

AGENDA
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF NOVEMBER 15, 2007

- Call to Order
- Introduction of Visitors
- [Approval of Minutes – October 18, 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

Ft. Sanders NC-1

[1204 Laurel Avenue](#) – Mike Harding, Neely Realty Company (Owner/Applicant) –
Certificate No. 103007FTSA

Description of Work

Reroof, removing chimney. Replace artificial siding with artificial siding that includes corner boards and wide trim at windows, shingles in front facing cross gable. Remove enclosed front porch, reconstructing original depth front porch with square paneled columns on brick piers, roof that retains existing front facing gable over entrance. Install new replacement windows and three-quarter light front door.

Staff Recommendation

APPROVE Certificate No. 103007FTSA. Proposed rehabilitation is consistent with the Ft. Sanders adopted guidelines, and will return the original front yard and front porch to this block of Laurel, resulting in an improved appearance for Laurel Avenue.

Additional Comments

The adopted guidelines for Ft. Sanders allow for artificial siding. The provisions for porches (pg. 8, #1 & #2) are that the porch must complement pre-1940 housing, and must be 6-10 feet deep. Wall materials (pg. 9, #2) may be clapboard-like materials such as aluminum or vinyl, and shingle-like material. Windows and entrances (pg. 10, #1, 2 and 9) are to be appropriate for pre-1940 styles, and should be double hung (with vinyl or metal-clad windows allowed), and entrances provided from the street. Roofs (pg. 7, #3) may be asphalt shingle; no provisions are made for retaining chimneys. Applicant has met with Historic Ft. Sanders Neighborhood Association representatives, and the changes requested in the front porch roof design have been incorporated in this application.

1208 Laurel Avenue – Mike Harding, Neely Realty Company (Owner/Applicant) – Certificate No. 103007FTSB

Description of Work

Remove deteriorated artificial siding and replace with artificial siding, utilizing wide board trim at windows and corner boards. Reroof, removing chimney, and repairing deteriorated hipped extended roof at dormer on existing square bay, and utilizing artificial shingles on second story half of façade that contains bay; remove front porch enclosure, returning original porch depth, retaining the gabled entry and squared columns with square plinths and Doric column capitals.. Remove multistory deck and stair system at rear west corner and enclose footprint involved in the deck system, squaring off the rear corner of the house, to provide square footage that will enable the front porch to be exposed; install two side by side three quarter light front entry doors.

Staff Recommendation

APPROVE Certificate No. 103007FTSB. Proposed rehabilitation will return original front porch space to house, and complement this block of Laurel Avenue.

Additional Comments

The adopted guidelines for Ft. Sanders allow for artificial siding. The provisions for porches (pg. 8, #1 & #2) are that the porch must complement pre-1940 housing, and must be 6-10 feet deep. Wall materials (pg. 9, #2) may be clapboard-like materials such as aluminum or vinyl, and shingle-like material. Windows and entrances (pg. 10, #1, 2 and 9) are to be appropriate for pre-1940 styles, and should be double hung (with vinyl or metal-clad windows allowed), and entrances provided from the street. Roofs (pg. 7, #3) may be asphalt shingle; no provisions are made for retaining chimneys. Property owner's representative has met with HFSNA, and agreed to retain and repair the original dormer and porch rooflines.

Fourth & Gill H-1

815 Luttrell Street - Barry Bruce (Owner/Applicant) - Certificate No. 1017074&G

Description of Work

Replace window in stairwell, on side elevation and not visible from Luttrell, with new wood window with identical mullion pattern. Replace side gable attic vent window with three light wood window, Palladian like in design with central window taller than window on each side, with mullions to mimic existing mullion pattern. Add skylights on rear roof planes, not visible from Luttrell.

Staff Recommendation

APPROVE Certificate No. 1017074&G. Proposed work is consistent with adopted design guidelines.

Additional Comments

Proposed work is consistent with the Windows section of the design guidelines, pg. 11, #1, 2, 4 and the replacement attic vent windows with #7 of that section. The proposed skylights, which are located on a back roof plane and not visible from Luttrell, are

Old North Knoxville H-1

315 E. Scott Avenue -Paul Delahunt (Owner/Applicant) – Certificate No. 101507ONK

Description of Work

Replace unoriginal dormer windows with wood double hung windows; replace deteriorated side and rear windows with wood one over one, same size, windows. Repair oversize front windows and front door, inserting plain glass in door opening replacing existing Plexiglas. Repair existing brick balustrade, repointing or rebuilding in same pattern, reusing same brick, as necessary.

