

AGENDA
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF OCTOBER 18, 2007

- Call to Order
- Introduction of Visitors
- Approval of Minutes – [September 20, 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

[1912 Washington Avenue](#) – Lynne Sullivan (Owner/Applicant) – Certificate No. 10207EDG

Description of Work

Construct one story enclosed porch, behind north facing front ell, not apparent from either Washington Avenue or side street, with standing seam metal roof, brick piers with lattice infill, wood windows and doors with wood windows to resemble one over one double hung windows in existing house, triangular transom window on west façade, antique (c.1890) doors, fishscale on west gable, diagonal bead board panels below windows, accessed through already altered window from interior, with current exterior walls unmodified.

Staff Recommendation

APPROVE Certificate No. 10207EDG. Proposed porch addition is not visible from Washington Avenue, does minimal disturbance to original materials on historic structure, and is designed to complement historic architecture of structure.

Additional Comments

The adopted design guidelines for the Edgewood-Park City H-1 call for new additions to be on an inconspicuous side of the historic building, limited in size and scale, to be designed so that they are clearly a new addition that is compatible with the existing building and to avoid altering the basic character of the building. (pg. 29, #12, 13 and 14). The proposed addition meets all of these recommendations.

Old North Knoxville H-1

1230 Armstrong Avenue – Catherine Sell (Owner/Applicant) – Certificate No. 100407ONK

Description of Work

Remove first floor picture window and replace with three one over one double hung wood windows; remove aluminum siding and repair wood siding elements in kind; remove handicapped ramp; install one over one 32"x54" wood double hung window in front gable.

Staff Recommendation

APPROVE all requested items except window in front gable. Remainder of requested items are consistent with adopted design guidelines.

Additional Comments

Applicant has requested that she be allowed to remove aluminum siding and repair wood siding (Wall coverings, E1, 5 & 12) and replace added picture window on front elevation with three double hung wood windows (Windows, B2). Applicant has also requested to add a wood double hung 32x54 window in the front facing gable, which is now allowed under the design guidelines. Windows, B5 does allow installing additional windows, but specifies they must be on a rear or inconspicuous elevation.

Fourth and Gill H-1

936 Eleanor Street – Alyssa Rosenquist (Owner/Applicant) – Certificate No. 1004074&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; remove door to addition; restore side addition roof (north elevation).

Staff Recommendation

APPROVE Certificate No. 1004074&G. Proposed work is consistent with adopted Fourth & Gill 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. She has also worked with a contractor to ascertain costs for all of the improvements she would like to make, and has decided that she must proceed with reconstructing the front porch in two phases. The resulting front porch will be an

acceptable solution when the first phase is complete, and will lend itself to the construction of the remainder of the front porch in several years; that complete front porch, when both Phase I and Phase II have been accomplished, will be an acceptable design for the style and age of the house. That is the 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;

Market Square

4 Market Square – Smee Busby (Owner/Applicant) – Certificate No.100407MKT

Description of Work

Install 10' deep awning in front of central bay of combined #4 and #8 buildings, covering the outdoor seating only, and broken at the building lines. The top of the awning will be at the bottom of the higher transoms, and will not cover the divided light transoms. The awning will be in one color, with a full enclosure removable in the warmer months. Install grease trap at north rear elevation, removing and replacing in duplicate park features of sidewalk, lighting, landscaping and brick wall.

Staff Recommendation

APPROVE Certificate No. 100407MKT with modifications.

Additional Comments

The awning covers approximately 1/3 of the three storefronts as is appropriate for Market Square storefronts. The shape of the awning is typical of those in historic photographs of Market Square, and sized comparably to other Market Square awnings. The design guidelines do not deal with temporary enclosure of the awnings. In addition, the grease trap installation is approvable, with replacement of all altered landscape features, provided extreme caution is exercised in excavating for the grease trap. It is located adjacent to a load-bearing brick wall which may not have footers. Therefore, adequate shoring should be utilized to prevent the collapse of the brick wall.

Ft. Sanders NC-1

1204 Laurel Avenue – Neely Realty Company (Owner/Applicant) – Certificate No. 92707FTSA

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, shed roof. Install new replacement windows and three-quarter light front door.

Staff Recommendation

APPROVE Certificate No. 92707FTSA. 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.

1208 Laurel Avenue – Neely Realty Company (Owner/Applicant) – Certificate No. 92707FTSB

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 removing deteriorated hipped extended roof at dormer, installing through-roof shed roof 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, installing a shed roof 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. 92707FTSB. 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.

110 Thirteenth Street – Becky Wade (Applicant), Mark Norton (Owner) – Certificate No. 100407FTS

Description of Work

Demolition of a condemned, vacant building partially destroyed by fire.

Staff Recommendation

APPROVE Certificate No. 100407FTS. At the time of designation, buildings in Ft. Sanders that were noted as Non-contributing were considered likely candidates for demolition approval.

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.

- Adjournment

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on November 15, 2007, at 8:30 a.m. in the Small Assembly Room of the City-County Building.