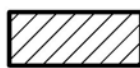




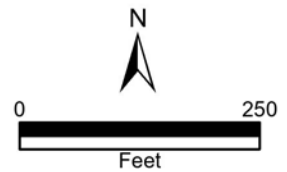
9-E-24-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



827 Morgan St. 37917
Fourth and Gill H

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

Petitioner: Sean Martin, Open Door Architecture





Staff Report

Knoxville Historic Zoning Commission

File Number: 9-E-24-HZ

Meeting: 9/19/2024
Applicant: Sean Martin, Open Door Architecture
Owner: Bess Connally

Property Information

Location: 827 Morgan St. **Parcel ID** 94 D L 005
District: Fourth and Gill H
Zoning: RN-3 (General Residential Neighborhood)
Description: Craftsman, c.1930

One story double gabled asphalt shingle roof frame house with overhanging eaves, a projecting side gable roof, a rear enclosed porch with a flat roof, and painted horizontal wood siding with wooden shingles on the projecting gable field. The house rests on a brick foundation and features a front porch with two tapered wooden columns supported by brick bases.

Description of Work

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

Demolition of 64sf rear enclosed porch addition currently used as a utility room, including one non-original window and one non-original door.

Construction of a new 110sf rear addition. The addition will feature a front-gable roof clad in asphalt shingles, with a pitch and eave overhangs to match the existing roof. The addition will be clad in lap siding with a 4" exposure to match existing, made of either poplar wood lap or smooth finish Hardie Lap fiber cement. Corner boards will be added to match the existing house. Three wood brackets with metal flashing will be added to the rear of the addition to match the rest of the house. The concrete block foundation of the addition will be parged with a painted water table trim. The addition will feature 4 new wood casement windows with retractable screens. Installation of new custom wood trim and windowsills. 3 windows are on the rear of the addition, and one is on its left side, at the corner.

Construction of a 22.5sf rear stoop and steps made of wood. Installation of handrail with balusters and newel caps made from pressure treated wood on the exterior of the newly constructed stoop and steps. Retention and reinstallation of original back door on rear of new addition, with an adjacent exterior light sconce.

Applicable Design Guidelines

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

Comments

N/A

Staff Findings

1. 827 Morgan St. is a contributing resource to the Fourth and Gill National Register Historic District and the local overlay.
2. All work is concentrated on the rear elevation, a non-character-defining elevation which is not visible from the right of way. The existing 64 sf. rear addition to be removed is the original porch that was enclosed sometime after 1950, and featuring a non-original double-hung aluminum clad wood window, a non-original door, and the original back door. Removal of the addition is appropriate due to its deteriorated condition and the retention of the original back door. The 110 sf. proposed addition expands the floor plan of the existing addition and features a wooden stoop, resulting in minimal modifications to the existing profile of the house and providing symmetry. Placement of the addition is appropriate.
3. The proposed addition is compatible with the primary house. The proposed addition will feature a gable roof that matches the existing pitch and eave overhangs of the house, wooden support brackets and flashing, smooth finished Hardie Lap or poplar wood lap painted siding, corner board, and the original back door. These features maintain the architectural details and materials of the original house and meet design guidelines. Smooth-finished fiber cement siding has been approved for new additions in Fourth and Gill.
4. The proposed addition is differentiated from the original house by its parge-coated cinderblock foundation, wooden stoop and railing, and four wooden casement windows. These windows differ from the wooden double-hung windows that characterize the house, but they are appropriate for a bungalow from the period and provide higher transparency that suggests an addition. Wood windows meet the design guidelines.

Staff Recommendation

Staff recommends approval of 9-E-24-HZ as submitted.



DESIGN REVIEW REQUEST

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

Sean Martin

Applicant

8/29/2024

9/19/2024

9-E-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

Sean Martin

Open Door Architecture

Name

Company

800 Luttrell Street

Knoxville

TN

37917

Address

City

State

Zip

865-386-8909

sean@opendoorarchitecture.com

Phone

Email

CURRENT PROPERTY INFO

Bess Connally

827 Morgan Street

865-382-1313

Owner Name (if different from applicant)

Owner Address

Owner Phone

827 Morgan Street, Knoxville, TN 37917

094DL005

Property Address

Parcel ID

Fourth & Gill

H-1 / RN-3

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Please Print

Date

Sean R. Martin

Sean R. Martin

8/29/2024

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 a small utility room on the rear of the house that's in poor condition and replace with a new mudroom addition. The addition will have a slightly larger footprint than the former room (refer to site plan). Design includes a new gable roof to match the house, lap siding, casement windows, and roof support brackets. The original back door will be reused.

