

AGENDA
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF AUGUST 18, 2011

Call to Order

Introduction of Visitors

[Approval of July 21 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

Old North Knoxville H-1

[222 E. Oklahoma Avenue](#) – JTI Construction LLC (Jake Iglehart) - (Applicant) - Martha Olson (sold to Avigil Sachs - Owner) - Certificate No. 71111ONK

Work Description

Alter (shorten) side window to accommodate kitchen counters. Window is behind bay window, not visible from Oklahoma.

NOTE: Informed contractor today by phone that shortening the side window back of the bay was acceptable per site visit and e-mail conversation with James Pierce, ONK representative. Delaying until August meeting was going to pose undue hardship on new owner, who had missed deadline date for July meeting by a matter of hours

Staff Recommendation

APPROVE Certificate No. 71111ONK as follows: 1) APPROVE repairing siding, trim and porch ceiling, capitals, columns, and flooring in kind with like material and design, if necessary. (Certificate 7111ONK issued for Level I on 7/11/2011).

Additional Comments

2) APPROVE Shortening side window to accommodate kitchen counters.

The proposed altered window is behind a bay window on the south elevation and is not visible from Oklahoma. After a site visit and e-mail conversation with James Pierce, ONK representative, staff informed the contractor by site visit that shortening the side window back of the bay was acceptable. Delaying until the August meeting would have posed a hardship on the new owner, who had missed the filing deadline for the July meeting by a matter of hours. Although the design guidelines recommend that the original opening be maintained in full height and width, this alteration is necessary to accommodate essential kitchen functions, and any interior alteration to accommodate the kitchen would have erased interior history.

318 E. Oklahoma Avenue – Andie Ray and Noel Hudson (Applicant/Owner) – Certificate No. 80211ONK

Work Description

Install shed roofed portico with metal standing seam roof covering above French doors on southeast facing balcony.

Staff Recommendation

APPROVE Certificate No. 80211ONK. The proposed changes are consistent with the architectural designs in Old North Knoxville and with the expected architectural features on French Eclectic Revival architecture.

226 West Glenwood Avenue – Kimberly Davis and Fred Sahms (Applicant/Owner) – Certificate No. 80411ONK

Work Description

Replace existing Masonite siding on one wall of c.1950 garage to rear of house.

Staff Recommendation

APPROVE Certificate No. 80411ONK - Although the proposed work is not consistent with the Wall Coverings section (pg. 20-22) of the Old North Knoxville Design Guidelines, the Masonite siding replaces the original siding material in kind.

Additional Comments

The non-contributing structure is not visible from West Glenwood.

510 E. Scott Avenue – Tom Brechko (Applicant/Owner) – Certificate No. 80411ONKB

Work Description

Replace siding, fascia, soffit and trim boards in kind, as necessary; replace two basement doors, neither original, with appropriate replacement doors (not visible from Scott); install new wood windows (three) in rear wall to replace three windows (central fixed pane); install new wood window in rear gable (window would be casement with appearance of one over one double hung); install utilities underground Install 8'x8' deck on side of house behind lattice screen with deck elevation to be no more than 2'; install wood screen/storm door at front entry using antique grille.

Add 24'x24' accessory structure (garage/workshop with 12'x20' carport addition) with hip roof with lower cross gables and shed roof addition, facing northwest, with overhead "carriage house style" door, central plank entry door, and board and batten wall covering with four light window. Projecting front gable supported by sawn wood brackets, with full cornice return and shingled gable. Accessory structure to be located at rear of building, accessible from alley.

Staff Recommendation

APPROVE Certificate No. 80411ONKB. The changes proposed to the primary structure are consistent with the Old North Knoxville Design Guidelines, and duplicate work previously allowed but not yet completed. APPROVE proposed new construction.

Additional Comments

The proposed garage's roof shape is consistent with the primary structure on the lot. However, the design guidelines specify that the roof slope should be 12/12 pitch. In this case, the garage is not visible from Scott and the restrictions should not apply because of the roof slope.

236 E. Scott Avenue – Vaughn Nave (Applicant/Owner) – Certificate No. 80411ONKC

Work Description

Repair wood siding, trim, fascia and soffits in kind, as necessary; replace basement windows with wood windows that replicate the design of the originals; replace two wood windows on second story (Northeast and southwest elevations) with identically sized wood windows matching originals; Install new wood exterior door at upper elevation on northwest façade; repair remaining doors; Tuckpoint foundation as necessary, using Preservation Brief No. 2; Repair chimneys, removing brick and relaying if required or tuckpointing as necessary, using Preservation Brief No. 2; Install new porch railing on west end of front porch, matching railing at 228 E. Scott; Reroof, replacing asphalt shingles in kind. (NOT REPLACING FRONT PORCH ROOF); Install ridge vents as required; Install guttering and downspouts; Install trim at junction of front porch and house wall.

