

AGENDA
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF MARCH 15, 2012

Call to Order

Introduction of Visitors

[Approval of February 16, 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

KNOX COUNTY HISTORIC ZONING COMMISSION

Village of Concord HZ

10817 Third Drive – Gene Mac Abel (owner) – 020612CON

Work Description

Replacement/Repair resulting from April 27, 2011 hail storm. Remove aluminum siding that was installed in 1973 to cover asbestos shingles installed in 1945 which cover the original wood siding. The asbestos shingles will be left intact. Install fiber cement board that is the same exposure as original siding and retain window and door surround detail. Remove and replace shingled roof in-kind. Replace damaged aluminum shutters with louvered wood shutters of the appropriate dimension for the windows.

Staff Recommendation: Approval based on Concord Village Design Guidelines

KNOXVILLE HISTORIC ZONING COMMISSION

Old Mechanicsville H-1

1021 Tulip Avenue — Sam Daniel (owner) – 020712 MEC

Work Description

Level II: Replace 13 aluminum windows (25 years in age) with one-over-one vinyl-clad windows. A total of six windows have already been replaced on the back and one side of the house. Four bedroom windows have been added within existing non-historic openings with 8" of added height to allow for legal egress. Replace existing vinyl siding with new vinyl siding to match existing 6"-exposure. Existing vinyl siding is covering a variety of earlier siding material including areas of wood siding, asphalt shingles, plywood, and felt blackboard.

Level I: Replace asphalt shingles roofing in-kind.

Staff Recommendation: Approval: Level I asphalt shingle roof replacement with in-kind material. Denial: Level II replacement of vinyl siding and windows with vinyl.

Fourth and Gill H-1

810 Deery Street – (David) Kerns Construction Company (owner's agent) – 0109124G

Work Description

- 1) Replace all early/original windows (6 one-over-ones and 10 two-over-twos) with new double-insulated one-over-one wood windows.
- 2) Mount a second floor fascia board (strap) across the front gable to match the existing fascia board on the house, and replace the existing fiber cement board and Masonite siding in the front gable with cedar shake or shingles. Additionally, replace the siding in the upper section of the west-side front addition just below the roof with the same type of shakes or shingles.
- 3) Reconstruct front entrance to add a sidelight on the east (right) side of the door to match the existing one on the west (left) side if it is supported by physical evidence or photo-documentation.

Staff Recommendation: Approval (with conditions) to replace early/original windows with 1-over-1 wood windows to match, except 4 original front- and SE-facing 2-over-2 windows on upper story to be replaced with 2-over-2 simulated divided light windows with shadow bars.

Approval (with condition) to add fascia board and shingles to front gable of house with the condition that it can be demonstrated through physical evidence or photo-documentation that this design existed originally. Approval to add cedar shakes or shingles to top front of west addition.

Approval (with condition) to reconstruct front entrance to add a sidelight on the east (right) side of the door with the condition that it can be demonstrated through physical evidence or photo-documentation that this design existed originally.

911 Luttrell Street—Jonathan Wimmer and Kelly (owners) – 0228124G

Renewal of COA (expired 10/2008) to rebuild the conical roof on the turret, which was destroyed approximately 30 years ago. Rebuild using a historical photo as a guide to match as closely as possible to the original.

Staff Recommendation:

Approval of replacing conical roof on the turret based on photo-documentation.

714 Luttrell Street – Regina/Rudy Santore (owner) – 0224124G

Work Description

Level II

1. Masonry/Chimneys. Rebuild SE chimney from roofline, reusing existing brick. If new brick must be added, match existing as closely as possible. Add appropriate cap to west and SE chimneys. Remove non-historic NE stove chimney to ground. Where stove chimney was removed, patch roof to match existing roofline and add in-kind siding milled to match currently existing historic wood siding.
2. Porch. Replace rotted column plinths (due to insufficient porch slope) with paintable aluminum plinths. Add an abacus to the capital of each column (standard for Tuscan columns of the style and in the neighborhood.)
3. Windows. Replace existing later-added windows on rear enclosed porch with wood divided light window to simulate existing. Where stove chimney was removed, add wood casement window.

Level I – Standard Repair/Replace

Repair damaged wood details. Refabricate with wood where repair is impossible. Tuckpoint west and SE chimneys and foundation where needed using historic mortar formula. Replace existing porch decking in-kind. Repair storm windows.

Staff Recommendation: Approval

940 Eleanor Street—Vanessa Todd (owner) – 0103124G

Work Description

Add spindlework balustrade with the top rail mounted at 36 inches high to front porch (in place of a late-added balustrade that had been removed at some earlier point.)

Staff Recommendation:

Denial of installation of spindlework balustrade on front porch based on guidelines that details must present a visually and physically appropriate appearance historically and lack of documentation of this type of balustrade being original to the house.

Old North Knoxville H-1

1239 Armstrong Avenue – Russ Davidson (owner) – 022912ONK

Work Description

Original windows were mostly destroyed by fire, so they were not repairable. Window openings have been filled with wood 1-over-1 windows. Survey description on file indicates the original windows were 9-over-1 light.

Staff Recommendation: Denial of one-over-one replacement windows.

Market Square H-1

1 Market Square – Joshua Wright (owner’s agent) – 022812MKT

Work Description

Addendum to previous HZC approval on the date of 03-17-2011, 30311MKT:

- 1) Relocate entry door of the south bay to one section north of that bay.
- 2) Eliminate *proposed* cornice along Union Avenue elevation.
- 3) Modify the existing awning: Lower slope to expose new cornice and prism glass over storefront. Add new fabric. Remove center awning.
- 4) Installation of a temporary clear plastic enclosure under the awning to be occupied during colder months.

Staff Recommendation: Approval to eliminate proposed cornice on 407 Union Avenue and to modify existing awning. Denial of relocating central entry door to the north and installation of clear plastic enclosure at Market Square side of building.

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 April 19, at 8:30 a.m. in the Small Assembly Room of the City-County Building.