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:

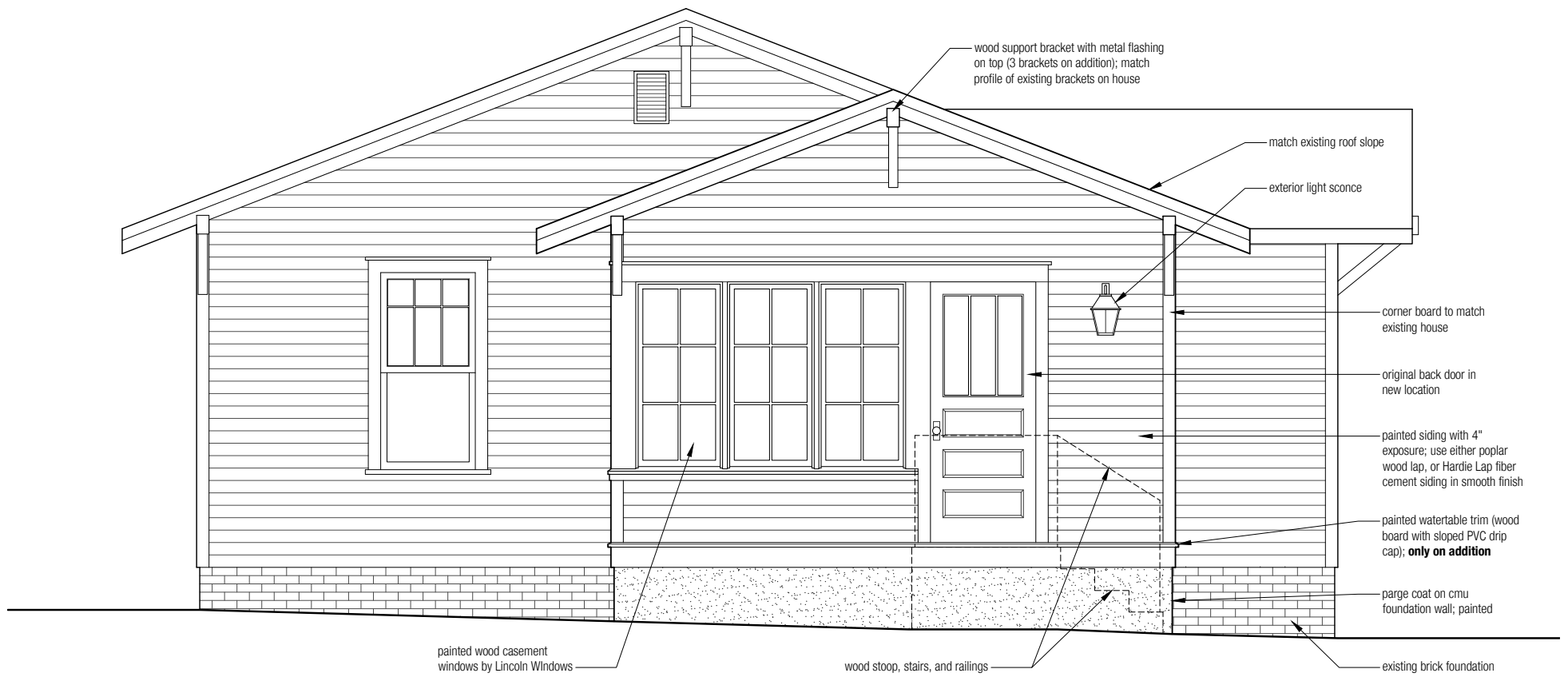
FEE 3:

TOTAL:

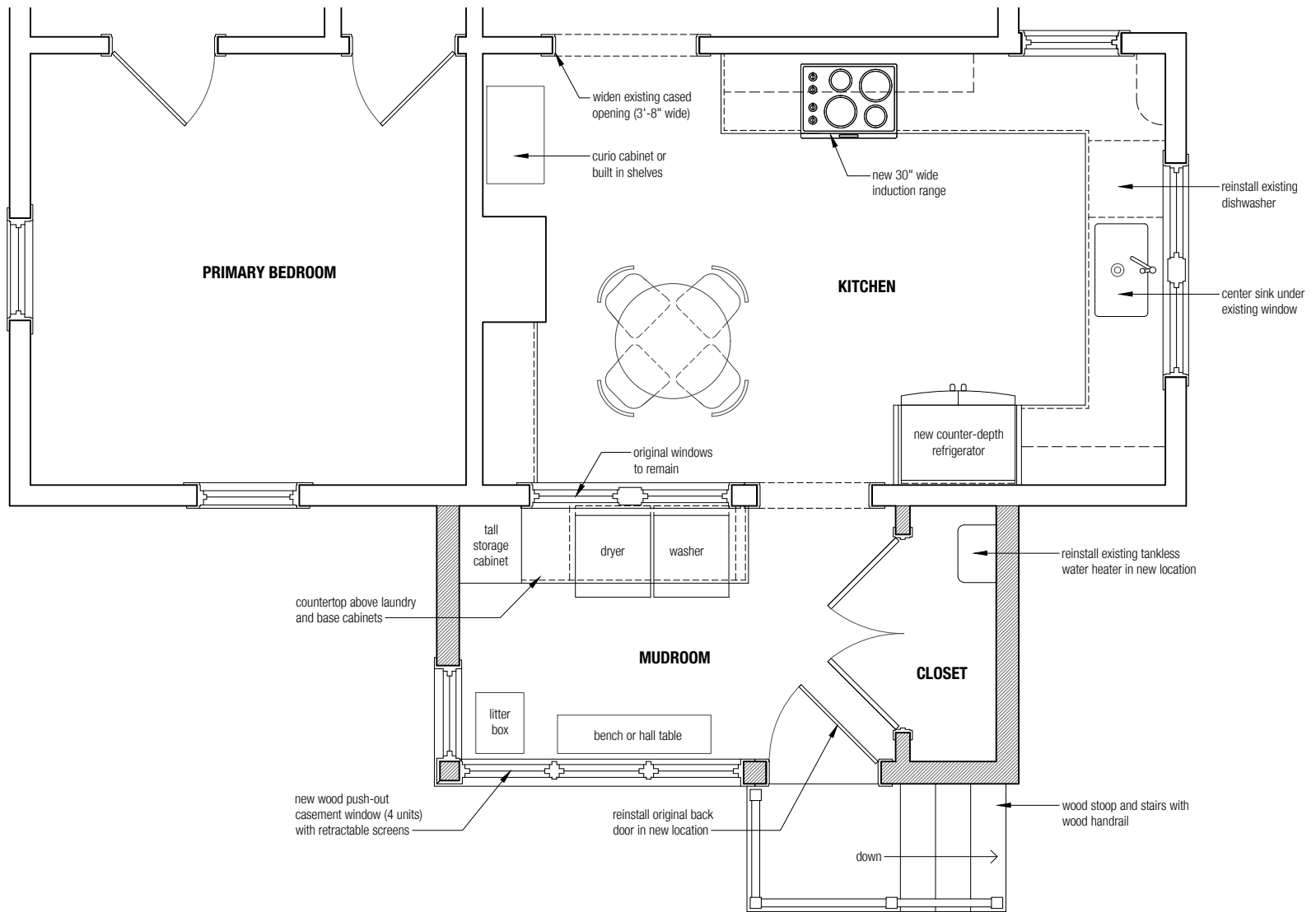
Pd. 09/03/2024, SG



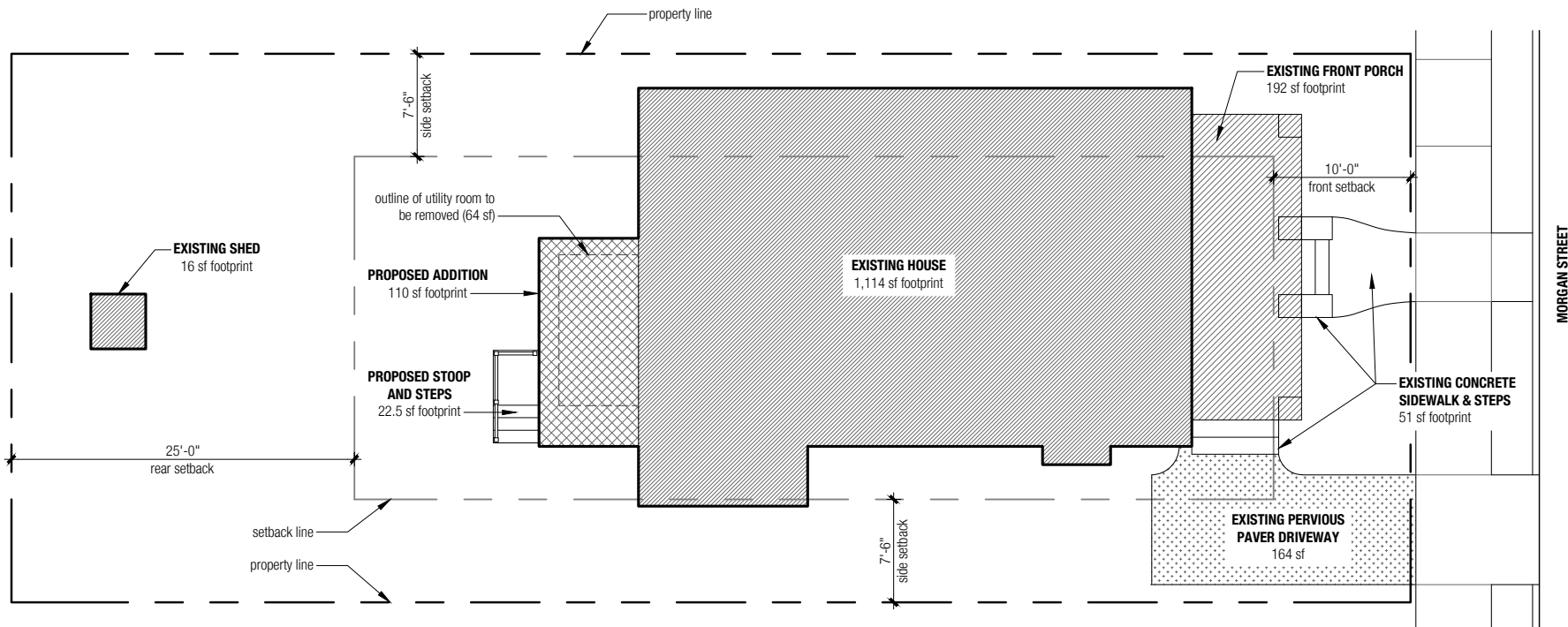
CONNALLY RESIDENCE: EXISTING CONDITION
existing rear elevation



CONNALLY RESIDENCE: MUDROOM ADDITION
 rear elevation



CONNALLY RESIDENCE: MUDROOM ADDITION
 floor plan



CONNALLY RESIDENCE: MUDROOM ADDITION
site plan



LOT COVERAGE: BASE NUMBERS

EXISTING:

existing house to remain: 1,114 sf
existing front porch: 178 sf
existing utility room **to be removed**: 64 sf
existing shed: 16 sf
existing paver pervious paver driveway: 164 sf
(50% counts towards coverage = 82 sf)
existing concrete sidewalk & steps: 51 sf

PROPOSED:

proposed mudroom addition: 110 sf
proposed back stoop and steps: 22.5 sf

BUILDING & IMPERVIOUS SURFACE COVERAGE: CALCULATIONS

EXISTING:

lot size = 4,080 sf
existing house, covered porch, utility room,
and shed
 $(1114 + 178 + 64 + 16) = 1,372$ sf
existing driveway, sidewalk, and steps
 $(82 + 51) = 133$ sf

EXISTING BUILDING COVERAGE = 33.6%

$(1,372 / 4,080 = 33.6\%)$

EXISTING IMPERVIOUS SURFACE = 36.9%

$(1,372 + 133 = 1,505)(1,505 / 4,080 = 36.9\%)$

PROPOSED:

utility room to be removed = 64 sf
proposed mudroom addition = 110 sf
proposed stoop & steps (uncovered) = 22.5 sf

