

Meeting: 11/18/2021
Applicant: Sean Martin Open Door Architecture
Owner: Nadia Fomin Joshua 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 Construction of Addition or Outbuilding

New two-story rear addition. Addition will measure 136 sq. ft in footprint and extend from the southwest corner of the house, inset 12" from the original house on the south elevation. The addition will rest on a brick foundation and be clad in either smooth-finished fiber cement or wood lap siding, with a hipped roof clad in asphalt shingle or standing seam metal with concealed fasteners. The west side of the addition will be flush with the existing rear elevation but differentiated from the house with a cornerboard. The addition will feature a new basement entrance, accessible by concrete steps and surrounded with a concrete retaining wall. On the first story, single-light wood casement windows will wrap around the southwest corner.

Scope of work also includes relocating the HVAC unit adjacent to the basement; the removal of aluminum siding on the rear elevation, with either 1) repair to existing wood lap siding below or 2) replacement with new wood or fiber cement lap siding; and the addition of a new second-story window (one-over-one, double-hung, wood) with trim to match the original.

Applicable Design Guidelines

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

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 solids to voids, and color.
 4. Place new additions on non-character-defining elevations, and limit the size and scale in relationship to the
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historic building.

5. Rather than expanding the size of a historic building by constructing a new addition, try to alter interior spaces that do not define the character of the building to accommodate the new space needs.
 6. It is best not to add additional stories. If required for the new use, make sure they are set back from the wall plane and are as inconspicuous as possible when viewed from the street.
 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.
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Comments

