

**AGENDA**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**  
**MEETING OF AUGUST 20, 2009**

-----

- Call to Order
- Introduction of Visitors
- [Approval of Minutes – July 16, 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**

**4<sup>th</sup> & Gill H-1**

[816 Eleanor Street](#) – Vicki Hatfield (Applicant/Owner) – Certificate No. 717094&G

**Work Description**

Install porch rail, turned wood spindles set into top and bottom rail.

**Staff Recommendation**

APPROVE Certificate No. 717094&G. Proposed work is consistent with adopted Fourth & Gill Design Guidelines. Spindled porch rail will duplicate other porch railings on the street.

**Additional Comments**

With contemplated work applicant is trying to make exterior appearance of house compatible with neighboring houses.

[811 Eleanor Street](#) – Anne Brogdon (Applicant/Owner) – Certificate No. 804094&GB

**Work Description**

Replace unoriginal front door with appropriately designed and sized front door; Remove and rebuild rear wall on rear addition, to include French doors; replace unoriginal windows with appropriately sized wood framed one over one windows, using original window openings.

**Staff Recommendation**

APPROVE Certificate No. 804094&GB. Proposed work is consistent with adopted design guidelines. Certificate for Level I work was issued 8/4/2009.

### **Additional Comments**

Original windows were removed prior to designation. One over one windows are appropriate consistent with guidelines (Windows, Pg. 10 and 11). Additions are appropriate in the rear, and the proposed repairs and alterations of the doors to this rear addition will make it more appropriate (New Additions, Pg. 18). The addition of an appropriate front door will also improve the historic character of the structure (Entrances, Pg. 13).

*940 Eleanor Street* – Venessa Todd (Applicant/Owner) – Certificate No. 804094&GC

### **Work Description**

- 1) On rear of house, add French doors on first floor level to access deck; install deck at rear of house;
- 2) Remove rear, side stairs that led to second story landing and enclosed rear porch;
- 3) Remove second story rear porch enclosure to open rear porch and install spindled railing with spindles matching originals, but remove second story door and window, finishing openings with wood siding to match remainder of house and making porch (balcony) an architectural feature rather than a functional balcony;
- 4) Replace roof covering and repair roof structure as necessary; and
- 5) Add man-door to garage facing back yard to provide access from garage interior to back yard.

### **Staff Recommendation**

APPROVE Certificate No. 804094&GC. Proposed work is consistent with adopted Fourth & Gill Design guidelines.

### **Additional Comments**

Applicant proposes to convert second story porch to an appropriately designed visual element, removing access doors and access stairs that were added when house was converted to multi-family prior to designation. The addition of a rear deck will allow access from the first story to the rear yard, and the addition of a door on the garage will also allow access to the rear yard.

### **Edgewood-Park City H-1**

*1624 Washington Avenue* – Frank Hodge, Hodge Properties (Applicant/Owner) – Certificate No. 71009EDG

### **Work Description**

Revise rear porch enclosure roof to move hip to south side of roof line, increasing interior height but not altering footprint of building.

### **Staff Recommendation**

APPROVE Certificate No. 71009EDG. Proposed work is consistent with adopted design guidelines.

### **Additional Comments**

A Level I Certificate for repair and reinstallation of the gable windows was issued on 7/10/2009. The proposed alteration of the roof shape are at the rear of the house, not visible from the street, as recommended in the design guidelines and is necessary to correct a ceiling height problem created when the original enclosure was constructed many years ago.

### **Mechanicsville H-1**

***1012 Oak Avenue*** – Rick and Betsy Joiner (Applicant), Knoxville’s Community Development Corporation (Owner) – Certificate No. 71409MEC

#### **Work Description**

Construct new 2 story single family house in Victorian-era inspired design, with cross gable, 12/12 roof pitch, one over one wood double hung 72" tall windows on first floor and 60" on second, rear balcony over one story back porch and back ell, wrap around front and side porch under shed roof with corner turret, 8' in depth, with turned wood 6" columns, sawn wood column trim and turned balustrade, foundation height approximately 24", brick under porch and parged block foundation on sides and rear, wood siding, reclaimed wood doors with sidelights at primary entry and transom over both doors and over first floor windows on front porch. Height of first story from ground approximately 11' to 12', height to soffit 20-21', and potential height to roof peak as much as 38'. Sited with 25' setback and combined side yard setbacks of 17', 6' on east and 11' on west, in accordance with design guideline requirement that front and side setbacks match other properties on the block.

