

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

- Call to Order
- Introduction of Visitors
- Approval of Minutes – [February 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

Market Square H-1

[36 Market Square](#) – Scott Busby, Smee & Busby Architects (Applicant), The Gallery Group, LLC (Owner) – Certificate No. 30509MKT

Work Description

Remove existing deteriorated exterior masonry façade wall facing Market Square and along the angled wall at the corner to a point at the east side of the existing pilaster at the corner on Wall Avenue. Existing windows are to be removed, stored and reinstalled with new wall.

Construct new masonry façade wall with metal stud back up to replicate the existing wall configuration from above the existing ground floor storefront to the metal roof coping. New steel columns and beam structure will be installed at the ground level in approximately the same location as existing.

The design of the ground floor storefront along Market Square and Wall Avenue will be submitted to the Knoxville HZC at a later date. Addition work to exterior brick, including tuck pointing, cleaning, etc., to be submitted at a later date. New brick to be painted once full design and construction is completed.

Two structural engineers have recommended that this wall be removed. A temporary construction wall will be built out to the ten foot limit and around the side to just past the limit of construction.

Staff Recommendation

APPROVE Certificate No. 30509MKT. The west façade of the building at 26 Market/320 Wall has been subjected to a number of ineffective structural repairs since Market Square H-1 was designated; the structural problems have not been corrected.

Additional Comments

Past attempts to correct the structural problems with the west wall of this building have failed. Mr. Busby has reported that the bricks making up the west wall of the building are being held in tension rather than compression, and subject to complete structural failure. His proposal to rebuild the west façade, duplicating the existing structure as much as possible, is necessary to make the building safe, and to preserve it. For that reason, the recommendation is to allow the work to proceed as proposed.

Old North Knoxville H-1

428 E. Scott Avenue – Charles Richmond (Applicant), The Scott Project (Owner) – Certificate No. 30409ONK

Work Description

Subdivide existing parcel (addressed at 428 E. Scott) into two parcels with one containing a commercial building and rear parking lot and the other containing the house and parking to one side at street (Scott) level.

Staff Recommendation

APPROVE Certificate No. 30409ONK. The proposed subdivision reintroduces the consistency of lot width typical of this historic district.

Additional Comments

At some time prior to adoption of the Old North Knoxville H-1 Historic Overlay, three 50' lots on E. Scott in Old North Knoxville were given one address (428 E. Scott). On 2/19/2009, the Knoxville Historic Zoning Commission determined that, as a result of removal of the façade added when the lots were combined, the buildings had been returned to a status of contributing to the historic district.

The subdivision contemplated by this application will protect the separation achieved in the recent rehabilitation, and will protect the reintroduction of appropriately scaled lot widths for the two remaining historic buildings, in support of pgs. 26 and 27 of the adopted Old North Knoxville Design Guidelines, and particularly of pg. 29, G.4.

208 W. Glenwood Avenue – Jeff Burkhart (Owner/Applicant) – Certificate No. 30209ONK

Work Description

Garden Shed: Repair and reduce size of existing carriage house, in rear yard not visible from streets, using wood lap siding, asphalt shingled 5/12 or 6/12 pitch; doubled doors with x-bracing facing Glenwood, if windows, wood double hung one over one. Final product will be a 10'x8' to 10' (approximate size) garden shed with wood siding and possibly a pergola facing rear of house.

Primary structure: Reroof with dimensional shingles, repair gutters, repair siding, fascia and soffit in kind if necessary.

Staff Recommendation

APPROVE Certificate No. 30209ONK. Reroofing and general repair are consistent with adopted design guidelines. Former carriage house/garden structure is extremely deteriorated and dangerous in its present condition.

Additional Comments

Applicant's proposal will result in a secondary structure, in a rear yard, that is consistent with the design guidelines. (pg. 29, 1-4).

1417 Cornelia Avenue – Jared Brewster (Owner/Applicant) – Certificate No. 30509ONK

Work Description

Demolish existing deteriorated, fire-damaged building. Construct new house, virtually identical in appearance on the exterior, using wood siding, wood two sash one over one windows appropriately sized, wood soffit and wooden front door. Roof covering of dimensional asphalt shingles on hip roof with lower cross gables and front gable 12/12 pitch, masonry foundation, square wood porch posts, shingled front gable with scalloped bracket, wood tongue in groove porch floor, brick chimney. Overall width of house to duplicate existing.

Staff Recommendation

APPROVE Certificate No. 30509ONK. Demolition is very undesirable, but the extreme deterioration and damage of this building, combined with the applicant's willingness to construct an appropriate replacement, make demolition the only option.

Additional Comments

Applicant purchased the building after the fire, and after it had been empty and deteriorating for several years, with the intention of rehabilitating it. Although other fire-damaged buildings in Old North Knoxville have been rehabilitated, they were in better condition than this one, and they were redone by individuals and a non-profit who have all reported that they did not make a profit on any of the projects. This building has also suffered a series of inappropriate alterations and changes to windows and other elements prior to being included in the Historic Overlay, meaning that there is less architectural significance for this building than for the others that were rehabilitated following fires.

The applicant has indicated an interest in constructing an appropriate infill building, and the combination of fire damage and deterioration make it very unlikely that this building can be rehabilitated.

Other Business

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on April 16, at 8:30 a.m. in the Small Assembly Room of the City-County Building.