

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

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- Call to Order
- Introduction of Visitors
- [Approval of Minutes – June 18, 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**

**Mechanicsville – H-1**

[213 Deaderick Street](#) – MeadowRidge Investments, Blaine Hopkins (Applicant/Owner) – Certificate No. 62909MEC

**Work Description**

1) Demolish the enclosed portion of the original wrap around porch on the north elevation and restore the original elevation and wraparound porch. 2) Enclose a portion of the rear porch to gain floor space for bathroom, without altering rear egress, and with all coverings and windows to match remainder of house. 3) Install two windows on stairwell on north elevation, one on the first floor and one at the landing. 4) Install window on front facing porch of north side extension. 5) Decrease the size of one window on the left (south) elevation to accommodate the installation of an interior bath. 6) Rebuild chimney with soft, low Portland-content mortar.

**Staff Recommendation**

APPROVE Certificate No. 62909MEC. The proposed changes are consistent with the adopted Mechanicsville Design Guidelines.

**Additional Comments**

Applicant is proposing to undo some changes made to the building over time, and to add space to the rear elevation in order to accommodate needed interior facilities while allowing for a return to the original footprint of the wrap around porch. This work will not only return the occupancy of the house to single family, but recapture a great deal of the original architecture.

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

*621 Eleanor Street* – John Wampler (Applicant/Owner) – Certificate No. 629094&G

### **Work Description**

Repair chimneys, using low-Portland content mortar and Preservation Brief No. 2; replace roof covering; replace or repair windows as necessary or install storm windows; remove window on rear elevation, second story; remove balcony added on side (c.1970) and install window where door is now located; repair and reinstall fretwork on front porch; replace porch railing to match fretwork (using 1x1 spindles set into top and bottom rail with 1 inch spacing) at original height; repair siding, fascia and soffit as necessary; replace metal rear door with wood, 15 light beveled door.

### **Staff Recommendation**

APPROVE Certificate No. 629094&G. Proposed work is consistent with the 4th & Gill design guidelines.

### **Additional Comments**

In addition to the repair and re-installation of original materials on the front porch, the applicant proposes to remove an added, inappropriate balcony system on the side elevation of the property, and to alter windows on the rear of the house. The adopted design guidelines provide that changes to the building should be made on the rear of the building, not visible from the street. In this case, the change in the window is required to accommodate an interior bath or kitchen.

## **Old North Knoxville - H-1**

*1025 Kenyon* – Robert J. Haws (Applicant/Owner) – Certificate No. 61609ONK

### **Work Description**

Replace existing one over one, wood, double hung, deteriorated windows, as needed, with wood windows, one over one, duplicating size of original windows.

### **Staff Recommendation**

APPROVE replacement windows for one over one double hung ONLY, Certificate No. 61609ONK. There are windows in the building at 1025 Kenyon that include six over six and eight over eight windows. Replacement windows should replace exactly.

### **Additional Comments**

The Old North Knoxville design guidelines require that replacement windows be the same size as the originals, with the same pane division, muntin depth, width, profile and of the same materials. Without a complete window inventory, it is not known which of the existing windows were replaced in the past and which are original. If the applicant wishes to replace the severely deteriorated and unrepairable one over one windows,

meeting the other qualifications of the design guidelines (see pg. 15, B2), the design guidelines allow that replacement. Replacing all windows with one over one double hung wood windows that meet the other provisions of the design guidelines should not be done until it is determined which windows are original and which are not.

### **Fort Sanders – NC-1**

*1633 Clinch Avenue* – Jon Haas (Applicant/Owner) – Certificate No. 62909FTS

#### **Work Description**

1) Replace primary roof, destroyed by fire. Applicant has presented three alternatives for roof replacement, with the final alternative to be selected based on budget and bearing capabilities of existing structure. First alternative: Hip roof with lower cross gables, flat roof over front rooms, gabled roof over bay and a turret at the southwest corner of building, dormers on east side and north and south side of east ell. Preferred roof surface of pitched roof will be slate, with asphalt shingles as second choice. Turret will be copper clad. Second alternative: Will duplicate first alternative as outlined above, except that turret will not be rebuilt and will be flat roofed, and there will be no dormers. Third alternative: Will eliminate gabled roof over bay, substituting shed roof.

NOTE: This Certificate duplicates the language approved for roof replacement only in Certificate No. 52705FTS, approved by the Knoxville Historic Zoning Commission on June 16, 2005. That Certificate expired two years after issuance, in 2007.

#### **Staff Recommendation**

APPROVE Certificate No. 62909FTS. This Certificate duplicates a certificate issued June 16, 2005. That Certificate has expired, and was necessary for the applicant to receive a building permit.

#### **Additional Comments**

The work required to save this house is extensive, and applicant has made progress in shoring up the foundation and installing the interior supports, from the basement up, that are necessary to support the roof. He intends to continue to work diligently. However, the certificate granting permission to install and complete the roof had expired and must be reissued.

#### **Other Business**

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on August 20, at 8:30 a.m. in the Small Assembly Room of the City-County Building.