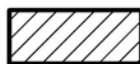


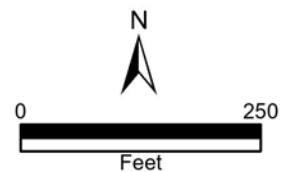
**9-F-24-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**1028 Luttrell St. 37917**  
**Fourth and Gill H**

Original Print Date: 9/5/2024  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Sarah Morrow, Uplifted Properties LLC



**Meeting:** 11/21/2024  
**Applicant:** Sarah Morrow, Uplifted Properties LLC  
**Owner:** Sarah Morrow, Uplifted Properties LLC

---

## Property Information

**Location:** 1028 Luttrell St. **Parcel ID** 81 M H 024  
**District:** Fourth and Gill H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Craftsman, c.1930

1.5-story frame residence with a side-gable roof clad in asphalt shingles and an exterior of asbestos siding. Full-length, hipped roof porch.

---

## Description of Work

Level II Construction of Addition or Outbuilding, Major Repair or Replacement

Exterior rehabilitation and rear addition.

Rear addition:

- Removal of existing (non-contributing) rear addition (appx. 7'x 17.5').
- Construction of new 12' by 18' rear addition, with rear corner setback of 5'. Addition will feature a gable roof clad in asphalt shingles, an exterior of fiber cement shingle siding, and a parge-coated CMU foundation. The addition will feature two double-hung windows flanking a secondary access door. The application will be inset from the primary structure by 6 inches [revised since October 2024 application].
- Construction of new 12'x8' wooden deck with aluminum balusters at rear of new addition.

Exterior rehabilitation scopes:

- Repair to existing wood windows [revised since October 2024 application].
  - Proposed removal of two windows on the rear elevation: leftmost window on first-story, rear elevation and center window on second-story to be enclosed with siding.
  - Repair of the existing wood window trim on the diamond window on the right elevation. Installation of new glass into existing frame.
  - Existing asbestos shingle siding to remain. In sections requiring patching, applicant proposes to patch with fiber cement shingle siding. Repair of existing siding with in-kind fiber cement shingle siding.
  - Removal of existing wood soffit and fascia and replacement in-kind with new wood soffit and fascia.
  - Removal of existing wooden front porch balusters and replacement in-kind with new wooden balusters.
  - Removal of existing wooden front porch ceiling and installation of new tongue and groove wood ceiling.
  - Removal of existing wooden deck boards on front porch, repair of floor system, and installation of new wood deck boards.
  - Routine repair of foundation, including new parge coating on deteriorated sections
-

## Applicable Design Guidelines

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

### Roofing

2. The eaves on additions or new buildings should have an overhang that mimics the original eave, or where this is not feasible, mimics the existing buildings near the property. A minimum eave overhang of at least eight inches should be used on new construction. Fascia boards should be included on the gables.
4. Materials used in roofing existing buildings or new construction should duplicate the original roofing materials if 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.
5. Windows should not be replaced with fixed thermal glazing or permitted to be inoperable. In many cases fixed or inoperable glazing violates code requirements for egress.
6. Tinted or reflective glass should not be used on primary or other important elevations. LO-E glass, which selectively removes ultraviolet light, is allowed.
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
9. Reuse existing, serviceable window hardware.

### 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.
5. Do not replace a wooden porch floor with a poured concrete or masonry floor. The concrete floor will change the historic appearance of the building, and can retain moisture that eventually damages the building
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.

### Siding

2. Replacement siding should duplicate the original. Trim and patterned shingles should also duplicate the original.
3. New construction should use wood materials rather than aluminum or vinyl siding. New buildings should also use corner and trim boards and appropriate door and window trim. Concrete composition planks may be appropriate for new construction.
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.

