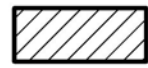
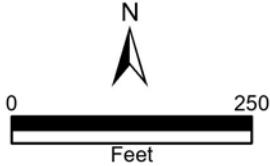


9-F-24-HZ  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

 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:** 9/19/2024  
**Applicant:** Sarah Morrow, Uplifted Properties LLC  
**Owner:** Sarah Morrow, Uplifted Properties LLC

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## 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.

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## 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 17' x 19' 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 roof pitch is unclear. The addition will feature two double-hung windows flanking a secondary access door.
- Construction of a new 10'x8' wooden deck with aluminum balusters at rear of new addition.

Exterior rehabilitation scopes:

- Removal of all existing windows, excluding the decorative diamond window on the right elevation. Installation of new wood double-hung windows in all existing window openings. New windows will reflect existing size, design and materials.
  - 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, replacing current boards.
  - 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.
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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.

### 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.

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## Comments

N/A

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## 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 and secondary in massing 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 should receive one window to contribute additional transparency to a large swath of siding.

4. The existing wood double-hung windows have been subject to extensive deferred maintenance and are deteriorated. The applicant has provided specifications for one-over-one, double-hung windows to reflect the existing sizes. Replacement windows meet the design guidelines, and the re-installation of glass in the existing diamond-shaped window will contribute to the house. The existing exterior window trim should be repaired or replaced in-kind.

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.

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## Staff Recommendation

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

- 1) left side of rear addition to receive one window for additional transparency;
- 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: REPLACE CURRENT WINDOWS W/ NEW WOOD WINDOWS - TEAR DOWN & REBUILD REAR ADDITION + EXPANDING ORIGINAL ADD. FOOTPRINT - RESTORING PORCH WHERE NEEDED (INCLUDING SOFFIT/FASCIA) - NEW ROOF/SHEATHING - PATCH / REPLACE CEMENT SIDING WHERE NEEDED - BUILD DECK @ REAR ELEVATION

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:

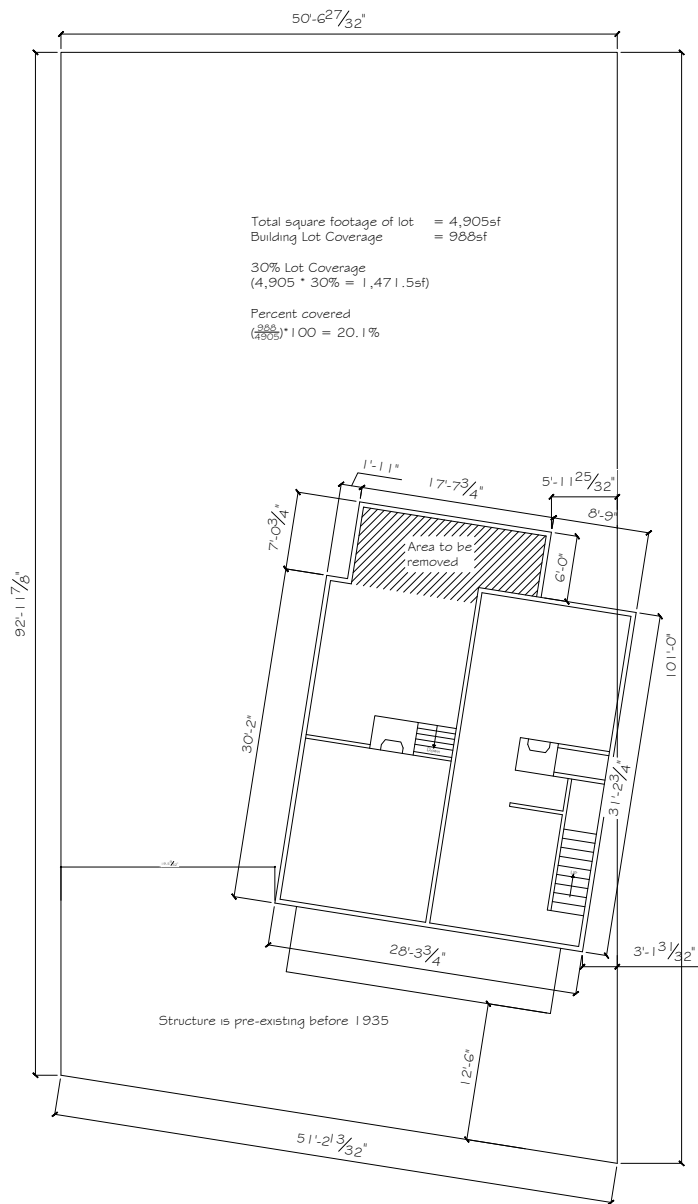
TOTAL:

## 1028 LUTTRELL ST. HISTORIC SCOPE OF WORK: PROPOSED CHANGES TO EXTERIOR BY CATEGORY:

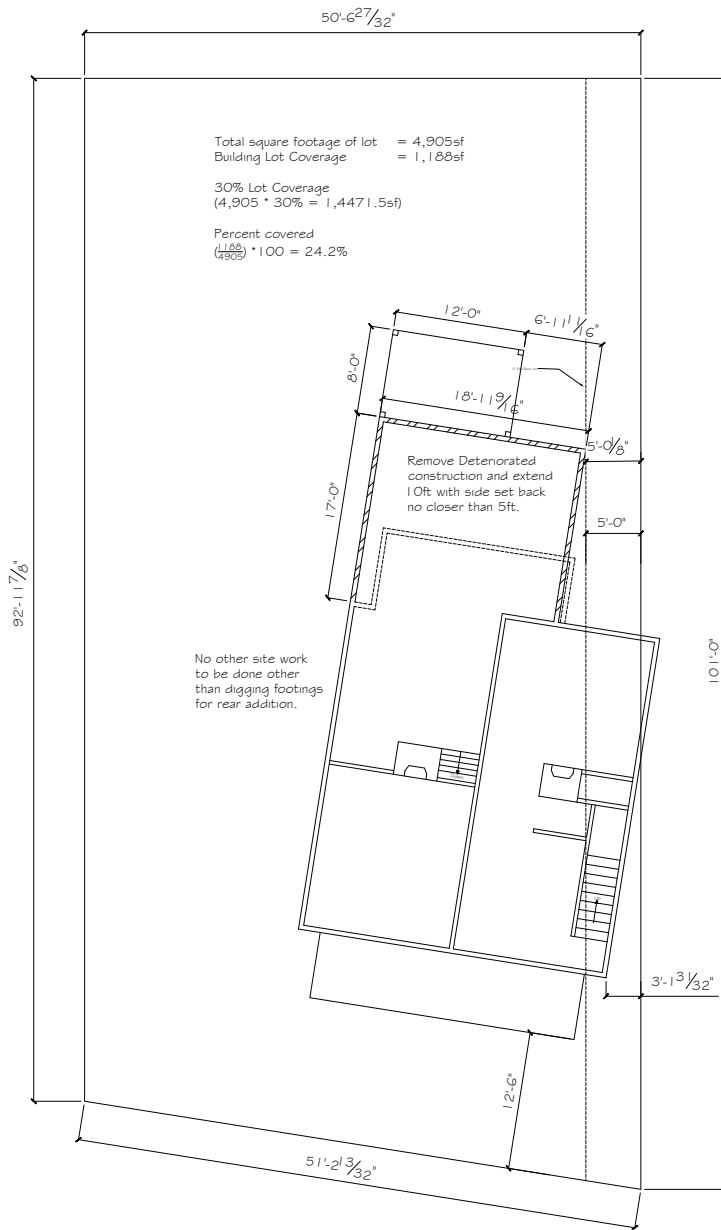
- **WINDOWS:** ALL WINDOWS ARE BEYOND REPAIR (SEE PHOTOS AND VIDEOS OF DECAY AND DISREPAIR). TO ATTEMPT TO REPAIR GIVEN THE CURRENT DAMAGE WOULD BE UNREASONABLY EXPENSIVE, IF EVEN POSSIBLE.
  - SOLUTION: REPLACE CURRENT WINDOWS WITH ALL WOOD WINDOW REPLACEMENTS WITH EXACT SAME DESIGN AS CURRENTLY ON HOUSE (SEE ATTACHMENTS FOR WINDOW SPECS). THE ONLY WINDOW THAT WILL NOT BE REPLACED WITH WOOD WILL BE THE DECORATIVE DIAMOND-SHAPED WINDOW. WE WILL KEEP THAT WINDOW, BUT WE WILL SIMPLY PUT GLASS BACK IN IT AS A PICTURE WINDOW (CURRENTLY BOARDED UP WITH NO GLASS)
    - **EXCEPTION:** WITH APPROVAL, I AM ASKING TO DELETE 2 WINDOWS ON THE **REAR ELEVATION** (SEE PICTURES OF REAR WHERE PROPOSED WINDOWS ARE CIRCLED TO BE DELETED)
      - THE SMALL WINDOW CURRENTLY IN THE BATHROOM THAT WILL BE INSIDE THE SHOWER (NOT IDEAL TO HAVE A WINDOW IN THIS WET AREA FOR LONGEVITY OF WINDOW)
      - THE WINDOW IN FUTURE LIVING ROOM FACING REAR (I INTEND TO USE THIS WALL FOR A COUCH, AND THERE IS CURRENTLY ANOTHER WINDOW IN THAT LIVING ROOM FOR NATURAL LIGHT)
- **SIDING:** CURRENT SIDING ARE CEMENT ASBESTOS SHINGLES. WE INTEND TO KEEP THESE SHINGLES, AS MOST ARE IN GOOD SHAPE. THAT BEING SAID, ANYWHERE THAT WE NEED TO PATCH SHINGLES OR ADD NEW SHINGLES, WE INTEND TO GO IN WITH AS CLOSE OF A REPLACEMENT AS POSSIBLE, SO AS TO NOT NOTICE THE DIFFERENCE. HERE IS THE LINK TO THE SHINGLES WE AIM TO REPLACE/REPAIR WHERE NEEDED:
  - <https://www.lowes.com/pd/GAF-GAF-Weatherside-0-172-in-x-32-in-x-9-in-Pre-primed-White-Rounded-Fiber-Cement-Shingle-Siding-Panel/1000083905>
