

AGENDA
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF JUNE 21, 2007

- Call to Order
- Introduction of Visitors
- [Approval of Minutes – May 17, 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

[6501 Kingston Pike](#) – Superior Signs (Melissa Cox, Applicant), Jefferson Federal (Charles Robinette, Owner) – Certificate No. 52907GEN

Description of Work

Install sign "Jefferson Federal Bank" on architrave above two story columns and balcony, non-illuminated, 23' x 11.75", anodized aluminum pin-mounted. Install "DO NOT ENTER " non-illuminated 2' x 3' sign at drive behind building to correct a safety issue.

Staff Recommendation

APPROVE Certificate No. 52907GEN. Proposed signage is consistent with guidelines for signs in adopted design guidelines. The ground sign is minimal size, and necessary for traffic control on the site.

Additional Comments

The lettering on the front elevation is consistent with the design originally presented for approval; however, at the request of the applicant the signage was not approved with that Certificate. The design guidelines provide for a much larger wall sign that can face Kingston Pike. The minimal wall lettering that is proposed is consistent with the provisions of that signage guideline.

Fairmont Park Neighborhood Conservation District

[2010 Emoriland Boulevard](#) - Ray Snyder (Applicant/Owner) – Certificate No.52507FTP

Description of Work

Demolish existing original garage and reconstruct garage in same location. Reconstructed garage will be brick façade with side and rear elevations of weatherboard (Hardi-plank); mansard roof; carriage doors for automobile access, six panel entry; paired double windows. Garage is located to the rear of the lot beyond heavy landscaping and is not visible from Emoriland Boulevard.

Staff Recommendation

APPROVE Certificate 52507FTP. Current garage is in extremely deteriorated condition and not capable of being repaired. Proposed replacement is consistent with adopted design guidelines.

Additional Comments

Design guidelines provide that the design of accessory buildings should be consistent with the main building (pg. 5A1) and should be located in at least fifteen feet to the rear of the front façade (5A9). The proposed garage is in the rear of the existing house, reuses some original materials and is consistent with the primary house in the use of new and reused materials, and has an appropriate design.

Edgewood/Park City H-1

1618 Washington Avenue – Knox Heritage, Inc. (Applicant/Owner) – Certificate No. 60507EDGB

Description of Work

Install composite slate (Lamarite) on second story walls of building, to duplicate slate that appears on the second story walls of the Barber catalog illustration of this house.

Staff Recommendation

APPROVE Certificate No. 60507EDGB. Slate was used in the catalog illustration of the plan from which 1618 was derived. No trace of the original material remains, but it seems likely that slate would have been the second story covering of choice.

Additional Comments

Design Guidelines for Edgewood-Park City allow the use of synthetic materials on new construction, provided they duplicate the appearance of the original (pg. 23, Walls Coverings, #3). In the case of 1618 Washington, prior rehabilitation left no original material on the side walls of the building; the use of Lamarite will not involve the removal of original remnants and is consistent with the guidelines where no original materials remain.

1620 Washington Avenue – Knox Heritage, Inc. (Applicant/Owner) – Certificate No. 60507EDG

Description of Work

Install composite slate (Lamarite) on second story side walls of building, to duplicate slate that originally appeared on the side walls.

Staff Recommendation

APPROVE Certificate No. 60507EDG. Slate was typically used on the side walls of Dutch Colonial Revival houses in the Knoxville area, and has the advantage of providing a textured appearance while doing away with the need for extensive maintenance.

Additional Comments

Design Guidelines for Edgewood-Park City allow the use of synthetic materials on new construction, provided they duplicate the appearance of the original (pg. 23, Walls Coverings, #3). In the case of 1620 Washington, prior rehabilitation left no original material on the side walls of the building; the use of Lamarite will not involve the removal of original remnants and is consistent with the guidelines where no original materials remain.

[*2032 Jefferson Avenue*](#) - Michael Greenberg or Anthony Champagne, Cornerstone Ventures (Applicant/Owner) – Certificate No. 51707EDG

Description of Work

Rebuild front porch to include wood tongue in groove porch floor with 1x6 skirt board below porch floor, redo porch posts; remove window converted to door on side elevation and return to window size with double hung window to match existing. Install square 8" wood porch columns. Install porch rail of 2" x 2" sawn spindles set on 4-5" centers, or of 1" x 4" boards alternating with 1" x 2" boards, all set into top and bottom rails.

