

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

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- Call to Order
- Introduction of Visitors
- Approval of Minutes – [August 16, 2007, meeting](#)
- Reports to Commission: Tom Reynolds, Sharon Boyce, Chairman Nic Arning
- [Staff Report \(Level I Certificates\)](#): Ann Bennett
- Certificates of Appropriateness

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**KNOXVILLE HISTORIC ZONING COMMISSION**

**General**

***601 W. Summit Hill*** - Old City Hall Partnership (Bill Owen) (Owner/Applicant) – Certificate No. 82807GEN

**Description of Work**

Replace bottom sash of windows (not original, but installed c. 1980) in order to make windows operable. Complete general exterior woodwork repairs in kind if needed.

**Staff Recommendation**

APPROVE Certificate 82807GEN. The original windows were removed in the course of past rehabilitations of the building. The current owners intend to convert the fixed bottom sash to a moveable sash; the basic window will not change.

**Fourth & Gill**

***1305 Luttrell Street*** - Warren Ince, Michael Brady, Inc. Architects (Applicant) – Brownlow Lofts, LLC (Owner) – 830074&G4

**Description of Work**

Create rooftop deck behind parapet wall on northeast elevation of building, using existing window and opening to create access door and installing plain dark-painted pipe rail above parapet wall. NOTE: Conversion of window to door will be hidden behind parapet wall, as will items on deck. Deck will not be visible except for pipe rail used at top of parapet wall to bring balustrade height in compliance with codes.

**Staff Recommendation**

APPROVE Certificate No. 830074&G. Proposed change to original plan will allow access through a door to the rooftop, but the only changes will be the substitution of a door for a window and the addition of the pipe rail, which will be unobtrusive.

**Additional Comments**

Both proposed changes are readily correctible in the future; applicant will obtain a door that is consistent with pane configuration of replacement windows.

*934 Luttrell Street* – Lawrence and Nancy Fitzpatrick (Applicant/Owner) – Certificate No. 904074&G

**Description of Work**

Redesign front porch to duplicate the original, using shingled column bases, round wood or composite columns, Doric capitals, and a compound railing of turned wood spindles set into a base board, with a pierced top railing. Install lattice screening in the two bays on the side porch (south elevation) between the porch columns to provide a privacy screen, utilizing an oval cut-out in each lattice screen.

**Staff Recommendation**

APPROVE Certificate No. 904074&G. Proposed work is consistent with adopted design guidelines.

**Additional Comments**

The design guidelines require that porches be repaired or replaced with duplicating wood floors, balustrades, posts and columns and allow for reconstruction consistent with the neighborhood context. (pg. 12, Porches, #1). Guidelines also allow for partial enclosure with lattice encompassing not more than one-third of the linear distance. (pg. 12, Porches, #7). The proposed enclosure is on the side, and does not block the view from the front or back; the openness of the porch will be preserved.

*601 Gill Avenue* – Isa Infante/Ray Snyder (Applicant/Owner) – Certificate No. 906074&G

**Description of Work**

Install small shed roof stoop at rear door, supported by wood elbow brackets.

**Staff Recommendation**

APPROVE Certificate No. 906074&G. Applicant and Community Development have worked to create a design that is small and as unobtrusive as possible, while still offering protection from the weather. The new design is typical of Craftsman houses.

**Additional Comments**

The rear porch of this Craftsman house was enclosed many years ago, and the rear door is in deed of protection from the weather. Because the house is situated on the corner of Gill and Eleanor, any change at the rear entry will be visible from Eleanor and possibly Gill. However, the owner is also in need of weather protection for the rear door. The proposed addition of the roof at the rear entry will provide weather protection, while being small enough, and appropriate to the style of the house, that it will not be obvious. The proposed redesign will achieve that without calling attention to the missing rear porch.

*807 Gratz Street* – Elizabeth Eason, Architect (Applicant) – John and Judith Neff (Owner) – Certificate No. 906074&GB

**Description of Work**

Construct new single family residence.

**Staff Recommendation**

APPROVE Certificate No. 906074&GB. Proposed house is consistent with adopted Fourth & Gill Design Guidelines. The materials, roof shape, width, scale, massing, foundation and story height, porch depth, windows and trim details are appropriate.

**Additional Comments**

The materials and design of the proposed new construction are consistent with the following guideline provisions: Siding, pg. 14, #3; Infill Buildings, pg. 16-18 inclusive; Porches, pg. 12, #3 & #4; Entrances, pg. 13, #1, 4; Roofs, pg. 10, #1, 2 & 4.

**Fairmont-Emoriland NC-1**

*2013 Emoriland Boulevard* – Certificate No. 82407FPK – Timothy Doyle - (Owner/Applicant)

**Description of Work**

Construct in-kind 12x12 addition to primary structure, located on rear elevation and not visible from Emoriland Boulevard.

**Staff Recommendation**

APPROVE Certificate No. 82407FPK. Proposed addition is located to the rear of non-conforming house, and will not be visible from Emoriland Boulevard. The existing building was built prior to designation and does not conform to adopted guidelines.

**Additional Comments**

Section 3. A. 1 provides that the design of additions should be consistent with the character of the main structure, and 3. A. 4 recommends that additions be located on the rear or side of existing buildings. Both those conditions are met by the proposed addition.

### **Old North Knoxville H-1**

*1414 Cornelia Avenue* - Bill Pittman – (Owner/Applicant) - Certificate No. 83007ONK

#### **Description of Work**

Restore original character of Craftsman Bungalow by installing 8" square wood columns with applied moldings to replicate Doric capitals and a wood rail with wide board (1"x4" with 6" or slightly greater spacing) balustrade, set into top and bottom rail, using existing metal posts as base for columns and building wood box around them, respecting size of shadow appearing on porch floor.

#### **Staff Recommendation**

APPROVE Certificate No. 83007ONK. Proposed porch design will remove an inappropriate balustrade and porch posts, and substitute an architecturally appropriate redesign. The proposed design is consistent with the adopted design guidelines.

#### **Additional Comments**

The Old North Knoxville Design Guidelines, pg. 17, C. 1. Porches, calls for wood posts and sawn wood balustrades on front porches.

- Adjournment

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on October 18, 2007, at 8:30 a.m. in the Small Assembly Room of the City-County Building.