

AGENDA
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF JANUARY 15, 2009

- Call to Order
- Introduction of Visitors
- [Approval of Minutes – December 18 , 2008, meeting](#)
- Reports to Commission: Tom Reynolds, Sharon Boyce, Chairman Nic Arning
- Staff Report (Level I Certificates): Ann Bennett
- Certificates of Appropriateness

KNOX COUNTY HISTORIC ZONING COMMISSION

Village of Concord H-1

10817 Second Drive – Nancy Sica (Landmark Properties, Applicant), Chris and Karen Stokes (Owner) – Certificate No. 122408CON

Work Description

The proposed new structure is a two story building with an end gable roof, end chimney, two story front porch under a shed roof, and a front facing garage. Demolish existing building described as an altered Folk Victorian that has been drastically changed over time. Current building has an offcenter, extended front gable roof, a covered stoop offcenter on the front façade with a hip roof and square posts, artificial siding.

Staff Recommendation

APPROVE Certificate No. 122408CON. Proposed design is compatible with structures found in Concord, and consistent with adopted design guidelines. Existing house, while over 50 years, is drastically altered, with no architectural significance.

Additional Comments

The proposed building is consistent with recommendations for residential buildings (pg. 44). Its setback, size, placement of door and window openings and roof form are appropriate. It will be located near buildings that contain a variety of heights and roof forms, but is not out of scale with the largest of those buildings. The materials, foundation height, and sense of entry are appropriate. The proposed building suggests both Federal and Greek Revival styles, which are consistent with the style of existing historic buildings in Concord.

KNOXVILLE HISTORIC ZONING COMMISSION

Old North Knoxville H-1

233 Kern Place - Kortni Cook (Community Development, Applicant), Jean Winters (Owner) – Certificate No. 122408ONK

Work Description

Demolish two existing deteriorated additions visible from Folsom on west elevation at rear of house, and replace with a smaller addition, constructed of like materials (wood siding and window) and scaled to better match the original historic structure and to match the proportions of the original; repair fire damage on west elevation of existing historic building; repair existing block foundation and install parge coat; repair existing concrete block retaining wall on side and front curb; install new sidewalk at rear, and driveway off Folsom; install accessible ramp on rear elevation, readily removable when no longer needed; modify existing porch columns (not original) to be square, 6x6 columns with 8"x8" base and trim; remove lattice work on front porch; install new wood front doors matching original architecture of structure and replacing current doors that are not original; move satellite dish from front elevation to be less visible on rear, east roof plane.

Staff Recommendation

APPROVE Certificate No. 122408ONK. Proposed demolition affects only addition on west elevation. Replacement is appropriate to design of house. Remaining changes will enhance historic character of building.

Additional Comments

The design guidelines call for exterior additions to be on an inconspicuous elevation. However, due to the placement of the original house on the lot, there is no other location that will be less conspicuous. This addition will replace a greatly deteriorated addition in the same location, it appropriate to the scale of the house, and will not cause a loss of historic character to the original house. The addition is compatible in size, materials and scale, and could be removed without destroying the historic character of the original building. (See pg. 28, Old North Knoxville Design Guidelines.)

Other Business

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on February 19, at 8:30 a.m. in the Small Assembly Room of the City-County Building.