

**AGENDA**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**  
**MEETING OF JULY 19, 2007**

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- Call to Order
- Introduction of Visitors
- Approval of Minutes – [June 21, 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**

**General**

[300 Main Street](#) – Public Building Authority (Stan Collins, Knox County Government, Applicant/Owner) – Certificate No. 70307GEN.

**Description of Work**

Replace deteriorated one over one wood windows with like windows.

**Staff Recommendation**

APPROVE Certificate No. 70307GEN. Windows to be changed were replaced with rehab that occurred prior to designation, and are deteriorated. Replacement will not remove original material; proposed windows are consistent with original design.

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

[726 Deery Street](#) – Donna Gass (Applicant), Richard Bridgeman (Owner) – Certificate No. 611074&G

**Description of Work**

Install wood 8'x10' shed in rear yard, wood sided, gable roof with shingled roof, doubled wood doors.

**Staff Recommendation**

APPROVE Certificate No. 611074&G. Proposed shed in rear yard is consistent with design guidelines.

**Additional Comments**

Fourth & Gill Design Guidelines provide for buildings resembling work building or simple one story buildings using materials that correspond to the original primary buildings on the lot. (4&G, pg. 19, Outbuildings, #1).

*1007 Eleanor Street* – C. Randall Deford (Applicant), Property Action LLC, Bennett Hirschhord (Owner), Certificate No. 705074&G

### **Description of Work**

Remove existing second floor decking, metal railings and posts on façade and metal posts on front porch, replacing with true tapered wood columns with engaged columns against façade sized and trimmed to match shadow of original columns, new wood guardrail of square 2"x2" posts on 4" centers with doubled top rail with smaller in depth, set into top and bottom rail, and construct one story porch roof hipped at edges with 2/12 slope; install paired French doors on façade accessing front porch where single entry now appears with doors to be 2/3 glass with base wood panels, 7' total (2'6" each); install single 3'6" entry door at primary entry, 2/3 glass panel with wood panels below; repoint all masonry using Preservation Brief No. 2; remove metal fire stairs on north elevation; restore historic windows, and add new windows to replace openings cut for doors, with new windows to be same size as existing and wood double-hung thermal pane (new windows on second story facade in place of existing door, on north elevation flanking porch in dormers and at second story above bay on south elevation; reroof, installing ridge vents; rebuild porch on north elevation, installing newel post and railing to match front porch, tongue & groove decking; restore front dormer, replicating cornice and "column" trim as revealed by shadows; construct new dormer on north elevation replicating trim details and roof shape of existing north dormer; remove recently constructed rear addition and deck and reconstruct rear deck covering south half (approximately) of rear elevation, with wood deck stairs and rail to match rail on north elevation and façade porches; repair rear dormer and replicate "column" trim that appears on front dormer; install paired French doors in 7' opening to access exterior from first and second stories.

### **Staff Recommendation**

APPROVE Certificate No. 705074&G. As submitted, proposed changes and revisions are appropriate to original design of structure, and will restore architectural integrity lost with changes made mid-20th century.

### **Additional Comments**

See Fourth & Gill Design Guidelines, Windows, pg. 11, 2, 4; Porches, pg. 12, 1, 4; Entrances, pg. 13, 1, 2, 3, 4, 7; Wall coverings, pg. 14, 7; Masonry, pg. 15, 5, 6, and New Additions, pg. 18, 1, 2, 3, 4, 7 & 8.

### **Old North Knoxville**

*1316 Grainger Avenue* – Tony Yanniello (Applicant/Owner) – Certificate No. 62907ONK

### **Description of Work**

Demolishing concrete block garage at rear of lot (roof has collapsed and doors and windows are absent); construct wrap around deck on rear and east side; install full view paired French doors at rear east corner, not visible from alley or from Grainger.

### **Staff Recommendation**

APPROVE Certificate No. 62907ONK. Proposed work is consistent with adopted design guidelines. Garage was listed as non-contributing at time of demolition. French doors and added rear deck will not be visible from Grainger.

*238 E. Oklahoma Avenue* – Department of Community Development (Joe McDonald, Applicant), Chris Plante (Owner) - Certificate No. 62707ONK

### **Description of Work**

Rebuild east chimney to original design; tuck point west chimney and brick foundation, using Preservation Brief No. 2. Construct rear deck not visible from Oklahoma. Replace asphalt shingles with asphalt shingles; install 2 steel turbine vents on roof, located below ridge and not visible from Oklahoma. Repair wood shingle siding, replacing missing shingles. Repair rafter tails, fascia and soffit, matching originals. Rebuild front porch with hip roof system, tongue & groove decking, square wood columns and bead board porch ceiling to conform to original dimensions and design. Replace windows (all deteriorated) with wood one over one double hung Marvin Windows or equivalent. Demolish rear enclosed porch and reconstruct rear porch, not visible from Oklahoma. Replace front door and north elevation door facing front with wood paneled half-view doors.

### **Staff Recommendation**

APPROVE Certificate No. 62707ONK.

### **Additional Comments**

APPROVE rebuilding east chimney to original design; tuck-point west chimney and brick foundation, using Preservation Brief No. 2 (Masonry, pg. 22); demolition of enclosed dilapidated rear porch and construction of rear deck, not visible from Oklahoma (Entrances, pg. 19, D4); repairing wood shingle siding, replacing missing shingles (Wall Coverings, Pg. 20, 5, 7, 12); repairing rafter tails, fascia and soffit, matching originals, replacing asphalt shingle roof with asphalt shingles, installing 2 steel turbine vents on roof, located below ridge and not visible from Oklahoma (Roofs, pg. 13 A. 3, 4, 5); rebuilding front porch with hip roof system, tongue & groove decking, square wood columns and bead board porch ceiling to conform to original dimensions and design (Porches, Pg. 1, C1, 2); replacing windows (all deteriorated) with wood one over one double hung Marvin Windows or equivalent (Windows, pg. 15, B2); installation of wood paneled half-view doors on front elevation (Entrances, pg. 19, D3).

## **KNOX COUNTY HISTORIC ZONING COMMISSION**

## **Village of Concord H-1**

***1009 Olive Road*** – George C. Montgomery (Applicant/Owner) – Certificate No. 70507CON

### **Description of Work**

Construct potting shed of board and batten with tin roof and stone foundation. 10' x 10' footprint, 12-11' tall with gable end roof, small windows on each side and vertical board door, reconstructed from outbuilding currently existing on property located in West Knox County.

### **Staff Recommendation**

APPROVE Certificate 70507CON. Proposed outbuilding is consistent with materials used on primary and existing secondary structure. Design guidelines allow outbuildings consistent in design with one story work buildings using consistent materials.

### **Additional Comments**

Village of Concord Design Guidelines, pg. 42, Outbuildings.

### ***Village of Concord Markers***

The Old Concord Residents Association is requesting approval to place three signs in the Village of Concord to identify the local and National Register historic district. A description of the markers, together with a map showing their placement and an illustration of their design is attached.

### **Staff Recommendation**

APPROVE the placement and design of markers for the Village of Concord as requested, and commend the Old Concord Residents Association for their efforts.

- Adjournment

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on August 16, 2007, at 8:30 a.m. in the Small Assembly Room of the City-County Building.