



Staff Report

Knoxville Historic Zoning Commission

File Number: 11-G-25-HZ

Meeting: 11/20/2025
Applicant: Sara Martin, Open Door Architecture
Owner: Hannah Frame and Stuart Calder

Property Information

Location: 810 Luttrell St. **Parcel ID** 81 M M 004
District: Fourth and Gill H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne c.1901
Two story gabled roof frame house with sawn porch brackets and bay window.

Staff Recommendation

Staff recommends approval of Certificate 11-G-25-HZ, subject to one condition:
1) wood trim in-kind to the existing be installed on the door openings.

Description of Work

Level I/II Routine Repair, Major Repair or Replacement

Removal of two secondary entrances on the rear elevation with single doors. Installation of aluminum-clad wood, sliding, 2-leaf full-lite patio doors in the place of the existing entrance on the second story, widening the existing opening. Installation of aluminum-clad wood, sliding, 4-leaf full-lite patio doors in the place of the existing entrance on the first-story, widening the existing opening.

Comments

1. 810 Luttrell Street is a contributing resource to the National Register district and to the local overlay. The installation of foundation drains and repairs to the brick foundation using mortar with an in-kind composition and profile to the existing were approved administratively on November 6.
2. The existing doors at the secondary entrances on the rear elevation are simple and not original to the structure, although their location might be. Removal of the doors is appropriate. The proposed sliding, full-lite doors are clearly secondary in nature and are compatible in size with the house. The existing openings will be widened to allow for the doors, and in-kind wood trim to the existing should be installed around the openings.
3. The design guidelines recommend that secondary entrances be compatible with the original materials, which were typically wood. Aluminum-clad wood sliding, full-lite doors have been approved on a rear addition that was not visible from the street in Fourth and Gill (7-G-20-HZ), and they have been approved within other historic zoning districts in the City. In the opinion of staff, aluminum-clad wood is an appropriate material because the doors will not be visible from the street.

Applicable Design Guidelines

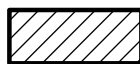
Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.

Entrances

1. Entry features that should be preserved include sidelights and transoms of plain, patterned, beveled or stained glass, fan light windows, entablatures, and the original doors. All add character to the structures within the Fourth and Gill Historic District.
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.



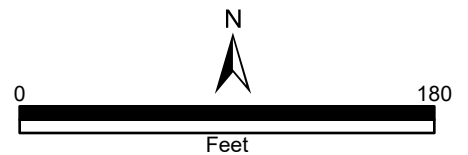
11-G-25-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



810 Luttrell St. 37917
Fourth and Gill H

Original Print Date: 11/7/2025
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Sara Martin, Open Door
 Architecture





DESIGN REVIEW REQUEST

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

Applicant

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

Name

Company

Address

City

State

Zip

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Staff Signature

Please Print

Date

Sara Martin

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: _____

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:

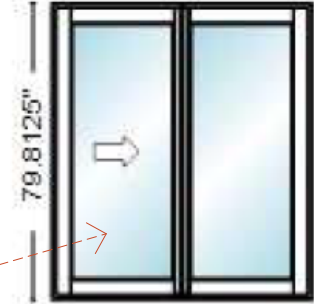
FEE 3:

TOTAL:

