

**AGENDA**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**  
**MEETING OF FEBRUARY 16, 2012**

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- Call to Order
- Introduction of Visitors
- [Approval of January 19, 2012 minutes](#)
- Reports to Commission: Melvin Wright, Lisa Hatfield, Chair Scott Busby
- [Level I Certificate of Appropriateness Approvals](#): Kaye Graybeal
- Staff Reports for Certificates of Appropriateness: Kaye Graybeal

**KNOXVILLE HISTORIC ZONING COMMISSION**

**Market Square H-1**

***28 Market Square*** – 3-G Studios (Applicant) – Certificate No. 010512MKT

**Work Description**

Install photovoltaic panels on the south roof slope of the existing rear penthouse extending beyond the slope at the same angle to an intersecting point on the south party wall. These panels are proposed to be at the rear of the roof deck and therefore are not expected to be visible from the square or any public right-of-way.

**Staff Recommendation**

Approve Certificate No. 010512MKT with the condition that any solar panels installed on north party wall will not be highly visible from the public right-of-way.

***32 Market Square*** – 3-G Studios (Applicant) – Certificate No. 020112MKT

**Work Description**

Reconstruct existing brick portion on the second level façade to closely recreate the original 1890s appearance as indicated in 1910s photos documenting the appearance. The owners propose to rebuild the brickwork on the second level from the existing steel structural beam at approximately 12'-0" above grade, to the top of the existing parapet, approximately 31'-2". The recently renovated lower portion of the existing façade will remain un-altered and accessible throughout the demolition and construction process. The new brick façade will be identical in height to the current façade, and will have 3 structural bays with a built-up cornice. The cornicework at the top of the building will be painted hardiboard (or equivalent low-maintenance material) with a dentil pattern at the base of the cornice. The window headers will feature corbelled arches. Wood trim resembling that which is currently installed along the top of the ground floor entrance will be replicated and installed in the same location. Windows will be arched-top and double-hung, with full-height fixed sidelights.

**Staff Recommendation**

APPROVAL for COA #020212MKT to closely recreate the 2nd level façade with the condition that the new brick match the original in dimension and color.

## **Knox County Landmarks**

***9000 Kingston Pike*** - 3-G Studios (Applicant) — Certificate No. 020112GEN

### **Work Description**

Fixed-glass enclosure of the second floor roof deck area on east addition. The butt-joined glass enclosure will be installed over the existing modern railing and pickets, along with slider windows installed from the top of the railing to the bottom of the roof structure. The rear unfinished metal fire escape door on the second level will be replaced with a paneled metal door.

### **Staff Recommendation**

APPROVAL of COA #020112GEN - enclose roof deck of east addition w/fixed glass panels with the condition that aluminum posts be painted white, or a white-painted wood trim piece be affixed to the front of each post. Replace rear door with paneled metal door.

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

***409 W. Glenwood Ave*** – Laurence Eaton (Owner) – Certificate No. 012612ONK

### **Work Description**

#### Level I Routine Repair

Replace shingle roof on garage with in-kind shingles (30-year dimensional).

#### Level II Addition of features

Addition of solar panels on garage roof in areas that will not be seen from the public right-of-way. The panels will be installed to coincide with the pitch of the roof and will not cover the entire roof surface.

### **Staff Recommendation**

APPROVAL of COA#012612ONK to install solar panels on the northwest-facing slope of the garage roof since it cannot be seen from the public r-o-w.

APPROVAL to replace existing asphalt shingles on garage with in-kind asphalt shingles.

## **Edgewood/Park City H-1**

***2106 Jefferson Ave*** – Tina & Dorn Brinker (Owners) – Certificate No. 020412 EDG

### **Work Description**

Replace existing damaged asphalt tile roofing (damaged by fallen tree) with corrugated metal roofing or asphalt shingles.

Replace deteriorated asbestos and any remaining wood weatherboard siding to match original wood siding evident on the house.

Replace severely deteriorated windows (all) with wood one-over-one light to match originals. Fill in twin window opening on the west side of the house and create two new window openings of the same proportions, but spaced approximately two feet apart to accommodate new interior wall. Due to the narrow side yard, this change will not be visible from r-o-w.

Repair existing original half-light over one-panel wooden front door which is somewhat rotted. If not repairable, replace with in-kind wooden door but with two vertical panels below the half-light.

Replace/replicate the porch design utilizing corrugated metal roofing or asphalt shingles.

Replace late-added battered stone porch columns with simple Doric-style round-in-section porch columns, similar to the middle porch column at 2306 Jefferson (photo included).

Reconstruct exterior wall framing of former rear screened porch damaged by fallen tree to create enclosed rear addition (not visible from r-o-w). The rear porch had been previously enclosed and the damaged wallboard has been removed as indicated by the submitted photos. Sheath rear addition walls with horizontal wood siding to match original on main house and construct shed roof sheathed with corrugated metal or asphalt shingles. Construct foundation with distressed brick for rear addition.

**Staff Recommendation**

APPROVAL of COA #020412 EDG to restore house to original appearance as much as possible utilizing like materials to match original or are appropriate to the period of the house. Re-enclose rear porch with siding and roofing to match main block of house.

**Fourth and Gill H-1**

*710 Deery Street* – Joe McDonald / City Community Development (Applicant)  
Certificate No. 0129124G

**Work Description**

Replace front façade windows with wood simulated divided lite with shadow bar. Replace windows on all other elevations with wood two-over-two simulated divided lite with NO shadow bar. Replace front porch roof with corrugated metal as per included cut sheet or EPDM (Ethylene Propylene Diene Monomer) rubberized roofing membrane.

**Staff Recommendation**

APPROVAL of COA # 0129124G to replace windows on NW side and rear with wood simulated divided lites. The two foremost windows on NW side are to include a shadow bar between muntins. Repair windows on the front and SE side.

APPROVAL for porch roofing to be asphalt shingles or dark corrugated metal.

**Other Business**

1) Process Improvements for the Certificate of Appropriateness Application Process

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on March 15, at 8:30 a.m. in the Small Assembly Room of the City-County Building.