#### **Staff Recommendation**

APPROVE Certificate No. 71409MEC. Proposed infill structure is consistent in scale and design with existing Oak Street properties.

### **General**

***604 S. Gay Street*** – Tennessee Theatre (Applicant/Owner) – Certificate No. 72809GEN

#### **Work Description**

Applicant is requesting exemption from zoning ordinance requirements regarding scrolling, display timing and text size for electronic message center located on theater marquee.

#### **Staff Recommendation**

APPROVE Certificate No. 72809GEN. Proposal to allow exemption for Tennessee Theater for scrolling signs is consistent with the historical sign that was present on the Tennessee Theater.

### **Additional Comments**

The sign for the Tennessee Theater is one of a very few in Knoxville that should retain the historic character of moving and flashing signs. Those are not legal except through the type of appeal and approval contemplated by this application.

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

*18 Market Square* – Jason DeBord/Cardinal Properties LTD (Applicant/Owner) – Certificate No. 80409MKTB

#### **Work Description**

Approve materials for roof addition, previously approved. Front wall of addition will be glass front with metal framing; sides will be metal wall covering consistent with existing rooftop addition.

Addition will step back from front parapet walls 19'11". Addition will be like contemporary storefront construction with black metal structure with glass inserts and top cornice overhang of approximately 12" to provide weather and sun protection. The approximate height of the addition on 16-18 and 20 is 11' taller than the roof elevation of 18-20 and 8' taller than the top of the parapet. The rooftop addition height proposed for 22 Market is approximately 3'6" lower than that for 16-18-20 Market for a 4-5' elevation greater than the parapet walls.

#### **Staff Recommendation**

APPROVE Certificate No. 80409MKTB. Proposed building materials have been chosen to minimize visibility of addition.

#### **Additional Comments**

Proposed materials are clearly contemporary in spirit and minimize appearance of addition.

*37 Market Square* - Jim Odle/Odle & Young (Applicant), Glenn Laiken (Owner) – Certificate 80409MKTA

#### **Work Description**

Demolish rear, south and north elevations except for eastern bay/north elevation of building at 37 Market Square; rebuild two-story masonry building with flat roof, parapet wall. Façade and eastern bay of north elevation will be restored. Façade will consist of a recessed, double leaf central entry with transoms flanked by storefront windows atop paneled kick panels and topped by transoms, with a three two over two double hung windows under segmental arched brick, topped by two rusticated panels that divide the façade into two bays, a single projecting cornice and a top cornice. Square brick pilasters frame the storefront window. The north elevation consists of a ground level storefront window with paneled kick plates topped by a recessed brick second story panel to accommodate future signage. The remainder of the north side elevation consists of five bays separated by engaged projecting brick columns, with the eastern four bays having tripled storefront windows, paneled kick panels and divided transoms on ground floor. The fourth bay from the east also has single entry on the ground floor. The sixth bay

ground floor is a brick wall, with entry doors at the westernmost end of the north elevation. Second level of north elevation contains tripled two over two windows duplicating the arrangement of the front and appearing within a recessed, corbelled section. Applicant has indicated window boxes on three of second story windows of first third and fifth bays of rear elevation. A shelf canopy is proposed within each north elevation bay containing a storefront window, and across the façade. Down lighting is shown on the north elevation above the storefront canopies, centered on each of the storefront window divisions. Wrought iron fencing punctuated by planters dividing each bay is shown on the façade and north elevation.

### **Staff Recommendation**

APPROVE Certificate No. 80409MKTA. Proposed work attempts to save and restore the façade of the building, and complete a structurally sound reconstruction.

### **Additional Comments**

The building has been the subject of deferred and inadequate maintenance for a number of years; there is substantial deterioration on both the north and south elevations, which are the bearing walls for this load-bearing brick construction. The applicant's intention is to construct a safe building while retaining the only remaining historic elements on the front façade.

### **Other Business**

[Review of National Register nomination of Daylight Building.](#)

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on September 17, at 8:30 a.m. in the Small Assembly Room of the City-County Building.