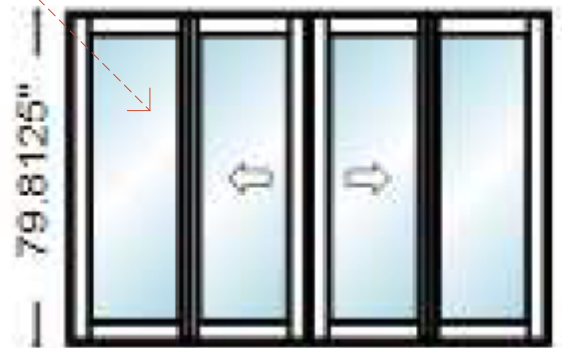
24006 Frame-Calder

October 30, 2025

HZC application images



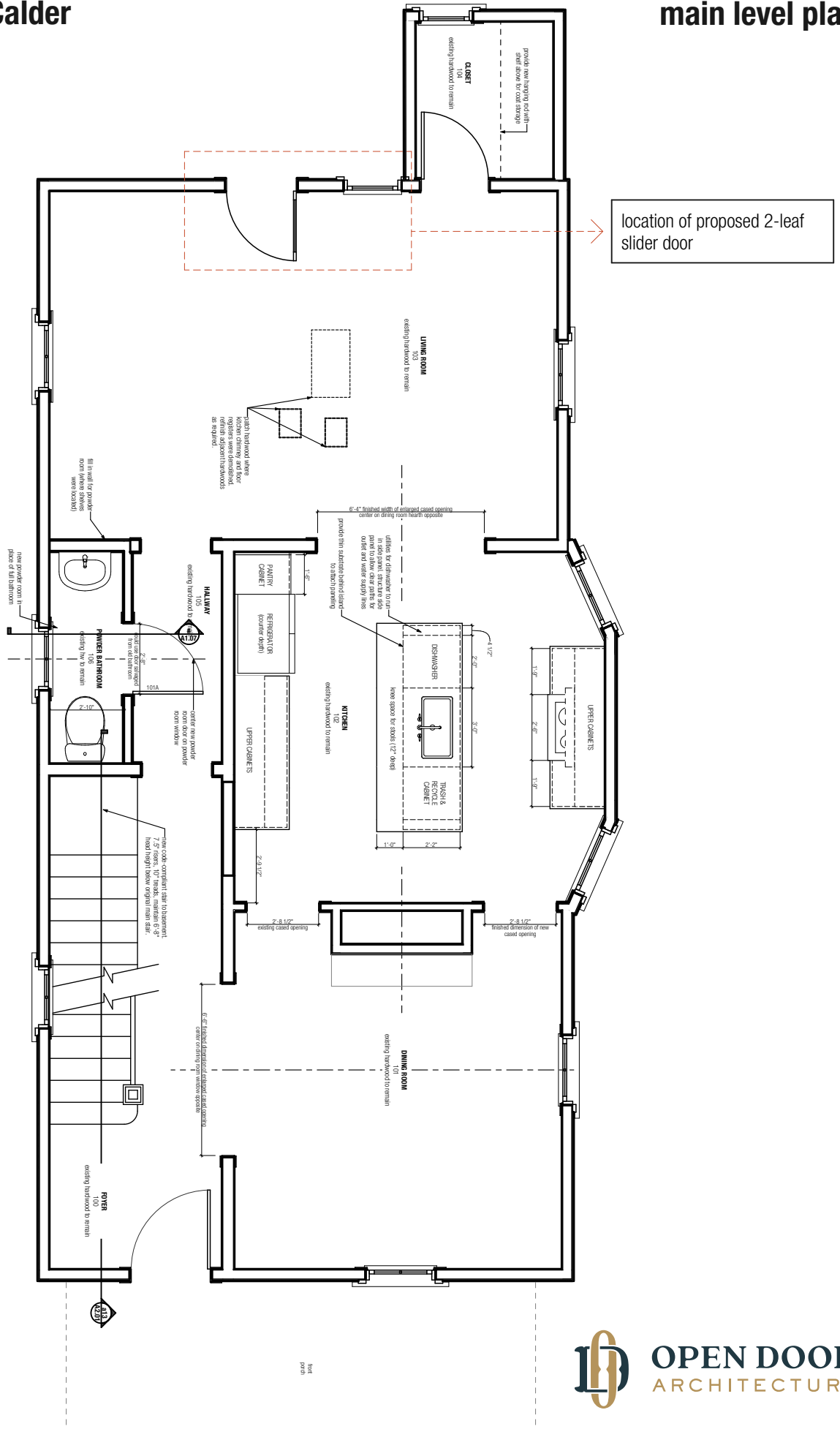
the proposed patio doors (specifications attached) are wood on the interior and aluminum clad on the exterior. the guidelines discourage aluminum clad on visible sides of the house, but these will be positioned out of view. if the HZC cannot approve aluminum clad, we will explore alternative materials, but we would appreciate consideration for clad doors in this inconspicuous location.



