

**MINUTES**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**  
**MEETING OF AUGUST 19, 2004**

**Members Present:**

Nic Arning  
Steve Cotham  
Faris Eid  
Duane Grieve  
Kenneth Gresham  
Cassandra McGee  
Carol Montgomery  
Finbarr Saunders

**Others Present:**

Ann Bennett  
Chester Kilgore  
Tom Reynolds  
Barbara Simpson  
Susan Taylor

**Members Absent:**

Art Clancy (ex.)  
Bill Hoehl (ex.)  
Melynda Whetsel (ex.)  
Lila Wilson (ex.)  
Herb Donaldson

Chairman Arning called the meeting to order.

**MOTION BY GRIEVE AND SECOND BY SAUDERS TO APPROVE THE  
JUNE 17 AND JULY 15 MINUTES. THE MOTION CARRIED UNANIMOUSLY.**

Tom Reynolds, Rehab Chief, City of Knoxville, – Better Building Board met regarding the Pickle Mansion. Issuance of 90 days demolition notice delayed, ruled there was a hardship in rebuilding, and agreed to ask the Mayor’s office for a solution. Estimated 180 days for decision.

Chairman Arning concerned about the additional 180 days for the Mayor’s office to come up with recommendation and the effect of further harmful weather...asked Reynolds if his office could do something in the interim to enforce the ordinance in terms of trying to get them to preserve what’s left, with a tarp or some other weather protection?

Tom not sure, but will ask Sharon Boyce and Mr. Johnson in legal Codes enforcement.

Level I certificates are issued for standard repair that doesn’t alter the design of the building. The address listed below was issued a Level I certificate.

805 Eleanor Avenue

**General H-1:**

*Tennessee Theater, 604 S. Gay.* Scott Webb, McCarty Holsaple McCarty, Architects

**Description of Work:** Level II Certificate. Install new marquee and blade sign to replicate historic signs no longer present on building.

**Staff Recommendation:** APPROVE Level II Certificate (80404GEN). The proposed blade sign will replicate the original blade sign. The proposed marquee, while it is not a replica of the original, is sympathetic in design and will lend a more appropriate appearance to the building.

Scott Webb, Project Manager of Tennessee Theater project – intent to resurrect image of original marquee and reinstate vertical blade sign which is currently missing, asking for approval.

Chairman Arning asked Scott Webb if he was working with sign ordinance people.

Scott Webb stated approval with negotiated easements would be received from Anita Cash.

**MOTION BY GRIEVE AND SECOND BY SAUNDERS TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED UNANIMOUSLY**

*Brownlow Elementary. 1305 Luttrell Street.* David Dewhirst, Owner

**Description of Work:** Level II Certificate. Add second story on bay on south elevation. (NOTE: Included in original plans by Barber; to be built as originally designed). Site plan including rear patio, parking lot on west elevation. HVAC units on rooftop and west elevation. Replace window sashes as needed, replicating original pattern of panes with divided lights. Brick dumpster screen wall. New roof (combination flat and asphalt shingle). Repairing masonry. Gutter repair. New sign to mimic existing in size and location. Wrought iron rail around roof terrace on north wing, west side to match existing historic railing on stairs on north side. Add skylights on north wing if requested by eventual owners (NOTE: Skylights will not extend higher than parapet wall).

**Staff Recommendation:** APPROVE Level II Certificate (80504GEN). Proposed changes are consistent with the Secretary of Interior's Standards adopted for this property.

David Dewhirst, 121 S. Gay St. – stated Ann did an excellent job at detailing what he was here to discuss and just asked for questions.

Mr. Saunders questioned plans and location for new sign.

Ann stated no plans but, but per her discussion with Mr. Dewhirst, she learned location (in grassy area) wouldn't change and sign wouldn't be any bigger. It doesn't present any problems with guidelines.

Barbara Simpson , 1302 Luttrell St., 4<sup>th</sup> and Gill neighborhood representative – mentioned the letter from the president of the neighborhood organization, dated Aug 16<sup>th</sup> 5 items would like addressed:

- no landscape plan
- entry on east side steps stop short, just to grass – original entrance steps to flat area and then slop to sidewalk
- roof on 2<sup>nd</sup> floor be done in metal, no asphalt shingles, copper roof in line w/original
- 2<sup>nd</sup> floor addition should be brick, not siding
- using river sand around concrete for sidewalk and patio areas

Mr. Eid stated he believed landscape plan follows at a later time.

David Dewhirst said landscape plan would be presented at time of building permit, will keep similar. Cypress can't be trimmed or transplanted, but will be replaced. Landscape will be around parking lot, river sand around concrete, and metal roof on bay area. Steps not going down to Luttrell Street because very few people would be using them and grade is steep, instead will be attached to existing walkway.