8. Paint should not be removed from unprotected wood surfaces in order to apply stain or clear finish to permanently reveal bare wood. This exposes historically painted surfaces to greatly increased weathering.
9. Remove damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand sanding or hand scraping). Older paint layers help protect the wood from moisture and sunlight. Paint removal should be considered only where there is paint surface deterioration or failure, and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
10. When paint must be removed, hand scraping is the best method to use. Electric hot-air guns can be used on decorative wood features and electric heat plates on flat wood surfaces. Use chemical strippers to supplement other methods such as hand scraping, hand sanding and electric heating devices. If detachable wood elements such as shutters, doors and columns are chemically stripped, do not allow them to soak in a caustic solution, which raises the grain and roughens the wood. If using electric heating devices, be sure to keep a fire extinguisher handy, since fires can easily be started and wood can be scorched.

#### 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.
5. Rather than expanding the size of the 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
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.

#### Demolition

1. Demolition of any original feature or part of a historic building should be avoided.

---

## Comments

N/A

---

## Staff Findings

1. 1028 Luttrell Street is a contributing resource to the Fourth and Gill NR district and the local overlay. The house has experienced a significant amount of deferred maintenance, leading to deteriorated windows, foundation, siding, and roofing.
2. The rear addition to be removed is a non-historic enclosed porch, resting on a deteriorated, non-code compliant foundation, of which the City Plans Review and Inspections would not permit rehabilitation. Demolition of the rear addition is appropriate.
3. The new one-story, gable-roof rear addition is proportionate to the primary house. On the left side elevation, the addition will extend approximately 17' from the main massing of the house, an additional 10' from the existing rear addition. Due to the adjacent vacant lot, the left elevation of the addition will be visible from the right of way. The

addition has been revised to include one window to contribute additional transparency to a large swath of siding. The addition has also been revised to be inset 6" from the primary house.

4. The existing wood double-hung windows have been subject to extensive deferred maintenance and are deteriorated. The applications for September and October 2024 proposed replacement of the existing windows. Responding to feedback at the previous meetings, the applicants have revised the application to repair the existing windows, with repair and replacement in-kind to exterior wood trim. Repairing original windows meets the design guidelines. If any windows are unable to be salvaged, replacement specifications should be submitted to the HZC for review.
5. The two windows proposed to be removed are located on the rear elevation and will not be visible from the right-of-way due to the new addition. Removal of these windows is appropriate.
6. The applicant intends to retain the existing asbestos shingle siding wherever possible. Due to the unavailability of new asbestos shingles to patch, the application proposes new textured fiber cement shingles to patch the existing and on the new addition. In the opinion of staff, the limited patching of fiber cement shingles, especially on less visible elevations where the siding deterioration is most significant, is appropriate within the guidelines. The existing asbestos shingles most likely date to the 1940s or 1950s, are expensive and challenging to remove, and can be patched. The fiber cement shingles should be confirmed to match the asbestos shingles in size, thickness, and visual detail.
7. Repair to and replacement in-kind to the wood porch railing is appropriate. The existing porch columns and beams will be retained. Guidelines recommend replicating original wood porch flooring, which was typically tongue-and-groove instead of decking. The applicant should submit a final detail of the new porch railing to staff.
8. Other rehabilitation scopes, including the repair and replacement in-kind to existing wood soffit and fascia, new roof cladding, repair and replacement in-kind to the porch tongue-and-groove ceiling, and new parge-coating on the already stucco-clad foundation, meet the design guidelines.

---

## Staff Recommendation

Staff recommends approval of Certificate 9-F-24-HZ, subject to the following conditions:

- 1) for any windows which cannot be repaired, specifications should be submitted to Commission for review and approval in a new application;
- 2) exterior window trim to be repaired and/or replaced in-kind;
- 3) new fiber cement shingles to match existing asbestos shingles in size, thickness, and detail, with measurements provided to staff;
- 4) new porch flooring to use tongue-and-groove wood instead of decking;
- 5) front porch railing detail to be submitted to staff for review.

(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org).

