

AGENDA
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF FEBRUARY 21, 2008

- Call to Order
- Introduction of Visitors
- [Approval of Minutes – January 17, 2008, 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

Market Square H-1

[17 Market](#) – Knoxville Area Chamber Partnership (Applicant) – Certificate No. 20408MKT

Description of Work

Install weather camera on roof of building.

Staff Recommendation

APPROVE Certificate No. 20408MKT. The Market Square Design Guidelines do not address the placement of remote control cameras. However, the rooftop location and the presence of a parapet wall will mitigate negative visual effects.

Additional Comments

The camera and its support are not a structural modification and will be easily removable in the future. The Secretary of Interior's Standards, which form the foundation of the Market Square Design Guidelines, provide that "Whenever possible, new additions or alterations to structure shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. (Standard #10).

General

[602 S. Gay Street](#) – Jason Debord/Michael Brady, Inc., The Burwell Owner's Condominium Association – Certificate No. 20408GEN

Description of Work

Install balconies at several locations on south and east building facades, as shown on attachments. Balconies to be tube steel, suspended with cables from sides of building, requiring window removal and installation of full glass door to gain access to balcony. Width of balconies to encompass width of two windows on east elevations.

Staff Recommendation

APPROVE Certificate No. 20408GEN with modifications that would 1) refuse the installation of balconies on the south elevation nearest Gay Street, 2) require removed windows to be stored, and 3) specify color of balconies match fire escape.

Additional Comments

The east facing elevations of the building, highlighted by common red brick, do not contain significant design elements; the same is true for the south facing elevation at the rear of the building, which is set in from the Gay Street façade and is also built of common red brick. On those elevations, balconies will not be apparent, and will not significantly alter the overall architecture of the building. The commissioners may want to recommend that if original windows are removed from the openings, they be stored in the building to facilitate a reversal of the balconies in the future. Commissioners may also want to be sure that the materials used to construct the balconies match in coloration and design the recently installed fire escape on the rear of the building.

Five balconies are proposed for the south façade nearest Gay Street, and could be visible from Gay Street. They are also proposed for the portion of the building that is surfaced in buff colored brick, and contains cornice elements that wrap around from the Gay Street façade; the designers of that 1928 addition to the Burwell understood that that portion of the building would be visible from Gay Street. The east facing elevations of the building, highlighted by common red brick, do not contain significant design elements; the same is true for the south facing elevation at the rear of the building.

The Secretary of Interior's Standards are used as the guidelines for this building. Two of the Standards address the installation of balconies on the south elevation nearest Gay Street:

#5 - Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

#9 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property . . .

The proposed balconies on the south elevation nearest Gay Street would result in a modification of the original design, and would also alter historic materials that characterize the property. Balconies on that portion of the elevation are not recommended. Although the commission discussed the fact that a better design could be achieved by installing balconies on all of the windows that are on the buff-colored south-facing brick, and although including balconies on all of those windows is preferable to

omitting some of the balconies, and will result in a less patchy looking installation, the building would still be altered from its original appearance by the balconies, and balconies installed on the buff-colored brick would conflict with Standards #5 and #9.

Fourth and Gill H-1

1111 Luttrell Street – Patrick Hunt (Owner/Applicant) – Certificate No. 1213074&G

Description of Work

Replace one over one wood windows with one over one double glazed wood windows.

Staff Recommendation

APPROVE Certificate No. 1213074&G. Proposed changes are consistent with adopted Fourth & Gill Design Guidelines as noted below.

Additional Comments

Proposed replacement windows are the same overall size as the originals, with the same pane division muntin style and exterior depth, width and profile (Windows, #4, pg. 11.) Additional windows proposed for enclosed rear porch are compatible with the other building windows (#7, pg. 11). The proposed awning at the new entry is a duplicate of an element already found on the building, and is consistent with the entry's use as a service or secondary entrance. (Doors, #2, #3, #4, Pg. 13). The parking pad proposed for the north side of the lot sits back from the front elevation of the house, utilizes an existing curb cut, and will not appear as a noticeable change from the street.

1019 Eleanor Street – Bob Whetsel (Owner/Applicant) – Certificate No. 206084&G

Description of Work

Reinstall Scamozzi capitals on porch columns, replace handrails on front porch with turned or square cut spindles on 4-5" centers set into top and bottom rails; replace concrete unoriginal front porch steps and brick buttresses with wood front porch steps, wood stringers, closed risers, and railing to match front porch railing.

Staff Recommendation

APPROVE Certificate No. 206084&G. Proposed work elements are consistent with adopted design guidelines. (NOTE: Level I Certificate issued 2/06/08.)

Additional Comments

The installation of column capitals and wood stairs, as well as a more appropriate railing, will return the house to an appropriate earlier appearance. The applicant will install replacement capitals that match capitals originally found on the house, and documented through partial column capitals found on the columns during an earlier rehabilitation. The concrete steps and brick buttresses are also from an earlier reworking of the porch. The proposed work items are consistent with the adopted design guidelines regarding porches (pg. 12, Design Guidelines.)

