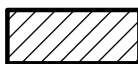




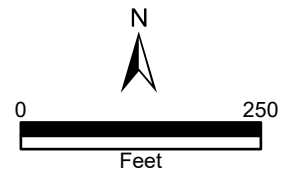
8-G-25-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1116 Luttrell St. 37917
Fourth and Gill H

Original Print Date: 8/6/2025
Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Lauren Bush



Meeting: 8/21/2025
Applicant: Lauren Bush
Owner: Lois Presser

Property Information

Location: 1116 Luttrell St. **Parcel ID** 81 M H 030
District: Fourth and Gill H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Bungalow, c.1915.
One story hipped roof frame house with recessed sidelights.

Description of Work

Level II Major Repair or Replacement

Repair to six original basement-level windows and installation of wood storm windows. Creation of new window openings and the installation of one new 2/2 double-hung wood window and one 3-lite transom wood window on the south elevation, with wood sills to match the original. Removal of existing flat wood door on the rear elevation and the installation of a new half-lite, multi-pane, paneled wooden door in its place.

Applicable Design Guidelines

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

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.
3. Storm windows are often considered when a homeowner wants to increase the heating and cooling efficiency of a building. Interior storm windows that cannot be seen from the street might be a better alternative. If exterior storm windows are used, the windows can be wood, or color clad metal to match the building's trim. Exterior storm windows and security windows should not be used if they damage or obscure the original windows and frames.
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.

Entrances

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.

Masonry

5. Match new mortar with the original mortar in color, composition, profile and depth. If necessary, analyze the original mortar to determine the proportions of lime, sand and cement. Do not use a "scrub" technique to repoint. Change the width or joint only if the change will return the joint to its original appearance. Do not remove sound mortar.

6. Never repoint with mortar of high Portland cement content unless that is the content of the original mortar. Using a high percentage of Portland can create a bond that is stronger than the historic masonry material and can cause severe damage during the freeze and thaw cycle.

Comments

N/A

Staff Findings

1. 1116 Luttrell Street is a contributing resource to the Fourth and Gill National Register District and the local overlay.

2. The repairs to the original basement level windows and the installation of wooden storm windows to protect them meet the design guidelines. Final product selection should be sent to staff for approval.

3. Design guidelines recommend that the creation of new window openings can be appropriate if they are located on secondary elevations and are compatible with the design of the house. The new openings for a wooden double-hung window and a wooden transom window on the rear and south elevation will be minimally visible from the street, match the profiles of historic windows on the house, and are compatible with the historic window placement. The brick masonry should be repointed as necessary using mortar with the same composition and profile as the existing, following Preservation Brief 2.

4. The flat door on the rear elevation is not original to the house and replacement is appropriate. Although the design guidelines discourage altering secondary entrances to make them more formal by adding paneled doors, the proposed half-lite, multi-pane, paneled wood replacement door would not be visible from the street and has a less formal design than the primary entrance. Grids between the glass are typically not compatible with historic window patterns, as they lack the dimension and depth of exterior muntins. The final door selection should feature exterior muntins, if any are included, and be sent to staff for approval.

Staff Recommendation

Staff recommends approval of Certificate 8-G-25-HZ, subject to the following conditions: 1) repairs to masonry, as necessary, follow Preservation Brief 2 and use mortar with the same composition and profile as the existing; 2) final storm window and door selections be sent to staff for approval.



DESIGN REVIEW REQUEST

☐ DOWNTOWN DESIGN (DK)

☒ HISTORIC ZONING (H)

☐ INFILL HOUSING (IH)

Lauren Bush

Applicant

08/04/2025

08/21/25

8-G-25-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

Lauren Bush

Open Door Architecture

Name

Company

800 Luttrell Street

Knoxville

TN

37917

Address

City

State

Zip

4236537817

lauren@opendoorarchitecture.com

Phone

Email

CURRENT PROPERTY INFO

Lois Presser

1116 Luttrell Street

(865) 712-4267

Owner Name (if different from applicant)

Owner Address

Owner Phone

1116 Luttrell Street

081MH030

Property Address

Parcel ID

Fourth & Gill

H1 RN-2

Neighborhood

Zoning

AUTHORIZATION

David D.

8/4/2025

Staff Signature

Please Print

Date

Lauren Bush

08/04/2025

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: This is a basement renovation project that will include the restoration of the existing wood basement windows and the addition of two new wood windows that will match the existing window style. The two new windows are both in the basement on the back half of the house with limited to no visibility from Luttrell Street.

