

**AGENDA**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**  
**MEETING OF DECEMBER 20, 2007**

-----

- Call to Order
- Introduction of Visitors
- Approval of Minutes – [November 15, 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**

**Old North Knoxville H-1**

[1511 Fremont](#) – Rhonda Spurgeon (Owner/Applicant) – Certificate No. 110607ONK

**Description of Work**

Replace windows, as necessary, with wood double hung windows to match the original.

**Staff Recommendation**

APPROVE Certificate No. 110607ONK. Proposed work is consistent with adopted design guidelines.

**Additional Comments**

The Old North Knoxville Design Guidelines, Section E, #3 calls for replacement siding that duplicates the original, including patterned shingles; E, #5 requires wooden features to be repaired. Windows, B, #1 requires reusing and repairing original windows if possible, while B, #2 & #3 call for exact replacement of original windows using true divided lights.

**Fort Sanders NC-1**

[110 Thirteenth Street](#) – David Brace, Codes Enforcement (Owner/Applicant) – Certificate No. 112607FTS

**Description of Work**

Demolition of a condemned, vacant, fire damaged structure.

**Staff Recommendation**

APPROVE Certificate No. 112607FTS. At the time of designation, buildings in Ft. Sanders that were designated non-contributing, as this one was, were considered likely candidates for demolition.

### **Additional Comments**

The designation of Non-contributing is explained in the designation report as applying to properties that may be " . . . Structurally questionable, or isolated and not supported by adjacent historic buildings." Although there has been one Certificate of Appropriateness approved for this property that involved window replacement and repair of the front porch, that work was apparently never completed. Since that Certificate was issued (9/24/2002) the property has continued to deteriorate, and recently burned. It does not appear to be a likely candidate for rehabilitation. Any new construction in this location would be reviewed using the adopted Ft. Sanders Design Guidelines. HFSNA has requested that any salvage material be offered to Knox Heritage.

### **General**

***602 S. Gay Street*** – Michael Brady, Inc. (Applicant), Jason DeBord (Owner) – Certificate No. 120407GEN

### **Description of Work**

Install balconies at several locations on south and east building facades, as shown on attachments. Balconies to be tube steel, suspended with cables from sides of building, requiring window removal and installation of full glass door to gain access to balcony. Width of balconies to encompass width of two windows on east elevations.

### **Staff Recommendation**

APPROVE Certificate No. 120407GEN with modifications that would 1) refuse the installation of balconies on the south elevation nearest Gay Street, 2) require removed windows to be stored, and 3) specify color of balconies match fire escape.

### **Additional Comments**

The east facing elevations of the building, highlighted by common red brick, do not contain significant design elements; the same is true for the south facing elevation at the rear of the building, which is set in from the Gay Street façade and is also built of common red brick. On those elevations, balconies will not be apparent, and will not significantly alter the overall architecture of the building. The commissioners may want to recommend that if original windows are removed from the openings, they be stored in the building to facilitate a reversal of the balconies in the future. Commissioners may also want to be sure that the materials used to construct the balconies match in coloration and design the recently installed fire escape on the rear of the building.

Five balconies are proposed for the south façade nearest Gay Street, and could be visible from Gay Street. They are also proposed for the portion of the building that is surfaced in buff colored brick, and contains cornice elements that wrap around from the Gay Street façade; the designers of that 1928 addition to the Burwell understood that that portion of the building would be visible from Gay Street. The east facing elevations of the building, highlighted by common red brick, do not contain significant design elements; the same is true for the south facing elevation at the rear of the building.

The Secretary of Interior's Standards are used as the guidelines for this building. Two of the Standards address the installation of balconies on the south elevation nearest Gay Street:

#5 - Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

#9 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property . . .

The proposed balconies on the south elevation nearest Gay Street would result in a modification of the original design, and would also alter historic materials that characterize the property. Balconies on that portion of the elevation are not recommended.

- Adjournment

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on January 17, 2008, at 8:30 a.m. in the Small Assembly Room of the City-County Building.