

**MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF JULY 15, 2004**

Members Present:

Nic Arning
Duane Grieve
Melynda Whetsel
Carol Montgomery
Steve Cotham
Art Clancy
Finbarr Saunders
Cassandra McGee
Herb Donaldson
Lila Wilson
Kenneth Gresham

Others Present:

Tom Reynolds
Chester Kilgore
Sandra McCall
Jamie Rowe
Sharon Boyce
Laura Johnson.
Kevin Cronan
Mr. Hyde
Betsy Cooper
Ann Bennett
Charlotte West
Susan Taylor

Members Absent:

Faris Eid (ex.)
Barry Davis (ex.)
Bill Hoehl (ex.)

Arning called the meeting to order.

Bennett announced that she received a letter from Barry Davis stating that he has resigned from the Commission.

MOTION BY WHETSEL AND SECOND BY WILSON TO APPROVE THE PARTIAL MINUTES FROM JUNE 17 MEETING BECAUSE SOME OF THE PAGES WERE MISSING. THE REST OF THE MINUTES WILL BE APPROVED AT THE AUGUST 15 MINUTES. THE MOTION PASSED UNANIMOUSLY.

Tom Reynolds, Rehab Chief, City Knoxville, stated that the decision of whether to demolish the Pickle Mansion would be heard by the Better Building Board on July 29, at 3:30 in City County Building.

Arning asked if there were any conflicts.

CITY OF KNOXVILLE

Level 1 certificates are issued for standard repair that doesn't alter the design of the building. The addresses listed below were issued Level 1 certificates.

908 Eleanor Street, 1025 Eleanor Street, 1008 Luttrell Street, 201 E. Oklahoma Avenue, 317 E. Oklahoma Avenue, 509 E. Oklahoma Avenue, 209 Deaderick Street, 1405 Hannah Avenue and 604 S. Gay Street.

Mechanicsville H-1:

1013 Tulip Street. Laura Johnson, Option Holder.

Description of Work: Level III Certificate: Construct new 2-family residence.

Staff Recommendation: APPROVE Level III Certificate No. 70104BMEC. Proposed structure meets provisions of Mechanicsville Design Guidelines in roof shape and overhang, front porch design, height of foundation, width of house, placement and design of windows, building materials.

This sensitively designed infill structure complements the historic architecture of Mechanicsville and is a unique demonstration of providing barrier-free housing that is a welcome addition to a historic district.

Laura Johnson, owner, stated she is pleased to be in the neighborhood. Bennett stated that this is a Level III, brand new house and showed the Commissioners the plans. Jonathan Miller is the architect. The house is a Folk Victorian style.

MOTION BY GRIEVE AND SECOND BY WHETSEL TO APPROVE THE STAFF RECOMMENDATION. THE MOTION PASSED UNANIMOUSLY.

Old North Knoxville H-1:

317 E. Oklahoma Avenue. Sean Bolen, Owner

Description of Work: Level II Certificate - Phase One (Level I): Remove artificial siding; repair wood siding in kind as necessary; repair/replace imbricated (fishscale) shingles in front gable; install gable trim with raised decoration; reroof; remove front porch enclosure. Phase Two (Level II) - Restore front porch.

Staff Recommendation: APPROVE LEVEL II portion of Certificate 63004ONKB. Applicant intends to restore original dimensions of front porch with restored or new matching round wood columns and other details as revealed by demolition of enclosed portion of porch. Proposed work is consistent with adopted Old North Knoxville Design Guidelines. (NOTE: Level I portion of Certificate previously approved.)

Chester Kilgore of 1319 Grainger Avenue stated that the neighborhood is pleased with the work.

MOTION BY WILSON AND SECOND BY WHETSEL TO APPROVE THE STAFF RECOMMENDATION. THE MOTION PASSED UNANIMOUSLY.

509 E. Oklahoma Avenue. Mary Cooper, Owner.

Description of Work: Level II Certificate: (Phase Two): Construct gazebo. Level I portion (Phase One): Construct deck at rear of yard, not visible from public streets. Approved 7/1/2004. (Pending HZC hearing at July 15, 2004 meeting.)

Staff Recommendation: APPROVE Phase Two of Certificate No. 63004CONK - Construction of pergola with ground level deck as base. DENY second story addition to pergola because its' height is intrusive. (NOTE: Level I portion of Certificate previously approved.)

