

AGENDA
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF JUNE 17, 2010

- Call to Order
- Introduction of Visitors
- [Approval of Minutes – May 20, 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

Mechanicsville H-1

[1551 Western Avenue](#) – Department of Community Development (Owner), (John Huff)
(Agent) – Certificate No. 52710MEC

Description of Work

Replace top floor windows with wood replacement units using true divided lights for top sash with window size, profile and mullion patterns to match originals; install beadboard panels as sign boards with raised lettering; create stucco pilasters extending from base of second story to sidewalk to define storefront; restore front door or replace in kind; remove existing storefront windows and base panels and replace with same size wooden traditional storefront with divisions to suggest storefront windows and wood bulkhead bases.

Staff Recommendation

APPROVE Certificate No. 52710MEC. Proposed alterations will restore three bay storefront, with shop windows and recessed storefront entry, including transoms above storefront, improve appearance of non-contributing metal warehouse buildings.

Additional Comments

The storefront at 1551 Western is the last unrestored commercial storefront in Mechanicsville; improvements to this building will greatly improve the commercial entry to the Mechanicsville Historic District.

Edgewood Park City H-1

1800 Jefferson Avenue – THD At Home Services (Contractor) – Casey Whaley (Owner)
- Certificate No. 52010EDG

Description of Work

Replace existing wood one over one double hung windows with vinyl windows. Contractor will contact staff to either change application to wood double hung or withdraw from agenda.

Staff Recommendation

DENY Certificate No. 52010EDG. Proposed replacement windows do not meet the recommendations of the adopted design guidelines.

Additional Comments

The Edgewood-Park City Design Guidelines call for replacement windows that must the same overall size as the originals, with the same pane division and the same muntin style and exterior depth, width and profile. (Windows, pg. 17, #3).

Fort Sanders NC-1

1202 Clinch Avenue – (Neely Realty) Mike Harding (Owner) – Certificate No. 52810FTS

Description of Work

Rebuild but retain two story front porch, reducing size, using or reproducing handrail and columns dating from Victorian-era design; repair and reuse front entrance including door, transom and sidelights; replace windows with one over one windows; repair or replace artificial siding with lap siding on main body and fishscale shingles between windows on front elevation recess and side elevation bays and front gable; add "fascia truss" with pendant to front gable; rebuild various additions at rear of building so that east side elevation contains continuous end gable roof with extension on central one story bay and half octagonal roof with shingles forming belt course between first and second story windows; add gable roof to existing front extension with fishscale shingles between first and second story windows and on gable and with fascia truss; add matching bay at rear of east elevation; add two story recessed porch between rear extended bay and octagonal bay utilizing reproduced front porch railing and columns and adding entry with half view door and transom, and retaining entrance that faces front of building; rear section of house is deteriorated and will be removed and rebuilt. South and west side elevations will have artificial lap siding and one over one windows with fishscale shingles between first and second story windows; there are no entrances on the south and west elevations.

Staff Recommendation

APPROVE Certificate No. 52810FTS. Proposed alterations will retain most significant features, including front entry, two story front porch with columns in appropriate locations, spandrels and railing on second story, and gable trim.

Additional Comments

Although the east and south elevations will be altered by this proposed rehabilitation, the building's viability will be greatly enhanced through bringing it into compliance with building and safety codes. The added projecting square bays and octagonal bay will present an improved appearance on the Twelfth Street (east) elevation. The Ft. Sanders design guidelines call for the addition of bays and porches to add visual appeal on the side street (pg. 14, H-1, 4, 5, 6), and while this proposal calls for modifications to previously completed additions, the principles contained in the design guidelines are carried out in this proposal.

Old North Knoxville H-1

318 E. Oklahoma Avenue – Robert Marlino (Smee+Busby, Architects) (Architect) – Noel Hudson & Andie Ray (Owner) - Certificate No. 52410ONK

Description of Work

Construct new residence, with wood siding and wood singles on brick foundation; in French Eclectic Revival style with Craftsman influence, cross gable roof with metal roof covering, front and side dormers with wood shingles and four light casement window (on west, south and north elevations), and exterior end brick chimney on north elevation, shed roof extension on south elevation; three paired half view doors on front elevation with fifteen lights, five light transoms, and five light sidelights flanking primary front entry; paired matching doors on shed roof extension; ground level front porch with square columns on front elevation, with side extension with brick steps to south elevation; brick foundation raised at rear due to slope of lot; four light casement windows on north and east elevations; paired five light casements and paired doors matching front elevation on south elevation with centered bay of tripled pairs of five light casement windows, with balcony at rear set of paired doors above arched garage entrance with carriage doors.

Placement on lot: Front setback 25'; side setbacks 8'; rear setback 4'; lot area – 6800 sq. ft.

Staff Recommendation

APPROVE Certificate No. 52410ONK. Proposed new building is consistent with adopted design guidelines. (See pg. 26-27.)

Additional Comments

The proposed setbacks and lot coverage are necessary in order to provide consistency with existing buildings in the district. (G, 1-4). The scale and massing are appropriate to other buildings on the east side of Oklahoma; the foundation height and eave lines are consistent and the materials are wood and brick; The roof shape, with the addition of dormers to the hipped roof, is consistent with both the style (French Eclectic) and the provisions for roof shapes. The use of transoms and sidelights at the front entry provides a strong sense of entry and provided in K.1, and the size and placement of the front and side porch is consistent with K,2. The size and shape of the lot, which predates the

designation, and which at the time of designation contained a deteriorated house, makes the lot size and front, rear and side setbacks necessary in order to conform to the appearance of other houses in the historic district.

1239 Armstrong Avenue - Russ Davidson (Owner/Applicant) – Certificate No. 60310ONK

Work Description

Repair structure, siding and trim, replacing with like materials and design if necessary. Install half-view rear door to replace door destroyed by fire; reconfigure rear roof structure to provide more integrated roofline with better drainage (modification not visible from Armstrong).

Staff Recommendation

APPROVE Certificate No. 60310ONK. Proposed changes are consistent with adopted design guidelines. Proposed alterations of rear roof lines will improve the appearance and the function of a roofline that now consists of several enclosed rear porches.

827 Morgan Street – Steve & Toni Mealor (Owner/Applicant) – Certificate No. 601104&G

Work Description

Install sawn wood porch rail with balusters set into top and bottom rails, with balusters on 4-5 inch center, matching shadow lines that illustrate where previous rail was located, with rail set below cast concrete caps; install splayed oversize square columns on center piers to match existing square columns at corners of front porch, made necessary by sagging porch beam; install side brick steps to porch, with brick to match existing bricks on house, to allow access to porch from driveway (NOTE: steps will be behind fence); replace deteriorating asphalt shingles on front gable with wood shingles; install 6' x 8' storage shed, 6-1/2 feet tall, in rear yard behind existing fence. Shed will have wood walls and shingled roof, and will be located at the southwest corner of the property.

Staff Recommendation

APPROVE Certificate No. 601104&G. Proposed changes are in keeping with character of house. Shed is consistent with design guidelines that recommend using materials corresponding to the original primary buildings on the lot.

Additional Comments

See Design Guidelines, pg. 19, Outbuildings.

Designation Report – 1209 Scenic Drive (CLT121DC043)

Request that 1209 Scenic be added to the Scenic Drive NC-1, with Scenic Drive Design Guidelines.

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on July 15, at 8:30 a.m. in the Small Assembly Room of the City-County Building.