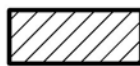




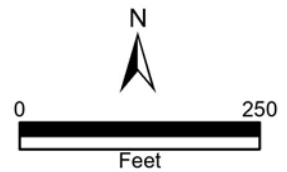
2-E-25-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1115 Gratz St. 37917
Fourth and Gill H

Original Print Date: 2/10/2025
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Mary Anne Hoskins



Meeting: 2/20/2025
Applicant: Mary Anne Hoskins
Owner: Mary Anne Hoskins

Property Information

Location: 1115 Gratz St. **Parcel ID** 81 M F 007
District: Fourth and Gill H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Neotraditional, c.1935

One-story frame with brick veneer wall covering. Telescoping front gable roof with asphalt shingles and round wood louvered attic vent in front and rear gable. Six-over-six double-hung windows. One-story one-third side porch with replacement metal railing. Recessed front entry entered through brick arch. Brick foundation. Exterior side brick chimney. Rectangular plan.

Description of Work

Level II Major Repair or Replacement

Removal of the original rear (left side) entrance and screen door. Applicant states the house has settled, rendering the door inoperable. Installation of a new 12" wide by 72" long, wood, fixed window in its place. In-kind brick will be installed to enclose the remainder of the original door opening.

Applicable Design Guidelines

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

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.
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

2. It may be appropriate to design or construct a new entrance if the historic one is missing. Any restoration should be based on historical, pictorial and physical documentation and should be compatible with the historic character of the building and with adjacent buildings. It should not create a false historic appearance. Entrances should not be removed when rehabilitating a building, either in adapting to a new use or continuing a historic one.
 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.
-

6. Retain, repair or replace screened doors.

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.

7. Historic masonry should not be coated with paint, stucco, vapor permeable water-repellent coatings or other non-historic coatings.

Comments

N/A

Staff Findings

1. 1115 Gratz Street is a contributing resource to the Fourth and Gill National Register Historic District and local overlay.

2. The proposed scope of work will be located on a secondary elevation, recessed towards the rear of the left (south) side elevation). The door to be partially enclosed is an original opening, with a seemingly original or historic secondary door. The area is minimally visible from the right-of-way.

3. Guidelines recommend that additional windows on secondary elevations be compatible with the overall design of the building. The proposed window to be installed is compatible with the original house in materials (a glass window with a wood frame) but the long, narrow (12" wide by 72" tall) window is not compatible with the Craftsman-style house. The proposed window type may be more compatible with a Ranch or contemporary design. A more compatible window may be one that is similar in size and design to the six-light opening on the existing/historic door, or a 6/6 double-hung wood window similar to the house.

Staff Recommendation

Staff recommends approval of Certificate 2-E-25-HZ, subject to the following condition: 1) selection of a new window more compatible in size and design with the overall design of the building, to be submitted to staff for review.



DESIGN REVIEW REQUEST

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

Mary Anne Hoskins

Applicant

January 27, 2015

February 20, 2025

2-E-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


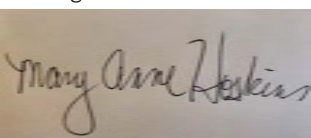
Mary Anne Hoskins

Name	Company		
1115 Gratz Street	Knoxville	TN	37917
Address	City	State	Zip
8658066195	mhoskins@utk.edu		
Phone	Email		

CURRENT PROPERTY INFO

Owner Name (if different from applicant)	Owner Address	Owner Phone
	081MF007	
Property Address	Parcel ID	
Fourth and Gill	RN-2	
Neighborhood	Zoning	

AUTHORIZATION

	Malynda Wollert	1-30-25
Staff Signature	Please Print	Date
	Mary Anne Hoskins	1-28-25
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: Removal of a non-functioning side door (not visible from the street) to be partially closed in with brick to match the house and partially closed in by a 12" x 72" vertical wooden framed window

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:

\$100.00

Pd. 02/03/2025, SG

COA REQUEST TO REMOVE BACK DOOR AND REPLACE WITH VERTICAL WINDOW – 1115 Gratz Street, Fourth and Gill Neighborhood

I live in the house my grandmother and grandfather built in 1936. I moved in during August of 1979 and purchased the home a few decades later.

I. BACKGROUND

Over time the house has settled. The door in question (referred to as “the back door” in this document) opens onto the top of the driveway (except it doesn’t open) in the rear of the side of the house (see photos). Currently (and for decades), the cement driveway has prevented the screen door from opening, and the door itself cannot be relatched or relocked if unlocked (depending on the season). For that reason, the door has not been functional or used as a door for over three decades.

Over the last year, the area of the kitchen near the back door has sustained a lot of water damage. Various specialists who inspected the home concurred that not only is there considerable ceiling and wall damage from a roof leak, but the joist in the crawl space under the kitchen is rotted and needs immediate replacement. Since access to the joist from the crawl space is not possible, the access must be from the kitchen. This requires a complete demolition of the kitchen – flooring, subflooring, and cabinetry to be followed by a kitchen remodel.