Kilgore stated he would like to talk to the neighborhood to get their opinions and will come back with their response next month.

Bennett stated she is recommending denial of the gazebo on the second story. The approval is for the freestanding pergola.

Grieve stated that the Commission should be careful what we tell people to do in their back yards.

Kevin Cronan of 1309 Kenyon Avenue stated that he is helping her with the project. The lot is long and narrow, and she will put it at the rear of the lot, and it would be surrounded by large trees. Arning asked Cronan to come back next month with the dimensions of the gazebo.

Reynolds stated that the local ordinance says that if a structure is over \$3,000, it would need a building permit. He will look at it as an accessory building. The height may be too tall. If it is over 400 sq. ft., it needs a building permit.

MOTION BY GRIEVE AND SECOND BY SAUNDERS TO DENY THE PLANS FOR THE GAZEBO WITHOUT PREJUDICE AND HAVE THE OWNER PROVIDE ADDITIONAL INFORMATION. THE MOTION CARRIED UNANIMOUSLY.

1335 Grainger Avenue. Deborah Duncan, Owner.

Description of Work: Level III Certificate: Construct new two story dwelling according to plans submitted 6/25/04 (Looney, Ricks, Kiss); "four square" with wrap around front porch and port cochere, hip roof with lower cross gables, shingle and weatherboard siding, brackets at roof, bay on west elevation.

Staff Recommendation: APPROVE Level III Certificate No. 63004ONK WITH MODIFICATIONS: Wood siding and shakes instead of vinyl; wood double hung windows (1/1 acceptable); brick veneer or stuccoed concrete block; wood porch floor; additional windows on side elevations.

The bulk, mass, and design details of the submitted plan are acceptable, except that the use of wood siding, wall shingles, double hung wood windows and wood tongue in groove porch floor are required by the design guidelines. Split face block should be modified to either a brick veneer or a parge coat can be applied to the slab foundation. The heights of the foundation and the first and second stories are acceptable; the roof slope is appropriate. Additional side windows would bring the exterior into conformance with adjacent buildings, although care needs to be exercised to avoid windows that are aligned with the windows of next door houses.

Bennett told the owners that vinyl was not acceptable, and they must have a block foundation. They will consider adding windows on the side.

Mr. Hyde (husband) has had the survey done. They will be willing to change to wood siding, change the foundation to block and will add the extra windows. The setbacks will be the same as the other houses.

Kilgore stated that he agrees with no vinyl at all and the windows are important.

Betsy Cooper of 1539 Grainger Avenue stated she lives next door and is pleased with the plans for the house.

MOTION BY GRIEVE AND SECOND BY WHETSEL TO ACCEPT THE STAFF RECOMMENDATION WITH THE UNDERSTANDING THAT THE HOUSE FOLLOWS THE GUIDELINES AND NO VINYL BE USED ANYWHERE, THAT NO SPLIT FACE BLOCK BE USED AND THAT ADDITIONAL WINDOWS BE ADDED. THE MOTION CARRIED UNANIMOUSLY.

KNOX COUNTY HISTORIC ZONING COMMISSION:

Village of Concord HZ:

1000 Clay Avenue. Mark and Florence Turner, Owners.

Description of Work: Level II Certificate: Construct two story rear addition, with wood siding if possible (also approve synthetic siding); asphalt shingle roof; brick facing on foundation; wood double hung windows where visible front street; covered walkway to garage (if current walkway cannot be reused).

Staff Recommendation: APPROVE Level II Certificate No. 7104CON. Proposed addition and restoration of original structure are consistent with adopted design guidelines.

Synthetic siding substitutes are allowed in the Village of Concord adopted design guidelines, although the owner intends to restore the wood siding if it is not cost prohibitive. The new addition, located at the rear, complements the original structure.

Arning stated there is not a quorum for the county, but the certificates will automatically be approved in 30 days without a vote. Bennett stated that the procedure that was set by the state for applying for certificates is that once an item has been advertised in the public notice, it must be acted on within 30 days or it is approved. The applicant's plans meet the guidelines for Concord. The new addition complements the original structure.

Carol Montgomery stated that she feels residents of Concord will be very pleased with the plans for the building.

The meeting was adjourned.

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on Thursday, August 19, 2004 at 8:30 a.m. in the Small Assembly Room of the City-County Building, 400 Main Street, Knoxville, TN.