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:	100.00 Paid 8/4/2025 DD
1005	
FEE 2:	
FEE 3:	

Presser

1116 Luttrell Street
August 4, 2025

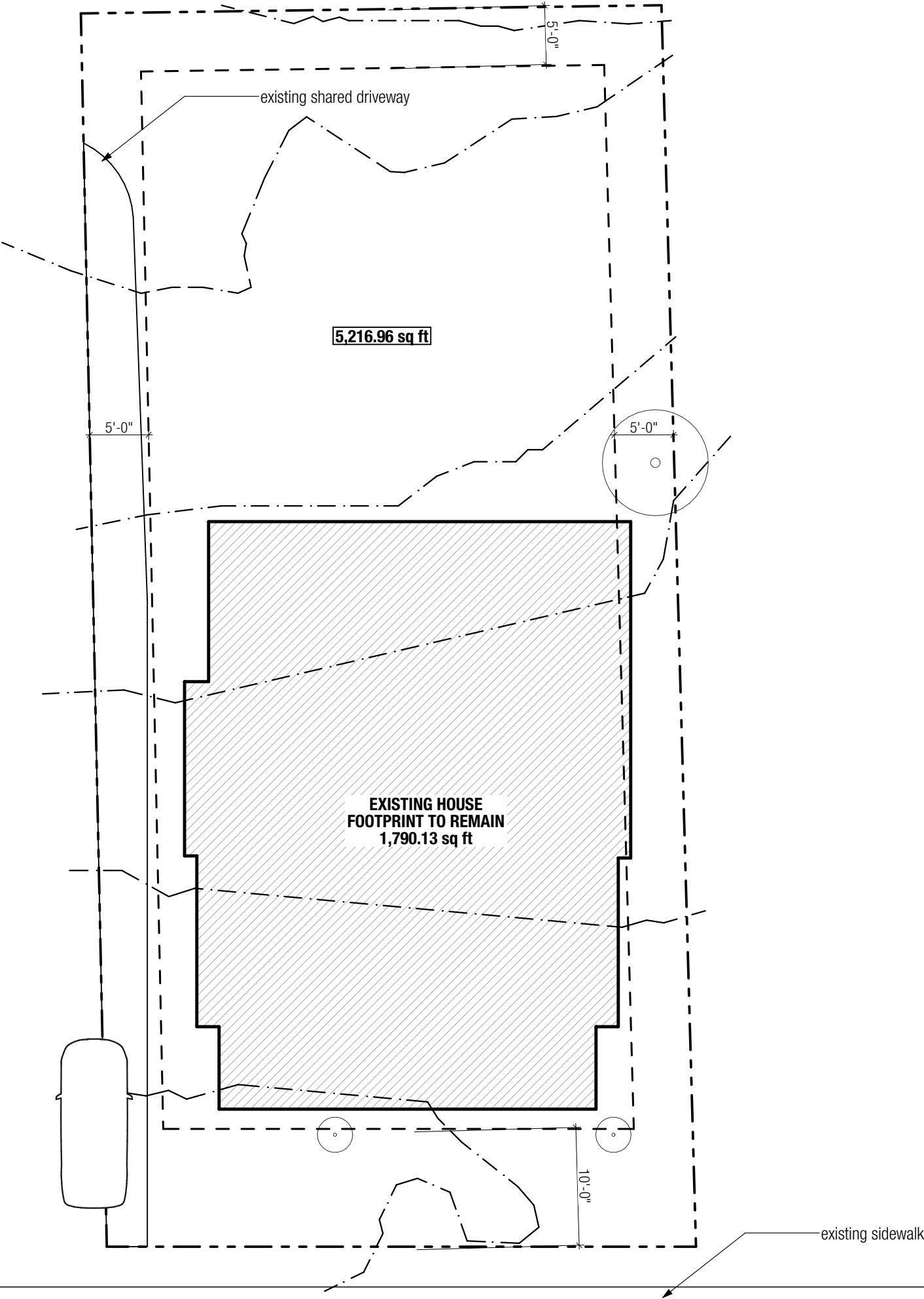
Historic Zoning Submittal

3/32" = 1'-0"

