

**AGENDA**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**  
**MEETING OF FEBRUARY 18, 2010**

-----

- Call to Order
- Introduction of Visitors
- [Approval of Minutes – January 21, 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 & Gill H-1**

***726 Deery Street*** - Josh Wright (Owner/Applicant) – Certificate No. 126104&G

**Work Description**

Replace second story windows in front and rear elevation, which are now storm windows only, with wood double hung one over one windows. Replace asphalt shingle roof with asphalt shingles, flashing chimney and making deck repairs as necessary. An alternative roof covering might be a metal roof with a galvalume finish.

NOTE: Owner also intends to rebuild the front porch columns and balustrade and make any necessary repairs to the decking and ceiling; the final design has not been drawn for the replacement of the front porch. The owner understands that he must seek the approval of the Knoxville Historic Zoning Commission before proceeding with work on the front porch.

**Staff Recommendation**

APPROVE Certificate No. 126104&G.

**Additional Comments**

Proposed window replacement is consistent with adopted Fourth & Gill Design Guidelines. (Windows, pg. 11, 1-4) Replacement with metal roofs is also specifically discussed in the adopted design guidelines under Roofs, pg. 9-10, #4.

## **Old North Knoxville H-1**

***1415 Fremont*** - Daniel Schuh/ Knoxville Preservation & Development LLC (Owner/Applicant)  
– Certificate No. 11910ONKA

### **Work Description**

Replace inappropriate replacement windows with appropriately sized one over one double hung wood windows.

### **Staff Recommendation**

APPROVE Certificate No. 11910ONKA. Proposed work is consistent with adopted Old North Knoxville Design Guidelines.

### **Additional Comments**

See Design Guidelines, Windows (B-22), Pg. 15; Wall covering (E), Pg. 20-21; Masonry (F), pg. 23-25; Roofs (A), pg. 13-14.

## **General**

***625 W. Hill Avenue*** – Brian Pittman (Owner/Applicant) – Certificate No. 12810GEN

### **Work Description**

Approve application for a subdivision to formally place the Mary Boyce Temple House and its one story concrete Art deco addition on separate lots, recognizing the architectural integrity of each and acknowledging that the current buildings are both contributing in the Hill Avenue H-1 Historic Overlay, regardless of how the lot size and the location of the buildings may disagree with current subdivision and zoning requirements.

### **Staff Recommendation**

APPROVE Certificate No. 12810GEN. Proposed subdivision serves to recognize legally the existing disparity in age and design of the existing buildings.

### **Additional Comments**

Although 619 W. Hill Avenue was constructed to function with the Mary Boyce Temple House, it was built nearly fifty years later and its design and construction materials reflect a far different design era. The owner has rehabbed 619 W. Hill Avenue successfully, and wishes to recognize legally the differences in the two buildings; this approach also improves the buildings' positions as collateral for lending that will enable him to complete the rehab of the Mary Boyce Temple House, which is well underway.

***447 N. Broadway*** – David Arning/Southeastern Housing Foundation (Representative)  
(Owner/Applicant) – Certificate No. 12210GEN

### **Work Description**

PROJECTED COMPLETION DATE: Fall, 2010

NOTE: To assist in describing the two sections of the buildings Allan Associates Architects PLLC has used the terms Building A and Building B. Building A is the portion of the building facing North Broadway. Building B is the portion of the building facing West Fifth Avenue.

Façade: Brick façade will be cleaned and repaired in accordance with the recommendations of the National Park Service's Preservation Briefs; the brick will be repainted. Due to possible damage to the original brick façade, stuccoed portions of the façade will be cleaned and repainted. Existing windows will be restored; missing windows will be replaced with compatible new windows. One non-original window opening in the east end projecting bay of Building B will be removed and the opening filled in with brick and mortar to match that of the adjacent wall. Missing stone sills will be replaced. Metal cornice will be cleaned, repaired and repainted.

Porches: Brick piers will be repaired as described in the section on Brick Façade. Wood ceiling, brackets and cornice features will be repaired and replaced where missing; porch flooring will be replaced in kind. Enough molding and trim remain to replicate the missing portions.

Building A: the original porch floors and floor structure were removed in the 1960s to create a common lobby for both buildings at a new elevation between the basement and first floor. Much of the original porch material remains above the floor level. Because the first floor of Building A will be used as the main and accessible entrance to both buildings, no aspect of these porch floors are planned to be restored. Instead, a concrete porch floor will be installed at the level of the original building floor. This new porch floor will be linked with a new ramp to provide an accessible entrance to both buildings and a single set of concrete steps and brick wing walls with brick caps will be built at one end.

