure-treated wood with a sloped top and routed details on the top corners.

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.

Wood

4. Repair wooden features by patching, piecing-in, or otherwise reinforcing the wood. Repair may also include

limited replacement with matching or with other compatible substitute materials, when elements remain and can be copied.

5. Wood features that are important in defining the overall historic character of the building should not be removed.

6. Replace only the deteriorated wood. Reconstructing in order to achieve a uniform or "improved" appearance is inappropriate because good historic materials can be lost.

7. An entire wooden feature that is too deteriorated to repair or is completely missing should be replaced in kind. If features are replaced, the materials they are made from should be compatible with the original in size, scale, and material. Replacement parts should be based on historical, pictorial, and physical documentation.

Comments

N/A

Staff Findings

1. 1127 Luttrell Street is a contributing resource to the Fourth and Gill National Register Historic District and local historic overlay.

2. Replacement of deteriorated tongue-and-groove porch flooring is appropriate. The Camaru hardwood boards are approximately two inches wider than the common wood tongue-and-groove boards, which average around 3" wide. The proposed method of construction also includes decking instead of tongue-and-groove installation.

3. As the porch flooring is minimally visible from the public right-of-way and the installation pattern will reflect the existing pattern, the use of Camaru hardwood could be an appropriate replacement material, if the flooring can "duplicate the original size and design." Tongue-and-groove installation will assist in keeping water off the porch framing and foundation.

4. The porch features five full columns: three round columns with Scamozzi capitals on the façade, and two more matching columns on the right side elevation. The applicant has submitted photographs showing some patching of existing wood rot on one column. Only the three frontmost columns are proposed for replacement.

5. Fiberglass-reinforced polymer composite columns were approved in Fourth and Gill in 2014; however, they were approved as a replacement for non-original fiberglass columns. Similar replacement columns were approved in Old North Knoxville in 2012 and 2013, noting the "painted surface of a composite column is more difficult to discern from the painted surface of a new wood column," and that "new wood or new composite columns would be equally devoid of texture and 'new' in appearance."

6. If the wood columns must be replaced, the applicant has requested replacement of the original or historic wood railing as well. The new wood railing will be taller than the existing, as it must meet contemporary building codes. All efforts should first be taken to repair the existing wood columns and retain the historic wood railing.

7. If the wood columns must be replaced, replacement with composite columns could be appropriate, as long as the replacement columns are smooth-finished, painted, and retain original capitals and wood bases to match existing.

Staff Recommendation

Staff recommends approval of the work proposed, with the following conditions: 1) replacement flooring use a tongue-and-groove installation; 2) all efforts be taken to repair existing wood columns and wood railing, with documentation provided to staff; 3) if composite replacement columns must be used, columns retain original capitals and use wood bases to match existing, and composite columns match existing in size and design; 4) if

replacement railing must be used, any details on existing wood railing be applied to new wood railing.



DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Troy Wilson

Applicant

9/16/2020

10/15/2020

10-C-20-HZ

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Troy Wilson

Prime Renovations

Name

Company

11124 Kingston Pike Suite 119-237

Knoxville

TN

37934

Address

City

State

Zip

865-771-1285

troy@remodelknoxville.com

Phone

Email

CURRENT PROPERTY INFO

Nadia Fomin and Josh Pierce

1127 Luttrell St

434-409-8751

Owner Name (if different from applicant)

Owner Address

Owner Phone

1127 Luttrell St

081MF016

Property Address

Parcel ID

Fourth and Gill

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

9/17/20

Please Print

Date

Troy Wilson

9/16/2020

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

Brief description of work: _____

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: Front porch: replace flooring with new product, replace 3 columns facing street (preserve capitals and bases),
Replace porch ceiling, re-paint front porch columns, railings, and ceiling.

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:	TOTAL:
FEE 2:	
FEE 3:	



PRIME
RENOVATIONS

Porch project
Scope of work

Fomin Residence
1127 Luttrell St
Knoxville, TN

Porch flooring

Replace all existing pine with hardwood.

Product: Camaru hardwood

Color: oiled, natural

Dimensions: 1" thick x 5 1/2" wide.

