

AGENDA
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF FEBRUARY 19, 2009

- Call to Order
- Introduction of Visitors
- [Approval of Minutes – January 15 , 2009, 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

1600 Jefferson Avenue - Dennis Ward (Owner/Applicant) – Certificate No. 11309EDG

Work Description

1) Construct 8' x 10' rear addition with 3/12 pitch center gable, poplar siding, and French doors, using continuation of existing concrete block foundation, removing existing door adjacent to addition and replacing with two over two wood window to match remainder of windows on house, and installing shingles on existing shed roof to one side of addition. 2) Construct 8'x10' shed to rear of primary building with 3/12 pitch shingled gabled roof, poplar siding. 3) Construct 8'x10' rear deck, unroofed, at rear of requested addition. 4) Move recessed front door forward, creating a shallower recess at the front entry.

Staff Recommendation

APPROVE Certificate No. 11309EDG. Proposed changes are consistent with adopted design guidelines.

Additional Comments

1) The proposed rear addition and deck will enhance the already existing addition, creating a more balanced rear façade and introducing necessary interior space, as will the rear deck (work item #3). (See Pg. 29, #12, 13 and 14. 2) The proposed rear shed is consistent with the requirements for outbuildings (pg. 29, #15). 4) Moving the location of the front entry forward will not alter the historic character of the front façade, while enhancing the use of interior space (pg. 21, #1-4).

Fourth and Gill H-1

930 Luttrell Street – John Conley (Applicant), Aurora Loan Services LLC (Owner) – Certificate No. 204094&G

Work Description

Level II: Add missing calmes to front elevation windows. Redo front porch steps, installing brick steps (possibly with concrete treads) with splayed brick buttresses (marble slab or concrete caps) to mimic shape of sidewalk apron. Rebuild tops of chimneys with corbelling. Replace shingled balustrade (installed in mid 1990s) with spindles to mimic design and scale of first floor porch spindles with 36" height from recessed porch floor. Reconfigure porte cochere roof to be an extension of front porch roofline. Install columns that duplicate front porch columns on existing brick piers of porte cochere. In front gable, remove current (relatively new) single fixed pane rectangular window and replace with fanlight with tracery; Add square patterned imbricated shingles on front facing gable. Remove weatherboarded enclosures on first and second story rear porches on southeast side, extending first floor porch to rear by ten feet with portion to be under roof and screened in and second story porch to be screened in. Install open deck across remainder of rear elevation. (NOTE: None of the work on the rear porches, or the rear deck addition, will be visible from Luttrell.) Replace existing unoriginal windows on rear and side elevations (some storm windows without windows, some sliding windows) with wood one over one double hung windows. Add wood one over one double hung windows on rear elevation in kitchen (east side, rear, not visible from Luttrell). (NOTE: Any replacement windows will be more vertical than horizontal and will be appropriately sized.) Install sconces to either side of front entry door. Install porch ceiling lights and ceiling fans on front porch and balcony and on rear, screened porches. Install solar shingles on roof on rear elevation (not visible from Luttrell). Relocate gas meters from front elevation. Install antique quarter-sawn oak front first story entry door with full or half-view beveled glass. Reroof building, using concrete roofing tiles or patterned metal shingles. Remove existing porch foundation coverings on front porch and replace with patterned brick lattice-like panels. Install wrought iron fence at front sidewalk, no taller than 36", and install privacy fence in back yard.

Level IV: Demolish rear deteriorated secondary residential building, in poor condition (possibly c. 1930s).

NOTE: Applicant intends to construct a garage at the rear of the lot, and will submit design in future.

Staff Recommendation

APPROVE Certificate No. 20409EDG. Proposed work is consistent with adopted design guidelines.

725 Deery Street – Roy Payne (Owner/Applicant) – Certificate No. 205094&G

Work Description

Construct a small building addition to rear, side of house. Materials will include reuse of existing wood siding and trim. The addition will extend a second story rear cross gable roof, filling in a recessed portion of the rear elevation; submitted elevations do not show window or door openings.

Staff Recommendation

APPROVE Certificate 205094&G. Proposed work is consistent with adopted recommendations, New Additions, pg. 18, #1.

Market Square H-1

37 Market Square – Jim Odle, Odle & Young Architects (Applicant), Glenn Laiken (Owner) – Certificate No. 20509MKT

Work Description

1) Selective demolition and discovery; 2) Conceptual approval of second story addition.

Staff Recommendation

APPROVE Item 1; DENY Item 2 of Certificate No. 20509MKT.

Additional Comments

1) The selective demolition called for in Item 1 will allow the applicant to discover the original, or an appropriate, treatment for the front and north elevations, both of which have been altered over time. 2) Although the rooftop addition requested in this certificate is recessed approximately 40 feet from the front façade, the Market Square Design Guidelines call for the height of new additions to be consistent with neighboring buildings. In this case, the neighboring building is two stories in height. (pg. 22, #7). In addition, although rooftop additions are allowed by the Secretary of Interior's Standards, on which these design guidelines are based, they are called for on four story or taller buildings.

Other

[Evaluation, 424-428 E. Scott, Old North Knoxville H-1.](#)