

CITY HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION

MEETING DATE: 5/16/2013 ▶ FILE NO.: 042913FG

APPLICANT: Jordan Wilkerson Reagan (contractor)

ADDRESS OF PROPERTY: 930 Luttrell St 37917

HISTORIC DISTRICT: Fourth and Gill H-1

TYPE OF WORK: Level II. Replacement/repair

- ▶ **DESCRIPTION OF WORK:** In addition to work approved by HZC on August 16, 2012 (see attached COA), construct wood deck at 2nd level rear and install wood french doors to deck. Reconstruct the port cochere with trimwork to match the house and add round classic columnar posts on existing brick pedestals. Repair existing beadboard at porch foundation. (Level I)

PROPERTY DESCRIPTION: Neoclassical with Queen Anne influence. (c.1900)

Two-story frame with weatherboard wall covering. Hip roof with lower front gables, gabled side dormers, asphalt shingle and aluminum siding wall covering (sides and rear) and applied sunburst on side gables, sawn wood brackets. One-over-one double hung windows with diagonal muntins on first floor transom and sidelights and second-story façade windows. One-story front and sides u-shaped wrap around porch with centered balcony on second story, round wood columns with Doric capitals, applied bead board panels between brick piers, concrete straight buttresses at front steps, turned spindled balustrade on first story and shingled balustrade on balcony, some remaining Scamozzi capitals on columns. Projecting one-story bay on front elevation. Modified porte cochere at north elevation with brick piers, shed roof and square columns. Enclosed rear porches.

▶ **APPLICABLE DESIGN GUIDELINES:**

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

▶ **STAFF RECOMMENDATION:**

Approve construction of rear deck w/wood double french door exit. Deck balusters to die into top and bottom rails. Reconstruct port cochere w/trimwork & add round columnar posts on existing brick pedestals. Repair wood enclosure beneath front porch.

COMMENTS:

STAFF FINDINGS

- 1) The materials and items proposed to be removed or replaced in-kind have been confirmed as severely deteriorated or inappropriate during a field visit by staff and have been documented with photos.
- 2). The addition of double leaf wood french doors and a deck on the rear will not detract from the character of the main house given the rear of the house has been heavily altered and added onto over the years.
- 3) The columnar posts and trimwork proposed to be added to the porte cochere will make this later addition more appropriate to the style of the house.

FOURTH AND GILL DESIGN GUIDELINES (all guidelines apply)

Porch Recommendation (for porte cochere):

1. Repair porches on historic houses using wood floors, balustrades, posts and columns, or replace duplicating the original size and design.

Entrance Recommendations (for door in rear)