Product image:



Replace three porch columns

Replace the 3 front columns on the porch. *Capitals will be saved and re-installed.* Bases will be saved or re-produced to same dimensions (using pressure treated pine)

Product: HBG Perma Cast Round Tapered

Color: Match existing

Dimensions: 10" nominal (actual dimension very close to original)

Product image (catalog attached with dimensions on page 12):



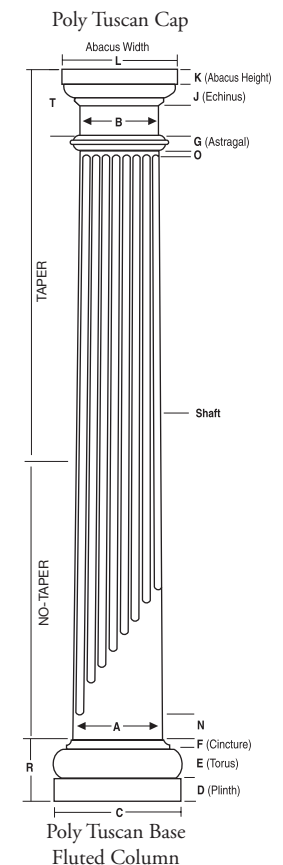
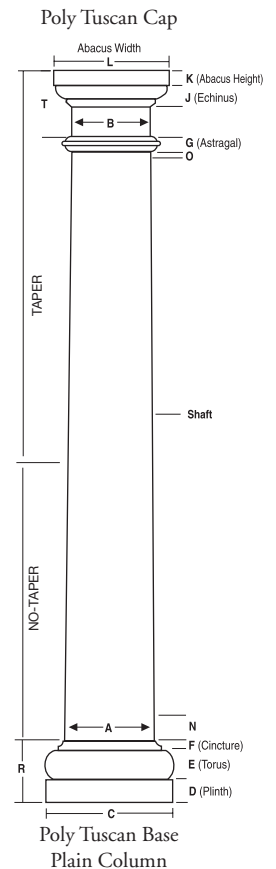
Round Tapered **PERMA**Cast® Columns