Ann requested no large shrubs near building.

Chairman Arning asked for time frame once approved, when would construction start?

David Dewhirst said, engineering documents are expected back next week. Then, 30 days for pricing and contract documents, and another 30 days for purchase agreement to prospective buyers to have contract documents. After purchase agreements signed, at that point could begin construction.

Barbara Simpson acknowledged neighborhood feelings would be fine, but want changes in writing, landscape plan reviewed by neighborhood association before coming to HZC Board, and worried about sidewalk and parking lot.

Mr. Eid questioned Barbara about the view of sidewalk from the street.

Barbara feels you see the sidewalk and stairs not coming down to the sidewalk while walking down Luttrell.

David Dewhirst states sidewalk won't be seen due to grade from sidewalk or street, felt they were dealing with it in an appropriate way.

Carol Montgomery asked how many apartments?

David said 24 tenants.

Mr. Eid made a motion to have application approved following the investigation that the landscape plan should be submitted as required and Mr. Dewhirst get with neighborhood to review the plan , the roof on new addition be a copper roof instead of shingles, and river sand be used around concrete and sidewalks.

David Dewhirst would rather not use copper due to location and fact that roof can't be seen.

Chairman Arning clarified with Mr. Eid; two unresolved issues, sidewalk and copper roof.

Mr. Eid says metal instead of copper would be acceptable, and suggested they get with neighborhood to come to agreement. No issue on sidewalk or step location.

**MOTION BY EID AND SECOND BY SAUNDERS TO APPROVE THE STAFF RECOMMENDATION SUBJECT TO SUBMISSION OF THE LANDSCAPING PLAN TO THE NEIGHBORHOOD GROUP BEFORE IT COMES TO US, ACCEPT SIDEWALK AS IS, METAL ROOF AGREEMENT WITH NEIGHBORHOOD (DEWHIRST TALK TO NEIGHBORHOOD), AND USE OF RIVER SAND. THE MOTION CARRIED UNANIMOUSLY.**

**Fourth & Gill H-1**

*1126 Luttrell St.*, Michael Beasley, Owner

**Description of Work:** Install rear addition expanding rear of house in a two story space; construct rear garage with hip roof, wood siding, asphalt shingles; reconfigure roof, inserting flat section at top, to minimize height of new additions and retain original shape of roof in front; install new windows to fill existing original window spaces, with one over one double hung wood windows in front and on sides, with casements in rear; install round wood 10" columns on front porch; construct one bay window on north elevation, first floor, and oriel window on second floor, same elevation; remove existing exterior stair; install new entry door with transom and sidelights; install gutters; install ceiling fixtures on front porch; HVAC unit (north side elevation).

**Staff Recommendation:** APPROVE Level II Certificate (805044&G A). Although the exterior changes proposed are extensive, they are consistent with the adopted design guidelines.

Dwight Guinn, 1249 Monroe St., represent Beasley's on project - meeting with contractor next week or two, approximately 160 days construction Due to garage addition, applied to BZA (on September agenda) because side yard setback closer than 5'.

Becky Beasley stated this is joint project between their son and future family, excited, ready to proceed, need estimates on contract work, 160 days plus.

Carol Montgomery questioned right side elevation being seen from road, windows scattered around (right south).

Dwight Guinn stated lot is 45' (very narrow) with houses packed tightly in block, he feels other side elevations of this type of house in neighborhood windows are typically organized more toward interior plan than exterior.

Barbara Simpson, neighborhood association – read two responses on this project, no problems.

**MOTION BY GRIEVE AND SECOND BY SAUDERS TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED UNANIMOUSLY**

**1111 Gratz.** Elizabeth Henault, Owner

**Description of Work:** Replace windows, with windows identical in size (replacing sashes) with one over one double hung windows that will match the one over one windows on the first floor, or in the alternative, six light interior grid and exterior grid upper sashes which will match the current second story windows but will not be consistent with one over one original windows on the first floor.

**Staff Recommendation:** APPROVE Level II Certificate (804044&G). Windows proposed for replacement are in very poor shape, and second story windows are not consistent in design with first story windows. Wood double hung replacement windows meet the adopted guidelines (4th & Gill Guidelines, Windows 11-4). Bill Murrough, owner said this is their home and they live there; windows upstairs and downstairs will match, and they will get rid of storm windows.

