

**AGENDA**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**  
**MEETING OF AUGUST 19, 2010**

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Call to Order

Introduction of Visitors

[Approval of Minutes – July 15, 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**

**Fourth and Gill H-1**

[1015 Luttrell Street](#) – Bob Whetsel (Applicant/Owner) – Certificate No. 806104&G

**Work Description**

Enlarge rear stoop, using identical decking and railing. Current stoop is 5' long 7' wide. Enlarged stoop with use same 7' depth but increase length to 15', with squared 2x2 spindles set into top and bottom rails on 4-5" centers and supported by 6"x6" posts with lattice work screening below the extension.

**Staff Recommendation**

APPROVE Certificate No. 806104&G. Proposed porch addition is at rear of structure, not visible from Gill, although it is visible from other points.

**Additional Comments**

Adopted design guidelines do not address rear porches, but do (pg.18, #4) call for additions to be on non character-defining elevations, which describes the rear elevation.

[Luttrell Street - Tax ID 94 DJ 00701](#) – Holrob Residential, LLC (Applicant/Owner) – Certificate No. 803104&G

**Work Description**

Construct new residential building on vacant lot. One and one-half story frame with wood weatherboard wall covering, cross gable roof, shingled, with imbricated shingles in inset front corner under patterned bargeboard, side through roof dormer with imbricated shingles and sawn wood attic vent on south elevation and gabled dormer with paired one light casements on north elevation, octagonal turret and bay on northeast corner, octagonal two story bay on south elevation with bellcast at bottom of second story with imbricated shingles and weatherboard on first story with central one pane horizontal window between one over one windows on first story, one story wrap around front and side porch with patterned porch columns and central, gabled portico with bracing inset in

roof and patterned bargeboard, one over one wood windows and single light casement windows with dressed top and bottom treatment, stained glass window below oriel on front elevation to left of entry door with curlinear bottom braces with pendants and ox-eye window with applied keystones to right of front entry, one light front entry door with recessed bottom panel and transom, interior central brick chimney with corbelling, wood tongue in groove flooring on front porch, single light rear entry door with recessed panel, transom, and shed roof over stoop.

Foundation height: 2'

First story height: 9'

Second story height: 9'

Top of building height: approximately 45'

### **Staff Recommendation**

APPROVE Certificate No. 803104&G. Proposed new structure is consistent in design with existing buildings in Fourth and Gill, and with the design guidelines. The height, building materials, and overall shape are appropriate.

### **Additional Comments**

Residential development at this degree of appropriateness will greatly enhance the residential character of this southernmost block in the 4th & Gill Historic District, and assist in creating a strong residential edge.

*929 Eleanor Street* – David Linge, Owner/Applicant, Certificate No. 812104&G

### **Work Description**

Construct 8x8 shed, gable roofed with metal roof and wood siding on slab foundation. Wood double hung window, metal covered paneled door with glass half-view window. This shed is at a rear corner of the lot, and due to the privacy fence in the applicant's rear yard, only the tip of the roof is visible. The roof matches the primary structure on the lot and the siding has been carefully selected to color match the artificial siding on the primary structure.

### **Staff Recommendation**

APPROVE Certificate No. 812104&G. Proposed shed is consistent with design guidelines as they call for small work buildings that mimic the roof lines and building materials present in the original building; the shed is also located in the rear yard.

### **Additional Comments**

Applicant mistakenly began construction of this building without approvals; however, the design of the building and the proposed materials are consistent with the adopted design guidelines.

## **Market Square H-1**

**28 Market Square** – Brett Honeycutt (Applicant) - Bernadette West (Owner) –  
Certificate No. 80510MKT

### **Work Description**

Add penthouse stair enclosure to rear of roof using Hardiplank lap siding with 4" reveal and plank trim, with shed roof. Remove and relocate rear door and add steps to access building, removing recess, not visible from front of building.

### **Staff Recommendation**

APPROVE Certificate No. 80510MKT. The proposed alteration is necessary to enable use of the second floor space, and the rooftop penthouse will sit at the rear of the building, and will not be visible from Market Square.

**29 Market Square** – Scott Schimmel (Applicant) – Segundo Properties, LLC (Owner) –  
Certificate No. 70910MKT

### **Work Description**

Install sign in signboard area, 2'x8'.

### **Staff Recommendation**

APPROVE. Proposed sign is 2'x8-1/2' signboard, painted, with raised graphics; work is consistent with approved design guidelines. Proposed sign replaces a banner that currently indicates the business location.

## **Fairmont-Emoriland NC-1**

**1900 Emoriland Boulevard** - Arnold Perry (Applicant) - Gaynell Thomas (Owner) –  
Certificate No. 80410FEM

### **Work Description**

Changing tile roof to metal roof. No other work is required.

### **Staff Recommendation**

APPROVE Certificate No. 80410FEM. The adopted design guidelines for Fairmont Park do not address roof coverings, particularly when they are applied on existing roofs.

### **Additional Comments**

Roof form is addressed, but in this application the roof form is not being altered. Although the existing roof tiles are historic materials, and appropriate, there is no basis in the adopted design guidelines for addressing altered roof coverings.

## **Edgewood-Park City H-1**

*2032 Jefferson Avenue* – Emily Hall (Applicant/Owner) – Certificate No. 80510EDG

### **Work Description**

Construct 6x8 storage shed to be located at the back left corner of the lot. Wood siding painted to match main house, asphalt shingles. Optional window is a slider window that can be omitted.

### **Staff Recommendation**

APPROVE Certificate No. 80510EDG. Proposed storage shed is small, at rear corner and so not apparent from Jefferson, and consistent with provisions (see pg. 28, Edgewood Park City Design Guidelines) that provide for similar materials.

### **Other Business**

*CLG Review: Minvilla, 447 N. Broadway*

### *Administrative Rules Revision*

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