

AGENDA
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF MAY 21, 2009

- Call to Order
- Introduction of Visitors
- [Approval of Minutes – April 16, 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

OLD NORTH KNOXVILLE H-1

[510 E. Scott Avenue](#) – Tom Brechko (Owner/Applicant) -Certificate No. 43009ONK

Work Description

Replace siding, fascia, soffit and trim boards in kind, as necessary; replace two basement doors, neither original, with appropriate replacement doors (not visible from Scott); install new wood windows (three) in rear wall to replace three windows (central fixed pane); install new wood window in rear gable (window would be casement with appearance of one over one double hung); install utilities underground Install 8'x8' deck on side of house behind lattice screen with deck elevation to be no more than 2'; install wood screen/storm door at front entry using antique grille.

Add 12'x20' accessory structure (workshop) with gable roof with 12/12 pitch, board and batten type siding, one over one wood window on each 12' end and wood door with fixed six pane window on each side of door on 20' front elevation, rear elevation with no fenestration or entry.

Staff Recommendation

APPROVE Certificate No. 43009ONK. The proposed work is consistent with the adopted design guidelines.

Additional Comments

A majority of the work proposed, with the exception of work on the rear façade windows and the construction of outbuildings, is repair work duplicating existing materials. The work on the rear façade consists of replacing unoriginal windows on the first story with three wood windows of equal width using the existing openings; the windows currently found on the wall are not original to the house. The proposed windows will more nearly mimic the size of other original windows throughout the house, and are appropriate for the structure. The gable window proposed for the rear façade was been approved by this Commission in June, 2006 (a now-expired Certificate), and are consistent with pg. 28,

L1-6. The outbuilding proposed for the rear of the lot is also consistent with the guidelines, pg. 29 M1-4. The deck and gazebo were also previously approved.

309 E. Oklahoma Avenue – Daniel Hugh (Owner/Applicant) - Certificate No. 41309ONK

Work Description

Demolish existing garage and construct new garage using stuccoed foundation, wood lap siding, windows facing house and half-view door, 8/12 roof with composition shingles.

Staff Recommendation

APPROVE Certificate No. 41309ONK. Existing garage is too small to house applicant's automobile. Proposed replacement will be in same general location, with design features consistent with original construction.

Additional Comments

The proposed garage is consistent with the design guidelines requirements for outbuildings: (pg. 29, M 1) - The design of the replacement building mimics the design of the current structure, (pg. 29, M 3) - is located to the rear of the primary building on the lot, and (pg. 29 M 4) is constructed of materials and in a design consistent with the original, using wood lap siding, overhanging eaves and other features consistent with the adopted design guidelines.

222 E. Oklahoma Avenue – Martha Olson (Owner/Applicant) - Certificate No. 50609ONK

Work Description

Enclose portion of rear porch (12 by 6.5'), includes a window. Continuing to replace slate roof with asphalt shingle roof. Repairs to siding (in-kind). Also may include railing on rear steps, which will either be a pipe rail or sawn wood 2"x2" balusters set into a top and bottom rail.

Staff Recommendation

APPROVE Certificate No. 50609ONK. Proposed improvements are consistent with the adopted design guidelines. (See pg. 28, L 1-6.)

GENERAL

1011 Laurel Avenue – Kim Trent/Executive Director Knox Heritage, Inc. (Owner/Applicant) - *Certificate No.* 42009GEN

Work Description

Reduce footprint of house by removing rear addition, and side addition, both newer and non-contributing. Open front porch, installing square wood porch posts and shed roof, balustrade with sawn or turned wood spindles; restore bay on east elevation with second story porch above, infilling space between two gable ends; remove rear enclosure; install one over one windows, paired on side bay; install gutters; install standing seam metal

roof that will accommodate solar collectors and install solar collectors on east side elevation or install asphalt or fiberglass shingle roof covering; repoint masonry as necessary, using Preservation Brief No. 2.

Staff Recommendation

APPROVE Certificate No. 42009GEN. Proposed modifications will return building to an earlier, more appropriate appearance, closely mimicking the original exterior style of the building.

FOURTH & GILL H-1

906 Luttrell Street – Karen Holt (Owner/Applicant) - Certificate No. 429094&G

Work Description

Construct rear screened porch to replace smaller open porch. New porch will have hipped roof of 3/12 or higher, if possible, shingled roof to match house, white clad guttering and fascia to match existing, 6"x6" square posts, paired on end and at stair, 2"x2" sawn spindles, and be supported on brick columns to match house with lattice between columns. New porch will not be visible from Luttrell.

Staff Recommendation

APPROVE Certificate No. 429094&G. Proposed porch is consistent with adopted design guidelines for new additions. See pg. 18, New Additions, and particularly Nos. 1, 2, 3, 4 & 5.

330 Gill Avenue – City of Knoxville (Sharon Boyce) - Certificate No. 417094&G

Work Description

Subdivision of existing lot approximately 140 x 150 foot lot into three lots, each 140 feet from Gratz to alley on west property lines and approximately 50 feet wide. The following provisions will be necessary to bring the lots into consistency with other historic parcels in the Fourth & Gill H-1 Historic Overlay and with the properties fronting on the east side of Gratz:

- A. Front yard setback on Gratz Street from 25' to 20', Lots 17R4-1, 17R4-2 and 17R4-3.
- B. Front yard setback on Gill Avenue from 25' to 10', Lot 17R4-1.
- C. South side yard setback from 12' to 5' for a two-story house, Lot 17R4-1.
- D. North and south side yard setbacks from 12' to 5' for a two-story house, Lots 17R4-2 and 17R4-3.
- E. Lot width from 75' to 50', Lots 17R4-1, 17R4-2 and 17R4-3.
- F. Lot area from 7,500 sq.ft. to 7,084 sq. ft. (Lot 17R4-1), 7,060 sq. ft. (Lot 17R4-2), and 7,036 sq. ft. (Lot 17R4-3).
- G. Article V, Section 6, Create a small lot of record for Lots 17R4-1, 17R4-2 and 17R4-3.
- H. Driveway access for Lots 17R4-1, 17R4-2 and 17R4-3 will be from the 10' alley. There will be no driveway access from Gratz Street or Gill Avenue.

Staff Recommendation

APPROVE Certificate No. 417094&G, which will allow subdivision into lots that will respect the dimensions of the majority of lots in Fourth & Gill.

EDGEWOOD-PARK CITY H-1

2111 Jefferson Avenue – Robert Moyers (Applicant) – Nino Lynch (Owner) - Certificate No. 42209EDG

Work Description

Demolish vacant, abandoned house which has lost architectural and structural integrity.

Staff Recommendation

APPROVE Certificate No. 42209EDG. This property has been altered enough that its architectural integrity is lost and it has no structural integrity. It has become a hazard to nearby residents.

Additional Comments

Any new building will be required to follow the provisions of the design guidelines.

Other Business

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on June 18, at 8:30 a.m. in the Small Assembly Room of the City-County Building.