II. DETAILED DESCRIPTION OF PROPOSED WORK

Holp Construction has been hired to replace the rotten joist, remove the door, and install the new window. The 12” x 72” vertical window will have clear double-paned glass (a special order from a local Knoxville glass company) and a 2.5” wooden frame (painted white to match the other windows and built by Holp). The space to the right of the new window will be bricked in with brick that blends with the current brick.

III. OTHER OPTIONS CONSIDERED

1. Keeping the door exactly as it is

This option was rejected because the door does not function, water may still be getting into the rafters from the door’s compromised frame, and in its current state, it is very unsightly.

2. Replacing the door

This option was rejected because I have no need for a door now that I have the French doors in the back. A replacement would also require busting out a portion of the concrete driveway to accommodate a screen door. In

addition, the door frame is not square with the door and might require additional serious reconstruction.

3. Bricking in the entire space

This option was rejected because brick would obstruct all the natural light that currently is available through the back door.

4. Replacing the door with a traditional window that imitates the ones I have on the side of the house.

I did quite a bit of research on this and could only find vinyl windows made to look like wood. In addition, the traditional size window, while retaining natural light for the kitchen, prevented the designer from using that area of the kitchen for cabinetry.

The option I chose (described in II. above) allows light to brighten the kitchen and allows the designer to use part of the area near the old door for permanent cabinetry. The window is not visible from the street.

IV. EXPLANATION OF ATTACHMENTS

I've attached the following:

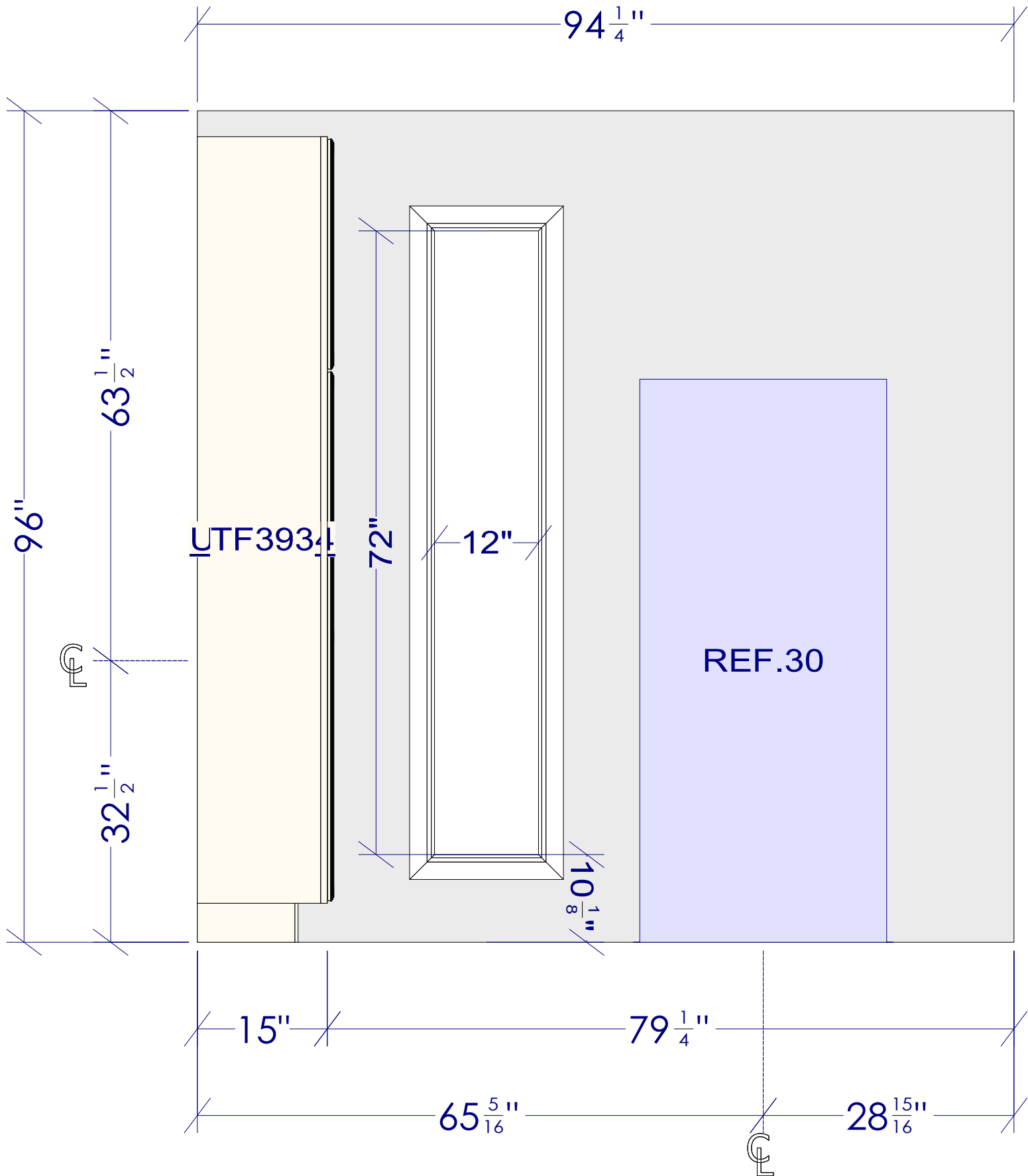
1. The designer's rendering of the interior window
2. The designer's rendering including measurements
3. A very rough rendering of what the window would look like on the exterior
4. Two photos showing the door from the driveway to highlight its distance from the street as well as its low visibility from the street
5. Two photos showing interior views of the door


V. SPECIAL NOTES

In 2016, a tree fell on the back of my house. During the process of the repair, a patio was added, and a COA was granted so that French doors could be added. I provide this information so the commission will understand that the removal of the back door does not present a fire safety concern.

