

**AGENDA**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**  
**MEETING OF FEBRUARY 17, 2011**

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Call to Order

Introduction of Visitors

[Approval of Minutes – January 20, 2011, meeting](#)

Reports to Commission: Tom Reynolds, Lisa Hatfield, Chair Finbarr Saunders

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

Certificates of Appropriateness

**KNOXVILLE HISTORIC ZONING COMMISSION**

**Market Square H-1**

[407 Union Avenue](#) – Joshua Wright, Architects Wright (Applicant) - Market Square Hotel LLC (Owner) – Certificate No. 2011MKT

**Work Description**

Sign design, 13' tall overall, and 6' wide at the base narrowing in the central portion of the sign, mounted on the corner at a angle to be visible from both Union and Market. Individual letters will be lit with bulbs and indirect lighting at the edges will highlight the sign background.

**Staff Recommendation**

APPROVE Certificate No. 2011MKT. The concept of the sign mentioned in this application was approved at the January 20, 2011 meeting, The design has been refined and the size increased slightly in this application.

**Additional Comments**

The proposed blade sign more nearly duplicates a historic blade sign that was present on the building around the turn of the 20th century.

[37 Market Square](#) – Robert A. Speck, President Blue Coast Burrito (Applicant), Glenn Laiken, Inc. (Owner) – Certificate No. 12711MKT

**Work Description**

Construct raised, level seating area on north side of building, terminating at the façade (east elevation) and at the western end of the building. The width of the raised area will be approximately 9 feet, and will be topped by a shelf awning. (A shelf awning was approved in Certificate 80409MKTA; however, the original shelf awning was divided into a series that framed each bay of the reconstructed north elevation, while this awning is proposed to be continuous but with indentations.)

The purpose of the proposed patio is to provide a level surface that allows for the decreased elevation at the western end of the building; the height of the proposed patio will be approximately 3 feet at its highest elevation. A color-clad aluminum rail will form the edge of the patio and serve as a handrail at the western end. The edge of the proposed composite decking will be finished with a 1x12" composite board. The length of the raised patio is approximately 90', ending approximately 30' short of the western edge of the building.

Sign boards are proposed above each first story window, and at the eastern bay of the north elevation on the second story.

### **Staff Recommendation**

APPROVE Certificate 12711MKT. The proposed seating area is a modification from the original approval, but is consistent with the Market Square Design Guidelines. DENY the corner sign on the north elevation, second story. APPROVE the signboards.

### **Additional Comments**

Incorporating a seating area on the north elevation of this building will extend the activities of Market Square to the west on Wall, linking with the Market Square Parking Garage one-half block to the west, while being non-intrusive to the historic fabric of Market Square itself. There is a corner sign included in this request, on the easternmost bay of the north elevation and on the second story. The proposed lettering and size does not meet the Market Square Design Guidelines, and should be resubmitted in another form; that sign is not recommended for approval.

**28 Market Square** – Brett Honeycutt (Applicant), Square Dream LLC (Bernadette West, Owner) – Certificate No. 1201MKT

### **Work Description**

Add new roof deck, 46'8" x 19'2" set back 10'4" from front of building. Construction to be metal joists and composite decking material suspended above roof deck with ramp from new deck to existing stairway at rear. Continuous railing 3'6" high of 3"x3" steel tube posts 2-1/2" x 2-1/2" top and bottom rails and 1/4" steel coated cables at 4". Penthouse 34'7" long and 5'5" wide and 10'3" high at highest peak with Hardiboard siding and 4" Hardiplank trim, roofed with standing seam metal in dark color and a 5'5"x6' storage room for deck furniture.

### **Staff Recommendation**

APPROVE Certificate No. 12011MKT, with modifications to disallow installation of awnings, umbrella tables, or planters or other improvements that be visible from the street level of Market Square, and to reduce the visibility of the front wall.

### **Additional Comments**

The current proposal from the applicant begins the deck and the railing at 10'4" back from the front parapet wall; the railing is 42" above the height of the deck and is a metal railing that will be barely visible from the floor of Market Square. The penthouse roof slope has been altered so that the lowest point is at the front, but there is still a small portion of the front wall at the top of the wall that is visible; the applicant has agreed to make every effort to minimize or do away with that visibility if building codes can be satisfied while doing so.