Staff Recommendation

APPROVE Certificate No. 51707EDG. Proposed improvements will return house to original or appropriate historical appearance. Applicant received permission to remove artificial siding as part of the Level I portion of this Certificate.

Additional Comments

The other improvements the applicant is suggesting are consistent with the Edgewood-Park City Design Guidelines (Porches #1, pg. 18) and Windows #3, pg. 16).

Market Square H-1

[*7 Market Square*](#) – Donna Covert, Design Innovation Architects (Applicant) – Jim & Janet Hasler (Owner) – Certificate No. 60707MKT

Description of Work

Replace storefront wall, windows and doors, using approximately the same horizontal bulkhead, transom and storefront divisions but introducing additional trim elements and creating a less contemporary look, with wood paneled bulkheads, more elaborate trim at central door, full view doors with paneled bottom rails, framing storefront windows with anodized aluminum or wooden elements; refine sign board, introducing new corbels and dentils to mimic the top cornice details; recess the second story balcony wall 7' behind the existing location, reusing the existing arched transoms and windows with option of reusing the existing doors or installing paired French doors with full view glass, and retaining the existing balcony railing; install new stone base on first floor ends to match detail on second story balcony columns.

Staff Recommendation

APPROVE Certificate 60707MKT. Proposed alterations are consistent with Market Square design guidelines and take advantage of existing balcony without altering overall appearance of storefront.

Additional Comments

See design guidelines pg. 16 & 17 (Storefront, II.A.1-11).

26 Market Square – John Sanders (Applicant), Henderlight Properties, LLC (Owner) – Certificate No. 51007MKT

Description of Work

Repair/restore existing wood storefront; install new aluminum doors in new storefront frames. Install 3 Luxfer Prism Textured Glass transoms with panes on a 4"x4" Leaded grid in existing transom openings; install uplighting at top of storefront' remove existing

aluminum windows and restore openings to original dimensions, install new wood double hung windows with fixed arch top transoms; repair existing cement stucco finish coat; recreate ornamental details to match adjacent #24 cornice and column details; install new Kynar finished metal roof coping. At rear: remove portion of existing masonry elevator penthouse to align with top of new wall elevation, reusing brick to close in top section of wall; replace existing deteriorated windows with new wood windows with clear glazing on second floor and aluminum clad wood with wrought iron window protection on first floor. Install a new wire lath and cementitious stucco system on the existing rear masonry façade; install new steel doors at the rear entry. (NOTE: Current substandard building conditions, including rear wall, framing, roof framing and covering, electrical, sanitary sewer and water will be installed to meet current building codes; building will be equipped with sprinkler system for fire protection. All stucco repair and installation will meet Secretary of Interior's Standards, i.e., 9 parts sand, 2 parts hydrated lime and 1 part Portland cement.)

Staff Recommendation

APPROVE Certificate No. 51007MKT. Proposed work is consistent with adopted design guidelines and will result in reversing and correcting the building's deterioration.

Additional Comments

The installation of wood double hung windows that are sized to fit the original openings, and the prism glass transoms, both anticipated for the front elevation, will improve the appearance of 26 Market Square, while the remainder of the contemplated work will secure the building and prevent further deterioration.

29 Market Square - John Craig/Segundo Properties (Owner) – Certificate No. 50707MKT

Description of Work

Install new store window with large fixed window under original prism glass transom framed by wood framing with tri-partite bulkhead, divided into two sections flanking central original door.

Staff Recommendation

APPROVE Certificate No. 50707MKT. The proposed redesign of the storefront windows and bulkhead will more closely satisfy National Park Service requirements to enable applicant to take advantage of Preservation Tax Incentives for his rehabilitation.

Additional Comments

Although the storefront currently in place was approved by the Knoxville Historic Zoning Commission and met the requirements of the Market Square Design Guidelines, staff at the National Park Service has expressed some reservations about the storefront design and the opinion that reworking that design will better enable this building to meet National Park Service requirements. This design also meets the Market Square Design Guidelines.

Old North Knoxville H-1

1314 Grainger Avenue – Braxton and Nicole Dowell (Applicant/Owner) – Certificate No. 60607ONK

Description of Work

Replace existing deteriorated six panel doors with new doors of similar design; replace deteriorated windows with wood double hung two over two (two panes in each sash, vertically oriented) windows; replace siding with matching siding as necessary; replace flat areas of roof, adding 3/12 pitch to front porch roof; replace existing plywood front porch floor with tongue in groove flooring; construct rear yard shed with end gable roof with asphalt or fiberglass shingles, wood siding or board and batten wall covering, triangular attic vent, paired access doors on piers, with windows in side elevation, approximately 12' x 16' in width and length.