PROPOSED BUILDING COVERAGE = 34.8%

(35% allowed)

$(1,372 - 64 = 1,308$ sf)

$(1,308 + 110 = 1,418$ total sf)

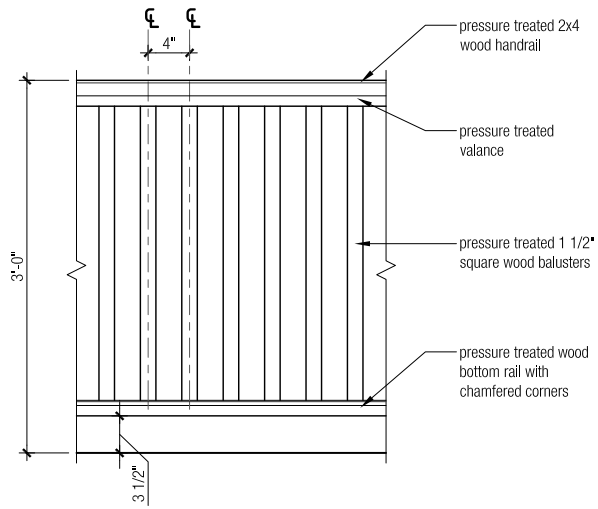
$(1,418 / 4,080 = 34.8\%)$

PROPOSED IMPERVIOUS SURFACE = 38.6%

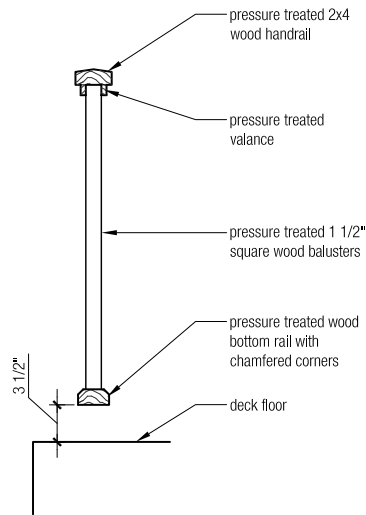
(45% allowed)

$(1,418 + 133 + 22.5 = 1,573.5)$

$(1,573.5 / 4,080 = 38.6\%)$



ELEVATION



SECTION



EXAMPLE OF SIMILAR RAILING

CONNALLY RESIDENCE: MUDROOM ADDITION
 deck railing details



Casement Windows

Available as a traditional cranking unit or as our increasingly popular push-out style, Lincoln casements have a lot to offer.

Casement features include an architectural pleasing recessed sash, mortise and tenon joinery, multi point locking hardware with single handle activation, adjustable hinges and beautiful hardware finishes. Casement windows are energy efficient, architecturally versatile and structurally sound.

[Styles](#)

[Exterior Colors](#)

Exterior

Options

[Interior](#)

[Glass](#)

[Grilles](#)

[Hardware](#)

[Screens](#)

[Revitalize](#)

[Configurations](#)

Exterior Options

[Aluminum Clad](#)

[Hybrid](#)

[Primed Wood](#)

[Natural Wood](#)

[Availability](#)

Primed Wood

Not available on Lift & Slide or Multi Slide Doors

This time honored window design captures the original depth and beauty of Lincoln products. Our Primed products are architect friendly and designed for new construction or historical renovation projects.

High risk rot prone components are substituted with cPVC parts ready for a high quality heat reflective and UV resistant exterior paint color choice.

From a traditionalist point of view, Lincoln's stylish windows, patio doors and shapes are dimensionally accurate, historically desired and design friendly.

Why Choose Primed Wood?

Lincoln's Primed product is our most traditional appearing product from the exterior. Enjoy the freedom and flexibility of painting our primed wood sash, solid core PVC brickmold and sill nosing. Water is not absorbed into these exterior frame parts making them rot, mold and insect resistant while special UV inhibitors allow the PVC to weather well. Nothing has more traditional appeal than brush strokes on primed sash. Lincoln sash feature historical 'mortise and tenon' joinery for strength and cosmetic appeal.

