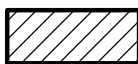


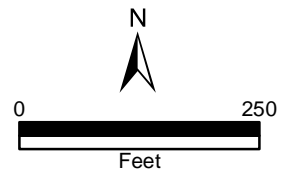
6-F-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



914 Luttrell St. 37917
Fourth and Gill H

Original Print Date: 6/8/2021
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Sara Martin Open Door
 Architecture



Meeting: 6/17/2021
Applicant: Sara Martin Open Door Architecture
Owner: Katie King Barry Preston

Property Information

Location: 914 Luttrell St. **Parcel ID** 81 M L 016
District: Fourth and Gill H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Craftsman, c.1910

One-story frame residence with a front-gable roof clad in asphalt shingles, an exterior of brick veneer, and a brick foundation. Paired casement windows and flanking wood louvered vents in front gable, casements with Prairie transoms and sidelights on remainder of windows. One-story full front porch with porte cochere, brick posts on truncated brick piers. Exterior end brick chimney. Rectangular plan.

Description of Work

Level II Major Repair or Replacement

Exterior rehabilitation elements necessary to create a finished attic space. On the façade, two gable vents will be replaced with casement windows. The existing façade gable fields features paired two-over-one, wood casement windows flanked by wood louvered vents; the two wood louvered vents will be replaced with new wood windows to match casements in size, profile, design, and material.

On the rear elevation, paired, single-light casement windows will be removed and the rear gable field will receive a bank of new wood windows with simulated divided lights, installed to fit within the gable field and eaves. The center pair of windows will measure 2'-4" wide by 4' tall each, and be operable casement windows. Trim will be painted wood, except for sections at bottom and adjacent to roof slopes where it will be smooth-finished PVC or fiber cement, painted to match the trim.

Applicable Design Guidelines

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

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.
 7. It can be appropriate to design and install additional windows on the rear or another secondary elevation. The designs should be compatible with the overall design of the building.
-

Comments

N/A

Staff Findings

1. 914 Luttrell Street is a contributing resource to the Fourth and Gill National Register Historic District and local overlay.
 2. The proposed modifications allow the applicant to create a finished attic space without necessitating additions to the roof slope such as new side dormers, which may not meet the design guidelines.
 3. On the façade, the new windows will be modest in size and scale, fit within the existing fenestration, and match the existing windows in profile, dimension, and material. The façade already features a somewhat unique array of exterior windows. The façade windows could be removed and replaced with vents without effect on any character-defining features of the façade. The new windows are compatible with the Craftsman-style house.
 4. Due to the narrow lot widths and the interior location of the house, modifications to the rear gable field will not be visible from the public right-of-way. On the rear elevation gable field, the single-light casements do not appear to be original to the house. The proposed fixed and casement wood windows are compatible with the overall design of the building, and complementary to the existing rear sunroom windows below.
-

Staff Recommendation

Staff recommends approval of the work as proposed.



DESIGN REVIEW REQUEST

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

Sara Martin

Applicant

June 1, 2021

June 17, 2021

6-F-21-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

Sara Martin

Open Door Architecture

Name

Company

800 Luttrell St.

Knoxville

TN

37917

Address

City

State

Zip

865-603-4756

sara@opendoorarchitecture.com

Phone

Email

CURRENT PROPERTY INFO

Katie King & Barry Preston

914 Luttrell St.

865-454-5404

Owner Name (if different from applicant)

Owner Address

Owner Phone

914 Luttrell St.

081ML016

Property Address

Parcel ID

Fourth and Gill

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Lindsay Crockett

Please Print

6.1.21

Date

Sara Martin

Applicant Signature

Sara Martin

Please Print

June 1, 2021

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: The project is constructing a finished attic space. In order to maximize light and satisfy egress requirements, the homeowner is requesting changes to windows on the front and back. On the front elevation, the request is to change two existing gable vents into windows to match the existing front casements.

