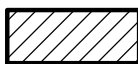


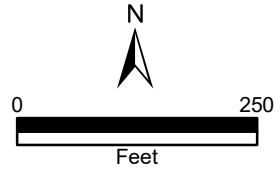
**9-D-23-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**616 Luttrell St. 37917**  
**Fourth and Gill H**

Original Print Date: 9/8/2023  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Daniel Cooter



**Meeting:** 10/19/2023  
**Applicant:** Daniel Cooter  
**Owner:** Jennifer Ackley Jeff Talman

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## Property Information

**Location:** 616 Luttrell St. **Parcel ID** 94 D F 006  
**District:** Fourth and Gill H  
**Zoning:** RN-3 (General Residential Neighborhood)

**Description:** Shotgun houses combined to form a vernacular commercial building, c.1900

One-story commercial building with a gable roof, featuring a large wood parapet on the façade. Exterior is clad in vertical wood siding and windows are single-light, fixed panes on the front and left side elevations. The front door is recessed between two projecting massings on the outside bays.

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## Description of Work

Level II Major Repair or Replacement

Exterior rehabilitation. Applicant proposes removal of the existing non-historic roofline, siding, windows, and doors. Exterior of the house is proposed to be largely reconstructed with a pitched front-gable roof clad in asphalt shingles, an exterior of fiber cement lap siding with cornerboards and window trim, and cedar shingles in the gable fields. Windows will be installed in new fenestrations on the façade, left side elevation, rear elevation, and upper gable fields.

The façade (southwest) will feature a centrally-located, multi-light door flanked by sidelight windows and topped by transoms, and paired one-over-one, double-hung windows (no materials provided) on the two outside bays. The left side elevation will feature five bays of four-over-four, double-hung windows. One-over-one, double-hung windows with trim are located in each gable field. On the rear elevation, two sets of multi-light double doors and a third door will open onto a deck. The deck features steel supports and a horizontal steel railing, and an unspecified composite decking.

A hipped-roof porch supported by square posts is proposed to extend the full-length of the façade.

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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.

Roofs:

1. The shape and pitch of roofs on new construction should imitate the shape and pitch of roofs on neighboring existing houses or other houses of the same architectural style. Replacement roofs should copy the shape and pitch of original roofs, and the soffit, fascia and trim detail between roof and wall should mimic the original.
  3. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding, and 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
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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.

#### Windows:

1. Vinyl and aluminum replacement windows should not be used.
2. Original windows should be reused. It will be much less expensive and much better historically to retain the original 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.
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.

#### 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.
3. New front porches in Fourth and Gill must be large enough to provide seating, i.e., six to eight feet in depth.

#### Entrances:

1. Entry features that should be preserved include sidelights and transoms of plain, patterned, beveled or stained glass, fan light windows, entablatures, and the original doors. All add character to the structures within the Fourth and Gill Historic District.
2. It may be appropriate to design or construct a new entrance if the historic one is missing. Any restoration should be based on historical, pictorial and physical documentation and should be compatible with the historic character of the building and with adjacent buildings. It should not create a false historic appearance. Entrances should not be removed when rehabilitating a building, either in adapting to a new use or continuing a historic one.
3. Service (rear or side) entrances should not be altered to make them appear to be formal entrances by adding paneled doors, fanlights or sidelights.
4. Secondary entrances should be compatible with the originals in size, scale or materials but should not give the appearance of a primary entrance.
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. Solid six panel or flush wood or steel design doors should only be used for entrances not visible from the public street. "Decorator" designed doors available from wholesale hardware stores are usually not appropriate for the architectural styles of the Fourth & Gill Historic District.

#### Wall Coverings:

2. Replacement siding should duplicate the original. Trim and patterned shingles should also duplicate the original.
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.
11. The removal of synthetic sidings such as aluminum, asbestos and vinyl and the restoration of the original siding is highly encouraged.
12. Siding or pressboard or particle board, and vertical siding (including T-111) is not appropriate for primary

structures in the Fourth & Gill Historic District and should not be used.