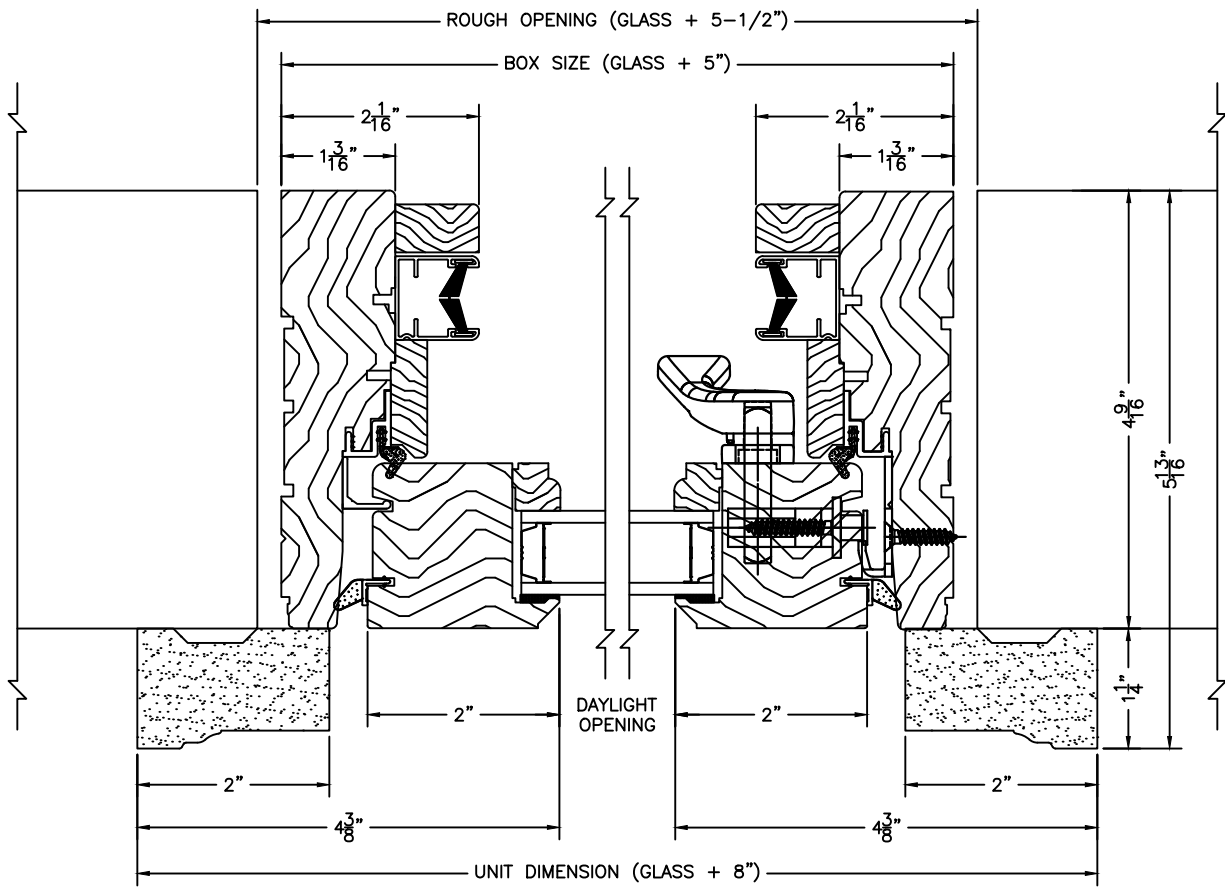
Feature Highlights:

- Primed pine sash
- cPVC sill nosing and brickmould
- Paintable exterior



Primed Wood Trim

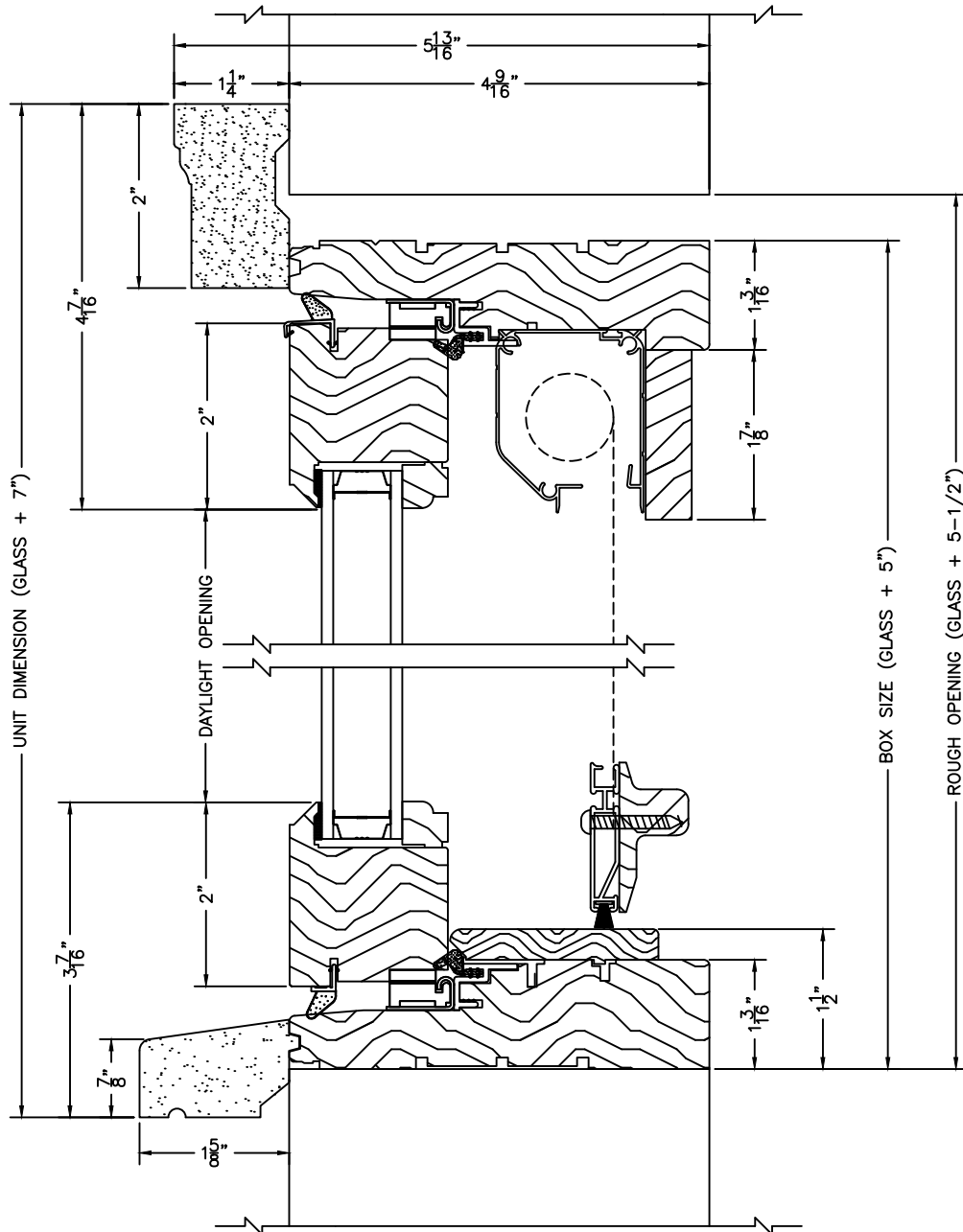
Add that finishing touch to the exterior of your windows and patio doors by trimming them with the many brickmould and casings offered by Lincoln. Along with richening the aesthetics of your home, these factory applied trims reduce the installation labor and hassle.



exterior trim will be custom by contractor



WOOD PUSH OUT CASEMENT
ROLL UP SCREEN - HORIZONTAL SECTION
SCALE: 6" = 1' 0"
LINCOLN WOOD PRODUCTS, INC.
 1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461



exterior trim will be custom by contractor



**WOOD CASEMENT PUSH OUT
 ROLL UP SCREEN - VERTICAL SECTION
 SCALE: 6" = 1' 0"**
LINCOLN WOOD PRODUCTS, INC.
 1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461



Casement Windows

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[Styles](#)

[Exterior Colors](#)

[Exterior Options](#)

[Interior](#)

[Glass](#)

[Grilles](#)

[Hardware](#)

[Screens](#)

[Revitalize](#)

[Configurations](#)

Lite & Grille Options

There are not only choices in the glass itself, there's also variation in glazing. Here is another opportunity to have your windows and doors made to fit the interior design, décor and style of the room. Additionally, the exterior interacts with the overall architecture and creates fantastic curb appeal. Enhancing windows and doors with lite divisions definitely puts the icing on the cake. Although there are standard lite configurations designated for all products, custom designs are also welcome.