COL. SIZE	A	B	C	D	E	F	G	J	K	L	O	N	R	T	LENGTHS AVAIL. (ft.)
6"	5 ⁵ / ₈ "	4 ³ / ₈ "	9"	1 ¹ / ₈ "	1 ¹ / ₄ "	3 ¹ / ₈ "	3 ¹ / ₈ "	1 ¹ / ₄ "	1 ¹ / ₄ "	8"	1"	6 ¹ / ₄ "	3 ³ / ₁₆ "	4 ⁷ / ₁₆ "	4,6,8
8"	7 ⁵ / ₈ "	6 ¹ / ₄ "	10 ¹ / ₂ "	1 ⁷ / ₈ "	1 ³ / ₄ "	3 ¹ / ₄ "	1 ³ / ₈ "	1 ¹ / ₂ "	1 ¹ / ₂ "	9 ¹ / ₄ "	1 ¹ / ₂ "	2 ¹ / ₄ "	4 ³ / ₈ "	4 ¹ / ₂ "	5,6,8,10,12
10"	9 ⁵ / ₈ "	8 ³ / ₈ "	13 ³ / ₈ "	2 ¹ / ₈ "	2 ¹ / ₈ "	3 ¹ / ₄ "	1 ³ / ₈ "	1 ¹ / ₂ "	1 ¹ / ₂ "	11 ¹ / ₄ "	3 ¹ / ₈ "	2 ¹ / ₄ "	5 ¹ / ₄ "	5"	6,8,10,12,14
12"	11 ⁵ / ₈ "	9 ³ / ₈ "	16 ¹ / ₂ "	2 ³ / ₈ "	2 ³ / ₈ "	7 ¹ / ₈ "	1 ³ / ₈ "	1 ³ / ₄ "	2 ¹ / ₄ "	13 ³ / ₄ "	3 ¹ / ₄ "	2 ³ / ₈ "	6 ¹ / ₄ "	5 ³ / ₄ "	6,8,10,12,14,16,18
14"	13 ³ / ₈ "	11 ³ / ₈ "	19 ¹ / ₂ "	3 ³ / ₈ "	3 ³ / ₈ "	1 ¹ / ₂ "	1"	2"	2 ¹ / ₈ "	17"	7 ¹ / ₈ "	2 ³ / ₈ "	7 ¹ / ₄ "	7"	8,10,12,14,16,18,20
16"	15 ¹ / ₄ "	13 ³ / ₈ "	22"	3 ⁷ / ₈ "	3 ⁷ / ₈ "	1 ¹ / ₂ "	1 ¹ / ₈ "	2 ¹ / ₄ "	2 ¹ / ₈ "	19 ¹ / ₈ "	1"	3"	8 ³ / ₈ "	8"	8,10,12,14,16,18,20,22,24,26
18"	17 ¹ / ₂ "	15 ³ / ₈ "	24 ³ / ₈ "	4"	4"	1 ¹ / ₂ "	1 ¹ / ₈ "	2 ³ / ₄ "	3 ¹ / ₈ "	22 ³ / ₈ "	1 ¹ / ₂ "	10 ¹ / ₄ "	9 ³ / ₈ "	8 ³ / ₈ "	10,12,14,16,18,20,22,24
20"	19 ¹ / ₂ "	17 ³ / ₈ "	27"	4 ³ / ₄ "	4 ¹ / ₂ "	2"	1 ¹ / ₈ "	2 ³ / ₈ "	3 ¹ / ₈ "	24 ³ / ₈ "	1 ¹ / ₂ "	10 ³ / ₄ "	11 ¹ / ₄ "	9"	16,18,20,22,24,26
22"	21 ¹ / ₈ "	19 ¹ / ₄ "	30 ¹ / ₄ "	5"	5"	2"	1 ¹ / ₄ "	3"	3 ¹ / ₈ "	27 ¹ / ₂ "	1 ¹ / ₂ "	10 ³ / ₄ "	12"	10 ¹ / ₄ "	12,14,16,18,20,22,24,26,28,30
24"	23 ³ / ₈ "	21 ¹ / ₄ "	33 ¹ / ₂ "	6"	5 ¹ / ₄ "	2 ¹ / ₄ "	2"	3 ¹ / ₂ "	4"	30 ³ / ₈ "	1 ¹ / ₂ "	10 ³ / ₄ "	13 ¹ / ₂ "	11 ¹ / ₈ "	20,22,24,26,28
28"	28"	24 ³ / ₈ "	38"	6 ³ / ₄ "	6 ¹ / ₂ "	2 ³ / ₄ "	2 ¹ / ₄ "	3 ³ / ₈ "	4 ¹ / ₈ "	33 ³ / ₈ "	1 ¹ / ₂ "	10 ³ / ₄ "	15 ¹ / ₂ "	11 ¹ / ₄ "	20,22,24,26,28
30"	29 ³ / ₈ "	26 ¹ / ₂ "	41 ¹ / ₈ "	6 ¹ / ₂ "	5 ⁷ / ₈ "	2 ¹ / ₂ "	3"	4"	4 ³ / ₈ "	38 ¹ / ₄ "	1 ¹ / ₂ "	10 ³ / ₄ "	14 ³ / ₈ "	14 ³ / ₈ "	20,22,24,26,28,30

*There may be a variance of up to 1/4" in all dimensions. Fluted columns available in all diameters. See page 14 for Parallel dimensions. See page 16 for Decorative Capital dimensions. Standard Fluted Column (Fluted in mold)

• Split columns are not load bearing.



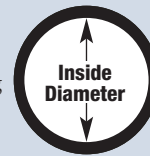
COLUMN-LOC®

Column-Loc® creates a continuous connection from floor to beam/header without the expense of splitting and reattaching the column. This labor saving product is easy to install and delivers wind uplift resistance especially important in coastal and high wind areas. Currently available for 8" and 10" round (tapered and no-taper) and square PermaCast® columns. Kits are available with and without threaded rod in lengths up to 12'*



ROUND PERMACAST® INSIDE DIMENSIONS

Inside dimension may vary up to 1/8". Splitting a column will decrease inside dimension 1/8".