Staff Recommendation

APPROVE Certificate No. 80411ONKC with the exception that the added porch rail should be 2"x2" sawn wood balusters set into the top and bottom rails on 3-4" centers, duplicating the railing at 121 E. Scott rather than 228 E. Scott.

Additional Comments

The majority of proposed changes are consistent with the adopted design guidelines with the exception of the proposed railing; that deficiency can be corrected by adopting the railing design described above.

4th & Gill H-1

1123 Luttrell Street - Christopher King (Applicant/Owner) – Certificate No. 804114G

Work Description

Construct second story addition; new roof to copy existing roof (hipped, 6/12 slope, exposed rafter tails). Relocate attic dormer to new roof in similar position. Windows will be wood double hung duplicating existing windows and trim. Wood shingles on second story with large trim band between floors. Extend existing chimney with matching stucco finish and new chimney cap. Construct shed roofed porch over existing exterior cellar steps with square wood columns and exposed rafter tails.

Staff Recommendation

DENY Certificate No. 804114G. The proposed changes are not consistent with the New Additions section (pg. 18-19) of the adopted Fourth & Gill Design Guidelines.

Additional Comments

Although the proposed redesign is appropriate in the neighborhood, the guidelines state that new additions should be to the rear or inconspicuous side of the house, and that differentiation should be made between what is historic and what is new. The guidelines further state that it is best not to add additional stories.

Mechanicsville H-1

507 Arthur - Marvin Lopez (Applicant/Owner) – Certificate No. 80211MEC

Work Description

Original structure was l-shaped, with large shed roofed addition to rear and wrap around l-shaped front porch, which are in structural failure. Applicant proposes to remove both of the additions, repair the original structure as necessary, and rebuild the front porch to be structurally sound, in the same footprint. The rear addition will also be rebuilt, but may be reduced in size. It will not exceed the original footprint. Included in the repair will be siding and trim repair, with like materials, as necessary, reroofing, installing new gutters and downspouts if necessary, repairing the masonry foundation if necessary, and repairing windows and doors as necessary.

If it is necessary to replace windows and doors, the applicant understands that the Historic Zoning Commission will need to perform an additional review.

Staff Recommendation

APPROVE Certificate No. 80211MEC. The proposed changes are consistent with the Mechanicsville Design Guidelines.

Additional Comments

See Design Guidelines, Roofs (page 6), Porches (page 7) and Masonry (page 12).

1103 Oak Avenue – Jo Stephens (Applicant/Owner) – Certificate No. 80411MEC

Work Description

Remove existing masonry chimneys below roof line; reroof using 3-tab shingles.

Staff Recommendation

DENY Certificate No. 80411MEC. The removal of chimneys that are visible from the street is not consistent with the Masonry, Chimneys and Foundations section (pg. 12-13) of the adopted Mechanicsville Design Guidelines.

General

9320 Kingston Pike – Knoxville 100 LLC (Applicant) – Kingston Pike LLC (Owner) – Certificate No. 80411GEN

Work Description

Demolition of non-contributing portions of designated structure, including block and frame garage and connector at rear of house and non-contributing, enclosed porch on rear ell, east elevation. The original structure, rear ell, and west wing, all of load-bearing brick construction, are to remain intact, as if the original front porch. Owner will exercise care in demolition in order not to undermine the original portions of the building.

Staff Recommendation

APPROVE Certificate No. 80411GEN. The proposed limited demolition will remove sections of the building that are in collapse, and make it possible to more thoroughly secure the house until a purchaser is found.

Additional Comments

Owner also intends to remove overgrown weed trees and other growth around the house, some of which threaten the original structure, and all of which lend to its unkempt, vacant appearance and make the house more difficult to market. The contact for this application is Mr. Brad Salsbury, Cannon and Cannon, Inc., 8550 Kingston Pike, Knoxville 37919 (865/250-4463).

Other Business

Mechanicsville Draft Design Guidelines Revision
Walker-Sherrill House, 9320 Kingston Pike – Demolition by Neglect