Edgewood-Park City H-1

1635 Jefferson Avenue – Matthew T. Kellogg (Owner/Applicant) – Certificate No. 11408EDG

Description of Work

Demolish westernmost outbuilding, frame, shed roof, c. 1963 (non-contributing).

Staff Recommendation

APPROVE Certificate No. 11408EDG. A Level 1 certificate that will guide restoration of the exterior has been issued. The outbuilding proposed for demolition is in extremely deteriorated condition, and is not visible from Jefferson Avenue.

Additional Comments

There are no distinguishing characteristics associated with this deteriorated building; the architectural and historical character of the primary building and of the district will not be harmed by its demolition.

1904 Washington Avenue - Charles B. Hassenboehler, Jr. - (Owner/Applicant) – Certificate No. 20608EDG

Description of Work

Repair foundation; remove second story front added room and restore porch, if it was a porch, adding window to match historic windows; siding repair in kind; repair windows; remove added front door, replacing with matching window; remove storm door; remove rear fire stair.

Staff Recommendation

APPROVE Certificate No. 20608EDG. Proposed changes are consistent with design guidelines and will remove alterations and return the house to its original appearance.

Scenic Drive NC-1

1015 Scenic Drive – Phil MacDonald (Applicant) - Richard and Deborah Whipple (Owners) Certificate No. 20508SNC

Description of Work

Construct one story, gable roof, two-bay garage with wood siding and carriage style garage doors, sitting at the south side and behind the house.

Staff Recommendation

APPROVE Certificate No. 20508SNC. Proposed construction is consistent in style with primary building and consistent with the design guidelines, which all for additions to be at the rear or side of existing buildings (New Additions, pg. 12, #9).

1105 Scenic Drive –Devin Ferguson (Integrus) (Applicant) - Keith and Kimberley Campbell (Owners) – Certificate No. 20808SNC

Description of Work

Removing a rear screened porch and replacing it with a garage; removing existing garage and adding a laundry room; add covered stoop for front entry. Hardi-shake and brick veneer exterior, with asphalt roof shingles. Front porch will have swept front gable with small telescoping front gable to mark front entry, brick columns with segmental arch at front entry; tripled square columns at corner of side section of front porch.

Staff Recommendation

APPROVE Certificate No. 20808SNC. Proposed changes will improve front façade of house so it blends better with other historic buildings on Scenic.

Tazewell Pike NC-1

4413 Tazewell Pike – Knoxville Gospel Halls – Arnie Holt (Applicant) Arthur Troyer (Owner) Certificate No. 20508TZL

Description of Work

Construct new church behind existing house. New building to be one story stucco or brick veneer building with hipped or side gabled, asphalt shingled roof. Remove existing garage, which is not contributing to the district. NOTE: Applicant hopes to improve the house located to the front of the lot, intending to complete a one-lot subdivision and sell the existing house. Applicant understands that if improvements to the exterior of the house warrant a building permit, further consultation with the Historic Zoning Commission will be required.

Staff Recommendation

APPROVE Certificate No. 20508TZL. The proposed building is consistent with the recommendations in the adopted design guidelines.

Additional Comments

The details of the design guidelines satisfied by the design of the new building are:
Materials (pg. 8) - Brick which is uniform in color, or stucco.
Access (pg. 10) - Access to new developments should appear as driveways or narrow roads.
Site (pg. 11) - Include native and ornamental trees and foundation planting.

Old North Knoxville H-1

1316 Grainger Avenue - Erin Lund (Owner/Applicant) – Certificate No. 20608ONK

Description of Work

Install deck railing on rear deck of square cut spindles set into top and bottom rail.

Staff Recommendation

APPROVE Certificate No. 20608ONK. The proposed railing is a necessary safety element. The deck is located to the rear of the house and the railing will not be obvious from Grainger.

Fairmont-Emoriland NC-1

2016 Fairmont Boulevard – Williamsbuilt Construction (Anthony Williams) (Applicant)
- Virginia Lanni Bamburg (Owner) – Certificate No.11608FEM

Description of Work

Construct new front porch, 30' wide, 8' deep: roof slope 2/12, shingled, wood banister at front edge approximately 24" high with square 4"x4" posts and 2" balusters set into top and bottom rail; 6"x6" square wood columns, exposed concrete block foundation with 4" concrete slab floor, concrete steps.

Staff Recommendation

DENY Certificate No. 11608FEM without prejudice. Submitted drawing does not contain details adequate to assess impact of change of porch design on front elevation of building.

Additional Comments

The Fairmont Park design guidelines suggest that porticos are more appropriate for two story Colonial Revival dwellings. Those porticos should be gabled with arched ceilings or broken pediments. As a second alternative full and half porches may be considered. Porch trim includes columns with elaborate capitals and turned or sawn wood balustrades. (pg. 6, Design Guidelines.)

- Discussion: Island Home Park potential designation
- Election of Officers
- Adjournment

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