Preservation Brief No. 14 provides that any addition should not harm the character of a historic building by altering historic materials, features and form and should be compatible but differentiated from the historic building. The Brief also provides that any addition should not add more than one story to the height (this penthouse is 10' tall at its highest, rear point, and that it should be set back one bay from the front of the building (which would be true for the penthouse). The current design should be acceptable, provided no umbrellas, canopies or awnings or planters are installed that would be visible from the floor of Market Square.

### **Mechanicsville H-1**

*1012 Oak Avenue* – Rick Joiner (Applicant), Knoxville's Community Development Corporation (Owner) – Certificate No. 11811MEC

### **Work Description**

Construct new 1-1/2 story Craftsman-derived cottage with one over one windows, Craftsman styled front door, full front porch 8 feet deep with sawn wood railing and columns, brick pier with inset lattice panels and central wood stair with riser panels, masonry foundation with parge coat, 12/12 pitch roof with dimensional shingle roof covering and front facing dormer with single window surrounded by imbricated shingles of Hardi-board, paired second story windows on side elevations, shed roof at rear with one-half rear porch. Railing on front and back porches to be sawn wood, set into top and bottom rail, with 2" spindles on 3-4" centers. Sited with 25' setback and combined side yard setbacks of 17', 6' on east and 11' on west, in accordance with design guideline requirement that front and side setbacks match other properties on the block.

### **Staff Recommendation**

APPROVE Certificate No. 11811MEC. Proposed residence meets the provisions of the Mechanicsville Design Guidelines.

### **Additional Comments**

This applicant received approval to construct a Victorian-inspired infill design on this lot several years ago, but did not receive the lot. A second infill design with another applicant, for a Craftsman-inspired design, was approved for this location, but was not built. This design is the third design, more appropriate to the applicant's needs, and in keeping with the design of other houses on the street.

## **Fourth & Gill H-1**

*714 Haynes Place* – Daniel Sanders (Applicant/Owner) – Certificate No. 207114G

### **Work Description**

Install new wood double sash windows, with one over one lights, to replace existing rotted out three over one windows. Structure has 32 windows, all of which are extremely deteriorated and cannot be repaired but should be replaced. Three light sashes are not available except in custom windows, and in custom windows would not be true divided lights.

### **Staff Recommendation**

APPROVE Certificate No. 207114G. There are 32 windows in this building, all of which are deteriorated due to lack of maintenance by a previous owner. They must be replaced; duplicating the original pane division would cause a financial hardship.

### **Additional Comments**

One over one windows were often used in buildings constructed at the time of this building. One over one windows can be found in similar buildings and would be appropriate to this structure.

## **Old North Knoxville H-1**

*1410 Grainger Avenue* – Erin Beaver and Casey Kalb (Applicant/Owner) – Certificate No. 20311ONK

### **Work Description**

Install new Pella one over one double pane windows with wood inside and vinyl cladding on exterior. Replaces two over one double hung windows that were present on building.

### **Staff Recommendation**

DENY Certificate No. 20311ONK. See adopted Design Guidelines, pg. 15, which call for reusing original windows (B.1) or replacing with exact copies (B.2) with replacement windows to have true divided lights (B.3).

### **Additional Comments**

The applicant did not obtain a building permit or a Certificate of Appropriateness prior to replacing the windows.

## **KNOX COUNTY HISTORIC ZONING COMMISSION**

### **Village of Concord H-1**

*1000 Clay Street* – John Wampler, High Oaks Construction (Applicant), Mark & Florence Turner (Owner) – Certificate No. 11811CON

#### **Work Description**

Replace four multi-paned windows with replacement windows that duplicate the size and pane configuration of the deteriorated original windows; replace deteriorated front door with new front door of identical design.

#### **Staff Recommendation**

APPROVE Certificate No. 11811CON. Window replacement was discussed when prior certificate was approved, and is consistent with Village of Concord Design Guidelines.

#### **Additional Comments**

In 2004 this property was rehabilitated on the interior and exterior, and a rear addition was approved. At that time the applicant discussed the need to replace the remaining windows in the house, but did not make application for the replacement windows. This Certificate describes the work necessary to complete the house rehabilitation. The windows to be replaced are deteriorated and not repairable due to prior lack of maintenance. The new windows will match the pane configuration of the original windows.

#### **Boundary Adjustment**

*9320 Kingston Pike – Kennedy/Baker House*

**Staff Recommendation:** APPROVE the reduction in area designated under the H-1 Overlay, as shown on the attached staff report prepared for the rezoning by MPC staff.

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on March 17, at 8:30 a.m. in the Small Assembly Room of the City-County Building.