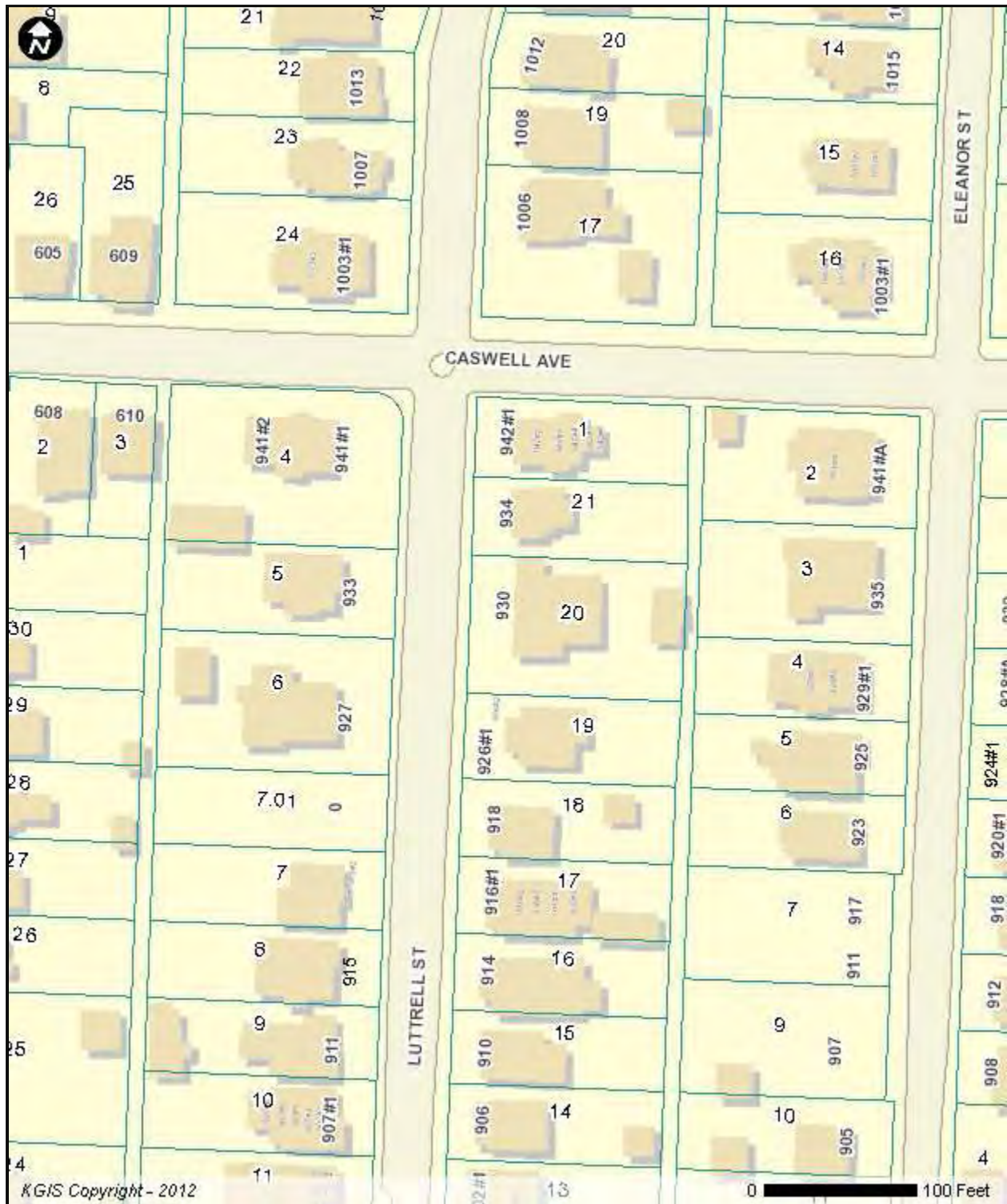
2. It may be appropriate to design or construct a new entrance if the historic one is missing.
7. Missing doors should be replaced with new doors appropriate for the style and period of the building. In replacing missing original doors, replacement doors should mimic doors typical

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.

SECRETARY OF INTERIORS STANDARDS (all standards apply)

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



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4th and Gill

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CERTIFICATE OF APPROPRIATENESS

File Number: 0730124G

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

Address of Property: 930 Luttrell St 37917
Type of Work: Level II. Replacement/repair
Historic District: Fourth and Gill H-1
Name of Owner: Scott Schimmel , Knoxville, TN
Name of Applicant: Scott Schimmel , Knoxville, TN

Work Items:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Architectural feature | <input type="checkbox"/> Masonry cleaning, tuckpointing, or painting | <input type="checkbox"/> Security grilles on windows and doors |
| <input type="checkbox"/> Awning or canopy | <input type="checkbox"/> Material changes (wood, brick, metal, etc.) | <input type="checkbox"/> Shutters |
| <input type="checkbox"/> Curb cut | <input type="checkbox"/> Mechanical system unit | <input type="checkbox"/> Sidewalks |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Parking lot (paving, entrance drives, landscaping) | <input type="checkbox"/> Siding |
| <input checked="" type="checkbox"/> Door | <input checked="" type="checkbox"/> Porch (columns, cornice, trim, etc.) | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Retaining wall | <input type="checkbox"/> Solar collectors |
| <input type="checkbox"/> Guttering | <input checked="" type="checkbox"/> Roof (change in shape, features, materials) | <input checked="" type="checkbox"/> Storm windows or doors |
| <input checked="" type="checkbox"/> Light fixture | <input type="checkbox"/> Satellite dish | <input checked="" type="checkbox"/> Windows, skylights |
| | | <input type="checkbox"/> Other: |