#### 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, 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.

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## Comments

The project was postponed at the September 2023 HZC meeting to "allow the applicant to provide a revised design that more clearly indicates the building's historic evolution."

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## Staff Findings

1. 616 Luttrell Street is part of the Fourth & Gill National Register Historic District and local overlay, but noted on the c.1985 NRHP nomination as "non-contributing."
2. The project was postponed at the September 2023 HZC meeting after extensive discussion of the building's evolution and the proposed design. City Plans Review and Inspections staff also noted that the trellis could not be installed on the façade as proposed. Revisions to the drawings include: changing the 4/4 and 6/6 windows to 1/1 windows and installing a full-length hipped porch instead of the trellis. Beyond the recessed front door, no elements have been incorporated into the revised design that acknowledge the building's evolution or history.
3. The building is highly altered. The 1917 Sanborn map indicates the building used to be two narrow shotgun houses with front porches, and the 1950 Sanborn map depicts the two buildings as connected with a roof between the two, and individual front porches. By the 1940s, the building was used for commercial purposes. The NRHP nomination from 1985 describes the building as a "one-story frame house with double gabled roof and circular attic vents, severely altered." By the late 1980s or 1990s, the building was modified to feature a false parapet wall on the façade, along vertical wood cladding and single-light commercial-style windows. On the façade, the original two-building form can be seen in the two projecting massings with a recessed front entry; this element is retained in the proposed design.
4. SOI Standard #3 notes that "each property should be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, should not be undertaken." The proposed rehabilitation does add multiple conjectural features or elements from other historic properties. The proposed façade design retains the recessed front door and two projecting massings to indicate the combined front elevations.

While reconstructing the original combined roofline could pose construction and maintenance difficulties, the proposed new roof creates the illusion that the building has always been one house. There is no historic evidence for the proposed front-gable roof. Additional design elements should acknowledge the historic evolution of the building from two shotgun houses with front porches to one commercial structure. Such elements could include a

revised roofline including two front gables with the primary gable recessed from the façade or a front porch incorporating two engaged or projecting gable fields.

5. At the September 2023 meeting, the property owner stated that because the building does not contribute to the historic district, only the design guidelines for new construction would apply. See attached document prepared by previous Historic Preservation Planner Kaye Graybeal in 2017 detailing the difference between contributing and non-contributing properties. A building's status as non-contributing is not the same as a vacant property. Work on a non-contributing building is evaluated for its effect on the streetscape and overall district, and can take into account any information known about the building's original form and details. The design guidelines still apply to non-contributing properties, though greater flexibility may apply for these buildings, as they are non-contributing because they do not retain any character-defining features.

6. Removal of the existing siding is appropriate. The application includes fiber cement lap siding as a replacement for non-historic vertical wood siding. Fiber cement siding has not been approved in Fourth and Gill as a replacement siding on original buildings; the Commission should discuss the proposed siding materials.

7. The current windows' design and placement are not original or character-defining. The proposed window design and placement are new elements of the design, as the commercial building is repurposed for residential use. As no evidence exists to recreate the original windows, double-hung windows with exterior trim and sills are appropriate. The applicant has revised the submission to propose 1/1, double-hung, aluminum-clad wood windows. In the opinion of staff, aluminum-clad wood is an appropriate replacement window material in this application. Final specifications for windows should be submitted to staff for approval.

8. A revised design acknowledging the building's original forms or elements could be incorporated in the front porch; guidelines recommend reconstructing the original front porches or using historic elements such as posts or columns and balustrades. The submitted revisions have not addressed this element.

9. The proposed deck will be somewhat visible from the right-of-way, due to the adjacent vacant lot. The deck will contain steel supports and guardrails and composite decking. Material specifications for the deck should be submitted to staff for approval.

