

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

Call to Order

Introduction of Visitors

[Approval of September 15 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

Old North Knoxville H-1

[322 E. Oklahoma Avenue](#) – Julie Wichlinski (Applicant/Owner) – Certificate No. 101011ONK

Work Description

Install a 12 inch decorative trim at the base of the faux brick façade covering, made of wood. This will be applied to the front and sides of the house. This will mimic the trim detail on the adjacent new house under construction.

Install a 36 inch tall wrought iron fence on top of an existing concrete barrier in the front yard.

Staff Recommendation

APPROVE Certificate 101011ONK as submitted.

Additional Comments

The faux brick wall covering is beginning to deteriorate and the homeowner is patching it where feasible without altering the look. However, at the base of the wall, the faux brick is deteriorated too much to patch and water is infiltrating the house. It is not possible to find an exact match of the faux brick so the homeowner is proposing the wood trim detail.

[119 W. Glenwood Avenue](#) – Aaron Pennington (Applicant) Erin Donnell (Owner) – Certificate No. 100611ONK

Work Description

Replace three aluminum storm windows on sleeping porch in the back of the house with new painted wood windows to match surrounding conditions. The window openings will be enlarged to match the screen windows to the left side of the sleeping porch, which is the original size of the window openings. Repair or replace lattice screen on lower back porch. Remove two metal awnings and non-original decorative shutters. Repair wood siding on house and outbuilding in kind, as needed. Tuckpoint brick as needed with non-Portland cement mortar.

Remove screen porch addition on the back of the house to reveal the original back of the house. A new wood stoop and stair will be built in the location to allow access to the back yard.

Staff Recommendation

APPROVE Certificate 100611ONK as submitted.

Additional Comments

The screen porch addition at the rear of the house is not original and is not visible from the street.

4th & Gill H-1

710 Deery Street - Joe McDonald (Applicant) Robert and Ellen Lee (Owners) – Certificate No. 1006114G

Work Description

Replace front porch roof with new metal roof materials to match. Replace all windows with new wood windows, with the same grill pattern. Repair damaged siding, fascia, trim and soffit as needed, in kind. Add new aluminum five inch k-style gutters and downspouts.

Staff Recommendation

APPROVE Certificate 1006114G with the following conditions: The new wood windows shall have simulated divided light, with muntins on interior and exterior, and an internal separator between the insulating glass to simulate a true divided light window.

Additional Comments

The windows in the house are in a deteriorated state, some are coming apart and rotting. All of the accessible window sashes tested positive for lead-based paint. The Fourth and Gill Design Guidelines state that "Original wood windows should be reused". The guidelines further go on to say, "If replacement windows are necessary, they should be the same overall size as the originals, with the same pane division, and the same muntin-style and exterior depth, width and profile. False muntins or grids should not be used". The windows on this house are in poor condition and replacement windows may be necessary.

Currently, the windows are protected by storm windows. These will be removed and not replaced. The new windows will have removable screens.

KNOX COUNTY HISTORIC ZONING COMMISSION

Village of Concord H-1

1001 Olive Road – Brian Church (Applicant), Evelyn Wood (Owner) – Certificate No. 92911CON

Work Description

Replacement of asphalt shingles with green standing seam metal roof. Replacement of wood trim and siding as needed, in kind.

Addition of covered porch to rear of house with a shed roof that will mimic the roof line on the opposite side of the rear of the house. Cement fiber board siding and vinyl double hung windows. The vinyl windows will be built into a wood frame to look like the rest of the windows in the house. The concrete block foundation will be faced with a stone to resemble the foundation of the rest of the house.

New 32 by 32 foot garage to rear of house with access to side street. Garage siding will be cement fiber board and will match style of primary house. Roof of garage will be a standing seam metal roof to match proposed roof on primary house

Staff Recommendation

APPROVE Certificate 92911CON as submitted.

Additional Comments

Village of Concord Design Guidelines:

Roofs (page 26) - Allows metal roofs and recommends a dark green color as an option.

Windows (page 28) - Allows alternative exterior materials besides wood. These windows will be on the back of the house and not visible from the street.

Exterior Wallcoverings (page 40) - Cement fiber board is allowed in district and since this addition is to the rear of the house, will match the dimension of the rest of the house and will not be visible from the street, this may be acceptable.

Infill and New Development (page 42) - Outbuildings (garages) may be appropriate if the construction duplicates the original outbuildings that would have been found. "Their materials should reflect the materials found on the original primary building on the lot". This garage will not be visible from the frontage street and will be partially visible from the side street. The design and materials do reflect the design of the original primary building.