Reset Form



## DESIGN REVIEW REQUEST

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

SARAH MORROW

Applicant

9.3.24

Date Filed

9.18.24

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

SARAH MORROW

Name

UPLIFTED PROPERTIES, LLC

Company

1124 LIVE OAK CIR

Address

KNOXVILLE

City

TN

State

37932

Zip

865.742.5683

Phone

UPLIFTEDPROPERTIES865@GMAIL.COM

Email

## CURRENT PROPERTY INFO

SAME

Owner Name (if different from applicant)

Owner Address

Owner Phone

1023 LUTTRELL ST

Property Address

081MH024

Parcel ID

4TH & GILL

Neighborhood

Zoning

## AUTHORIZATION

Lindsay Crockett

Staff Signature

Please Print

Date

SARAH MORROW

Applicant Signature

Please Print

9.1.24

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: REPAIR/REPLACE ASBESTOS SHINGLES w/ HZC APPROVED REPLACEMENT; RESTORE ORIGINAL WINDOWS; DELETE 2 WINDOWS ON REAR & USE ONE OF THOSE WINDOWS ON ① ELEVATION OF NEW ADDITION; TEAR DOWN EXISTING ADDITION & REBUILD + EXPAND FOOTPRINT (6 INCH OFFSET OF MAIN HOUSE); REPLACE AND REPAIR PORCH/PORCH FLOOR AS NEEDED IN KIND & STYLE AS ORIGINAL; RAILING

### 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: \_\_\_\_\_

## INFILL HOUSING

### 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

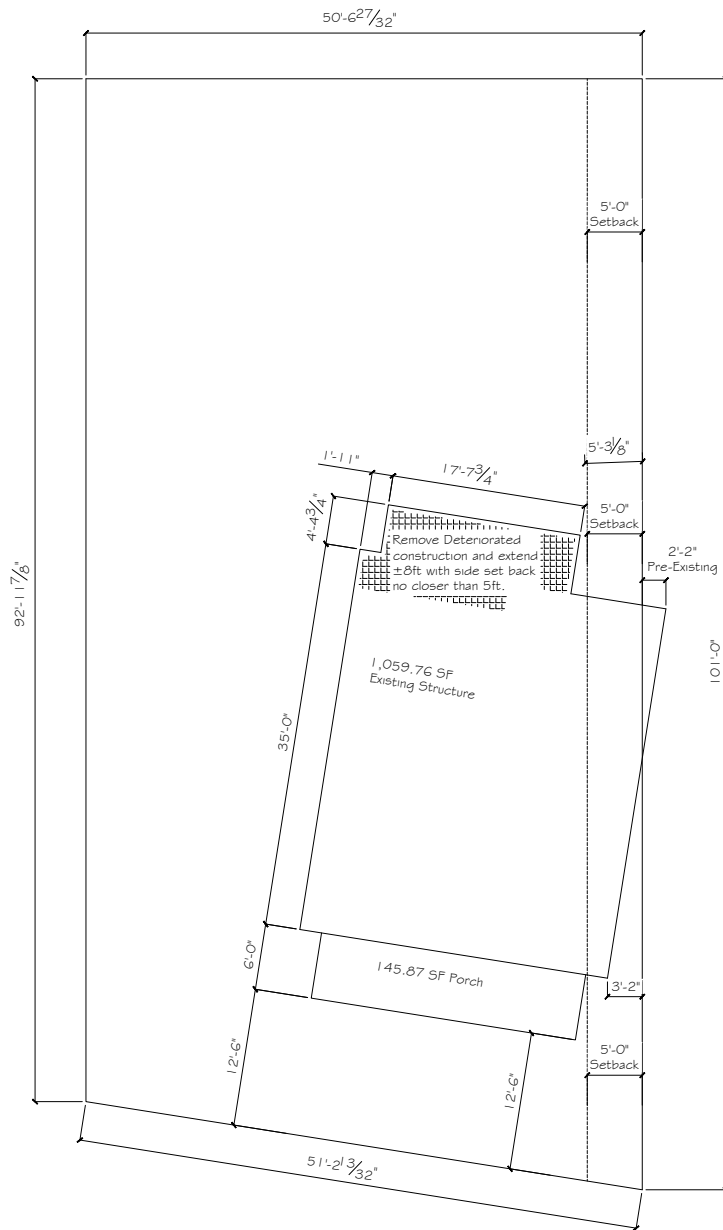
## STAFF USE ONLY

FEE 1:

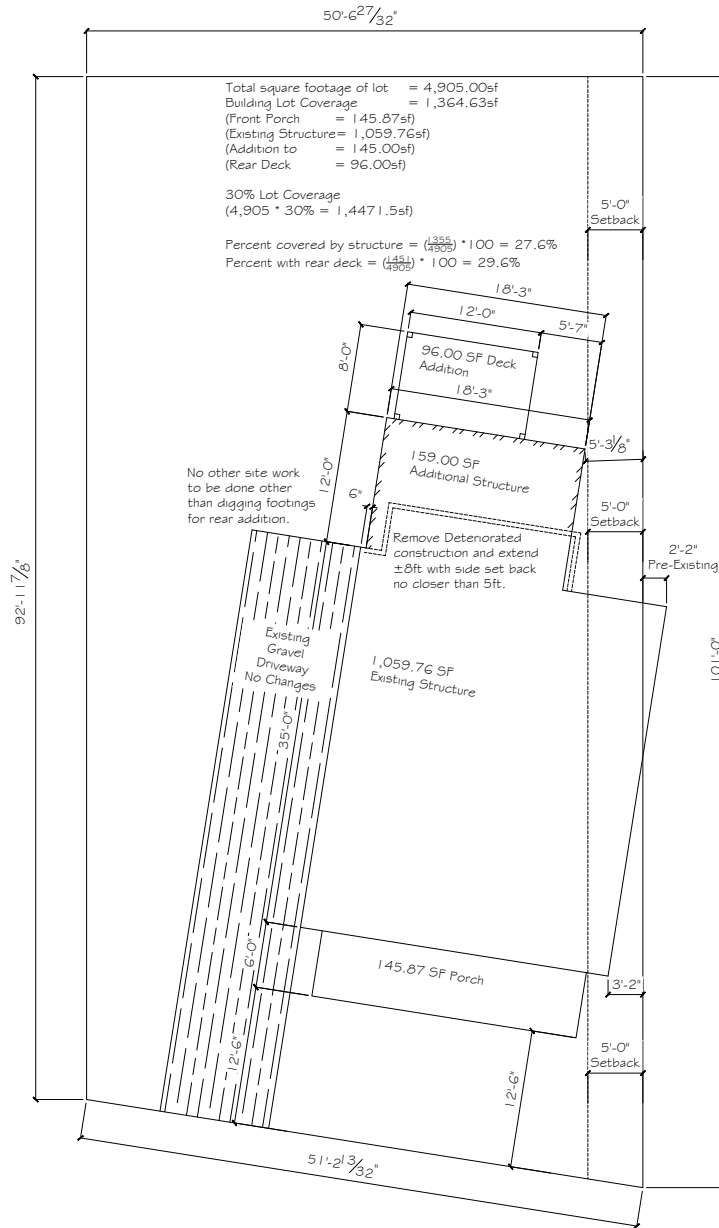
FEE 2:

FEE 3:

TOTAL:



**SITE PLAN EXISTING**  
Scale: 1/8" = 1'-0"



**SITE PLAN NEW**  
Scale: 1/8" = 1'-0"

Project Name and Address	Project Number
Address and Alterations to	2024-010
Existing Structure	
Contractor	
Garth Morrow	
Plan ID: 2024-010-1	Sheet Number
Issued Date: September 1, 2024	A2-01
Revision 1 Date: October 1, 2024	
Revision 2 Date: November 1, 2024	
Revision 3 Date:	
Drawn By: A20-01	









What can we help you find?



