

**AGENDA**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**  
**MEETING OF SEPTEMBER 18, 2008**

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- Call to Order
- Introduction of Visitors
- [Approval of Minutes – August 21 , 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**

**Edgewood-Park City H-1**

[2100 Jefferson Avenue](#) – John Wampler (Owner/Applicant) – Certificate No. 90408EDG

**Work Description**

Replace unoriginal 6 panel front entry door with wood half view door appropriate to style of house.

**Staff Recommendation**

APPROVE Certificate No. 90408EDG. Proposed work is consistent with adopted design guidelines and will return an entry door of appropriate appearance to the front entry.

**Fourth & Gill H-1**

[1120 Luttrell Avenue](#) - David Kerns (applicant), Craig Eutz (Owner) – Certificate No. 904084&G

**Work Description**

Remove asbestos shingles (finish wall covering and degree of replacement or repair to be included in later application); rebuild rear wall of formerly enclosed rear porch, retaining brick piers and using concrete block infill (rear wall is not visible from Luttrell); remove secondary entrance (seven panel ladder back wood door) from front porch.

NOTE: Applicant wishes to repair and extend front porch and propose appropriate treatment for roof extension of front bay window, as well as determine appropriate siding material and degree of replacement repair; applicant understands that further Certificate application will be necessary when asbestos shingles have been removed and original design can be determined.)

### **Staff Recommendation**

APPROVE Certificate No. 940084&G. Removal of asbestos singles meets design guidelines. Rebuilding of foundation wall of enclosed rear porch will not be visible from Luttrell. Secondary entrance is on side wall, not apparent from street.

### **Additional Comments**

Applicant is working with owner to design front porch and bay window roof modifications that will be appropriate to design of house. Those designs will be the subject of a second Certificate application, after asbestos shingles are removed and the shadows can be examined to help determine original design.

### **Market Square H-1**

*10-12 Market Square* – Elizabeth Eason (Andrew Goodwin) (Applicants), Mahastie Vafaie #12 (Owner) & City of Knoxville #10 (Owner) – Certificate No. 90408MKT

### **Work Description**

#12 - Insert an additional opening on the side wall, spaced to blend with the existing windows, with a single hollow core metal door and transom to replicate front door; #10 - install a raised platform and 3 to 4-step entry stair at door, stopping short of existing walkway and with landscaping for separation from existing walkway, with a permanent metal rail surrounding pervious pavement seating area; metal railing to match design of railing in front of #12. (Seating would also be separated from walkway and public area, but would occupy a portion of it.)

### **Staff Recommendation**

APPROVE portion of Certificate No. 90408MKT with regard to 12 Market Square. DENY portion of Certificate No. 90408MKT that modifies existing public park.

### **Additional Comments**

The building wall proposed for the exit is not an original wall. It was reconstructed with openings onto the public space to the south. The addition of an exit door will have no impact on the remaining original architecture, and will provide a needed emergency exit.

The public space that forms the park at #10 Market Square is owned by the City of Knoxville, and was developed to be a pedestrian space and link between Gay Street and Market Square. Inserting seating into the space diminishes that public function, which should remain the primary use of the publicly-owned space. Inserting seating also alters the design of the open space, and reduces its ability to provide passive recreational space.

### **Other**

[2007 Preservation Report – City of Knoxville](#)

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on October 16, at 8:30 a.m. in the Small Assembly Room of the City-County Building.