Description of Work:

Level I

- 1) Repair or replace in-kind as necessary the following items which are all of wood: siding, windows, soffit, eaves, column bases; rear access door to basement; tongue-and- groove porch floor boards, beadboard ceilings on front porches; north-side porch stairs; capitals on front porches and porte cochere.
- 2) Repoint mortar as necessary using low-Portland content mortar and clean masonry as necessary. Rebuild chimney tops with corbelling (all using Preservation Brief # 2).
- 3) Reroof house and carport in-kind with asphalt shingles.
- 4) Remove non-original plywood roof enclosure from porte cochere.
- 5) Remove fire escape and its concrete base from rear elevation.
- 6) Jack-up sinking porch columns.
- 7) Repair storm windows as necessary, with eventual replacement with wood storm windows.
- 8) Install sconces to either side of front entry door. Install porch ceiling lights and ceiling fans on front porch and balcony.

Level II

- 1) Replace shingled balustrade (installed in mid-1990s) with solid weatherboarded panel (not approved). Further changes to the 2nd-story porch will be detailed at a later date.
- 2) Replace existing non-original windows on rear and side elevations (some are storm windows w/out window sashes, some sliding windows) with wood one-over-one double-hung windows.
- 3) Add wood one-over-one double-hung triple window on rear elevation (under existing metal stairway).
- 4) Fill in existing non-original first-floor rear window opening and patch with siding to match.
- 5) Install antique quarter-sawn oak front first-story entry doorw/full or half-view beveled glass (final design approved by staff).
- 6) Remove existing filled-in window panels on porch foundation and fill in openings with lattice-patterned brickwork.

Balcony balustrade to retain diamond-shaped shingles. Front door to duplicate original and be approved by MPC staff before installation.

THIS CERTIFICATE IS NOT A BUILDING PERMIT.

Any change in the work described on this Certificate requires additional review and approval by the historic zoning commission. The Knoxville and Knox County Historic Zoning Commissions do not review interior work unless it affects the exterior portions of the building or is visible from the outside.

This certificate expires on 8/16/2014 (two years from the date of issue).

Approved By: Graybeal

Date: 8/16/2012

Knoxville/Knox County Metropolitan Planning Commission
Knoxville/Knox County Historic Zoning Commission

Certificate (File) No.: 042913FG

Date Filed: 4.29.13

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

I (we) make application for a Certificate of Appropriateness for the plans and proposals described for the following property.

1. NAME OF APPLICANT: Reagan Design and Construction

Address: 506 Midlake Drive

Telephone: 661-9097

Relationship to Owner: Contractor

email: jordan.reagan@gmail.com
Fax:

2. NAME OF OWNER: Will and Andrea Reagan

Address: 607 Banks Ave.

Telephone: 661-9093

e
Fax:

3. LOCATION OF PROPERTY (Address, Lot, and Parcel No.):

Address: 930 Luttrell

Tax ID:

4. TYPE OF WORK:


Level: II

5. DESCRIPTION OF WORK:

(See Part 2 of this application for additional information to be submitted with the application. A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

See attached

6. SIGNATURE OF APPLICANT:



Date: 4/28/13

Return application to:

Knoxville/Knox County Historic Zoning Commission,
Suite 403, City/County Building, 400 Main Street,
Knoxville, Tennessee 37902.

FOR STAFF USE ONLY

Date Received _____ Approved _____ Disapproved _____
Approved As Modified _____ Date Acted On _____

930 Luttrell Description of Work

Front of House:

Porte Cochere

See Picture 1 for existing state
See Diagram 1 for proposed modifications

- Replace square posts with 8" tapered round wood columns
- Construct 12" overhang for the roof to match existing house, add bead board soffit and ceiling
- Trim out front by wrapping with a 2x8 wood beam and fascia board topped with decorative molding to match that at top of existing columns

Repaint any brick that has already been painted.

Back of House:

See Picture 2 for existing back of house
See Diagram 2 for proposed changes

- Remove metal two story staircase
- Remove 2nd story door
- Replace 1st story metal back door with a solid wood 36" half lite door

Deck

Build custom deck on back of house (not visible from the road) using pressure treated wood. Balusters will be 2" square wood posts inset into railing (not nailed on the outside.)