Shop All

Holiday Decorations

Appliances

Bathroom

Building Supplies

Flooring

Lighting

Outdoor

Tools

Plumbing

Doors &amp; Windows

Holiday Hor

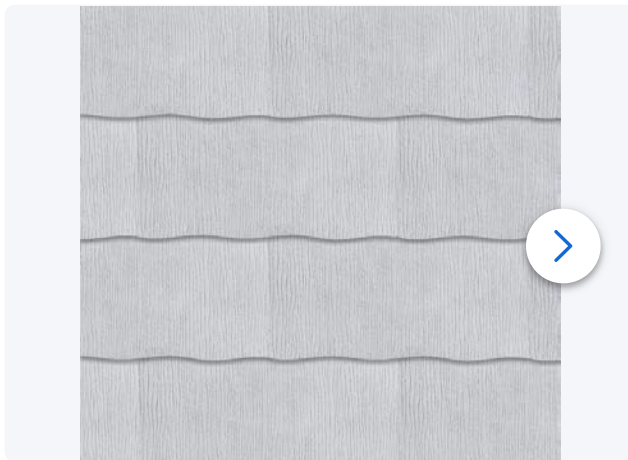
N. Nashville Lowe's 9 PM 37207



Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and correct any errors, inaccuracies or omissions including after an order has been submitted.

## GAF GAF Weatherside Rounded Fiber Cement Woodgrain Shingle Siding Panel Pre-primed White 32-in x 9-in

Item #805144 | Model #2214000WG



- Fire and freeze-thaw resistant replacement for asbestos siding
- Preprimed; ready to be painted to match existing wall color
- Wavy edged, textured surface shingle protected by 25-yr ltd. warranty

Join. Earn. Save. [Learn More](#)

Earn points on eligible purchases towards MyLowe's Money



This item is no longer sold on Lowes.com

Caseta by LUTRON

**Always return to a well-lit home.**

Schedule your lights to automatically adjust with Caseta smart lighting controls.

[Shop Now](#)**Best Price. Guaranteed**

Find a lower price on an exact item? We'll match it. Some exclusions apply.

[Learn More](#)**FREE Returns**

Return it in store or ship it back for free. Eligibility rules apply.

[Learn More](#)**Pay Your Way**

Credit card, PayPal or Buy Now, Pay Later options available at checkout. Your choice.

[Learn More](#)

Feedback

Overview

- Fire and freeze-thaw resistant replacement for asbestos siding
- Preprimed; ready to be painted to match existing wall color
- Wavy edged, textured surface shingle protected by 25-yr ltd. warranty
- GAF recommends that any removal and disposal of asbestos containing products be done by a professionally trained asbestos removal contractor
- Fire and freeze/thaw resistant replacement for asbestos siding
- Pre-primed; ready to be painted to match existing wall color
- Wavy edged, textured surface shingle protected by 25yr ltd. warranty

Specifications

Compare

Reviews  0 (0)

Community Q & A

[Back to Top](#)

- 

Contact Us & FAQ
- 

Order Status
- 

Lowe's Credit Center
- 

Gift Cards
- 

Installation Services
- 

Lowe's


About Lowe's

Stores & Services

Customer Service

Privacy & Use

CONNECT WITH US



ABOUT LOWE'S

[Who We Are](#)

[Careers](#)

[Our Responsibilities](#)


[Investors](#)

[Newsroom](#)

[Lowe's Suppliers](#)

[Safety Unites Us](#)

[Lowe's Creators](#)



STORES & SERVICES

[Find a Store](#)

[Store Directory](#)

[Brand Directory](#)


[Store Services](#)

[Subscriptions](#)

[DIY Workshops](#)

[MyLowe's Rewards Program](#)

[Resources for Pros](#)



CUSTOMER SERVICE

[FAQ/Contact Us](#)

[Rebates](#)

[Returns & Exchanges](#)


[Pickup, Shipping & Delivery](#)

[Special Orders](#)





[Recalls & Product Safety](#)

[Protection Plans](#)

[Military Discount](#)



CONNECT WITH US



PRIVACY & USE