COLUMN SIZE	TOP I.D.	BOT I.D.
6"	3 ³ / ₈ "	4 ¹ / ₈ "
8"	5 ¹ / ₂ "	6 ¹ / ₈ "
10"	7 ¹ / ₈ "	8 ¹ / ₈ "
12"	8 ³ / ₈ "	10 ¹ / ₈ "
14"	10 ¹ / ₈ "	12 ¹ / ₈ "
16"	12 ¹ / ₈ "	15"
18"	14 ¹ / ₂ "	16 ³ / ₈ "
20"	16 ³ / ₁₆ "	18 ³ / ₈ "
22"	18 ³ / ₈ "	20 ³ / ₁₆ "
24"	20"	22 ³ / ₈ "
28"	22 ⁷ / ₈ "	26 ¹ / ₄ "
30"	25 ¹ / ₄ "	28 ³ / ₈ "

*Plain columns only

PLUMB-FIT®

To make installation even easier our 6"-12" round and square poly Tuscan Cap and Base Sets with flashing cap come with the Plumb-Fit® patented (Patent 9689674) installation system included.

ROUND PERMACAST® PORCH INSTALLATION BRACKET

The HB&G Porch Installation Bracket includes the bracket and all required hardware. The bracket fits 20" - 30" Plain Round PermaCast® Columns and will secure a 2nd story porch to our PermaCast® Columns. Three brackets are required for each column.



Porch ceiling

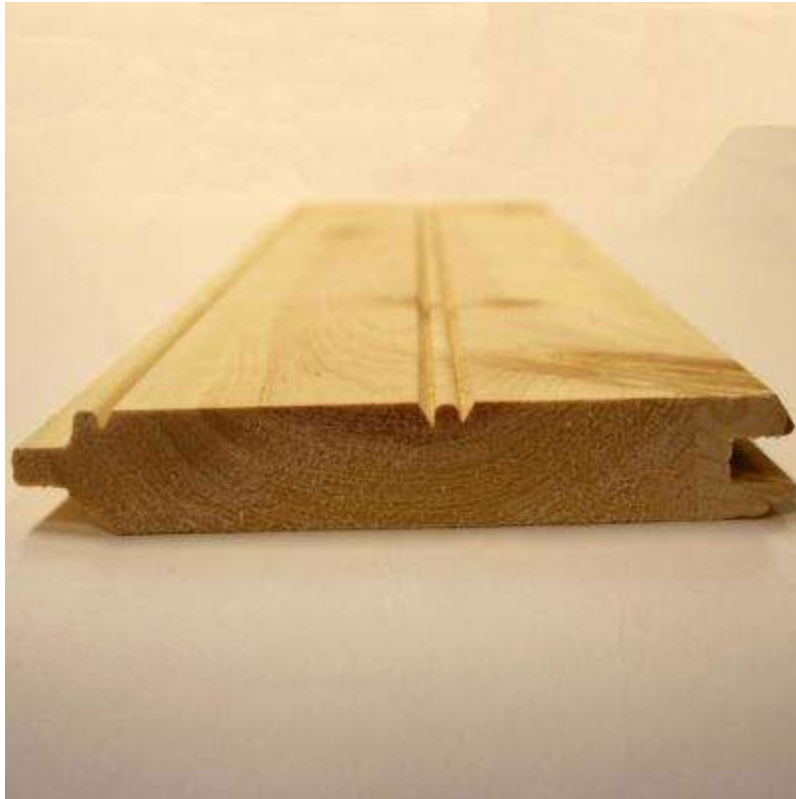
Install new pine porch ceiling

Product: 1x6 tongue and groove beaded pine

Color: Natural with clear coat

Dimensions: 1x6

Product image:



Porch railings

Remove and reinstall existing railings with repairs if necessary

Product: recycle same

Color: Paint all white to match columns

Dimensions: match

Product image: See photo report with existing



Photo Report

1127 Luttrell Street
Porch Project





Project: Fomin Date: September 9th, 2020, 12:59 p.m. Creator: Troy Wilson



Project: Fomin Date: April 14th, 2020, 4:08 p.m. Creator: Troy Wilson



Project: Fomin Date: September 9th, 2020, 12:59 p.m. Creator: Troy Wilson



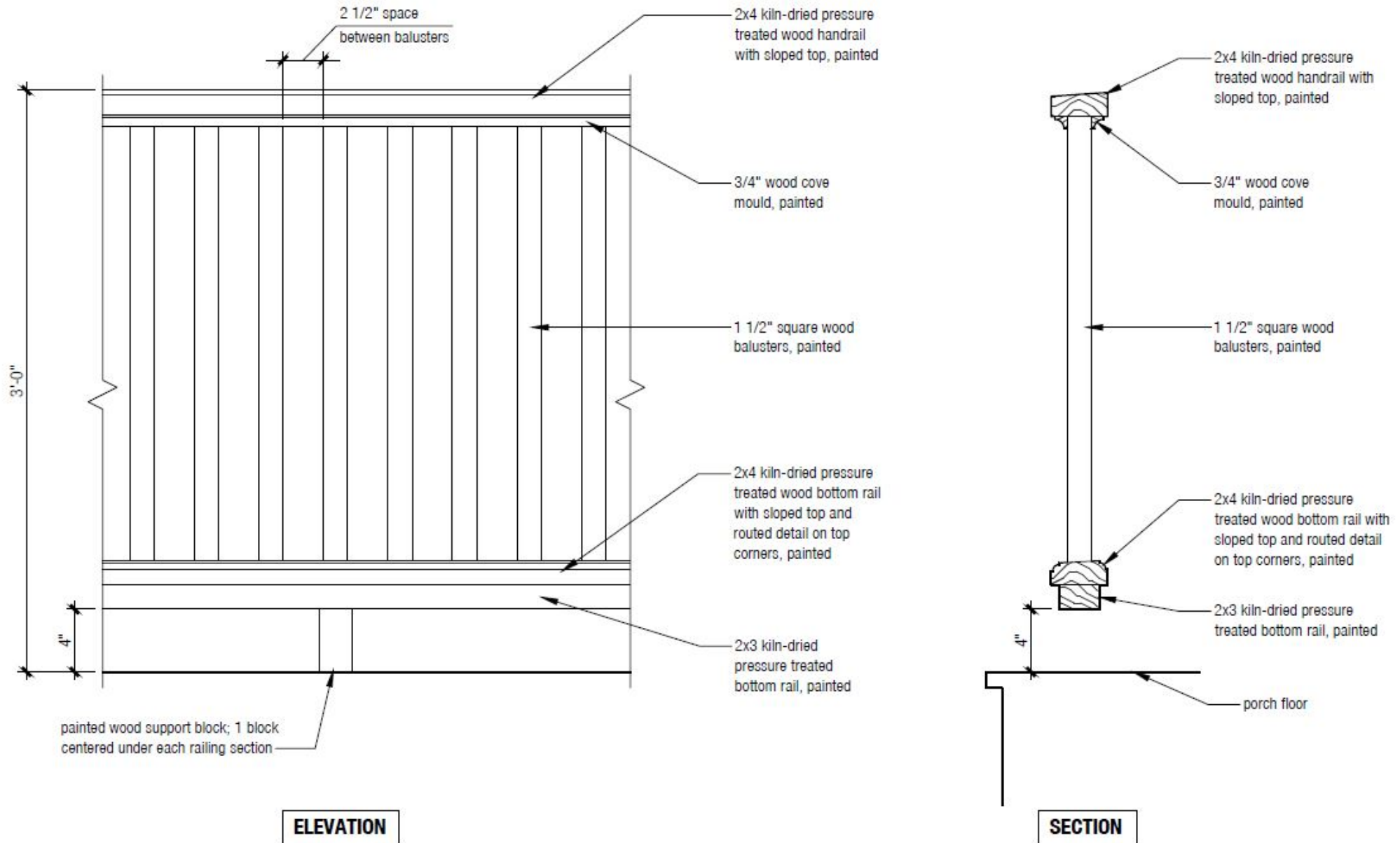
Project: Fomin Date: September 9th, 2020, 12:59 p.m. Creator: Troy Wilson



Project: Fomin Date: September 9th, 2020, 1:00 p.m. Creator: Troy Wilson



Prior patch covering rot damage



RAILING DETAIL FOR PORCHES WHERE THE FLOOR IS GREATER THAN 30" ABOVE THE GROUND (CODE COMPLIANT)