Staff Recommendation

APPROVE Certificate No. 101507ONK. Proposed work is consistent with adopted design guidelines. (See, pg. 17, C 1, Porches; pg. 15, B 2, Windows; pg. 23, F 3&5, Masonry.)

Additional Comments

Dormer window replacement has proven particularly problematic. The windows that were in the front dormers were replacement windows, and were allowed to stand open for a number of years. As a result, they were deteriorated and required replacement. Applicant is using a six over six grid pattern, as appeared in the replacement windows found at the time of designation.

1518 N. Broadway - Frank Sparkman (Applicant), Myles Morton (Owner) – Certificate No. 103107ONK

Description of Work

Exterior & interior renovations, including modification of existing flat roof to hipped roof with asphalt shingle covering, replace existing wood siding with new, horizontal cement board siding, install new metal windows, parking to resurfacing, repair retaining walls.

Staff Recommendation

APPROVE Certificate No. 103107ONK, requiring siding to be wood rather than cementitious material; with that alteration, the proposed redesign will be in keeping with the adopted Old North Knoxville Design Guidelines.

Additional Comments

This building is a non-contributing building; designation includes only the east half of the building. The design of the building is not significant; however, the proposed modifications will create a more attractive building, and allow it to blend better with the architecture in this section of Old North Knoxville.

Edgewood-Park City

1907 Washington Avenue - George Carter (Owner/Applicant) – Certificate No. 101707EDG

Description of Work

Replace wood one over one double hung window in front bay with one over one double hung wood window, same size to match existing opening.

Staff Recommendation

APPROVE Certificate No. 10107EDG. Proposed work is consisted with adopted design guidelines. (See pg. 17, Windows, #3; pg. 19; and Masonry, pg. 25, #2 & #5. The rear porch proposed for screening is not visible from Washington Avenue.

Fairmont-Emoriland NC-1

1805 Fairmont Boulevard – Champion Window Company (David Montgomery, Applicant) Billy Russell (Owner) – Certificate No. 100907FEM

Description of Work

Construct rear enclosed sun porch, shingled shed roof, knee wall, knee walls and side wall enclosure under shed to be solid white material with pebble grain, remaining walls glass. Dimension of enclosed area approximately 36' x 8' deep, filling in irregular portions of back wall, including space under present awning.

Staff Recommendation

APPROVE Certificate No. 100907FEM, which is consistent with adopted design guidelines.

Additional Comments

Although this house is a corner lot, and the proposed sunroof will be visible from the side street, the design of the addition is consistent with the character of the main structure, and is not located on the front façade. (Pg. 5, A 1, 4, 5 & 8.) Alterations have already occurred at the rear of this house; the addition will unify and substitute a more refined appearance for those prior additions.

Scenic Drive NC-1

523 Scenic Drive – Daria Krol, R2R Studios (Applicant), Edward Vickers (Owner) – Certificate No. 110107SCN

Work Description

Add two story Tudor Revival design garage with carriage door replica garage doors, end gable roof with slate roof covering, projecting front gable, stuccoed, with half-timbers to match house, windows and brick to match existing house; infill screened porch with stucco and matching windows to form sun room; enlarge existing covered porch behind house, not visible from Scenic; demolish existing utility shed/work shop and existing deck. All materials on additions to match existing brick and stucco. Roof covering to be either slate or a dimensioned shingle.

Staff Recommendation

APPROVE Certificate No. 110107SCN. Proposed modifications are consistent with the original architecture and materials, and the design, of the property.

Additional Comments

The proposed new addition is consistent with the provisions for New Construction - Primary Building, Additions and Accessory Buildings with regard to setbacks, lot coverage, design of addition, materials, and other factors. The existing work shed proposed for demolition is not a contributing structure to the conservation district; its replacement will enhance the conservation district and the original building on the lot.

1111 Scenic Drive – Clyde Baker, C. B. Contracting, Inc. (Applicant), Patricia D. Siler (Owner) – Certificate No. 101907SCN

Work Description

Construct a 20x26 unenclosed pool pavilion and pool deck around existing pool, connecting to garage. Pavilion to be timber frame, brick knee walls, stone fireplace and slate floor, slate deck.

Staff Recommendation

APPROVE Certificate No. 101907SCN. Proposed work is in rear yard, not visible from Scenic, but will enhance the design of the primary building. (See New Construction, pg. 8 & 9, Nos. 6, 8, 9 & 13.)

- Adjournment

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