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

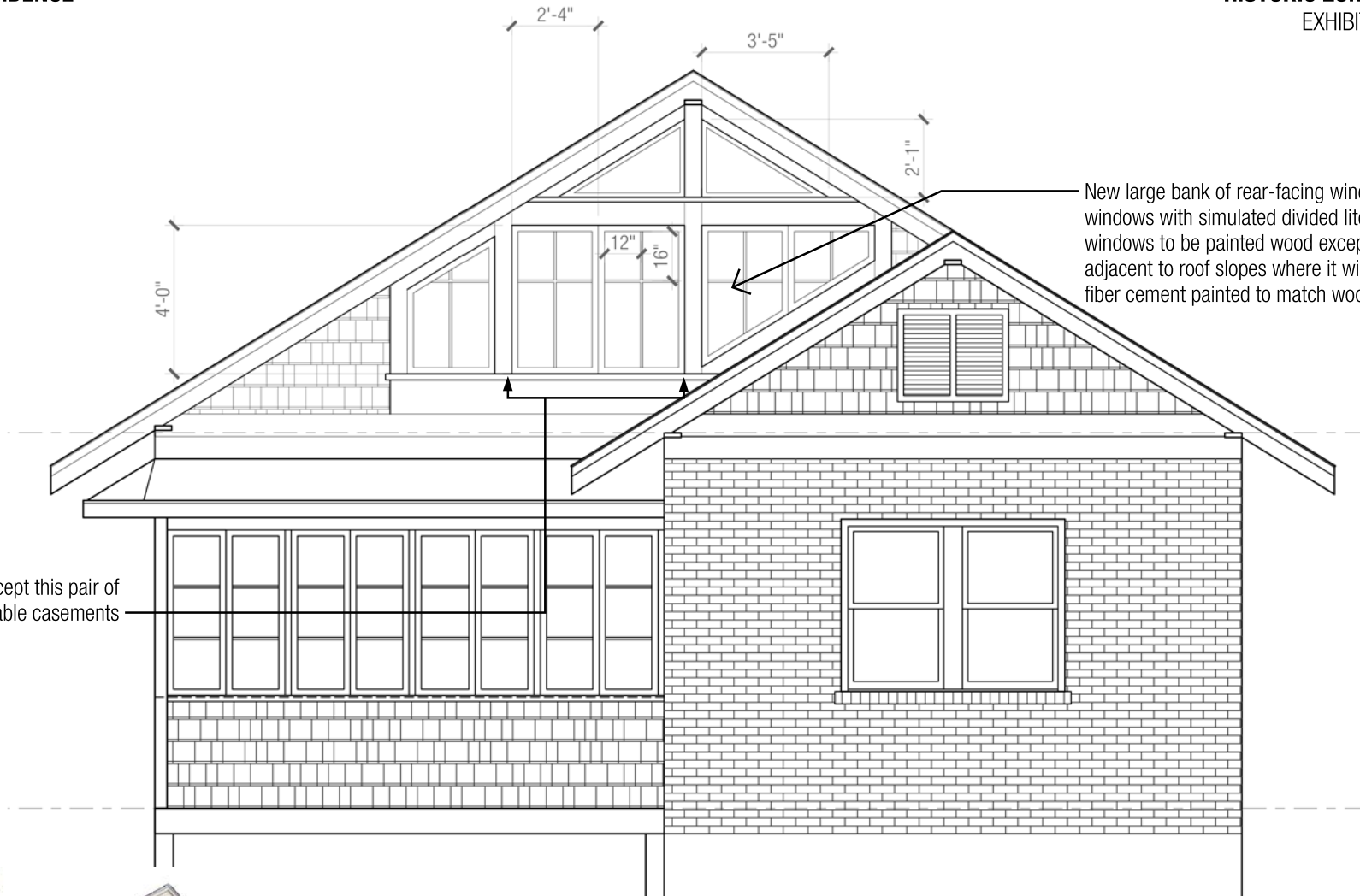
FEE 1:		TOTAL:
FEE 2:		
FEE 3:		



Existing gable vents

Replace gable vents with fixed windows. Frames to match original casement windows in profile, dimension, and material.





New large bank of rear-facing windows. All-wood windows with simulated divided lites. Trim between windows to be painted wood except at bottom or adjacent to roof slopes where it will be smooth PVC or fiber cement painted to match wood.

All windows fixed except this pair of operable casements



Existing, rear-facing casement windows in attic