

AGENDA
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF APRIL 15, 2010

Call to Order

Introduction of Visitors

[Approval of Minutes – March 18, 2010, 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

General

[300 Main Street](#) – Jayne Burritt – Public Building Authority (applicant) – Knox County (owner) - Certificate No. 32610GEN

Description of Work

Repair two historic windows, one on the east elevation that will be repaired in place, and one on the north elevation to the west of the main entrance that will be removed and repaired; both windows are on the second story.

Staff Recommendation

Certificate 32610GEN has been issued under a Level I application. The interest in the application dictated that the HZC be given a fully documented application, even though the Certificate was issued on March 26, 2010.

4th and Gill H-1

[631 Eleanor Street](#) – Brian Quinley (applicant/owner) – Certificate No. 315104&G

Description of Work

Replace existing windows with wood double hung windows, sized to fit existing openings with bottom windows to be one over one and upper windows to have calmes on windows facing Eleanor and Third and one over one on other elevations; install color-clad gutters and downspouts; rebuild steps to front porch to be wood, with wood risers.

Staff Recommendation

APPROVE Certificate No. 315104&G. Windows currently in dwelling have been allowed to severely deteriorate and are not weather tight. Remainder of work items are also allowed under design guidelines. Front steps would originally have been wood.

Additional Comments

Windows - see Design Guidelines, Windows, pg. 11, #4

613 Luttrell Street - Hunter Purnell (applicant) – Lloyd N. Smith (owner) – Certificate No. 322104&G

Description of Work

Resubdivision of lots to result in 4 lots approximately 49-50' wide. Lots are currently divided into two small lots (6.01 & 7) and one larger lot (10) with an existing dwelling located on lot 9. Width of lots remaining will vary from current subdivision requirements by width of less than 75', and by lot area of less than 7500 sq. ft. Any new residences should have approximately 5' side yard setbacks, and 15' to 20' front yard setbacks. Lot coverage should be allowed at greater than 30%.

Staff Recommendation

APPROVE Certificate No. 322104&G. Proposed subdivision will return lots to approximately original configurations (see city ward map) and will encourage new construction that is consistent with the overall neighborhood and the remaining houses.

Additional Comments

See adopted design guidelines, pg. 16, Infill Buildings.

Old North Knoxville H-1

1325 Armstrong Avenue – Heather Joyner Spica (applicant/owner) – Certificate No. 31910ONK

Description of Work

- 1) Install 8x10 gable roofed shed on pre-existing concrete pad located at rear of house. Shed to be shingled in cedar shingles, with double doors at 4' opening and cedar shingled roof. Shed will not be visible from Armstrong.
- 2) Install antique lamp and lamppost at top of front steps (where ADT sign is located in photo).
- 3) Install round top wood arbor adjacent to lamp, painted to match house trim.
- 4) Add 18x12 deck outside kitchen doors on south side of yard, within fence, with lattice panels. Deck not visible from Armstrong.

Staff Recommendation

APPROVE Certificate No. 31910ONK. Proposed outbuilding is not visible from the street, with wood siding, and suggest the original sheds that would have been found in the neighborhood, although it uses wood shingles rather than lap siding.

Additional Comments

Remainder of items proposed in application are recommended in design guidelines or are appropriate to the historic district.

409 E. Oklahoma Avenue – Steve Finnegan (applicant/owner) – Certificate No. 40110ONK

Work Description

Tuckpoint foundation as needed using the prescribed cement mixture;
Replace windows as needed, with appropriately sized wood double hung two over two windows;
Redesign and replace window on front gable of house - The current window dimensions are 36x62. Proposed is to resize window to approximately 36x36 and install as first preference of owner a wood casement window, or to install a two over two wood double hung window.
Install a balcony at the second story side entrance, with balcony being 6x6 constructed of pressure treated wood and sawn wood railing with spindles of 2"x2" set into top and bottom rails;
Repair or replace wood bead board front porch ceiling in kind.

Staff Recommendation

APPROVE Certificate No. 40110ONK. Proposals are consistent with adopted Old North Knoxville Design Guidelines. Balcony will be visible from E Oklahoma, but not intrusive; door opening exists now.

Additional Comments

Applicant has installed vinyl double hung windows and intends to replace them with wood double hungs.

Fairmont-Emoriland NC-1

2045 Emoriland Boulevard – Karen Simpson (applicant) – Edward B. and Karen Simpson (owner) – Certificate No. 32510FEM

Work Description

Construct one story 12'x13'6" rear addition, set in from nearest side wall of primary structure 1'6" so it is not visible from street, with lap sided walls and shed roof to blend in with existing building; repair and enlarge parking area at rear of lot to accommodate two vehicles.

Certificate issued following consultation with neighborhood representative - owner was delayed because of misinformation regarding zoning and was not informed of NC-1 status.

Staff Recommendation

APPROVE Certificate No. 32510FEM. Proposed addition is consistent with the adopted design guidelines.

Additional Comments

The proposed addition is located at the rear and the existing building and will not be visible from Emoriland Boulevard (Design Guidelines, pg. 5, A-4). The applicant inquired about a Certificate from Plans Review, but was not informed that the property was in an NC-1 overlay. When she did receive that information, it was too late to apply for the March meeting, and delaying to the April meeting poses a hardship for the owner. Following consultation with Steve Cotham, and his review of the plans, the Certificate was issued.

Mechanicsville H-1

1020 Oak – Ashley Stoudt (applicant) – Kathy Ellis, Knoxville’s Community Development Corporation (owner) – Certificate No. 32910MEC

Work Description

Construct new single family house with side yard setbacks no less than 5 nor greater than 10 feet, for a combined total of 15-18 feet for both sideyards, and with a front setback of 18-20.

Proposed building will be on conventional foundation, possibly with incorporation of basement. Side gable roof with shingled roof covering, wood lap siding with 4-5" reveal. Wood skirt boards, corner boards and soffit, wood lap-sided gabled dormers, one over one double hung wood windows with height approximately twice the dimension of the width on the first floor, 8' deep front porch with shed roof continuous with gable roof, square wood columns 6-8", sawn wood railing with balusters set into top and bottom

rails, tongue and groove porch floor and beadboard ceiling; extended rear side porch with gable roof and details to match front porch. Front porch steps with risers. Front piers or solid foundation to be parge-coated concrete block. Proposed plans do not include central chimney.

Staff Recommendation

APPROVE Certificate No. 32910MEC. Proposed work is consistent with adopted Mechanicsville Design Guidelines.

Additional Comments

Applicant intends to combine the general design and overall plan of No. 151035 with the gabled dormers shown in plan No. 131041 on their submission. Their application does not include the central chimney.