

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF MAY 20, 2004

Members Present:

Nic Arning
Duane Grieve
Bill Hoehl
Melynda Whetsel
Carol Montgomery
Steve Cotham
Art Clancy
Finbarr Saunders
Cassandra McGee
Kenneth Gresham

Others Present:

Tom Reynolds
Chester Kilgore
Sandra McCall
Jamie Rowe
Vassilly Crettol
Robert Thomas
Ann Bennett
Charlotte West
Susan Taylor

Members Absent:

Faris Eid (ex.)
Herb Donaldson (ex.)
Lila Wilson (ex.)
Barry Davis

Arning called the meeting to order and asked if there were any conflicts of interests.

MOTION BY GRIEVE AND SECOND BY SAUNDERS TO APPROVE THE APRIL 15 MINUTES. THE MOTION CARRIED UNANIMOUSLY.

- Reports to Commission: Tom Reynolds
Reynolds stated that he would be the person to defend the demolition by neglect ordinance involving the Pickle house on 1633 Clinch Avenue. A notice was sent to the owners. They have decided to appear the demolition by neglect decision and the Better Building Board will hear the matter on May 27. As Mr. Reynolds interprets the ordinance, the owners are obligated to give the city a plan for saving the house.

Regarding the Grogan house on Tazewell Pike, the city is concerned about how to handle it because there is only a skeleton of the building left, and they are not sure if this can be called a structure.

Jamie Rowe of 4215 Tazewell Pike stated the Tazewell Pike Conservation District is the largest conservation district in Knoxville with over 100 acres. The neighborhood filed a complaint two years ago against the owner of 4115 Tazewell Pike asking for removal of the carport; the owner hasn't complied with the guidelines. The neighborhood wants the carports at each house taken down. They feel that everyone needs to comply with the

guidelines. The owner of 4115 Tazewell Pike is still in litigation with the city. Arning asked that Reynolds and Boyce report to the Commission next month. Reynolds stated he now has the authority to site the owner of the carport/rose arbor, Max Grogan, to court. Arning stated that he talked to Dan Brewer, and the other neighbors want to put up carports if these people can get by with it. The code says you have to have a building permit to put up a structure. Arning wants Boyce, Bennett, Reynolds, Grogan and Rowe to meet. Bennett encouraged the commission to drive by both houses before the next meeting. Arning reminded Rowe to talk to neighbors about compliance with the design guidelines, and she stated the neighborhood tries to talk to everyone moving there, and that the approved design for a garage for that owner was provided at no cost to him, at his request, by an architect who lives in the neighborhood. Whetsel asked if these owners signed the petition for the conservation district overlay. Rowe stated that Grogan has moved to the area since it became a conservation overlay.

Bennett announced that the new historic website is on the MPC website (www.knoxmpc.org).

- **Certificates of Appropriateness**

CITY OF KNOXVILLE

Old North Knoxville H-1:

145 Leonard Place. Steve and Becky Hancock, Option Holders – 43003ONK

Description of Work: Level II: Remove rear brick flue; enlarge garage; add rear dormer to resemble front dormer, placing it on rear plane of roof (north facing); add skylight on west rear roof section.

Description of Work: Level I: Reconstruct chimneys in current location; rebuild fence in current location at same height but with wood pickets; install new single pane storm windows with color clad frames; reroof, removing turbine vents; repair or reinstall deteriorated portions of gutter system.

Staff Recommendation: APPROVE Level II Certificate No. 43004ONK. Proposed work is consistent with adopted design guidelines.

Kilgore of 1319 Grainger stated there is no objection to the proposed work, and they are glad there is a plan for the garage.

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

Fourth & Gill H-1:

903 Luttrell – Mosadegh & Company – 407044&G

Description of Work: Level I. Reuse existing front porch balustrade, raising it to meet codes (applying 1” x 4” to bottom); repair floor, front and rear as necessary, with tongue and groove pine; repair soffit; repair roof; gutters; repair windows; repair foundation using Preservation Brief No. 2.

Sandra McCall of 904 Eleanor Street stated that the neighborhood has no problems with the work, except they have put up 6” x 6” columns on the front porch that look permanent and the neighborhood hopes they will be removed.

917 Luttrell – Rapinder S. & Kawaljit K. Sawhney – 56044&G

Description of Work: Level I. Remove artificial siding. Level II certificate application will follow.