Building B: These front porches will have their original floors restored in elevation and material, with the following exception. There are two sets of concrete steps and brick wing walls with concrete caps which we propose to leave in place. Three of these porch floors have been raised a few inches; we propose to return these to their original level and wood flooring. The floor of Building B is at one level and the porches of Building B were originally all at another level a few inches below the building floor level. New concrete steps and brick wing walls with brick caps will be provided from the sidewalk to the porches.

While we possess physical evidence of most of the various architectural elements of the front porches, no portions of the porch railings exist. We have been unable to locate any historic photos of the building. The only evidence we have of porch railing is the shadow on the brick piers. There is an 'over paint' shadow of the vertical board which the rail abutted. That shadow confirms the existence of a rail and its height. Our proposed rail is intended to suggest a simple and compatible reference to a historic wood porch rail without creating a false sense of history by using an elaborately turned spindle for which we have no documentation on these buildings.

Additions: Buildings A and B will be linked by a corridor and elevator core. This addition will be recessed away from the North Broadway façade to reduce visual impact. The painted brick

addition will echo the simplicity of the existing building and will be compatible in scale, size, material and color of the historic building.

A new exit stair will be built behind the Building B near Queen Street in order to have a low visual impact upon the structure. The stair will be accessed via covered open air corridors placed in an area that would have originally been a recessed area between two townhouses. The painted brick addition will echo the simplicity of the existing building and will be compatible in scale, size, material and color of the historic building.

A new stair will be built behind Building A to meet exiting requirements with a low visual impact upon the structure. The stair will be placed in an area that would have originally been a recessed area between two townhouses. The addition will echo the simplicity of the existing building and will be compatible in scale, size, material and color of the historic building.

Demolition: Existing non original concrete and metal stairs will be removed. Additionally, on the rear of Building A, one of the original recessed exterior areas that would have been between two individual townhouses has been filled in with an enclosed addition. The enclosure closes off the originally open end of this area with a wood frame wall and clad with stucco. This frame addition, porch roof and concrete steps will be removed in order to return back of this portion of Building A to its original appearance.

#### Site

The entire rear area will be fenced with a 72 inch ornamental metal fence to provide security. The Building B (West Fifth Avenue) façade will receive a 42-48 inch ornamental metal fence and gates between the porches and city sidewalk and will tie to the existing chain link fence along the south border of the property.

#### **Staff Recommendation**

APPROVE Certificate No. 12210GEN. Proposed work has begun under authorization in Certificate No. 40208GEN, but will not be completed prior to expiration of that Certificate, making securing another Certificate necessary.

#### **Market Square H-1**

*9 Market Square* – Rick Burnett, Signco, Inc. (Contractor) – Certificate No. 20410MKT

#### **Work Description**

Install hanging sign at second story level with four rectangular panels, each 10" x 40", incorporating signage for four commercial tenants in the building. Area of each panel: 2.8 sq. ft.

#### **Staff Recommendation**

APPROVE Certificate No. 20410MKT because it creates a reduction in the total area of signs for the building.

#### **Additional Comments**

The sign provisions for Market Square call for a maximum size for each tenant's sign of 4 to 6 sq. ft. (IID -2). However, the applicant intends to incorporate signage for four tenants into one

sign, with each panel size of approximately 2.8 sq. ft., which is less than that allowed for each tenant under the design guidelines. The maximum signage under the guidelines would be 24 sq. ft.; under this proposal the total area of four signs would be 11.2 sq. ft., considerably less than the signage area if each tenant had individual signs.

***16 Market Square*** – Justin Nicholas (Owner/Applicant) – Certificate No. 12810MKT

### **Work Description**

Install canvas awning; install portable fencing; install sign; install steel doors with full view glass painted to look like wood; clean masonry using Preservation Brief No. 2.

### **Staff Recommendation**

APPROVE Certificate No. 12810MKT. The proposed alterations are consistent with the adopted design guidelines for Market Square; the fencing is not attached to the building and is not considered a permanent improvement.

### **Additional Comments**

The proposed awning is a shelf awning in the appropriate location (E-1 through 4); signage will be located in the space above the storefront and below the second story windows as provided in the adopted design guidelines (D1).

### **Designation**

[1716 Emoriland Boulevard](#)

### **Other Business**

Discussion of [Draft Solar Guidelines for Historic Districts](#).

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