- **PORCH DETAILS:** THE FRONT PORCH WILL NEED SOME REPAIR, BUT ALL COLUMNS ARE IN GOOD SHAPE, AS ARE BEAMS. THE BALUSTERS WILL NEED TO BE RE-DONE, BUT WILL BE DONE EXACTLY AS THEY ARE NOW AT THE IDENTICAL HEIGHT. WE PLAN TO PUT TONGUE AND GROOVE ON THE CEILING OF THE PORCH AND STAIN IT. THE CURRENT DECKING BOARDS ARE BEYOND REPAIR AND THE FLOOR SYSTEM OF THE DECK NEEDS BOLSTERING. WE WILL GO BACK IN WITH STANDARD DECK BOARDS FOR THE FLOOR.
- **SOFFIT/FASCIA:** MOST OF THE SOFFIT/FASCIA ARE IN COMPLETE DISREPAIR. WE AIM TO GO BACK IN WITH THE SAME SIZE WOOD CURRENTLY ON THE HOUSE, BUT IF OUR BUDGET ALLOWS, WE WANT TO USE STAIN-GRADE WOOD AND STAIN RATHER THAN PAINT. THIS INCLUDES THE SOFFIT THAT IS IN DISREPAIR AROUND THE GABLE WINDOWS ON THE FRONT ELEVATION.
- **ADDITION:** THERE IS A CURRENT ADDITION THAT WAS NOT ORIGINAL TO THE HOUSE THAT WAS BUILT WITH NOT PERMANENT FOUNDATION AND IS FAILING. THE CITY INSPECTOR IS REQUIRING IT TO BE COMPLETELY TORN DOWN AND REBUILT. AS A RESULT, WE AIM TO REBUILD IT AND ADD AN ADDITIONAL 10' ONTO THE DEPTH OF THE CURRENT ADDITION (SEE DRAWINGS FOR SET BACKS, DESIGN, AND ELEVATION DRAWINGS). WE WILL USE THE SIDING AFOREMENTIONED FOR THE NEWLY BUILT ADDITION AND WILL USE ANY OF THE ORIGINAL CEMENT SIDING THAT CAN BE SALVAGED.
- **DECK:** THE DECK WILL BE 10'X8' AND WILL HAVE ALUMINUM BALUSTERS WITH A WOOD TOP AND BOTTOM RAIL. SEE DRAWINGS FOR STYLE OF DECK.
- **FENCE:** WE WILL BE RE-FENCING THE YARD WITH AN 8' PRIVACY FENCE IN THE BACK. NO FENCE IN THE FRONT YARD.
- **FOUNDATION:** ALL FOUNDATION WALLS WILL BE SKIMCOATED AND PAINTED
- **ROOF:** WE WILL GO IN WITH A DIMENSIONAL ASPHALT SHINGLE ON THE ENTIRE ROOF EXCEPT UNDERNEATH THE WINDOWS IN THE GABLE, WHICH WE ARE REQUIRED TO USE AN EPDM ROOF MATERIAL (FLAT ROOF)

