

**AGENDA**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**  
**MEETING OF JANUARY 20, 2011**

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Call to Order

Introduction of Visitors

[Approval of Minutes – December 30, 2010, meeting](#)

Reports to Commission: Tom Reynolds, Lisa Hatfield, Chair Melynda Whetsel

[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. 10611MKT

**Work Description**

Replace existing concrete at Union Avenue entry with rectangular stained concrete paving with brick paver margins, with The Oliver Hotel in metal lettering embedded in stained concrete; replace existing entry with central pivoting door with one light, flanked by two 3'6" sidelights with central light and three light transom; and secondary door with two paneled fixed enclosure with large pane windows in each panel topped by transoms; all doors openings to be in wood casing. Add new uplighting at existing outlet locations on south elevation. Remove existing awning and banners. Repair and repaint existing wrought iron balcony and columns and cover balcony floor grate with galvanized flashing painted to match existing wrought iron structure. Remove existing sign and hand new blade sign from balcony. Place "Oliver Hotel" decals on existing sconces. Install new primary sign tentatively proposed as a 12' tall by 3' wide blade sign with a 5' wide base, with letters to be lit internally with exposed bulbs. Install new awning coverings on each elevation with existing columns painted black and awning coverings to be black. Repoint and repaint brick as necessary, including infilling existing steel beam. Cover holes in fall at recessed entry with stucco, repainting exit and replacing steel door with steel door. Replace existing flashing with copper flashing. Remove existing brick veneer at columns on south elevation and replace with brick veneer matching original brick in size and layout.

**Staff Recommendation**

APPROVE Certificate 10611MKT. The proposed work items are consistent with the Market Square Design Guidelines, and with the Secretary of Interior's Standards, necessary in order to pursue preservation tax incentives.

### **Additional Comments**

Special attention should be paid to the proposed blade sign to be located on the southwest corner of the building. The applicants are concerned that signage for the hotel portion of the building be visible from Market and from Union, and also that the sign be historically appropriate without intruding on the architectural statement of the building itself.

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

*714 Haynes Place* – Daniel Sanders (Applicant/Owner) – Certificate No. 106114G

### **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. 106114G. There are 28 windows in this building, all of which are deteriorated due to lack of maintenance by a previous owner. They must be replaced, and replacement windows with three light upper sashes are not available.

### **Additional Comments**

The design guidelines call for exact replacements if windows must be replaced; exact replacements are not available. The style of this building does not particularly call for divided upper sashes; one over one sashes were commonly used in this time period and for this style.

### **Old North Knoxville**

*1417 Cornelia Avenue* – Old North Restorations, LLC (Applicant) – Jared Brewster (Owner) – Certificate No. 10611ONK

### **Work Description**

Complete exterior restoration and addition, including modification of roof shape to correct burn damage and to add second story bedrooms, including shed dormers, reworking of gable shapes, and installing roof covering; repair masonry using Preservation Brief No. 2; adding two exterior doors (half-view on front and rear); Add one over one replacement windows at all locations to match size of old window openings, plus small horizontal windows on stair and on opposite side elevation and small one over one double hungs in dormers; add roof covering after tearing off and rebuilding existing unstable roof; add round sawn wood gable vent in front opening, to match existing size, or add round window to match existing size.

### **Staff Recommendation**

APPROVE Certificate 10611ONK. This application itemizes the work necessary to complete the project begun by the previous owner, and will result in saving the building and returning it to an appearance consistent with the adopted design guidelines.

## **Additional Comments**

The work approved by the HZC in 2009 was as follows:

Retain front and side walls of existing fire-damaged structure and build new structure behind it. New building will retain existing front entry and porch, and from portion of hip and lower cross gables. Replacement windows will be installed to reflect the full dimension of the original windows, wood double hung, with new windows in the same dimensions as shown on the attached plans. Interior chimney retained. Bay window retained. Wood siding repaired and restored or replaced in kind, with 3-1/2" corner boards. Modifications to west elevation will include shed roofed dormers, one three light and one one light, to allow living space on second story level. Side porch, accessed from rear of house, will include sawn wood balusters set into top and bottom rail, with 10" square wood column. East elevation will include replacing windows with windows sized to fit original window openings. Front elevation will retain original fishscale patterned trim and attic vent on front gable, with windows sized to fit original window openings and will retain front porch.

Common features throughout the house - two over one windows; originally size window openings as revealed by removal of artificial siding; installation of ridge vent and asphalt shingle roof; restoration of wood siding; corner boards, skirt board, and sawn wood gable vents; installation of columns on front and side porch; restoration of brick chimney.

Modifications added at HZC meeting: 1/1 double hung windows are acceptable; corner boards to be 5-1/2"; dormers may be shed or gabled; additional window may be added on right side elevation; if removing artificial siding reveals other window openings, they may also be utilized.

The current owners have formed a neighborhood investment group for the purpose of completing the rehabilitation of this fire-damaged and partially completed building. The work contemplated takes into account alterations that were constructed under Mr. Brewster's direction before he abandoned the building.

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