Barbara Simpson stated no problem from neighborhood

**MOTION BY SAUNDERS AND SECOND BY EID TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED UNANIMOUSLY**

**1025 Eleanor St.** Timothy Doyle, Owner

**Description of Work:** Replace gutters; add ceiling fixtures on porch; clean, repair and tuckpoint masonry; install HVAC at rear of house; repair existing wood siding, replace where missing or deteriorated with wood siding matching the existing; replace missing trim on corners, fascia/soffit and drip edge; install wood double hung windows to match the size of the original, revealed when the vinyl siding was removed, except for rear (kitchen window) which will be reduced in size; remove existing back porch enclosure, replacing with a 10x8 porch with hip roof to match front porch; add dormer, matching trim details to other portions of roof, on rear roof pane not visible from street; rebuild front porch with tongue and groove flooring, 8" square columns' beaded porch ceiling and add balustrade with 2"x2" square spindles on 2" centers, beveled rail cap and base; rebuild front porch steps using brick buttresses and cut stone or East Tennessee marble; install new primary entry door with transom and secondary front door to compliment primary entry; demolish deteriorated rear building.

**Staff Recommendation:** APPROVE Level II Certificate (805044&G B). Proposed work is consistent with adopted design guidelines.

Timothy Doyle, Dandridge, TN – passed out drawings to commission

Mr. Grieve asked if windows would be wood, double hung?

Timothy Doyle answered yes, wood windows and sized to match original size.

Chairman Arning asked about target date?

Timothy Doyle said approximately Dec 1<sup>st</sup>.

Barbara Simpson, neighborhood organization – questioned if this will be rental property?

Timothy Doyle said yes, rental property, single family with 2 bedrooms and 2 or more up.

Barbara Simpson stated the neighborhood had no problems.

Timothy Doyle asked if he could take away the driveway that runs along the side of house? He would like to have a large area for parking in back after taking down old building in back.

Ann stated she doesn't believe driveway is original, retaining wall is his responsibility, and he should ask City Engineering regarding curb cut being repaired.

**MOTION BY EID AND SECOND BY SAUNDERS TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED UNANIMOUSLY**

**Market Square H-1:**

**29 Market Square.** Brett Honeycutt, Design Innovations, Architect

**Description of Work:** Remove existing non-historic storefront and replace with one entry to upper floors and second entry for first floor retail space.

**Staff Recommendation:** APPROVE Level II Certificate (80504MKT). The proposed storefront is consistent with the adopted Market Square Design Guidelines.

Mr. Eid recluses himself.

Wayne Blasius, In-Site Development Corp. – stated Mr. Craig recently bought building and after research realized his great grandfather was the original builder of the building. Wayne is impressed with Mr. Craig's restoration of the building.

**MOTION BY GRIEVE AND SECOND BY SAUNDERS TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED UNANIMOUSLY**

**KNOX COUNTY HISTORIC ZONING COMMISSION:**

**Village of Concord HZ:**

*11029 Lake Ridge.* Paul and Janet Hogan, Owners

**Description of Work:** Construct primary building and garage on vacant lot. Style of new building one story Victorian-derived with pyramidal hip roof, metal covering, gabled dormers on all elevations with four light attic window. Wrap around front and side porch with sawn wood banister, lattice underpinnings, square wood columns with Doric capitals. Four over one double hung windows. Transom at front entry. Garage, located at rear of house, to be consistent in design and materials with primary building.

**Staff Recommendation:** APPROVE Level III Certificate No. 80504CON. Proposed building is consistent with architecture of neighboring buildings and those found throughout the Village of Concord, and meets the requirements of the adopted design guidelines.

Theresa Everet works for the Hogans – stated they will move their law office to this address. Mr. Hogan plans to use for client mediation.

Carol Montgomery said the Concord neighborhood hasn't seen this yet, but very nice (her personal input).

Faris Eid mentioned office use puts spin on this regarding handicapped access, parking spaces which are not shown, issues need to be addressed, variances?

Ann spoke with Mrs. Hogan, railing for ramp will match porch railing, parking lot from side to rear will blend in, but they would have to talk to building codes regarding parking; a garage will be for their cars, public parking unknown, gravel area has been there, but would be moved.

Chairman Arning wants to make sure building will look like drawing presented to HZC.

**MOTION BY GRESHAM AND SECOND BY COTHAM TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED UNANIMOUSLY.**



**Other:**

Proposed location of transit terminal on State Street with extension through vacant lot to Gay Street at Wall Avenue.

Ann presented draft letter to HZC and if meets approval, will mail today.

No comments.

Mr. Saunders made motion to approve mailing of letter.

Mr. Arning presented letter received from Mayor Haslem to Ann.

Carol Montgomery had an issue with the property on corner of Concord Road and Northshore being condemned by First Utility District and is to be used for expansion of sewage treatment facility. Wants to express Village of Concord concerns.

Ann asked if Ms. Montgomery has talked with Farragut regarding her concerns.

Ann offered to draft a letter to the Town of Farragut on behalf of the Knox County HZC.

The meeting was adjourned.

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on Thursday, September 16, 2004 at 8:30 a.m. in the Small Assembly Room of the City-County Building, 400 Main Street, Knoxville, TN.