Staff Recommendation

APPROVE Certificate No. 60607ONK. Proposed work is consistent with adopted Old North Knoxville Design Guidelines.

Additional Comments

The portions of the work that are not covered under a Level I certificate include window replacement, change in pitch to the porch roof, change in the porch flooring, and constructing the shed. The changes in the front porch are consistent with porch

guidelines, C1&2, pg. 17. Window substitution is allowed under B.2&3, pg. 15. Construction of the shed meets the standards of M. Auxiliary or Outbuildings, 1, 2, 3 & 4, pg. 29.

311 W. Glenwood Avenue - Knoxville Preservation & Development, LLC (Applicant), Glenn & Elise Young (Owner) – Certificate No. 52507ONK

Description of Work

Restoration of exterior siding and architectural trim elements including: window hoods, gable trim, bay window detailing; removal of jalousie windows in gable ends and replacement with patterned vent; installation of balustrade on restored roof top veranda.

Staff Recommendation

APPROVE Certificate No. 52507ONK. Elements of original window trim, window hoods and attic vents were discovered during rehabilitation; replacing them will add to the house. Restoration of the roof deck, to its original dimensions, is appropriate.

Additional Comments

Although there has not been a roof structure on this building in recent time, the rehabilitation the building revealed the flat roof and railing placement that existed for a roof structure original to the building. There was a roof deck and railing when the Fitzgerald House was built. Research has not revealed the design of the railing, which could have been turned wood spindles or a wrought iron railing. The railing currently in place was designed to match the front porch and balcony railings. The roof structure is in proportion to the house; the proposed railing, because it is so much more obvious than the porch railing, may not be a good solution. Design of the roof railing should more nearly replicate other railing on known Baumann designs. Several of those exist in Mechanicsville. Many of the larger homes of this era had both roof cresting and roof structures with railings, all of which have been removed. While it is not appropriate for all homes, if the evidence of a roof structure or roof cresting is found, reinstalling it enhances the original house design.

Restoration of other original trim elements and repair of the existing wood siding enhance the house's historic architecture and are consistent with the adopted design guidelines. (Wall Coverings, pg. 20 and 21, E. 3, 7, & 8. Roofs, pg. 13 A.3.)

General

1305 Luttrell Street – Jason DeBord, Cardinal Properties (Applicant/Owner) – Certificate No. 60607GEN

Description of Work

Install clad windows to fit existing openings with fixed top sash and operable bottom sash, OR install wood unclad in same fashion; repair existing Palladian windows on gymnasium; modify north elevation windows flanking gymnasium entry to the same size as other building windows; install two new windows in wing on northeast elevation with windows to match existing windows in size and pane configuration, installing soldier course above them and precast sill. Reuse existing doors if possible and replace with duplicate if required; add four doors on the first and second stories rear (south) elevation, balanced at each end of the primary wing and doubled at the center; add additional door on side wall of gymnasium at recessed rear area. Add second story balconies at south (rear) elevation, with one at each end of primary wing and one doubled at center, wood 2" x 2" balusters set into top and bottom 2" x 4" rails, with 6" x 6" posts, with composite decking, 1" x 6". Repoint existing masonry, including precast trim, with mortar mix prescribed in Preservation Brief No. 2. Reroof. Repairing or replacing existing concrete steps using same design. Add round downspouts to match original. Install black metal square baluster fencing along Glenwood Avenue and Luttrell Street.

Staff Recommendation

APPROVE Certificate No. 60607GEN, requiring use of wood windows rather than wood with cladding. Proposed work is consistent with the Secretary of Interior's Standards.

Additional Comments

Over the past few years, several designs have been presented and approved for the exterior rehabilitation of Brownlow. These designs relied on more numerous openings into the building, but included many of the rehabilitation designs proposed by this application. Exceptions to that rule include the minimization of exterior entry doors, while utilizing for those doors existing window openings as much as possible, and the installation of second story balconies on some of the exterior rear second story. The balconies are minimal, and designed to be sympathetic to the era and designs followed for the building as a whole. The applicant has requested either clad or wood windows, and has submitted detailed drawings for both. Wood windows are consistent with the building's original windows and are recommended for this project.

- Adjournment

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on July 19, 2007 at 8:30 a.m. in the Small Assembly Room of the City-County Building.