I have hired a designer from Kitchen Sales who has drawn up a plan and will oversee the installation of the new cabinetry. The plan includes the vertical window which will accommodate permanent cabinetry adjacent to the new window.





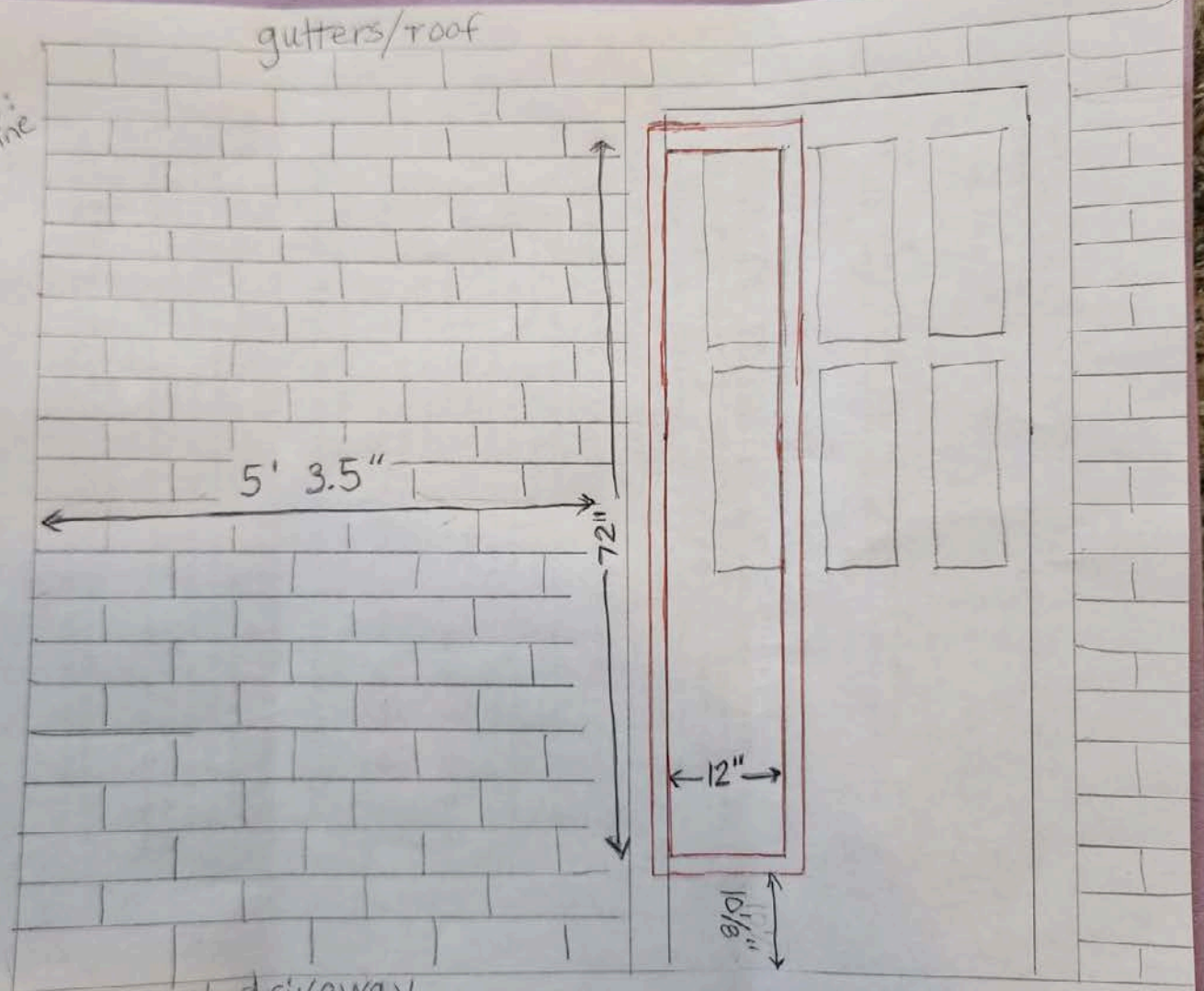
<p>All dimensions & size designations given are subject to verification on job site and adjustment to fit job conditions.</p>		<p>This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.</p>	<p>Designed: 1/13/2025 Printed: 1/23/2025</p>
<p>Hoskins_MaryAnne_V2</p>		<p>Fridge Wall</p>	<p>Drawing #: 1 No Scale.</p>

new window:
red outline

view from driveway

Patio ↑

gutters/roof



5' 3.5"

72"

12"

10 1/8"

concrete driveway