McCall stated the neighborhood has no problem with the work being done.

612-614 Luttrell. Vassilly Crettol, Owner

Description of Work: Level II: Addition of deck on southeast side of building accessed by French door.

Staff Recommendation: APPROVE Level II Certificate 503044&G. Proposed work is on a side elevation, and offers the owner access to a private patio.

Bennett stated that this is the building that was redone for awnings, and he has bought it. It backs up to I-40 and was built as a commercial building. There is no patio space, and he wants to put in French doors in a brick load-bearing wall, a deck and a fence around the back yard.

Vassily Crettol said they would put in a single door instead of French doors and will use a licensed contractor. The fence will be 6’ high and made of natural wood. Bennett stated that if it interferes with the line of sight, he may not be able to put it up but it isn’t on a corner.

McCall welcomed him to the neighborhood and recommended approval.

MOTION BY GRIEVE AND SECOND BY WHETSEL TO APPROVE THE STAFF RECOMMENDATION WITH THE CHANGE FROM FRENCH DOORS TO A SINGLE DOOR. THE MOTION CARRIED UNANIMOUSLY.

933 Luttrell. Robert Thomas, Owner – 504044&G

Description of Work: Level II Certificate: Rework unoriginal portion of rear enclosure, removing stucco from enclosed portion and replacing with wood siding, replacing half light doors with full light paired French doors, and installing wood windows with leaded glass transoms to replace unoriginal windows, removing skylights on shed roof addition to side, and moving utility center to side.

Staff Recommendation: APPROVE Level II Certificate 504044&G. Alterations were made on the rear of this building prior to designation. The proposed changes will not restore the rear, but should render it weather tight and make it more acceptable aesthetically.

Bennett stated that the photographs detail the current appearance of the rear, and what he proposes is not visible from the street. It improves the house even though it isn't original.

Thomas stated he owns the house at 933 Luttrell.

McCall stated that he is to be commended for the work he is doing, and the neighborhood recommends approval.

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

1202 Luttrell. Allen and Sandra Osborne, Owners – 505044&G

Description of Work: Level II Certificate: Demolish existing (not original) rear porch and construct 16x24 deck at 8"3" to match existing floor level. Railing to match railing on front porch.

Staff Recommendation: APPROVE Level II Certificate 505044&G. Proposed changes are at rear of building, and will replace unattractive added rear porch with improved rear access.

Bennett stated that the owners have been before the Commission before and worked on the front of their house. The changes were made before the designation was in place. This is an improvement to what is on the house now. It will be 8' 3" high. There will be a railing that matches the front porch and lattice on the carport underneath.

McCall stated that the neighborhood has no objection.

Grieve said he doesn't know what the deck will look like or what the front porch looks like, and the certificate doesn't mention a car being parked underneath. Bennett stated that the front porch railing is a Craftsman style, sawn wood baluster 2" x 2" on a 4" center. Whetsel wants to see the size of the deck in relation to the house.

MOTION BY GRIEVE AND SECOND BY CLANCY TO ALLOW APPLICANT TO DEMOLISH THE EXISTING REAR PORCH AND COME BACK TO THE COMMISSION WITH ADDITIONAL INFORMATION FOR THE DESIGN OF THE DECK. THE MOTION CARRIED UNANIMOUSLY.

McCall asked if the car is going to be visible and Bennett stated it would be.

- Designation Request: Knott-York House, 4810 Middlebrook Pike. Applicant: Knoxville City Council.

Bennett stated that the designation has been before the Metropolitan Planning Commission and City Council for rezoning, but City Council filed an application for H-1 overlay. The house was built by Andrew Knott circa 1845 and has always been owned by the same family. On an 1895 map it was identified as the post office. This is the first H-1 that City Council has designated. Mayor Haslam is also supporting this.

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

The meeting was adjourned.

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on Thursday, June 17, 2004 at 8:30 a.m. in the Small Assembly Room of the City-County Building, 400 Main Street, Knoxville, TN.

Dear _____

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on June 17, 2004 at 8:30 a.m. in the Small Conference Room. A copy of the agenda and staff reports for that meeting are included, together with a copy of the approved, completed Old North Knoxville Design Guidelines for your files.

Please let me know if you cannot attend the meeting on June 17, since it is important that a quorum be present. I look forward to seeing you there.

Sincerely,

Ann K. Bennett