See Picture 3 for example style of deck construction

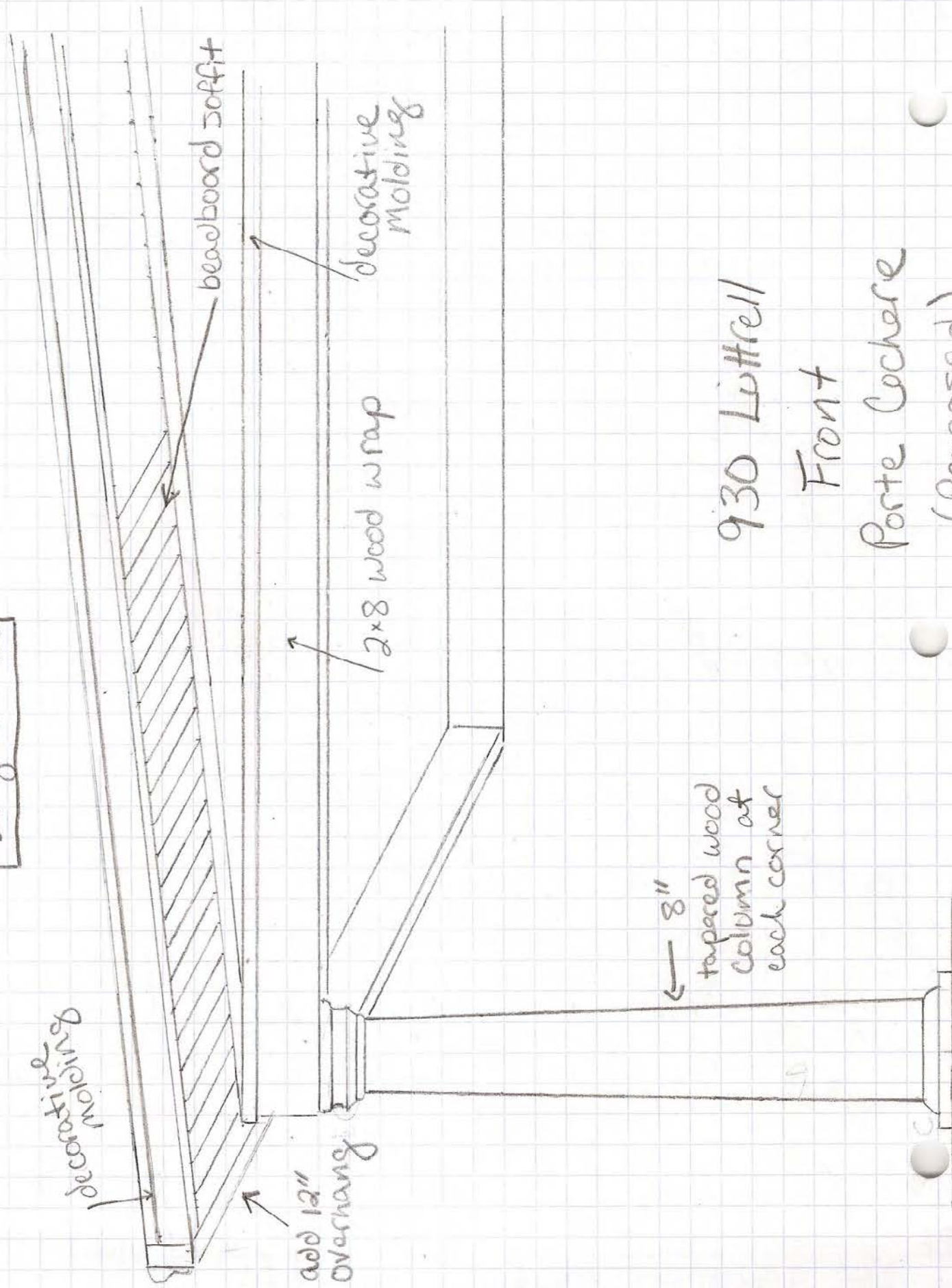
Wood Double Leaf Doors

Double leaf doors will be 1 lite solid wood construction

Outbuilding

Install new standing seam metal roof on outbuilding at back of property alongside alley

