

**AGENDA**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**  
**MEETING OF AUGUST 16, 2007**

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- Call to Order
- Introduction of Visitors
- [Approval of Minutes – July 19, 2007, meeting](#)
- Reports to Commission: Tom Reynolds, Sharon Boyce, Chairman Nic Arning
- [Staff Report \(Level I Certificates\)](#): Ann Bennett
- Certificates of Appropriateness

**KNOXVILLE HISTORIC ZONING COMMISSION**

**Edgewood-Park City H-1**

[2019 Washington Avenue](#) – Leonard Vaughen – (Applicant/Owner) – Certificate No. 80207EDG

**Description of Work**

Rebuilding fire damaged front porch and left side of house, using wood weatherboard, one over one double hung windows, turned wood balustrade and turned columns with sawn wood brackets (reproducing original); new brick faced foundation; wood double hung windows to match original size; new mechanical; new rear addition to square off rear of house by removing shed roofed addition with slopes down from each gable and constructing single plane shed roof addition.

**Staff Recommendation**

APPROVE Certificate No. 80207EDG. Proposed work is consistent with following adopted design guidelines.

**Additional Comments**

Roof (pg. 15, #3); Windows (pg. 17, #1, #3); Porch (pg. 19, #1); Wall coverings (pg. 23, #3, #7); and Additions (pg. 29, #12).

[2117 Jefferson Avenue](#) – Tonya Dukes (Applicant/Owner) – Certificate No. 73107EDG

**Description of Work**

Replace front door with wood paneled, half-view light door and reproduction stained glass or plain glass transom; replace gutters and downspouts; install new porch ceiling fixture and motion detector lights; clean and tuck point masonry, using Preservation Brief No. 2; replace porch floor with tongue & groove flooring, install balustrade with 2" balusters on 4-5" centers set into top and bottom rail, same size square porch columns with routed fluting and chamfered edges; install new mechanical systems; replace

concrete asbestos roof with dimension or fishscale fiberglass shingles; replace shutters, with proper dimension for windows; repair or replace double hung windows with wood (if replaced); replace second story door on west elevation with double hung wood window; repair or replace siding, soffits, fascia, skirt board and corner boards in kind as necessary.

### **Staff Recommendation**

APPROVE Certificate No. 73107EDG. Proposed work is consistent with adopted design guidelines.

### **Additional Comments**

See Edgewood Design Guidelines, Roofs, pg. 15, #4; Windows, pg. 17, #1; Porches, pg. 19, #1; Wall Coverings, Pg. 22, #2, #4 and Entrances, pg. 21, #1, #3.

### **General**

***106 Major Reynolds Place*** – Federal Heath Sign Company (Jack Justice) (Applicant)  
Spartan Holdings, LLC (Owner) – Certificate No. 80607GEN

### **Description of Work**

Install two aluminum panel signs. First, post mounted, with overall height from ground at 6' 2-1/2" tall and 2' wide. Second, hanging sign oval with 4' width and 2'4" height. Both with black backgrounds, yellow and white design identifying Bravo's "to go" function.

### **Staff Recommendation**

APPROVE portion of Certificate No. 80607GEN that refers to the hanging sign. DENY portion of Certificate No. 80607GEN that refers to the pole sign, unless modified to be no more than 3' high total, including height of sign.

### **Additional Comments**

Directional signs may be no more than 3' tall as provided in the design guidelines adopted for Knollwood. The pole sign could be approved if it does not exceed that height. The hanging sign will not be visible outside the restaurant grounds, and does not create an excess wall sign area.

***106 Major Reynolds Place*** – Chris Nickels, Managing Partner, Bravo (Applicant)  
Spartan Holdings LLC (Owner) – Certificate No. 80607GENB

### **Description of Work**

Install sign in place of monument sign adjacent to Kingston Pike, with Bravo's logo and other information on black background and post with cover to resemble column. Two alternatives: One 15' post with 5'x10' sign area or other 6'x12' sign area on 15' post (15' alternative requested via e-mail from applicant on 8/2/2007).

### **Staff Recommendation**

DENY Certificate No. 80607GENB. The design guidelines for the Knollwood district are designed to preserve the importance of the Major John Reynolds house as the dominant feature of the site. The proposed sign does not fall within the signs allowed.