24006 Frame-Calder

October 30, 2025

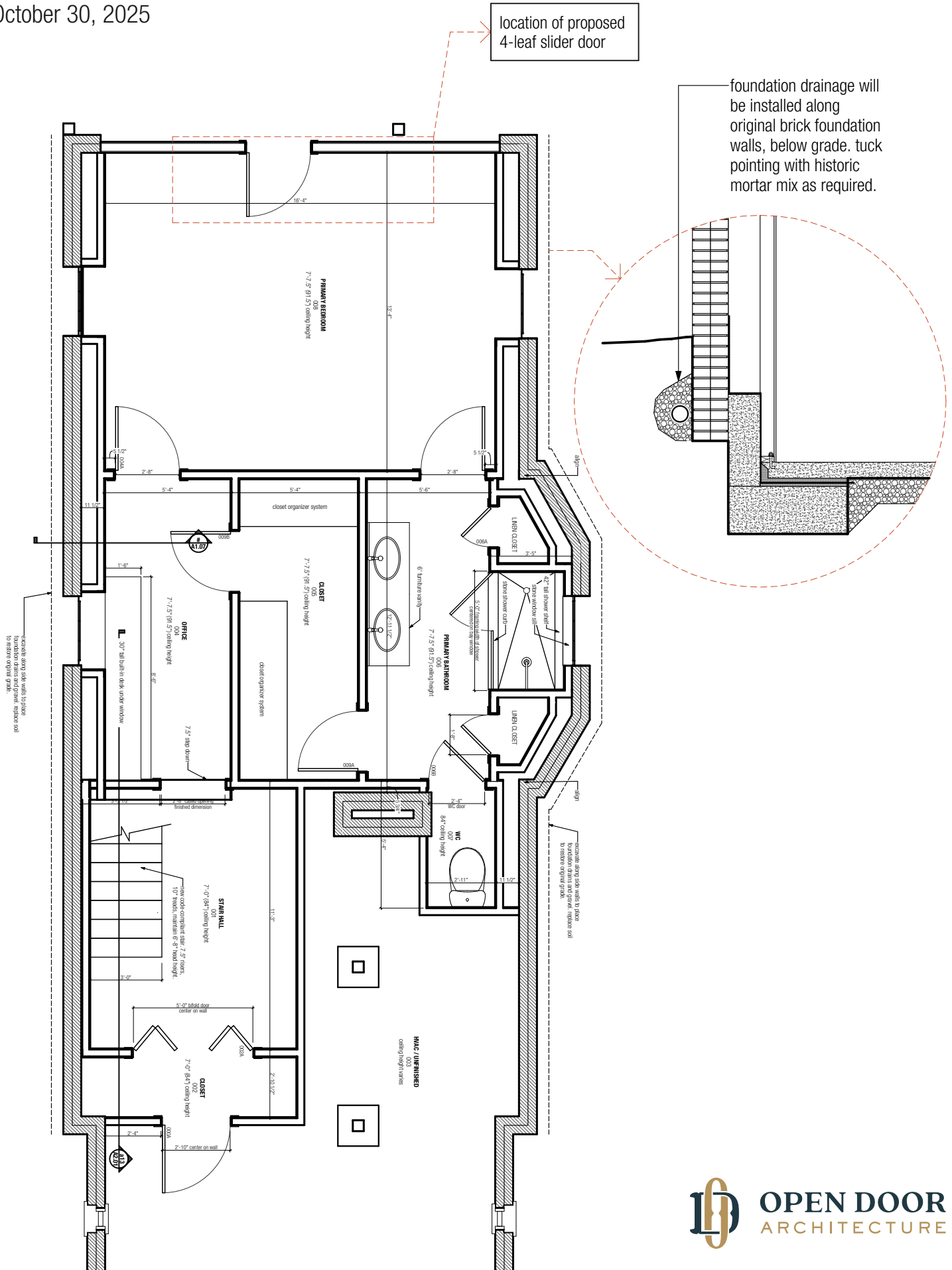
main level plan



24006 Frame-Calder

October 30, 2025

basement level plan





BILL TO:

SHIP TO:

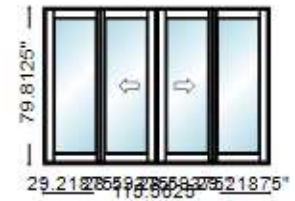
Phone
Email

Phone
Fax

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1775964		Testcase Tyler	Unassigned		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK- 375	1	EA	\$7,232.35	\$7,232.35

Aluminum Clad Wood French Sliding Patio Door, 115.5625 x 79.8125, Inactive / Active / Semi-Active / Inactive
 [DIMENSIONS], 2-8 X, Retro, Door Panel Width = 29.875, Door Panel Height = 77, Set Up = Yes, Unit 34, 37: Frame Width = 29.20313
 Unit 35, 36: Frame Width = 28.57813, Frame Height = 79.8125, Glass Width = 22, Glass Height = 69.25
 [UNIT TYPE], Complete Unit, CoreGuard Plus
 [FRAME], White 001, AAMA 2604, Pine, Natural
 [SASH PANEL], Legacy Panel, Black 023, AAMA 2604, Natural, Stile = 4 1/2", Btm Rail = 4 1/2", Top Rail = 4 1/2"
 [GLASS], Dual Insulated, Low-E 366, Tempered Both Lites, Argon Gas, Black Warm Edge Spacer, Traditional Bead
 [SCREENS], Sliding Screen Shipped Separately, White 001, AAMA 2604, View Clear Mesh, Outside Screen Width = 28.75, Outside Screen Height = 78.125
 [HARDWARE], Hardware Type = Standard, Standard Handle, Keyed Alike = No, Hdwr Color = Oil Rubbed Forever Bronze, With Footbolt, Oil Rubbed Forever Bronze
 [WRAPPING], 4 9/16" Jamb, Vinyl Patio Nail Fin, None
 [PERFORMANCE], U-Factor = 0.3, SHGC = 0.19, CR = 59, VT = 0.43, AI = <0.30/<1.5, CPD = SIE-N-104-02605-00001, Can ER = 13, W m 2k = 1.7, Performance Grade = PG25
 Vertical, Mull Value = 0, MullOption =, MullType = FactoryMull