PLEASE [CLICK HERE](#) FOR GOOGLE DRIVE WITH ALL PLANS/PICTURES/WINDOW SPECS/ETC.



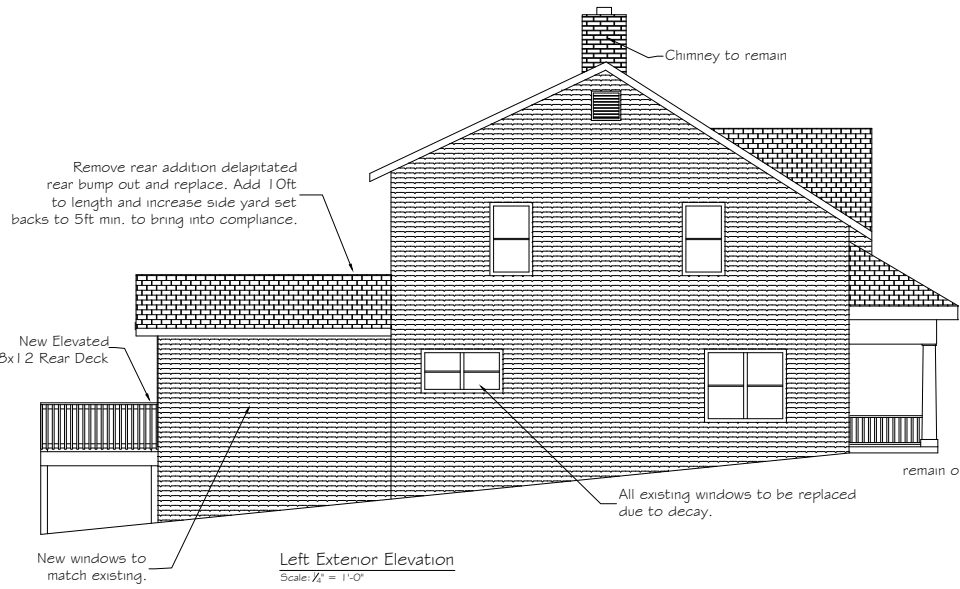


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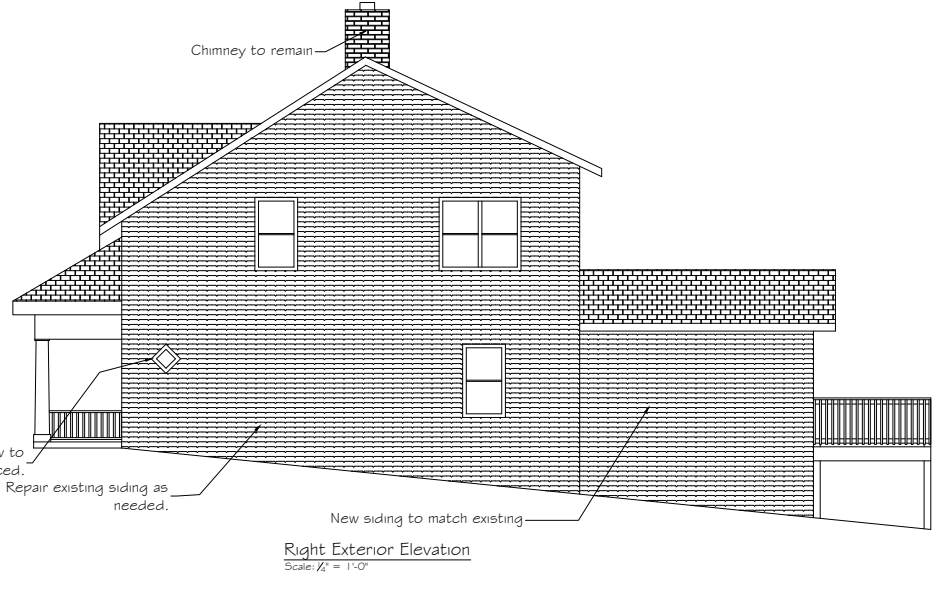


SITE PLAN NEW  
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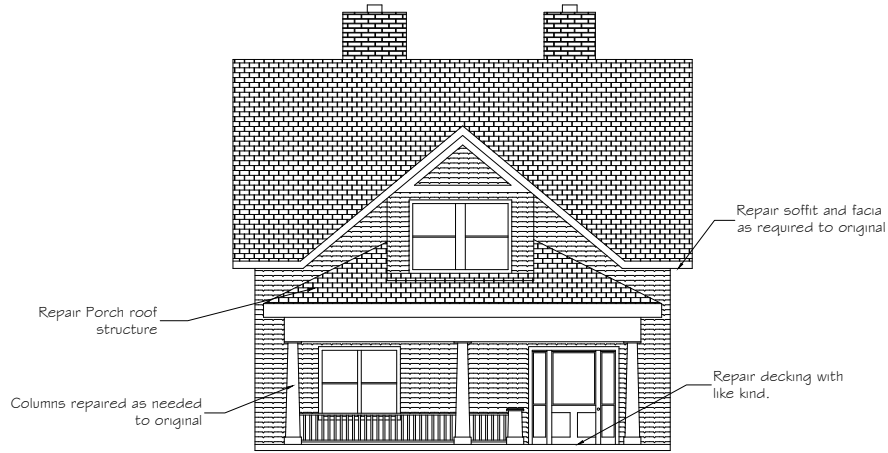
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Address and Alterations to Existing	2024-010-1
Address: 10	City: San Francisco
Contractor	City and County of San Francisco, Department of Public Works, Division of Planning, Planning Division, 415 Market Street, 10th Floor, San Francisco, CA 94102
Contractor	City and County of San Francisco, Department of Public Works, Division of Planning, Planning Division, 415 Market Street, 10th Floor, San Francisco, CA 94102
Drawn By: 2024-010-1	Drawn By: 2024-010-1
Drawn Date: September 1, 2024	Drawn Date: September 1, 2024
Revision 1 Date: -	Revision 1 Date: -
Revision 2 Date: -	Revision 2 Date: -
Revision 3 Date: -	Revision 3 Date: -
Drawn By: 2024-010-1	Drawn By: 2024-010-1



