

AGENDA
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF APRIL 16, 2009

- Call to Order
- Introduction of Visitors
- [Approval of Minutes – March 19, 2009, meeting](#)
- Reports to Commission: Tom Reynolds, Sharon Boyce, Chair Melynda Whetsel
- [Staff Report \(Level I Certificates\): Ann Bennett](#)
- Certificates of Appropriateness

KNOXVILLE HISTORIC ZONING COMMISSION

814 Scenic Drive – JLS Construction, John Saggio (Applicant), Steve and Ann Bailey (Owners) – Certificate No. 33009SCN

Work Description

Fountain (on a pedestal approximately 3-4 feet above ground), wooden gazebo with brick columns and cobblestone entry, grass lawn and landscaping on newly vacant lot at 814 Scenic; install new driveway off Scenic.

Staff Recommendation

APPROVE Certificate No. 33009SCN. The proposed landscaping plan is sensitive to the existing historic district and complements the design of 806 Scenic, an architecturally significant building even though it is not included in the NC-1 overlay.

1700 Jefferson Avenue – Cynthia Armbrister (Owner/Applicant) – Certificate No. 318090EDG

Work Description

Reroof, using comparable shingles; replace wood siding, soffit, eaves and other trim with materials of identical type and design, as necessary; repair or replace asphalt shingles in front gable with wood or asphalt/fiberglass shingles; repair wood front porch floor or replace with materials of identical type and design as necessary; repair and glass in existing small screened rear porch, not visible from Jefferson; install color clad storm windows and repair existing wood sash windows.

Staff Recommendation

APPROVE Certificate 31809EDG. Proposed work is consistent with adopted design guidelines.

Additional Comments

Although this certificate was issued as a Level I Certificate, I wanted the HZC to be aware that there will be a change in a rear porch, which is not screened in. There will be no change in the footprint or the railing, but the applicant will be substituting glass in the openings where there is now window screen wire. The rear porch is not visible from Jefferson.

300 Main Street – Jayne Burnett, Public Building Authority (Applicant), Knox County Government (Owner) – Certificate No. 40209GEN

Work Description

Applicant is requesting approval of the concept of replacing all windows with metal clad windows that replicate in dimension, size and design the deteriorated wood windows now found on the building.

Replace severely deteriorated windows of various dates with exact size and profile duplicate of existing historic windows that is a painted surface, aluminum clad window. Replacement window will duplicate the oldest generation of windows in building, replacing sashes and frame, retaining brick surround and marble trim on exterior. Interior trim and/or finish surrounding windows will not be altered and interior of sash will be stained or finished wood. Transoms will be replaced with stained glass color matched to original stained glass transoms, and will also substitute for original stained glass transoms that have been altered with new clear glass; replacement transoms will have exterior metal clad grids, interior wood grids, and internal grids to provide a visual duplication of existing windows; heavy pulls on exterior of windows will be reused or replicated; lugs or dog ears on bottom of top sashes will be replicated as an integrated feature. New windows will incorporate energy saving features and will be in better condition and easily maintained.

Repair porch floor of tile and marble, repairing marble and replacing tile and terra cotta with exact replicas.

Staff Recommendation

APPROVE Concept of metal clad replacement windows.

Additional Comments

The applicant has taken great care to duplicate the existing wood windows, including the stained glass small-paned transoms. The existing windows are very deteriorated, as revealed by a window survey completed by the applicant's consultant, and must be replaced.

Although this project is not subject to review under Section 106 of the National Historic Preservation Act, and is not a tax credit project, staff did discuss the project with Tennessee Historical Commission staff. There is no doubt that the windows are so deteriorated they must be replaced. Given that the building sits so far back from Main Street, and that the windows are most noticeable on upper stories, if the applicant meets three conditions, metal replacement windows should be acceptable. Those conditions

are: 1) that the glass used in the windows not be too reflective, so that it more nearly resembles the old glass found in the windows now; 2) that the windows not be tinted at all, or if tinted, that tint must be very light; and 3) that the profiles of the window sashes and surrounds duplicate exactly the historic window profiles now found in the building.

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[*528 W. Emory Road*](#) – Kenna Stephens (Owner/Applicant) – Certificate No. 32409GEN

Work Description

Install wood handicapped ramp from rear door traveling to left to access parking lot.

Staff Recommendation

Certificate No. 32409GEN to install a handicapped ramp to the rear of the building was issued on 3-24-2009.

Other Business

[National Register nomination review: Chilhowee Park & Sterchi Mansion](#)

[Mayor's Report – Annual Report on Preservation for 2008](#)

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on May 14, at 8:30 a.m. in the Small Assembly Room of the City-County Building.