LOT COVERAGE:
LOT SIZE = 5217 SF
EXISTING HOUSE & COVERED PORCH = 1790 SF
EXISTING DRIVEWAY & SIDEWALK = 380 SF
EXISTING BUILDING COVERAGE = 34%
EXISTING IMPERVIOUS SURFACE = 42%
Calculation:
(1790 SF + 380 SF)/ 5217 SF = EXISTING IMPERVIOUS SURFACE

PROPOSED ADDITION = 0 SF

PROPOSED BUILDING COVERAGE = 34%
PROPOSED IMPERVIOUS SURFACE = 42%



LUTTRELL STREET



repair existing window to working condition. Install exterior wood storm windows (specification to be provided).

repair existing window to working condition. Install exterior wood storm windows (specification to be provided).

repair existing window to working condition. Install exterior wood storm windows (specification to be provided).

repair existing window and header to working condition. Install exterior wood storm windows (specification to be provided).

remove existing solid wood door, replace with new paneled door with glass.



add new wood window, matching existing windows. Marvin Ultimate, all wood window; or similar.

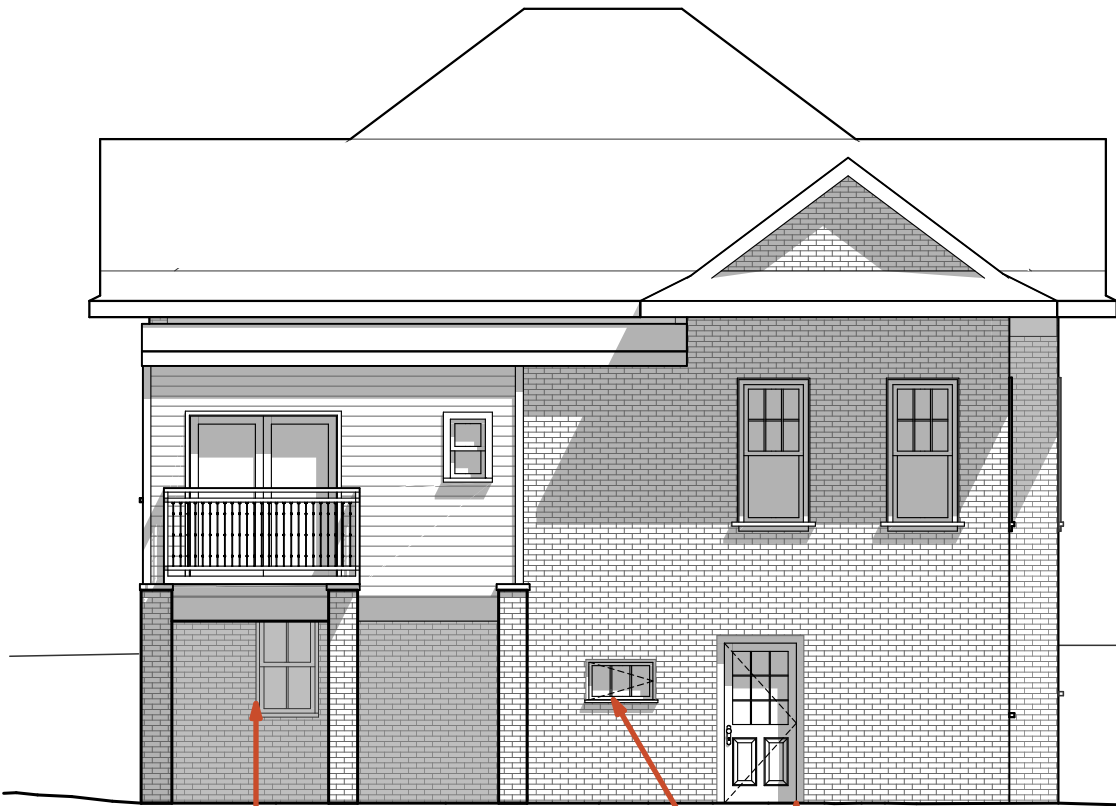
repair existing window to working condition.



south elevation

add new wood window, matching existing windows. Marvin Ultimate, all wood window; or similar.

add new wood window, match existing sill to rear basement window on East Elevation. Marvin Ultimate, all wood window; or similar.



east elevation

repair existing wood window to working condition; install new wood storm windows (specification to be provided)

remove existing solid wood door, replace with new paneled door with glass.

repair existing wood window to working condition; install new wood storm windows (specification to be provided)