Diagram 1



930 Littell

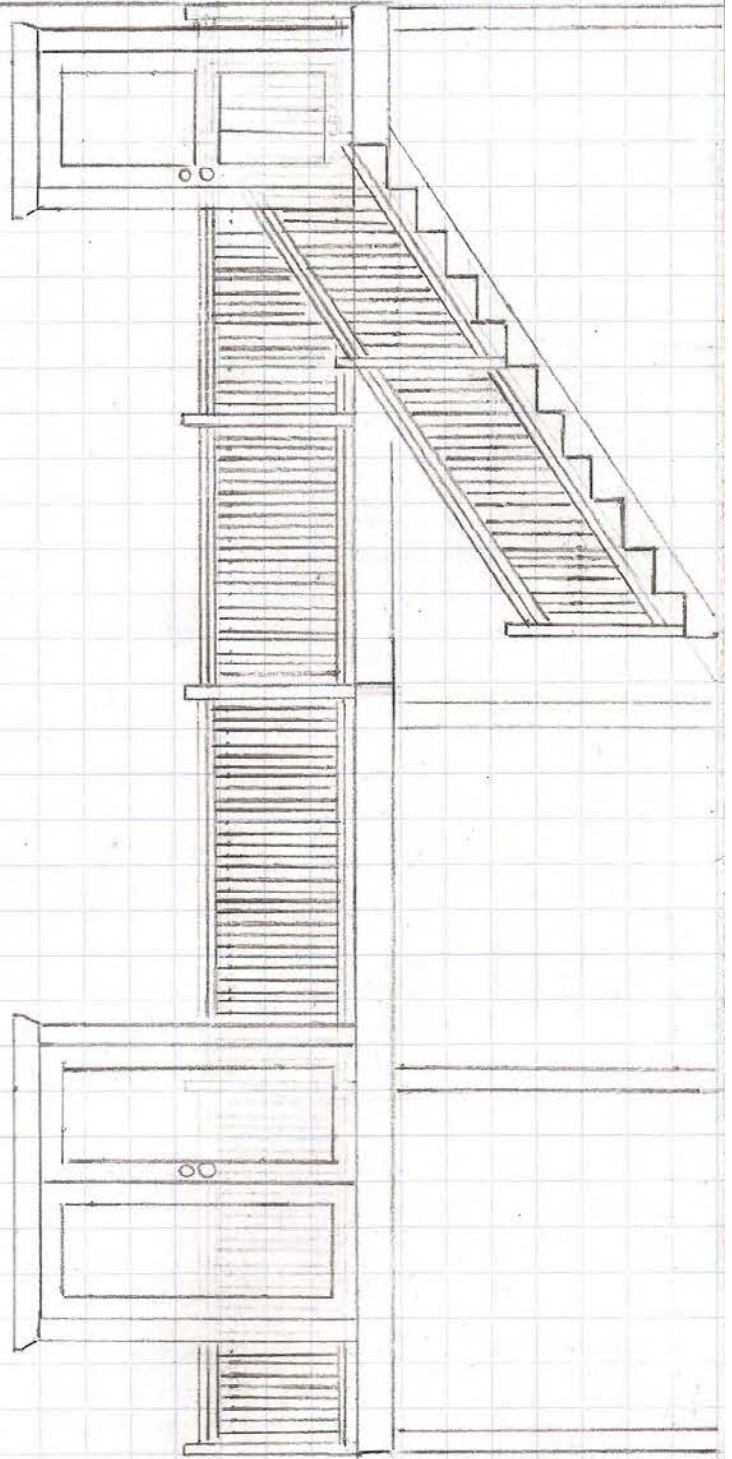
Front

Porte Cochere
(Proposed)

Diagram 2

930 Luttrell

Proposed Back





930 Luttrell – Front, northwest view



930 Luttrell – Front, southwest view



930 Luttrell – Front porch



Picture 1 - 930 Luttrell – Porte cochere



Picture 2 - 930 Luttrell – Rear elevation



Picture 3 - Example of deck and stair construction for 930 Luttrell