

**AGENDA**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**  
**MEETING OF DECEMBER 16, 2010**

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Call to Order

Introduction of Visitors

[Approval of Minutes – November 18, 2010, meeting](#)

Reports to Commission: Tom Reynolds, Lisa Hatfield, Chair Melynda Whetsel

[Staff Report \(Level I Certificates\): Ann Bennett](#)

Certificates of Appropriateness

**KNOXVILLE HISTORIC ZONING COMMISSION**

**Old North Knoxville**

[523 E. Oklahoma Avenue](#) – Robert Moyers, Manager, City Codes Enforcement (Applicant), Carol Poirer (Owner) – Certificate No. 112910ONK

**Work Description**

Accessory structure only: Wood garage converted to storage building and partially destroyed by falling tree. Storage building was listed on original nomination property descriptions but has lot architectural significance due to damage from tree.

**Staff Recommendation**

APPROVE Certificate No. 112910ONK. Damage caused by root ball mass has destroyed the architectural integrity of the outbuilding and made rehabilitation/repair unachievable.

**Fourth & Gill H-1**

[704 Haynes Place](#) – Tom Donaldson (Applicant/Owner) – Certificate No. 1202104&G

**Work Description**

Redesign front porch to more nearly replicate Craftsman-era front porch and to correct structural deficiencies in current design. New design will be front facing gable with 4/12 pitch, open to house, with 9' overhang to left and right side of existing square brick columns. A beam will support new kingposts to each side and one central post, exposed, that will be effective 8" square posts. Porch gable open to house with the bottom edge at approximately 10' and with interior ceiling of 1"x6" tongue and groove. Relocate windows on the east elevation, reusing existing windows for two and a duplicate salvage window for the third, and moving the shortest window to the rear of the house to accommodate an interior bathroom space with the two largest three over one windows nearer the front elevation. Demolish an existing addition and a remnant back porch and substitute an 18x12 foot rear addition under a 4/12 pitch gable roof with weatherboard wood siding and three over one rear window, reusing existing foundation.

**Staff Recommendation**

APPROVE Certificate No. 1202104&G. Proposed redesign of front porch is consistent with the overall Craftsman style of the structure.

**Additional Comments**

The current porch is not original to the house, and the shape of the gable roof creates drainage problems where the pitch of the porch roof changes and the porch roof and the house wall intersect. The proposed redesign approximates the porch design that was present on the building at the time of designation. It will correct design deficiencies; it is consistent with design guidelines governing porches (see pg. 12, #3 & 4).

The proposed window alterations are appropriate to the building and will allow more effective utilization of interior space. (See pg. 10 & 11, "Windows", #2, 4.

The rear addition alters a non-contributing rear addition and is consistent with recommendations in the design guidelines that call for additions to be made to the rear of historic building. (See adopted design guidelines, pg. 18 "New Additions", Nos. 1 4, 6 & 8.

**Market Square H-1**

*28 Market Square* – Brett Honeycutt (Applicant), Square Dream LLC Bernadette West (Owner) – Certificate No. 120210MKT

**Work Description**

Add rooftop deck approximately 46'7" deep and width of building (19'2"), with 3'6" setback from front of building, surrounded by a 3'6" railing of 1/4" steel cable with 4x4 posts and 2'x6' top and bottom rails of composite decking. Deck floor of composite decking material. Rail of steel with composite top and bottom rails. Also construct at stair a penthouse 20' deep and 4'9-1/2" width, and 11'2-3/4" at tallest point on front elevation, with shed roof sloping from side to side and lower view on north, wall covering of 8" lap Hardiboard and 1x8 Hardiplank trim board, half view door at stairs on north elevation; stairs to access second story of building within penthouse.

**Staff Recommendation**

DENY Certificate No. 120210MKT. The Secretary of Interior's Standards, which are the basis of the Market Square Design Guidelines and were adopted as part of those guidelines, do not allow rooftop additions on buildings under four stories in height.

**Additional Comments**

The proposed railing and penthouse will be visible from Market Square. The addition of the penthouse towards the front of the building and the modern railing are not in character with the overall design of the building. The Standards (see pg. 23and 24, Market Square Designation Report) used in making this determination are #1 (Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment . . .); #3 (All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis or which seek

to create an earlier appearance shall be discouraged.). The National Park Service uses the Secretary of Interior's Standards to determine if projects impacting National Register-listed properties are eligible for preservation tax incentives. Those Standards are the same ones that form the basis for the Market Square Design Guidelines, and are itemized in the adopted Design Guidelines. The determination of whether rooftop structures will be allowed has to do with whether they are visible from adjacent streets, and also consistently finds that rooftop additions will not be allowed on buildings under four stories in height.

## **Other**

### **Designation**

[Rezoning L&N Station & Freight Depot to C-2/H-1](#)

### **Election of Officers**

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