

AGENDA
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF OCTOBER 21, 2010

Call to Order
Introduction of Visitors
[Approval of Minutes – September 16, 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

Edgewood Park City H-1

1616 Washington Avenue – Lewis Calvin Chapelle IV (Applicant/Owner) –
Certificate No. 100110EDG

Description of Work

- 1) Replace existing posts with 8' x 4.25" x 4.25" turned (load bearing) wood posts purchased from Home Depot. (2) additional posts will be installed so that there is equal spacing @ 74" centers to ensure symmetry and structural stability.
- 2) Remove existing tongue and groove porch flooring and replace in kind.
- 3) Install spindles and handrails: Turned spindles will be 2.25" square and equally spaced between installed posts. (i.e, 2.25" a post, 2.25" a space)
- 4) Handrails will be manufactured/ routed by hand to ensure historic accuracy versus purchased pre-manufactured handrails from local stores.
- 5) The height of the top handrail from the porch floor will be 30". This is to ensure historical accuracy as well as the historic ambiance.
- 6) Repair or replace wood siding and trim in kind, if necessary.

Staff Recommendation

APPROVE Certificate No. 100110EDG. Proposed work is consistent with adopted design guidelines for Edgewood-Park City. (See pgs. 18 and 19)

Additional Comments

The house has been altered through the Certificate process since the district's placement on the local register. However, the front porch was repaired, but not enhanced with a porch railing or decorative features as contemplated in this Certificate. The proposed porch columns and railing are appropriate to the district, featuring turned wood posts, elaborate railings and materials, as noted on pg. 18 of the adopted design guidelines.

General

447 N. Broadway – Signco, Inc. (Applicant) – Industrial Development Board of the City of Knoxville (Owner) – Certificate No. 91510GEN

Work Description

Wall mounted sign for Minvilla Manor. Sign to be mounted on new addition that links units facing Broadway with units facing Fifth, and will not be on historic sections of building nor interfere with the historic designs of the buildings.

Staff Recommendation

APPROVE Certificate No. 91510GEN. Proposed sign is located on non-historic portion of buildings, and does not interfere with the historic design.

Ft. Sanders NC-1

1412 Laurel Avenue – Michael Harding, Neely Properties (Applicant/Owner) – Certificate No. 100710FTS

Work Description

Remove existing vinyl siding and reinstall new vinyl siding, with vinyl shakes on top half of front elevation and front dormer; install decorative fascia truss on front dormer; replace current replacement windows, changing location of second story windows and installing paired half-view front doors flanked by octagon windows, with one over one configuration for new windows; rebuild front porch, removing current enclosure and installing hip roofed front porch with four evenly spaced 6"x6" square columns; remove all exterior stairs; demolish and rebuild rear approximately 10' of building, which was rear porches and was enclosed without installing a footer, in order to make the existing space structurally sound; install gutters and downspouts as needed, reroof using asphalt shingles.

Staff Recommendation

APPROVE Certificate No. 100710FTS with exception of front elevation windows. The location of the second story windows varies from the original and from expected window placement for Victorian-era designed houses. (See design guidelines, pg.10)

Additional Comments

The design guidelines on pg. 10 (E. Windows and Entrances) provide 1) window proportions and symmetry should be similar to the pre-1940 styles in the neighborhood, and 2) Windows should be double hung, sash windows. It is also provided in #7 on pg. 10 that upper level windows should be provided and aligned with doors, which are shown on the drawing submitted by the applicant. However, the alignment of these windows is not consistent with expected alignment of windows in pre 1940 houses. The applicant has moved them in order to accommodate interior stairs to the second story of each contemplated duplex unit.

Old North Knoxville H-1

115 E. Scott Avenue – Sean Bolen (Applicant/Owner) – Certificate No. 92410ONK

Work Description

Install basement access door on south side of building, in raised basement wall, with slight (less than 1') excavation and step down to reach door. Door to be half-view.

Staff Recommendation

APPROVE Certificate No. 92410ONK. Proposed addition of basement entry is consistent with other basement entries found in the neighborhood.

Additional Comments

The proposed entry is more than one-half the length of the house removed from the front elevation, and will not be obviously visible from Scott Avenue.

317 E. Oklahoma Avenue - Elizabeth Eason Architecture (Applicant) – Matthew Wright (Owner) – Certificate No. 100510ONK.

Work Description

1) demolish inappropriate rear addition (c.1960) - block portion only, retaining wood portion; 2) reroof and rehab shed roofed rear addition, wooden portion, using standing seam roof covering; 3) remove existing weatherboard siding, install sheathing and reinstall poplar lap siding to match the original, retaining the covering and trim on the front gable; 4) rebuilding and/or repairing existing wood windows, replacing inappropriate windows with new wood two over two double hungs to match the original, with three new wood windows on rear addition (NOTE: new windows in addition to be either one over one or one light casement wood windows); 5) repair porch soffit using identical design, repair porch floor (tongue and groove) and repair porch ceiling with beadboard if necessary; 6) repair gutters and downspouts as necessary; 7) repoint foundation where required using low Portland content mortar; reinstall doors that were in place on house and are now stored in the house.

Staff Recommendation

APPROVE Certificate No. 100510ONK. Proposed work is consistent with adopted Old North Knoxville Design Guidelines (see pgs. 13, 15, 20).

Additional Comments

The owner of this property contemplates a complete rehabilitation of the property, which will not only correct past alterations and their effects, but also introduce "green" features to the house. Replacing the damaged siding, removing the inappropriate concrete block rear addition, and repairing the windows are all activities designed to recapture the significant features of the building.

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