[Simulated Divided Lites](#)

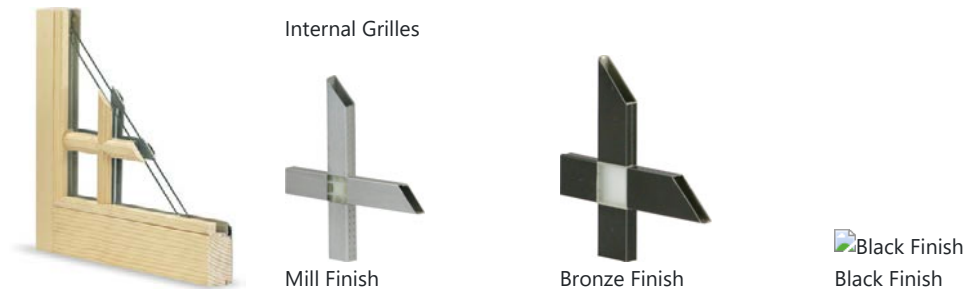
[Interior Wood Grilles](#)

[Internal Aluminum Grilles](#)

[Grille Patterns](#)

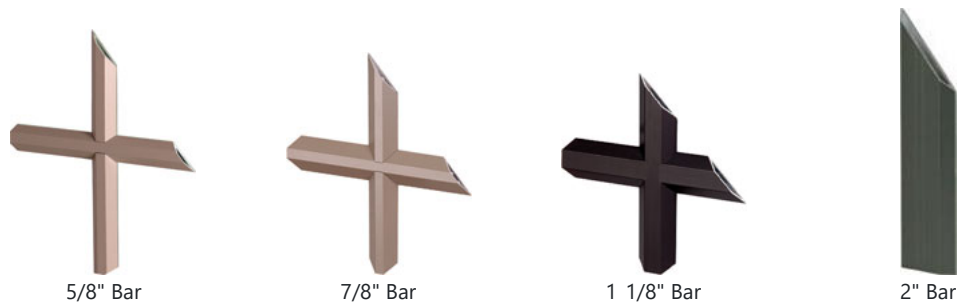
Simulated Divided Lites

Windows and doors may be enhanced with simulated divided lites. Both the interior wood bars and the exterior aluminum bars are sealed to the glass with 3M adhesives and are available in all of our Standard, Feature, Custom, and Spray-On Anodized colors.





Simulated divided lites are available in 5/8", 7/8", 1 1/8" and 2" bar widths and are color matched to the exterior cladding. They may be ordered with mill finish, bronze or black spacer bars or with no spacer at all.


Exterior Bars - Profiled



Exterior Bars - Square

 5/8 Bar
5/8" Bar

 7/8 Bar
7/8" Bar

 1-1/8 Bar
1-1/8" Bar

Interior Bars - Profiled



5/8" Bar



7/8" Bar



1-1/8" Bar



2" Bar

Interior Bars - Square



5/8" Bar



7/8" Bar



1-1/8" Bar

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Screens

Standard: Casement & Awning windows come standard with 5 metal frame finishes to compliment hardware.

Retractable: Available on our traditional casement and our push-out style casement, retractable screens roll up for convenient storage when not desired. Screens are operated with a simple touch and roll up with very little effort. Enjoy crisp clean interior lines because operating tracks are hidden with a wood cover.

Hinged: Designed for our push-out style casement products, Lincoln's hinged screen offers classic styling and excellent functionality. This screen option is supplied with an attractive color-matched knob for easy operation.

Sash Limiters: Thinking safety? Lincoln offers safe and secure sash limiters. This release mechanism keeps the window from being opened no more than four inches, allows the window to be fully opened for quick emergency exits and resets automatically every time the window is opened - all meeting the requirements of ASTM F2090.



Retractable Screen



Hinged Screen

