

AGENDA
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF APRIL 21, 2011

Call to Order

Introduction of Visitors

[Approval of March 17 minutes](#)

Reports to Commission: Melvin Wright, Lisa Hatfield, Chair Finbarr Saunders

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

Certificates of Appropriateness

KNOXVILLE HISTORIC ZONING COMMISSION

GENERAL

[800 World's Fair Park Drive](#) – David Collins, McCarty Holsaple McCarty (Applicant) – Alex Harkness, Station Eighty Two Ltd. (Owner) – Certificate No. 40511GEN

Work Description

Install handicapped ramp on north (Western Avenue) elevation, easternmost door. Ramp to be concrete, with pipe rail with top rail and intermediate rail and minimal intermediates, and extensions at outer sides, to bridge 8" difference between sidewalk and step heights.

Staff Recommendation

APPROVE Certificate No. 40511GEN. Proposed ramp is concrete, which is less intrusive than a wood ramp and is in keeping with the other pavement in the courtyard.

Additional Comments

Ramp railing is a double pipe rail, which is contemporary in character and unobtrusive. The design of the rail would be benefitted by eliminating the u-shaped portions of rail at both top and bottom of both rails. The sections are very obvious, and the railing design would be enhanced by their elimination, although they are usually required by handicapped codes.

4th and Gill H-1

[721 Luttrell Street](#) – Benjamin and Uta Preston (Applicant/Owner) – Certificate No. 329114G

Work Description

1) Construct rear screened porch, not visible from Luttrell, size a size of 12'x18', gabled roof, square posts, wood steps, and supported on concrete piers, with deck level with interior floor, shingled to match existing roof shingles.

2) Demolish existing shed (sized at 16'x10'x13' tall) and build new smaller wood shed (12'x8'x9'4" tall) in opposite corner of rear yard, not visible from Luttrell. Shed to have double doors with lower cross bracing, one over one double hung window, wood wall cladding and side gable roof.

Staff Recommendation

APPROVE Certificate No. 329114G. Proposed rear addition is at rear of building and limited in size and scale to the historic building. See Recommendations, New Additions, ## 1, 2, 4, 8, pg. 18, and outbuildings, pg. 19, Design Guidelines.

Additional Comments

Current outbuilding is not contributing to district; proposed new outbuilding is consistent with Design Guidelines and the smaller size will be less apparent at the rear of the house. Neither change is clearly visible from adjacent streets.

Old North Knoxville H-1

1410 Grainger Avenue – Erin Kalb (Applicant/Owner) – Certificate No. 30311ONK

Work Description

- 1) Install new Pella Architect series two over one double pane all wood windows (wood interior and exterior). Replaces two over one double hung windows that were in house;
- 2) Replace metal pipe railing on front steps with wood railing to match existing railing and columns on front porch;
- 3) Reroof rear portion of house with identical asphalt shingle roof;
- 4) Remove enclosure of original rear porch and restore original porch; and
- 5) Replace one rear window in kitchen with door, using half view wood door similar to other doors in house.

Staff Recommendation

APPROVE Certificate No. 30311ONK.

Additional Comments

The current replacement windows were installed in error; the Pella Architect series windows are the most similar to the original wood windows, which were deteriorated. The remaining work items are in keeping with the architectural design of the porch railing, in the case of the front steps, and are restoring original architectural features in the case of the rear porch enclosure being removed.

1418 Grainger Avenue – Carl Lansden (Applicant/Owner) – Certificate No. 40411ONK

Work Description

Install gabled dormer on central portion of rear elevation, not visible from Grainger, with partial cornice returns.

Staff Recommendation

APPROVE Certificate No. 40411ONK. The addition of a rear dormer allows the applicant to utilize existing attic space, retaining the original footprint of the building while utilizing attic space; the dormer will not be visible from Grainger.

Additional Comments

The proposed dormer addition is necessary to enhance the marketability of 1418 Grainger, which is a four room home with one bath. The dormer will not be visible from Grainger, and will assist the building in remaining marketable in today's real estate market. It will be consistent in design and materials for original building features.

Tazewell Pike NC-1

4115 Tazewell Pike – Clifford Quinton (Applicant/Owner) – Certificate No. 40511TAZ

Work Description

Construct garage. NOTE: This application was approved at the meeting of 10/16/2003; that certificate has expired and the applicant wishes to reinstate, using the same design.

Staff Recommendation

APPROVE Certificate No. 40511TAZ. Proposed garage is an appropriate design for the property, serves a purpose currently being served by a metal canopy, and is consistent with the Tazewell Pike Design Guidelines.

Fort Sanders NC-1

1416 Forest Avenue – Neely Realty (Applicant/Owner) – Certificate No. 40711FTS

Work Description

Demolish existing structure and replace with a duplex.

Staff Recommendation

DENY Certificate No. 40711FTS; if demolition approved, deny design of replacement structure. The engineer's report does not indicate that demolition is the only alternative for this structure. Any replacement would need changes.

Additional Comments

The structural engineering report by Mallia does not indicate that the structural deficiencies are fatal to the building, although it does acknowledge the difficulty of repairing the rotation being suffered by the foundation. In addition, if demolition were to be approved, the proposed design of the new structure omits several requirements contained in the adopted design guidelines.

- 1) The foundation height does not appear to be consistent with other pre-1940 buildings, or with the building that is to be demolished (pg. 6, #1).

- 2) The design does not appear to meet the requirements for porches with an outside entrance from the street for every 50 to 75 feet of street frontage. (pg. 6, #4).
- 3) The siding appears to duplicate board and batten siding, which is appropriate for accessory buildings, but not for primary buildings. (pg. 9, #3 and #5).
- 4) There does not appear to be at least 50% transparency on the Forest elevation, or the James Agee. (pg. 10, #8).
- 5) There does not appear to be parking provision, or provision for landscaping. (pg. 11)
- 6) The requirement for bays or porches on the side elevation adjoining James Agee does not appear to have been met. (pgs. 17 and 20)

Other Business

[Mayor's Report on Preservation](#)

Staff Recommendation: APPROVE (Knoxville Historic Zoning Commission)

[Policy regarding chicken coops](#)

Staff Recommendation: APPROVE (Knoxville Historic Zoning Commission)

[National Register nomination for the Contractor's Supply Building located at 1909 Schofield Street.](#)

Staff Recommendation: APPROVE (Knoxville and Knox County Historic Zoning Commissions)