

**AGENDA**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**  
**MEETING OF DECEMBER 17, 2009**

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- Call to Order
- Introduction of Visitors
- [Approval of Minutes – November 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**

**Tazewell Pike H-1**

***4320 Tazewell Pike*** – Todd Ellis – Applicant/Owner – Certificate No. 112409TAZ –.

**Work Description**

Construct new additions to existing Ranch house which will result in a two story building with a three-quarter shed-roofed front porch, a side facing gabled garage, a raised central portion with a end gabled roof and front facing gablet, and a shed roofed rear porch. Materials used on the addition are to duplicate the original materials, including concrete roof tiles on front elevation.

Note: The applicant received approval for an addition to the property under Certificate No. 60608TAZ; that addition involved fairly extensive modifications including gabled extensions on the front elevation, gabled dormers to the south, rear modifications and extending the chimney to accommodate a two story building.

**Staff Recommendation**

APPROVE Certificate No. 112409TAZ. Proposed modifications are consistent with adopted design guidelines.

**Additional Comments**

These proposed additions to the primary structure, like the first, will insert two roof features recommended in the design guidelines - offsetting gables and dormer windows (pg. 7, Design Guidelines). These will be accomplished on the front elevation by the addition of a raised second floor central portion. The currently uncovered front porch will also be emphasized with a shed roof covering. The additions created to the roofline and overall appearance are consistent with the complex roof shapes called for in the Tazewell Pike Design Guidelines.

The adopted design guidelines do state that new additions should be made to the sides or rear of the existing buildings, and if made to the front should not comprise more than one-quarter of the front elevation. The first approved additions comprised approximately fifty percent of the front elevation. In this version, the more extensive modifications are made to the rear, while the changes to the front section are minimized and preserve more of the original front facade. The additions enhance the distinctiveness of the existing house, adding interest and appropriate roof forms, while recognizing the distinctive wall cladding.

## **General**

**300 Main Street** – Jayne Burritt, Public Building Authority – Applicant, Knox County Government - Owner – Certificate No. 120109GEN

## **Work Description**

Applicant is requesting approval to replace all wood windows in building with metal clad windows that replicate in dimensions, 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. New windows will incorporate energy saving features and will be in better condition and easily maintained.

## **Staff Recommendation**

DENY WITHOUT PREJUDICE pending inspection of final design. The Public Building Authority anticipates installing one of the windows so it can be examined by the Historic Zoning Commission and staff. The projected date for installation is 12/15.

Without a model window to examine, I cannot write a recommendation.

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on January 21, at 8:30 a.m. in the Small Assembly Room of the City-County Building.