

AGENDA
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF DECEMBER 15, 2011

- Call to Order
- Introduction of Visitors
- [Approval of November 17 minutes](#)
- Reports to Commission: Melvin Wright, Lisa Hatfield, Chair Finbarr Saunders
- [Staff Report \(Level I Certificates and other\): Mike Reynolds](#)
- Certificates of Appropriateness

KNOXVILLE HISTORIC ZONING COMMISSION

Edgewood-Park City H-1

[2009 Washington Avenue](#) – Jace Koelzer (Applicant/Owner) – Certificate No. 112311EDG

Work Description

Remodel existing one story garage, keeping block walls, creating a one and half story garage. Garage will have hardi siding that mimics that design of the wood siding on rear of the house. The roofing will be asphalt shingles to match the house. The garage doors will be made of simulated wood in a style similar as shown in the attached plans.

Staff Recommendation

APPROVE Certificate 112311EDG as submitted.

Additional Comments

The proposed garage renovation meets the requirements of the guidelines as stated in the Infill Building section of the Edgewood-Park City Design Guidelines (page 28-29).

4th & Gill H-1

[722 Luttrell Street](#) – Carol Nickle (Applicant/Owner) – Certificate No. 1201114G

Work Description

Modification of a flat porch roof to a porch roof with a slope of 1.75 inch rise per 12 inch run. The roofing material will change from EPDM to asphalt shingles or metal standing seam.

Staff Recommendation

DENY Certificate No. 1201114G without prejudice.

Additional Comments

The Fourth and Gill Design Guidelines do not recommend changing original rooflines. In this case the porch has hipped roof with a very shallow slope. The porch roof at the highest point is

close to the fascia board below the soffit. If the roof pitch is raised, the roofline may partially cover the soffit and will be visible from the front of the house (the roof is currently visible from the side street, though fairly unnoticeable). There is a need to create a cricket in the back right corner of the porch roof (above the door) to allow for proper drainage away from the house and solve a leaking issue. This cricket will not be visible from the street.

Old North Knoxville H-1

1230 Armstrong Avenue – Ron Grazioso (Applicant/Owner) – Certificate No. 111811ONK

Work Description

Replace six existing one-over-one and two-over-two wood windows with new wood one-over-one or two-over-two windows of the same pane division and the same muntin depth, width and profile. The windows are located on the front and sides of the house.

Staff Recommendation

APPROVE Certificate 112811ONK as submitted, allowing wood one over one replacement windows in all requested locations.

Additional Comments

This Queen Anne house has been modified to have Craftman influences by adding a new front porch and changing the front windows to one over one; the windows were originally two over two. Since this house does have a strong Craftsman influence and all of the front windows are replacements, along with one window on the right side, replacement one over one wood windows for these are appropriate. The remaining windows to be replaced are on the sides of the house and are original 2 over 2 windows that are in various states of disrepair. Only one original window is visible from the street; the left side closest to the street. The Old North Knoxville Design Guidelines states, "If replacement windows are necessary, they shall be the same overall size as the originals, the same pane division and the same muntin depth, width and profile." In this case, since the style of the house has changed, it may be appropriate to allow the window style to change to one over one which will match the craftsman influence of the house.

1417 Cornelia Street – Old North Knoxville, LLC (Owner) –
Laurence Eaton (Applicant/Manager) – Certificate No. 120211ONK

Work Description

Construct new shed with a post and pier foundation. One story 10/x12/, wood framed with board and batten wood siding, double barn style door facing side yard (alley), wood window facing Cornelia Street, end gable roof with dimensional asphalt shingle coving, 8 inch overhang, 8/12 pitch.

Staff Recommendation

APPROVE Certificate 120211ONK as submitted.

Additional Comments

In the Old North Knoxville Design Guidelines, Section M: Auxiliary or Outbuildings states the various requirements for sheds (and other outbuildings such as garages). The proposed shed is relatively small which makes some of the recommended design elements difficult to incorporate fully (e.g. 12/12 roof pitch, exposed rafters). The shed appears to meet the intent of the guidelines.

Individual H-1

300 Main Street – Public Building Authority/Jeff Galyon (Applicant) – Knox County (Owner) – Certificate No. 112911GEN

Work Description

Repair all existing wood windows; Add non-operable, removable aluminum storm windows for each major opening component for all windows (one piece for double hung units, one piece for half-round units). The storm windows will have a middle horizontal bar to simulate the meeting rail of the windows.

Staff Recommendation

APPROVE Certificate No. 112911GEN as submitted.

Additional Comments

The prescribed restoration process of the windows is in accordance with the Secretary of Interior Standards for Rehabilitation. According to Preservation Brief #9, an appropriate method to weatherize historic windows is to add storm windows with frames made of wood, aluminum, vinyl, or plastic. The visual impact of storms may be minimized by selecting colors which match existing trim color, which is proposed in case.

Other Business

National Register Review

Hopecote – National Register of Historic Places nomination review and comments.

Election of Officers

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on January 19, at 8:30 a.m. in the Small Assembly Room of the City-County Building