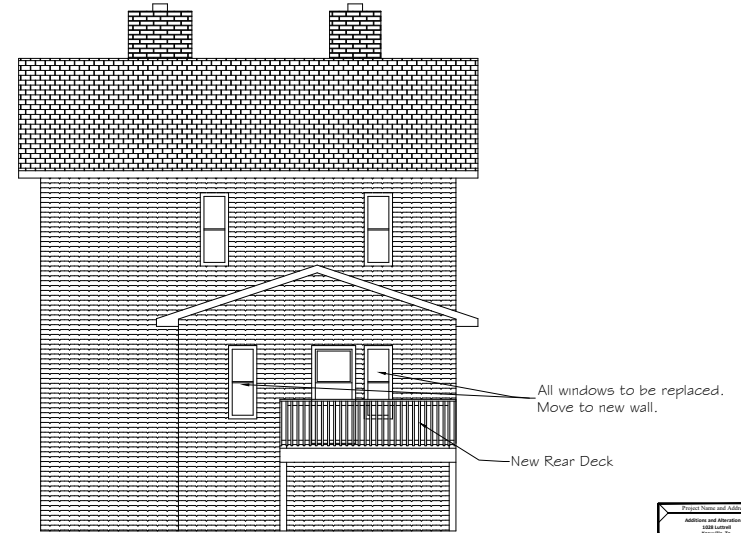
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Right Exterior Elevation  
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Front Exterior Elevation  
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Rear Exterior Elevation  
Scale: 1/4" = 1'-0"

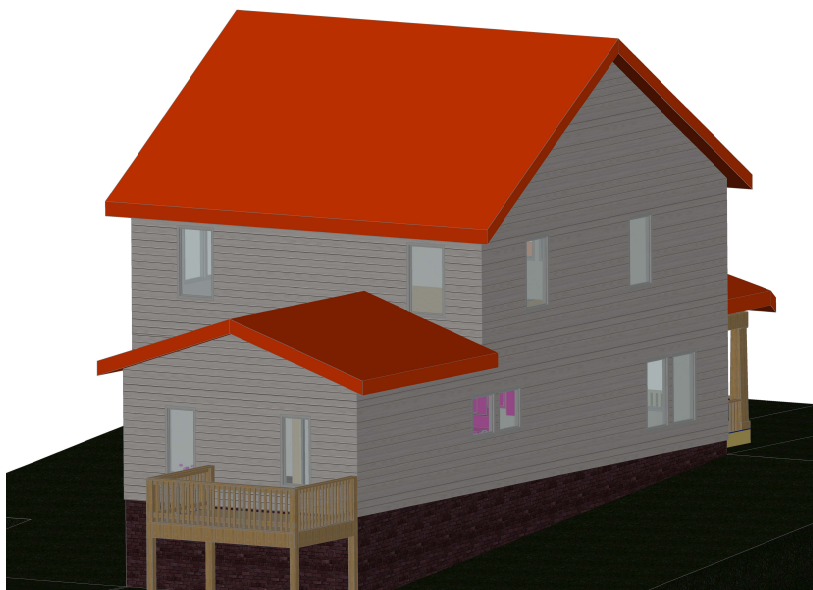
Project Name and Address	Project Number
Address and Alterations to 1000 Main St, New York, NY 10001	2024-010-1
Contractor	Garth Morrow
Owner	Garth Morrow
Drawn By	Garth Morrow
Check By	Garth Morrow
Issue Date	September 1, 2024
Revision 1 Date	
Revision 2 Date	
Revision 3 Date	
Notes	1. All work to be done in accordance with the latest edition of the International Residential Code (IRC) and the latest edition of the International Building Code (IBC).
Notes	2. The contractor shall be responsible for obtaining all necessary permits and for ensuring that all work complies with all applicable codes and regulations.
Notes	3. The contractor shall be responsible for protecting all existing structures and utilities that are not to be removed or altered.
Notes	4. The contractor shall be responsible for maintaining access to all adjacent properties at all times.
Notes	5. The contractor shall be responsible for the safety of all workers and the public at all times.
Notes	6. The contractor shall be responsible for the cleanup of all construction debris and materials.
Notes	7. The contractor shall be responsible for the final inspection and certification of all work.
Notes	8. The contractor shall be responsible for the final payment of all bills and invoices.
Notes	9. The contractor shall be responsible for the final delivery of all materials and equipment.
Notes	10. The contractor shall be responsible for the final completion of all work.
Notes	11. The contractor shall be responsible for the final acceptance of all work.
Notes	12. The contractor shall be responsible for the final satisfaction of all parties.
Notes	13. The contractor shall be responsible for the final resolution of all disputes.
Notes	14. The contractor shall be responsible for the final termination of all contracts.
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Notes	18. The contractor shall be responsible for the final provision of all goods.
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Notes	85. The contractor shall be responsible for the final completion of all dreams.
Notes	86. The contractor shall be responsible for the final achievement of all goals.
Notes	87. The contractor shall be responsible for the final attainment of all objectives.
Notes	88. The contractor shall be responsible for the final realization of all dreams.
Notes	89. The contractor shall be responsible for the final fulfillment of all desires.
Notes	90. The contractor shall be responsible for the final satisfaction of all needs.
Notes	91. The contractor shall be responsible for the final completion of all wants.
Notes	92. The contractor shall be responsible for the final achievement of all hopes.
Notes	93. The contractor shall be responsible for the final attainment of all expectations.
Notes	94. The contractor shall be responsible for the final realization of all aspirations.
Notes	95. The contractor shall be responsible for the final fulfillment of all ambitions.
Notes	96. The contractor shall be responsible for the final completion of all dreams.
Notes	97. The contractor shall be responsible for the final achievement of all goals.
Notes	98. The contractor shall be responsible for the final attainment of all objectives.
Notes	99. The contractor shall be responsible for the final realization of all dreams.
Notes	100. The contractor shall be responsible for the final fulfillment of all desires.



