Staff Report

Knoxville Historic Zoning Commission

File Number: 11-D-26-HZ

Meeting: 11/19/2026
Applicant: Erin Crisp
Owner: Erin Crisp

Property Information

Location: 918 Luttrell St. **Parcel ID:** 81 M L 018
District: Fourth and Gill H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Four Square, c.1925

Two-story residence with a hipped roof clad in asphalt shingles, an exterior of brick veneer, and a full-length front porch with tapered wood columns on brick piers.

Staff Recommendation

Staff recommends denial of the installed cupola and approval of the proposed replacement door, completed roof replacement, and new gutters.

Description of Work

Level II Major Repair or Replacement

After-the-fact review of new cupola installed on rooftop to serve as vent. Cupola is a decorative vented square installed at the peak of the primary hipped roof.

Proposed replacement of the existing full-light wood door with a new fiberglass door with a "stainable, wood-grain textured interior layer." The new door features a half-light with two vertical panels below. The application also proposes a full-light storm door.

After-the-fact review of in-kind roof replacement and new gutters.

Comments

1. 918 Luttrell Street is a contributing resource to the Fourth and Gill National Register Historic District and local overlay.

2. Responding to storm damage and a fallen tree, the applicants completed gutter and roof repair. Along with the roof repair, a small square cupola with a decorative shape was installed on the peak of the primary massing's hipped roof. The cupola is visible from the street.

3. The guidelines discourage installing roof devices such as solar panels, modern skylights, or "inappropriate structures" on roof plans that are visible from the street. Basic preservation principles reflected in SOI Standard #3,

discourage adding decorative features which “create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings.” The installed cupola is not replacing or recreating a feature that was original to the house. Other roof vent tactics could be installed that are less impactful to the original roofline, not visible from the street, and could be approved administratively.
4. The door to be removed is a flush wood door with a full-light window and flush wood panels. Guidelines that replacement doors be “appropriate for the style and period of the building” and “mimic doors typical for that architectural style, including materials, glazing, and pane configuration.” While the proposed fiberglass door is not solid wood, the exterior sufficiently replicates wood. The half-light window and two panels is a simple design compatible with the house.

Applicable Design Guidelines

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

Roofs

3. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding, and other unique roof features). Use some of these details in designing new buildings.
5. Do not use solar collectors, modern skylights, or inappropriate structures on roof planes that are visible from the street. Do not install them where they interfere with decorative roof elements. If they are installed, they should not comprise more than 3% of the total roof surface.

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.
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.
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.

SOI Standards

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.



HISTORIC ZONING COMMISSION

11-D-26-HZ

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Erin Crisp

918 Luttrell St. 37917

Fourth and Gill H

N

0 180

Feet

Original Print Date: 10/29/2026

Knoxville/Knox County Planning -- Historic Zoning Commission

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: A tree limb fell on our porch in July. It damaged the porch roof, main roof shingles, gutters and front door. The contractor noted when fixing the roof that the attic was improperly vented and that a cupola would be the most appropriate repair. In the attached email, the contractor notes that a cupola is the most historically accurate fix. The door no longer fits the frame and no longer closes securely.

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:	**TOTAL:**
FEE 2:	
FEE 3:	


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