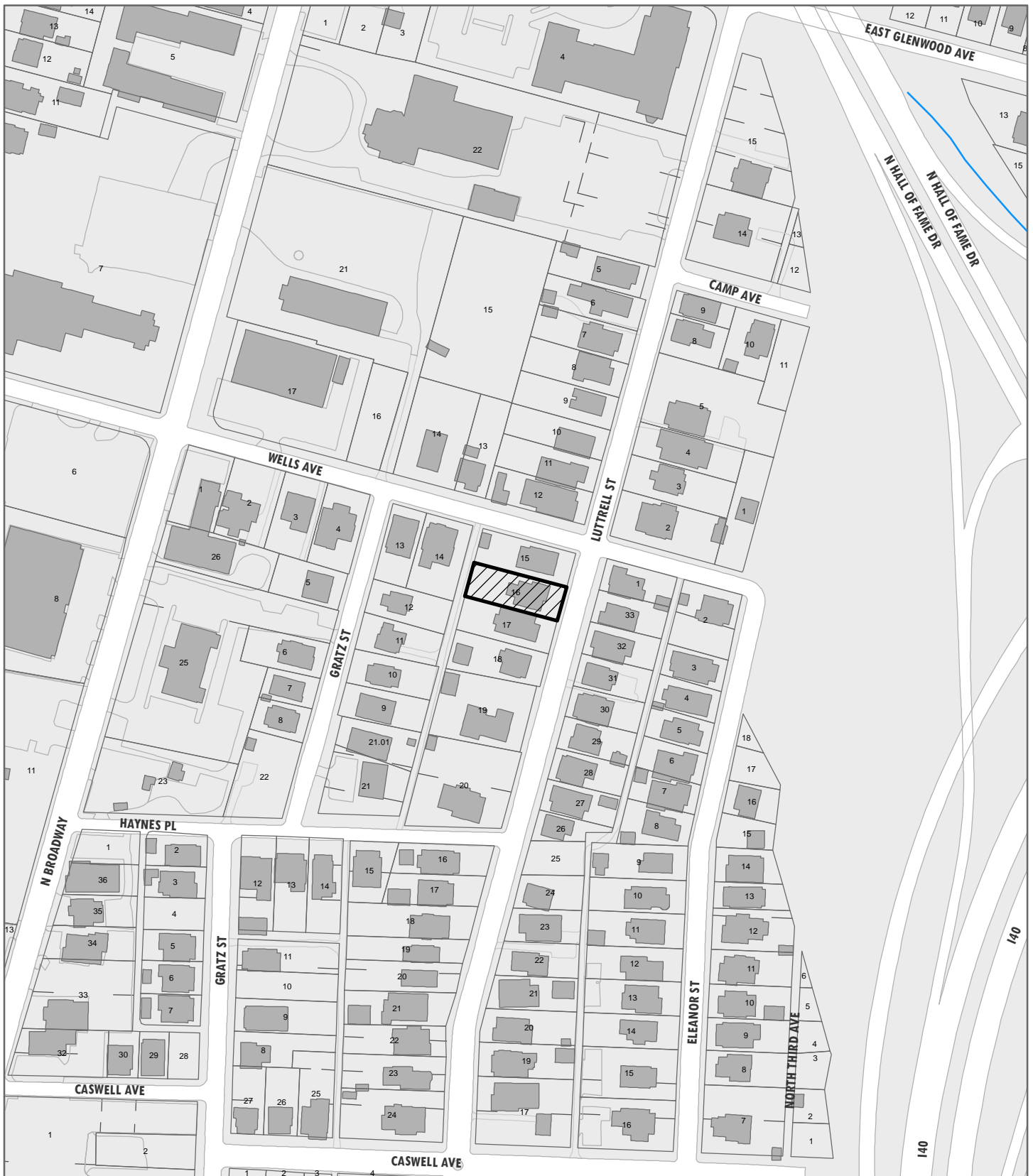
N/A

Staff Findings

1. 1127 Luttrell Street is a contributing resource to the Fourth & Gill National Register Historic District and local overlay.
 2. The addition is proposed for the rear corner of the house, on a non-character-defining elevation currently featuring a second-story wood deck and a non-historic awning. Due to placement, the presence of vegetation, and the size of the house, the addition will not be visible from the right-of-way. The addition will not result in the removal or modification of historic features on the house. Placement of the addition is appropriate.
 3. The proposed addition is differentiated from the original house by a new roofing material (either standing-seam metal or asphalt shingle), a 12" offset on the south elevation, and a new cornerboard/vertical trim element on the west.
 4. Overall, the proposed addition is compatible with the primary house. The addition incorporates material elements from the primary house, along with details such as fascia board and window trim matching the original house. Removal of one section of aluminum siding and repair of the original wood siding beneath meets the guidelines. Smooth-finished fiber cement siding has been approved for new additions in Fourth & Gill.
 5. While the single-light corner casement windows are not necessarily characteristic of historic designs, the proposed materials meet the guidelines and the windows will not be visible from the right-of-way. The new second-story window on the existing rear elevation and the two on the west elevation will match originals on the house.
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Staff Recommendation

Staff recommends approval of Certificate 11-D-21-HZ as submitted.



11-D-21-HZ

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



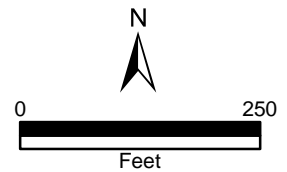
1127 Luttrell St. 37917

Fourth and Gill H



**HISTORIC
ZONING
COMMISSION**

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





DESIGN REVIEW REQUEST

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

Sean Martin / Open Door Architecture

Applicant

October 29, 2021

November 18, 2021

11-D-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

Sean Martin

Open Door Architecture

Name

Company

800 Luttrell St.

Knoxville

TN

37917

Address

City

State

Zip

865-386-8909

sean@opendoorarchitecture.com

Phone

Email

CURRENT PROPERTY INFO

Nadia Fomin & Joshua Pierce

1127 Luttrell St

Nadia : 434-409-8751

Owner Name (if different from applicant)

Owner Address

Owner Phone

1127 Luttrell St., Knoxville TN 37917

081MF016

Property Address

Parcel ID

Fourth & Gill

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

10.29.21

Please Print

Date

Sean R. Martin
Applicant Signature

Sean R. Martin

10-29-2021

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: New addition on back of house (southwest corner). Side wall will be set back 12" from existing side wall; back wall will be flush with existing back wall of house.
First floor to have wood casement windows wrapping corner, and second floor to have a pair of wood double hung windows; wood lap siding, corner boards and frieze board to match existing house.
Addition will have an asphalt-shingle hipped roof and a brick foundation with concrete basement steps & fiberglass door. Move HVAC unit to beside new basement steps .

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: 100.00	TOTAL: 100.00
FEE 2:	
FEE 3:	

HISTORIC ZONING APPLICATION FOR:

Nadia Fomin & Josh Pierce
1127 Luttrell St.
Knoxville, TN 37917

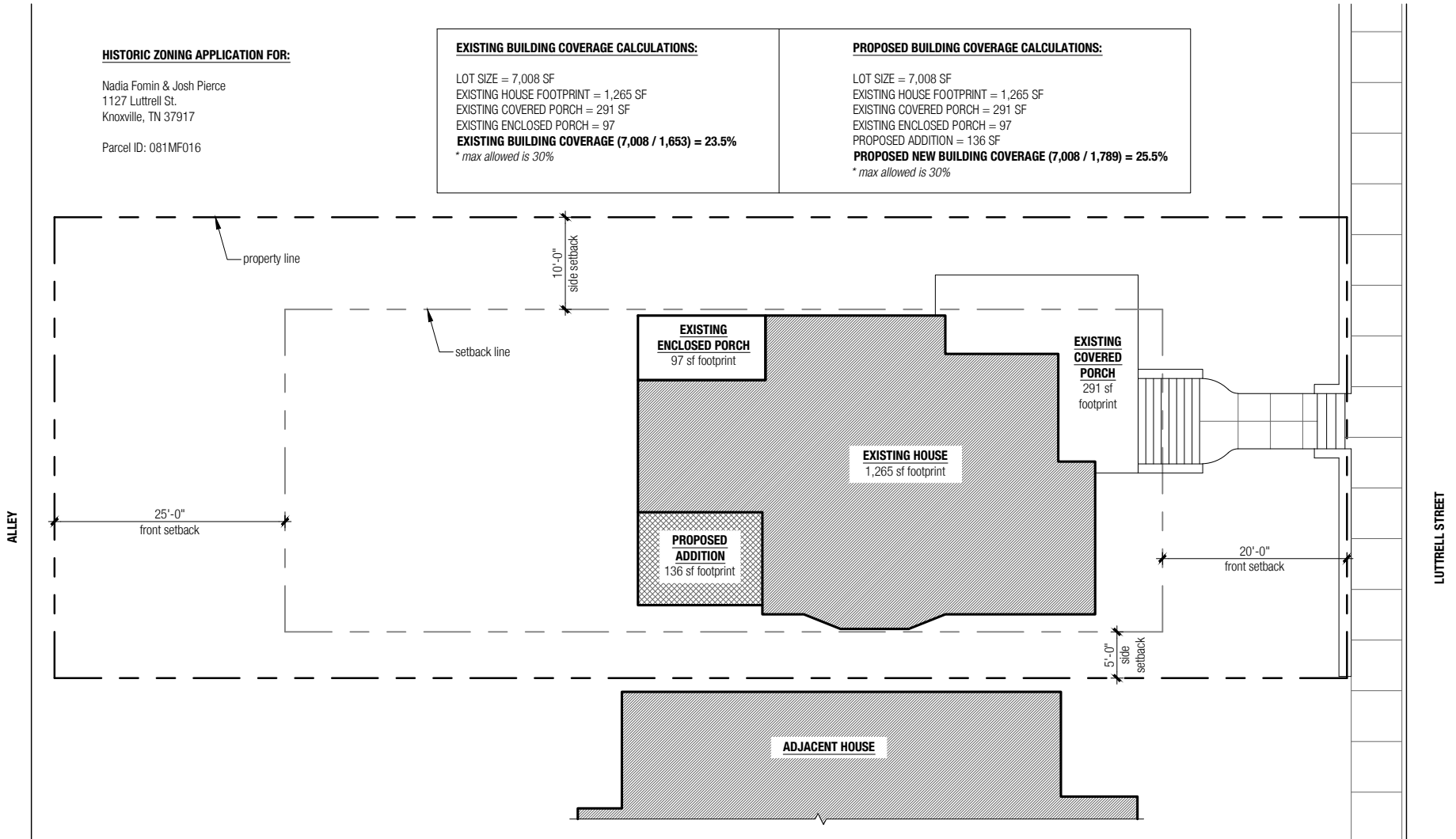
Parcel ID: 081MF016

EXISTING BUILDING COVERAGE CALCULATIONS:

LOT SIZE = 7,008 SF
EXISTING HOUSE FOOTPRINT = 1,265 SF
EXISTING COVERED PORCH = 291 SF
EXISTING ENCLOSED PORCH = 97
EXISTING BUILDING COVERAGE (7,008 / 1,653) = 23.5%
** max allowed is 30%*

PROPOSED BUILDING COVERAGE CALCULATIONS:

LOT SIZE = 7,008 SF
EXISTING HOUSE FOOTPRINT = 1,265 SF
EXISTING COVERED PORCH = 291 SF
EXISTING ENCLOSED PORCH = 97
PROPOSED ADDITION = 136 SF
PROPOSED NEW BUILDING COVERAGE (7,008 / 1,789) = 25.5%
** max allowed is 30%*



FOMIN-PIERCE RESIDENCE

1127 LUTTRELL STREET
HISTORIC ZONING SUBMISSION

EXISTING

VIEW OF HOUSE FROM ALLEY



FOMIN-PIERCE RESIDENCE

1127 LUTTRELL STREET
HISTORIC ZONING SUBMISSION

PROPOSED ADDITION

VIEW OF HOUSE FROM ALLEY