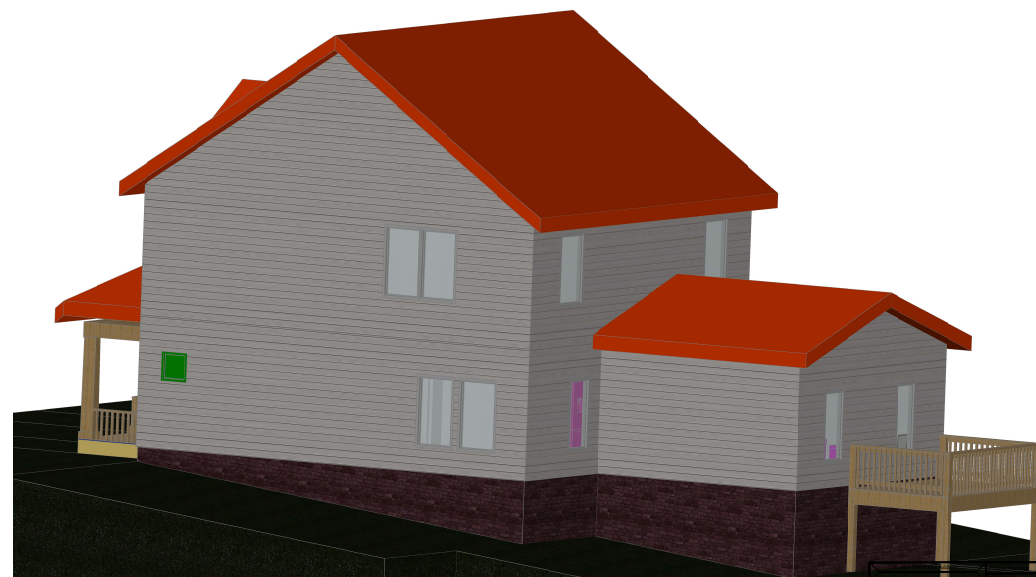
FL Exterior ISO Elevation  
Scale:  $\frac{1}{4}" = 1'-0"$