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## Staff Recommendation

Recognizing that non-contributing buildings are evaluated for their impact on the historic district and not evaluated as infill construction, the Commission should discuss the proposed project's exterior rehabilitation and identify whether any additional design elements are necessary to acknowledge the building's evolution. Staff recommends at least one additional design element be incorporated that acknowledges the original form of the building, which could be expressed in the front porch roofline.

The Commission should also discuss the proposed siding materials; staff recommends that based on neighborhood precedent, exterior materials be wood lap siding and trim elements instead of fiber cement.

Additional conditions of approval should include: 1) final window specifications of windows, front door, and deck materials to be submitted to staff for approval.



# DESIGN REVIEW REQUEST

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

Daniel Scott Cooter

Applicant

9-5-2023

September 21, 2023

9-D-23-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

Daniel Scott Cooter

Sparkman & Associates Architects. Inc.

Name

Company

2908 Sevier Avenue

Knoxville

TN

37920

Address

City

State

Zip

865-584-9885

daniel@sparkmanarchitect.com

Phone

Email

## CURRENT PROPERTY INFO

Jennifer S. Ackley & Jeff Talman

616 Luttrell Street, Knoxville, 37917

865-801-6425

Owner Name (if different from applicant)

Owner Address

Owner Phone

616 Luttrell Street

094DF006

Property Address

Parcel ID

Fourth & Gill Historic District

RN-3

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

9.5.23

Please Print

Date

Andrew Godwin for Daniel Scott Cooter

9-5-2023

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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

<b>FEE 1:</b>		<b>TOTAL:</b>
100.00		
<b>FEE 2:</b>		
<b>FEE 3:</b>		



### **DESCRIPTION OF PROPOSED WORK**

**Renovations would include removal of existing roof, existing siding, and existing doors and windows. A new gable roof will be installed, as well as new residential-styled windows and doors. New siding will consist of painted cement-board siding and trim, with cedar shingles in the gable ends. A new porch structure will be added across the front of the building.**

