

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

Call to Order

Introduction of Visitors

[Approval of Minutes – August 19, 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

Old North Knoxville H-1

[1200 Kenyon Avenue](#) – Greg Williams - (Owner/Applicant) – Certificate No. 81610ONK

Work Description

Replace second story one over one double hung metal framed windows with wood one light casement windows, to mimic windows of original design as shown in photographic documentation.

Staff Recommendation

APPROVE Certificate No. 81610ONK. The windows that were originally in the front and side gables were patterned casements, and the applicant has secured photos that document those windows.

Additional Comments

The current windows are not appropriate, and replacement windows that would provide both double pane glass and the historic pane divisions are not available. The proposed replacement windows would approve the overall appearance of the building.

[1408 Armstrong Avenue](#) - Ray Ferguson (Applicant), Stephanie Manges (Owner) – Certificate No. 83010ONK

Work Description

Repair front and rear porches. Alter dormers to move front (window) out to edge of flat space now appearing in front of windows, which is creating a drainage issue with the house, residing them with wood shingles; alter front portico to elevate roof so that it is even with the fascia; repoint brick as necessary, using provisions of Preservation Brief No. 2; install gutters and downspouts; reroof, using asphalt shingles; repair wall shingles as necessary in kind.

Staff Recommendation

DENY alteration of front portico; APPROVE remainder of Certificate No. 83010ONK. These provisions are consistent with the adopted Old North Knoxville Design Guidelines.

Additional Comments

It is likely that the dormers have been altered in the past. They seem truncated, and the remaining flat space in front of them provides a repository for rainwater which is in turn harming the structure. Moving the window to the front of that existing flat space and lengthening the side walls would make the shape and depth of the dormers consistent with other dormer installations throughout the neighborhood (see the included photograph of the dormers on the house across the street). The remaining work items are also consistent with the adopted design guidelines, with the exception of the alteration of the front portico. It is likely that the current height of the front portico is consistent with the original construction. Although it was common in this style house to have a dormer roof that was engaged in the fascia, it was also common to have the configuration that presently appears on the house.

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on October 21, at 8:30 a.m. in the Small Assembly Room of the City-County Building.