FR Exterior ISO Elevation  
Scale:  $\frac{1}{4}" = 1'-0"$

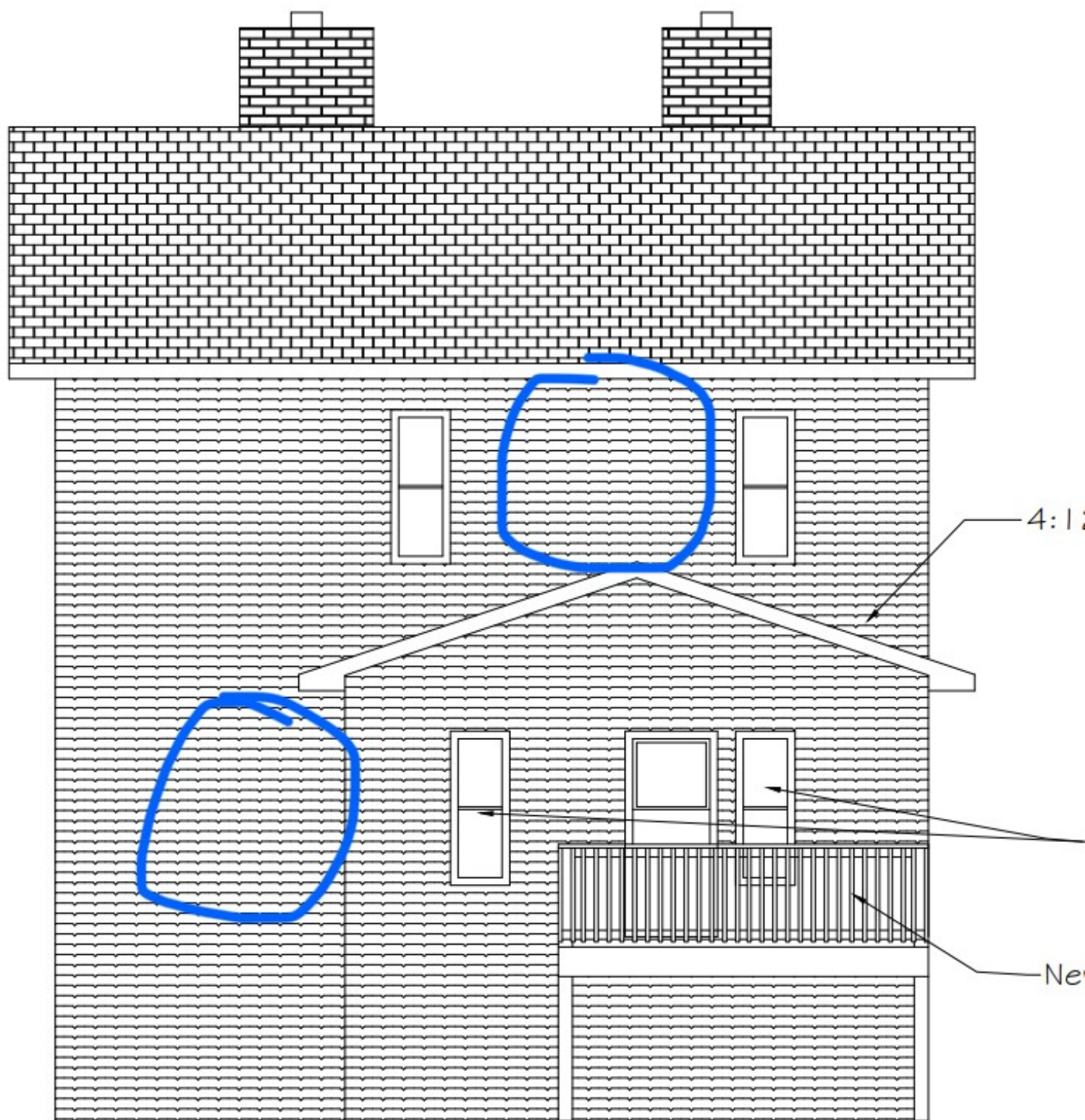


RL Exterior ISO Elevation  
Scale:  $\frac{1}{4}" = 1'-0"$



RR Exterior ISO Elevation  
Scale:  $\frac{1}{4}" = 1'-0"$

4000 Lumber Address: 101 Contractor Sarah Morrow	4000 Lumber Address: 101 Contractor Sarah Morrow
Plan ID: 2024-010-1 Drawing Date: September 1, 2024 Revision 1 Date: - Revision 2 Date: - Revision 3 Date: -	A1-02 4000 Lumber



Rear Exterior Elevation

Scale:  $\frac{1}{4}" = 1'-0"$