**616 LUTTRELL AVENUE**

SPARKMAN & ASSOCIATES ARCHITECTS, INC.  
2908 SEVIER AVE., KNOXVILLE, TN 37920 (865) 584-9885

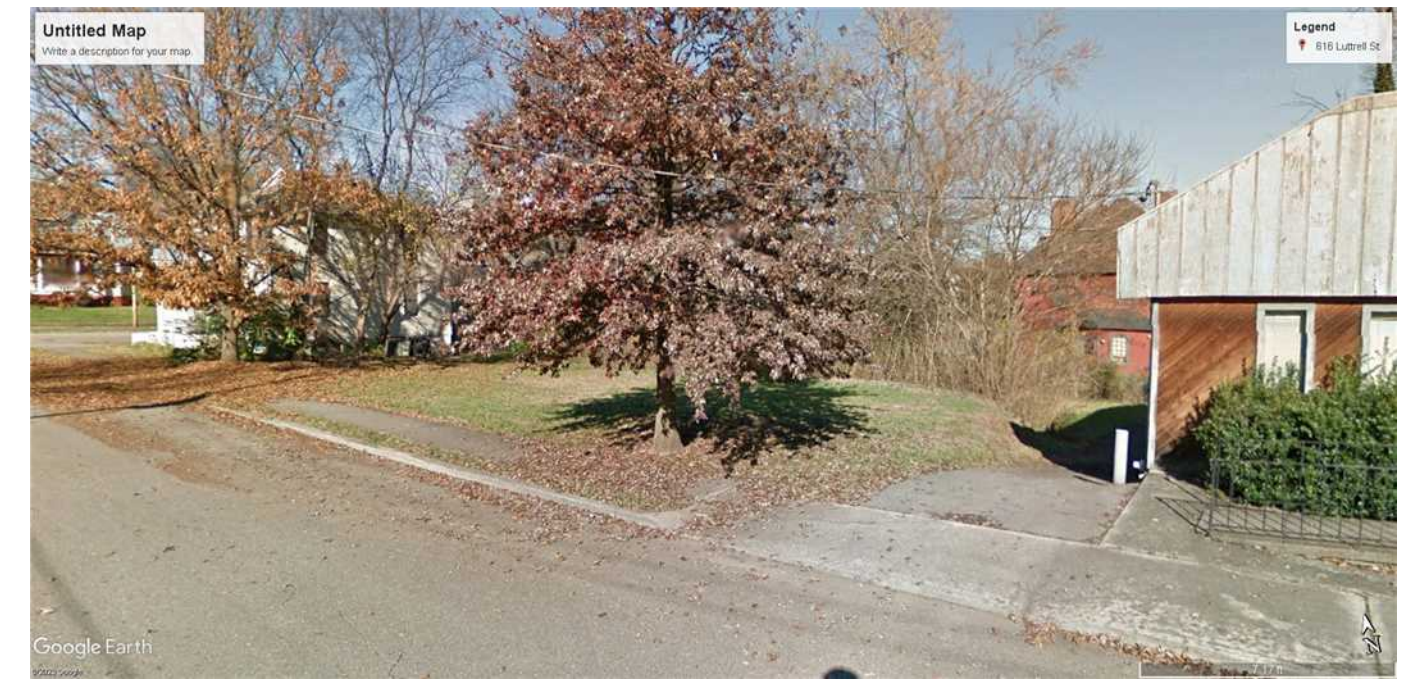




**EXISTING CONDITIONS**

**616 LUTTRELL AVENUE**

**SPARKMAN & ASSOCIATES ARCHITECTS, INC.**  
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**CONTEXT**

**616 LUTTRELL AVENUE**

SPARKMAN & ASSOCIATES ARCHITECTS, INC.  
2908 SEVIER AVE., KNOXVILLE, TN 37920 (865) 584-9885



**FRONT (STREET) ELEVATION**

**NOTE: NEW HEDGE AT SIDEWALK NOT SHOWN FOR CLARITY**

**616 LUTTRELL AVENUE**

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2908 SEVIER AVE., KNOXVILLE, TN 37920 (865) 584-9885



**REAR ELEVATION**

**616 LUTTRELL AVENUE**

SPARKMAN & ASSOCIATES ARCHITECTS, INC.  
2908 SEVIER AVE., KNOXVILLE, TN 37920 (865) 584-9885



**SIDE ELEVATION**

**NOTE: NEW HEDGE AT SIDEWALK NOT SHOWN FOR CLARITY**

**616 LUTTRELL AVENUE**

SPARKMAN & ASSOCIATES ARCHITECTS, INC.  
2908 SEVIER AVE., KNOXVILLE, TN 37920 (865) 584-9885



 **SITE PLAN**

# 616 LUTTRELL AVENUE

SPARKMAN & ASSOCIATES ARCHITECTS, INC.  
2908 SEVIER AVE., KNOXVILLE, TN 37920 (865) 584-9885



## Contributing vs. Noncontributing Properties

A local or National Register historic district is made up of individual properties. The individual properties within that district are classified and listed as either **contributing** or **non-contributing**:

- A contributing classification means the property adds to the historic association and/or architectural importance for which the district is significant. It must have been present during the district's historic period of significance and must physically retain a majority of the architectural characteristics representing that era.
- A non-contributing classification means the property is either later than the period of significance, has been altered in a major way such that the original form and/or materials and features are no longer present, or the building has deteriorated beyond reasonable repair.

Historic buildings identified as contributing properties can become non-contributing properties within historic districts if major alterations have occurred since the time of survey and inventory. Sometimes, an act as simple as wrapping a historic home in vinyl can damage its historic integrity and render it non-contributing. In some cases, damage to the historic integrity of a structure is reversible, while other times the historic nature of a building has been so "severely compromised" as to be irreversible. This can occur with total reconstruction of the front porch or changing the windows sizes and locations. Noncontributing buildings that are restored could become reclassified as contributing if enough of the buildings features are still present, such as when artificial siding is removed to reveal original features.



GROCERY  
STORE

GROCERY  
STORE

TAVERN

TAVERN

TAVERN