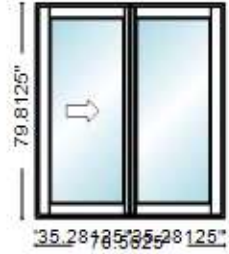
sys-dcp, **PK375**

Rough Opening: 116.0625" X 80.3125"
Overall Unit Size: 115.5625" X 79.8125"
Room Location: None Assigned

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1775964		Testcase Tyler	Unassigned		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
200-1	WindowAndDoor	PK- 375	1	EA	\$3,343.88	\$3,343.88

Aluminum Clad Wood French Sliding Patio Door, 70.5625 x 79.8125, Active / Inactive
 [DIMENSIONS], 3-2 X, Retro, Door Panel Width = 35.875, Door Panel Height = 77, Set Up = Yes, Frame Width = 35.28125, Frame Height = 79.8125, Glass Width = 28, Glass Height = 69.25
 [UNIT TYPE], Complete Unit, CoreGuard Plus
 [FRAME], White 001, AAMA 2604, Pine, Natural
 [SASH PANEL], Legacy Panel, Black 023, AAMA 2604, Natural, Stile = 4 1/2", Btm Rail = 4 1/2", Top Rail = 4 1/2"
 [GLASS], Dual Insulated, Low-E 366, Tempered Both Lites, Argon Gas, Black Warm Edge Spacer, Traditional Bead
 [SCREENS], Sliding Screen Shipped Separately, White 001, AAMA 2604, View Clear Mesh, Outside Screen Width = 34.75, Outside Screen Height = 78.125
 [HARDWARE], Hardware Type = Standard, Standard Handle, Keyed Alike = No, Hdwr Color = Oil Rubbed Forever Bronze, With Footbolt, Oil Rubbed Forever Bronze
 [WRAPPING], 4 9/16" Jamb, Vinyl Patio Nail Fin, None
 [PERFORMANCE], U-Factor = 0.3, SHGC = 0.19, CR = 59, VT = 0.43, AI = <0.30/<1.5, CPD = SIE-N-104-02605-00001, Can ER = 13, W m 2k = 1.7, Performance Grade = PG35
 Vertical, Mull Value = 0, MullOption =, MullType = FactoryMull



sys-dcp, **PK375**

Rough Opening: 71.0625" X 80.3125"
Overall Unit Size: 70.5625" X 79.8125"
Room Location: None Assigned



Certificate of Appropriateness

Knoxville Historic Zoning Commission

File Number: 11-G-25-HZ

A Certificate of Appropriateness is hereby granted for the following property by the Knoxville Historic Zoning Commission:

Property Address: 810 Luttrell St.
Parcel ID: 81 M M 004
District: Fourth and Gill H
Owner: Hannah Frame and Stuart Calder
Applicant: Sara Martin, Open Door Architecture

Level of Work: Level I/II
Routine Repair, Major Repair or Replacement

Work Items:
Doors, Masonry Repair or Painting, Windows

Description of Work:
Installation of drains along brick foundation, with tuckpointing and repairs to the foundation using mortar with and in-kind composition and profile to the existing.

Action: Approved

Certified By: Malynda Wollert

Date Certified: 11/6/2025

COA Expiration Date (3 years): 11/5/2028

This Certificate Is Not A Building Permit

To obtain a building permit, drawings stamped as approved by the Historic Zoning Commission (HZC) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department or the Knox County Codes Administration Department, as appropriate. Any deviation from the drawings and written conditions approved by the HZC will require subsequent review and approval by the HZC or its staff.

Contact the appropriate building inspections office for permit requirements:

City of Knoxville Development Services: 865-215-2992 or 865-215-2991

Knox County Building Codes Administration: 865-215-2325