

**AGENDA**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**  
**MEETING OF JANUARY 19, 2012**

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- Call to Order
- Introduction of Visitors
- [Approval of December 15 minutes](#)
- Reports to Commission: Melvin Wright, Lisa Hatfield, Chair Scott Busby
- [Staff Report \(Level I Certificates and other\)](#): Kaye Graybeal
- Certificates of Appropriateness

**KNOXVILLE HISTORIC ZONING COMMISSION**

**Fort Sanders NC-1**

*1705 Highland Avenue* – CGH Properties (Applicant/Owner) – Certificate No. 010312FTS

**Work Description**

Demolition of accessory garage structure along alley behind primary house structure which fronts Highland Avenue. Add 6 paved parking spaces and one tree on the demolition site, behind the primary house structure and accessed from the alley.

**Staff Recommendation**

APPROVE Certificate No. 010312FTS to demolish accessory garage structure and pave parking for 6 spaces at the rear of the primary building.

**Additional Comments**

The Fort Saunders Neighborhood Conservation District Design Guidelines, Section F. Parking, states:

- 2) Provide parking access off the alley or off a side street.
- 3) Plant one native shade tree for every 50 feet of lot width, adjacent to or as islands within the parking area.
- 4) In constructing residential parking, 8.5-foot stall widths and 24-foot side lane widths may be used for 90-degree angled parking lots.
- 7) Surface parking area shall always be to the rear of the building.

**Old North Knoxville H-1**

*1412 Armstrong Avenue* – John McCracken (Applicant/Owner) – Certificate No. 122211ONK

**Work Description**

Remove existing late-added chimney stack from ground up on south side of house and repair roof where chimney protruded. Repair siding where chimney was removed with matching siding.

**Staff Recommendation**

APPROVE Certificate No.122211ONK with the condition that the replacement siding that was formerly behind the chimney match the existing exterior layer of siding.

**Additional Comments**

The chimney has been partially removed which reveals that it was constructed against pre-existing wood siding. It is a later addition and appears to date from the 1930s or 1940s. Its square section from the ground up and exposed metal standpipe indicates that it was a flue chimney rather than a fireplace chimney.

*142 Leonard Place* – Amy Zimmerman (Applicant/Owner) – Certificate No. 122711ONK

**Work Description**

Level I - Replace asphalt roof shingles at former chimney opening with new asphalt roof shingles to match existing. Replace gutters with new gutters.

Level II - Remove chimney stack above roofline for original interior chimney on rear south side of house (not visible from the public right-of-way). Remove chimney stack above roofline for original interior chimney on north side of house (visible from the public right-of-way)

**Staff Recommendation**

DENIAL of Certificate No. 122711ONK to remove the chimney stack on the north side of the house. Staff recommends approval to remove the rear chimney (toward the south) of the house.

**Additional Comments**

The two original chimney stacks above the roof have been removed. Some of the top chimney bricks have fallen into the fireplace. The applicant's contractor states that because of structural issues, it would be necessary to rebuild the entire interior chimney and its foundation beginning in the crawl space in order to provide stable support for a rebuilt chimney stack above the roofline.

**Fourth and Gill H-1**

*611 Gill Avenue* – Johnathan and Cherly Ball (Applicant) – City of Knoxville (Owner) – Certificate No. 0105124G

**Work Description**

- 1) Repair/Replace in-kind siding, columns and capitals, asphalt shingles, doors, windows, and chimney
- 2) Demo second-level rear addition
- 3) Addition of rear 2nd-level decking and balustrade

The chimney will be repaired utilizing tuckpointing if necessary as specified by the NPS Preservation Brief #2. Existing layers of roofing material (including that of the porch) will be replaced with 30-year dimensional asphalt shingles. Gutters and downspouts will be replaced with standard materials.

### **Staff Recommendation**

APPROVAL of Certificate No. 0105124G to repair or replace original features to match original and modify rear addition.

### **Additional Comments**

The applicants' bid on the condemned house has been accepted by the Homemaker's Committee and their intent at this point is to obtain approval for an in-kind restoration of the house, returning it to a single-family residence. They intend to return to the HZC or consult with staff as other restoration issues reveal themselves. Refinements such as exterior lighting, doors on the back and side of the house, etc. will be reviewed at a later date by staff or the HZC as appropriate.

### **Market Square H-1**

***28 Market Square*** – Brett Honeycutt (Applicant) – Bernadette West (Owner) – Certificate No. 010512MKT

### **Work Description**

- 1) Install twenty 30"x60" photovoltaic panels on the north party wall at 8 feet above the existing roof deck. The panels will be installed at an angle of approximately 45 degrees beginning at the front edge of the party wall and extend eastward toward the rear of the building. The panels closest to the front edge of the building will be visible from the square with the sightline likely to include the first 12 panels.
- 2) Extend existing roof deck towards the rear (east) of the building and construct upon it a 100-sq. ft. greenhouse, a 30-sqft. walk-in cooler, a small bar with seating for approximately 6 people and a 25-sqft. storage closet. These structures will be similar in appearance and match the materials of the 2 existing penthouses. Since the structures are proposed to be located to the rear of the roof, they expected to be difficult to see from within the square or will not be visible at all from any public right-of-way.
- 3) 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.
- 4) Replace existing 6'-8"-tall full-lite wood front entry doors and frame on ground floor with 8'-0"-tall full-lite wood entry doors and frame.

### **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.

### **Additional Comments**

Staff believes that 12 of the proposed solar panels are likely to be visible from the square, with the foremost 8 being highly visible and the following 4 being less visible. The remaining proposed structures and panels are located far enough to the rear of the roof will not be visible

from the square or other public right-of-way. Therefore staff recommends eliminating the first 8 solar panels or relocating them more to the rear of the roof.

The ground floor entry doors are not early or original and are proposed to be replaced with like-kind material and design. The additional door height of 1'-4" is more in keeping with the scale of the entrance elevation. Therefore staff recommends approval of replacing the existing doors with taller, otherwise in-kind doors.

### **Other Business**

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on February 16, at 8:30 a.m. in the Small Assembly Room of the City-County Building.