### **Additional Comments**

Design guidelines allow directional/identification signs within the development that are no more than 3 feet high and contain no more than nine square feet per tenant; an identification/directory sign for the development as a whole; wall signs or banner for each building wall that faces into the site, with a maximum area of 40 sq. ft. and a vertical height of 5 ft., and an additional like size internally lit wall sign for each building facing Kingston Pike; and awnings or marquee containing a sign provided it falls within the 40 sq. ft. maximum allowed for wall signs. Bravo currently has a monument sign on the slope fronting Kingston Pike; that sign was allowed by the Commission because it was recognized that the topography of the site would make building signs invisible from Kingston Pike. The monument sign is somewhat larger than the size allowed by the design guidelines for directional signs, but smaller than the 40 sq. ft. of wall sign that would be allowed.

### **4<sup>th</sup> & Gill**

*936 Eleanor Street* – Alyssa Rosenquist - Certificate No. 729074&G

### **Description of Work**

Rebuild front porch to full width with pediment at front steps, 8' depth, tapered round wood columns, turned spindles in balustrade, tongue in groove floor, beadboard ceiling, lattice panels between brick piers, wood steps with boxed risers; repair wood siding in kind with imbricated shingles in gable of house and porch pediment; full view storm door; repair or replace trim around windows in original design; repair or replace skirt board; remove door to addition; install metal paneled doors at basement level rear; restore side addition roof (north elevation); install gutters and downspouts.)

### **Staff Recommendation**

APPROVE Certificate No. 729074&G. Proposed work is consistent with approved design guidelines.

### **Additional Comments**

Applicant has been unable to locate photographic documentation of the original front porch. In addition, the siding on the bottom half of the front façade has been replaced, obliterating any shadows of the original front porch configuration. She has done careful research on other neighborhood houses and in pattern books in order to determine a design for the front porch; it is that design that is being presented today. (See Fourth & Gill Design Guidelines, Porches pg. 12, #1, #2; Entrances pg. 13, #5; Wall Coverings pg. 14, #2, #3, #6.

*601 Gill Avenue* – Ray Snyder (Applicant), Isa Infante (Owner) – Certificate No. 731074&G

**Description of Work**

Replace unoriginal entry doors with six panel doors; repair or replace siding, fascia, cornice, rafter tails, soffit as necessary in kind; repair roof covering and structure in kind as necessary; repoint masonry chimneys and foundation as necessary using Preservation Brief No. 2; repair front porch tongue & groove flooring in kind as necessary and install quarter round; install pipe rail at front porch entry; install access door on existing rear foundation opening; repair existing 2/2 double hung wood windows; install storm windows.

**Staff Recommendation**

APPROVE Certificate No. 731074&G. Proposed work is consistent with Fourth & Gill Design Guidelines.

**Additional Comments**

Existing front doors are not original to building. See Fourth & Gill Design Guidelines, Wall coverings, pg. 14, #2, #7; Entrances, pg. 13, #7; Masonry pg. 15, #5, #6; Windows, pg. 11, #2, #3.

**1015 Luttrell Street** - Melynda Whetsel (Applicant/Owner) – Certificate No. 802074&G

**Description of Work**

Construct new frame garage 7 feet from alley paving, 2 feet from south property line and 24'x30', one story, poplar siding, with possible imbricated shingles in gable facing house, turned porch post, 12/12 roof, one over one wood double hung window, paneled metal door, and overhead, paneled metal garage door.

**Staff Recommendation**

APPROVE Certificate No. 802074&G. Proposed design is consistent with adopted design guidelines, and proposed location is appropriate to surrounding neighborhood.

**Additional Comments**

See Fourth & Gill Design Guidelines, Outbuildings, Pg. 19, #1.

**H-1 Designation**

**Kennedy-Baker-Walker-Sherrill House** – 9320 Kingston Pike

**Staff Recommendation**

APPROVE designation; APPROVE Design Guidelines.

**KNOX COUNTY HISTORIC ZONING COMMISSION**

**10917 Gilian (925 Olive)** – Bill Threlkeld (Applicant/Owner) – Certificate No. 80207CON

**Description of Work**

Constructing additions on side elevations, with 18'x18' addition on west elevation and 14'x18' addition on east, both to have brick faced foundation, hipped roofs with standing seam metal covering, three over one double hung wood windows, horizontal lap siding, corner boards and skirt boards.

**Staff Recommendation**

APPROVE Certificate No. 80207CON. Proposed additions are consistent with adopted design guidelines.

**Additional Comments**

Village of Concord Design Guidelines call for shapes and materials that are consistent with historic shapes and materials (pg. 26, #1); windows (pg. 28, #6); wall coverings (pg. 34, #1, #2); and pg. 44, #5, #7, #9, #13 and #14.

- Adjournment

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on September 20, 2007, at 8:30 a.m. in the Small Assembly Room of the City-County Building.