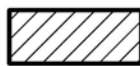




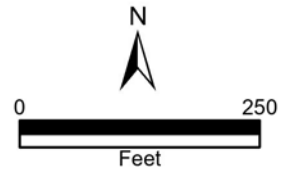
5-D-24-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



810 Luttrell St. 37917
Fourth and Gill H

Original Print Date: 5/6/2024
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Joe Posadas





Staff Report

Knoxville Historic Zoning Commission

File Number: 5-D-24-HZ

Meeting: 5/16/2024
Applicant: Joe Posadas
Owner: Stuart Calder & Hannah Frame

Property Information

Location: 810 Luttrell St. **Parcel ID** 81 M M 004
District: Fourth and Gill H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne, c.1900
Two-story frame residence with a front-gable roof, an exterior of wood lap siding, and a brick foundation.

Description of Work

Level II Major Repair or Replacement

Exterior rehabilitation of existing secondary structure (garage). The existing garage features a front-gable roof clad in asphalt shingles, an exterior of wood lap siding, and a concrete block foundation, with a garage door fronting the alley.

- Replacement of existing roof: the application includes two options for new roof cladding: 1) "Tuff-Rib" metal panel roofing and 2) architectural shingles.
- Removal of existing garage door, installation of wood lap siding to match the existing.
- Removal of non-historic secondary door on south side elevation of garage, installation of wood lap siding to match the existing.
- Removal of double-hung window on interior (west) elevation, installation of paired, full-light, steel doors.

Applicable Design Guidelines

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

Outbuildings

Auxiliary or outbuildings were often used in the Fourth and Gill neighborhood, although many of them have deteriorated or been destroyed over the years. Typical outbuildings would have included carriage houses or servants' quarters, often taller than one story and built with steeply-pitched gable roofs, or combined gable and shed roofs, with weatherboard or board and batten wall covering. Smaller work sheds were also common in Fourth and Gill. Newer houses in the district might have had garages, with the same roof shapes and wall coverings, or with wall coverings that matched the primary building on the lot. It is acceptable to construct new outbuildings to the rear of lots on Fourth and Gill, with designs that respect the original designs.

1. Buildings resembling servants' quarters or carriage houses, work buildings, or simple one-story garages are appropriate to be constructed in Fourth and Gill. Their size and construction should use materials that correspond to the original primary buildings on the lot.

Comments

N/A

Staff Findings

1. 810 Luttrell St is a contributing resource to the Fourth and Gill National Register Historic District and local overlay. No specific date is attributed to the garage but it is not visible on the c.1985 aerial and features a modern concrete block foundation.
 2. Replacement of the existing roof is appropriate; guidelines recommend asphalt shingles, or standing-seam metal or metal shingle claddings. Of the two options presented in the application, architectural shingles are the more appropriate roof cladding; the ribbed metal panel cladding is not a historic roofing material and not compatible with roofing materials in the broader neighborhood.
 3. Removal of the non-historic hollow secondary door will not be visible from the right-of-way and does not result in the removal of character-defining features.
 4. Removal of the double-hung window and installation of full-light paired doors on the garage's interior (west) elevation will not be visible from the right-of-way. The proposed steel material is appropriate for a secondary structure.
 5. Design review for new secondary structures in Fourth and Gill (and similar districts like Old North Knoxville) has typically encouraged some transparency or detail on elevations fronting alleys. The removal of the garage door will result in a large swath of siding with no transparency. Existing garages and sheds along alleys in the neighborhood are mixed; some feature no transparency, but may have sides turned to the alleys, and some have gable windows. The Commission should discuss whether additional transparency or exterior detail is necessary on the alley-facing elevation.
-

Staff Recommendation

The Commission should discuss whether additional transparency or exterior detail is necessary on the alley-facing elevation. Pending any additional conditions of approval, staff recommends approval of Certificate 5-D-24-HZ, subject to the condition that the applicant select architectural shingle cladding for the roof replacement.



DESIGN REVIEW REQUEST

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

Joe Posadas

Applicant

4/14/24

5/16/2024

5-D-24-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

Joe Posadas

True Square Constrction Co., LLC

Name

Company

4912 Petersburg Rd

Knoxville

TN 37921

Address

City

State

Zip

865-696-6649

truesquareconstruction@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Stuart Calder & Hannah Frame

810 Luttrell Street

865-200-7773

Owner Name (if different from applicant)

Owner Address

Owner Phone

Same

081MM004

Property Address

Parcel ID

4th & Gill

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

4.29.24

Staff Signature

Please Print

Date

Joe Posadas

Joe Posadas

4/14/24

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: Remove existing garage door; frame to close off; install existing type of siding to match; Remove and replace asphalt shingles to match existing house; install new exterior man door; repair damaged siding

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:

FEE 2:

FEE 3:

TOTAL:



Lindsay Crockett <lindsay.crockett@knoxplanning.org>

810 Luttrell St - Historic zoning info

True Square Construction <truesquareconstruction@gmail.com>

Thu, Apr 18, 2024 at 11:42 AM

To: Lindsay Crockett <lindsay.crockett@knoxplanning.org>

Hi Lindsay,

I have reattached the Historic Zoning Application. And some information about the products that may be an option to use if approved by you all. They are undecided on the roof style still, but I put both options they are considering. I tried to follow the checklist, but I wasn't sure which level this would be. Please let me know if this helps and If i need anything else.

The work to be done is:

1. Remove and replace damaged roof
2. Remove 16' garage door and replace with wall. Siding to match.
3. Remove the side man door and install a wall. Siding to match.
4. Remove WInDow and install a new door.

Siding Materials:

1x5.25" popular beveled siding from Witt Lumber

Metal Roofing Option:<https://www.bestbuymetalroofing.com/through-fastened-panels/tuff-rib/>**Roofing Shingles:**<https://www.homedepot.com/p/Owens-Corning-Oakridge-Estate-Gray-Algae-Resistant-Laminate-Architectural-Roofing-Shingles-32-8-sq-ft-Per-Bundle-786355/206830644>**Double Door Info:**<https://www.lowes.com/pd/JELD-WEN-Clear-Glass-Primed-Steel-Left-Hand-Outswing-Double-Door-French-Patio-Door-Common-60-in-x-80-in-Actual-59-5-in-x-78-6875-in/50248489?user=shopping&feed=yes&srsId=AfmBOooZcDSzSsMUI5TKMgZxy1mWzEOaPH8k2wLNjib57ctSrMbwofAVdfA>



Remove garage door and frame to install matching siding.



Remove door and frame to install matching siding.



Remove window and install door.



Nothing added just some siding repair on back right corner.

Thanks,
Joe Posadas
True Square Construction Company, LLC
4912 Petersburg Rd,
Knoxville, TN 37921
865-696-6649

[Quoted text hidden]

 **Historic Zoning Application.pdf**
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