

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF NOVEMBER 18, 2004

Members Present:

Nic Arning
Duane Grieve
Carol Montgomery
Linda Claussen
Finbarr Saunders
Cassandra McGee
Kenneth Gresham
Steve Cotham
Lila Wilson
Art Clancy
Bill Hoehl
Herb Donaldson

Others Present:

Chester Kilgore
Tom Reynolds
Sharon Boyce
Sandra McCall
Jamie Rowe
Ellen Bryant
Pat McHugh
Ann Bennett
Charlotte West
Susan Taylor

Members Absent:

Faris Eid (ex.)
Melynda Whetsel (ex.)

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

MOTION BY WILSON AND SECOND BY SAUNDERS TO APPROVE THE OCTOBER 21 MINUTES. THE MOTION CARRIED UNANIMOUSLY.

Tom Reynolds, Rehabilitation Chief for the City of Knoxville, stated that Pickle Mansion at 1633 Clinch Avenue is still on appeal concerning the demolition by neglect decision. Boyce stated that the carport owned by Clifford Quinton will go to court in January.

Level I Certificates

Bennett reported there were six houses in Level I that she issued certificates to: 320 E. Scott, 933 Luttrell, 830 Deery, 628 Luttrell, 325 Union (2 Market) and 10801 Lakeridge in Concord.

- Certificates of Appropriateness

KNOXVILLE HISTORIC ZONING COMMISSION

General H-1:

151 Major Reynolds Place, The InSite Group (Ellen Bryant) (Applicant)

Description of Work: Level II Certificate. Installation of three sets of remote illuminated channel letters on the north, west and south elevations of the building. Installation of tenant panel on existing entrance/monument sign on Kingston Pike.

Staff Recommendation: APPROVE Certificate No. 110404GEN. Proposed signs meet the adopted Knollwood Design Guidelines.

Comments: The guidelines call for a 40 sq. ft. sign of no more than five feet in height, to be located on each facade facing into the property. Signs are proposed for the south, west and north elevations. Only the south and west signs face into the property. The north elevation sign should be determined through the sign provisions of the Knoxville Zoning Ordinance.

The ATM on the west elevation of the building will also have signage that the Commission is asked to consider at this meeting as an amendment to the original application. The ATM signage will face towards the north and will not be visible from Kingston Pike. Ellen Bryant, Project Manager for The InSite Group, explained about the ATM's location.

MOTION BY CLANCY AND SECOND BY SAUNDERS TO HEAR THE APPLICATION FOR ATM SIGNAGE. THE MOTION CARRIED UNANIMOUSLY.

Bryant stated that the signs will be placed on the south and west and will each be 37.7 square feet. The north elevation is 73 square feet and will face the interstate.

MOTION BY GRIEVE AND SECOND BY CLANCY TO APPROVE THE BUILDING SIGNS AND THE TENANT SIGN. THE MOTION CARRIED UNANIMOUSLY.

Bryant explained about the signage for the ATM machine. It will be 3" x 1" and not illuminated. Another sign will be installed on the northwest corner. Clearance signs

4' x 6" and an illuminated sign for the ATM 1' x 6' will be installed. The guidelines allow these size signs, and they are not visible from Kingston Pike or from Knollwood. They are located on the north and west sides of the building.

MOTION BY GRIEVE AND SECOND BY WILSON TO APPROVE ALL THE SIGNAGE CERTIFICATES. THE MOTION CARRIED UNANIMOUSLY.

Fourth & Gill H-1:

915 Luttrell. Ron Hall. Owner/Applicant.

Description of Work: Level II Certificate. Reroof; remove artificial siding and repair remaining wood siding/shingles in kind; restucco foundation as necessary using a soft mortar; restore original front door; add French doors to rear; remove storm windows and repair original wood windows, possibly replacing storm windows with color-clad storms; add wood double hung windows to kitchen on rear and rear/side elevations, not visible from Luttrell.

Staff Recommendation: APPROVE Certificate No. 1104044&G. Proposed work is consistent with adopted design guidelines.

Comments: Mr. Hall is now working under a Certificate that expired November 1, 2004. Although work has been sporadic, there has made quite a bit of progress on the exterior of the house in the last few weeks. However, in order to keep his building permit current, he will need another Certificate. The policy of the Commission in the past has been to request that Certificates that must be renewed be heard by the HZC. Artificial siding has been removed on most of the building, painting has begun, and the alterations previously approved to the rear of the building are underway.

Bennett had asked him to appear at this meeting and had sent a certified letter that was returned. Work is being done on the house, and she is asking that he be able to continue on the certificate he had.

McCall of 940 Eleanor stated that Hall used to live in a condemned house in the neighborhood. The homeless are living in the empty houses he owns, and recently there have been a number of unsolved break-ins in the neighborhood. Homeless people living in the neighborhood are under suspicion for some of these, and the neighborhood is very concerned about vacant houses that provide the homeless with shelter. In addition, the proximity of this house to the Sullivan House next door if a fire was started, and the high incidence of house fires started by vagrants creates great concern for the neighborhoods

historic resources. The materials used in the past by this owner as he conducts rehabilitation are also questionable. He often gets windows from the junkyard. The exterior of the house was painted without priming or scraping. The neighborhoods experience is also that the current situation at 915 Luttrell is not unique for this owner, since he often gets a permit and then stops working.

Reynolds explained that the house had been condemned, which means that the owner must be working with a current building permit. He stated that if the Certificate has expired, the building permit would not be good and a stop work order would be issued on it. Boyce agreed with Reynolds. The Certificate controls the time limits, and if it runs out before you finish the work, a stop work order is issued. The Better Building Board could take the house through a condemnation process. Also, if there is documentation that an owner has not worked on a house for 90 days, a stop work could be issued.

Boyce stated that the Building Board has already determined it is blighted and their 90 day limit has passed. The Better Building Board meets in January, and could consider it at that time. Boyce will get a copy of the Better Building Board minutes for Bennett.

**MOTION BY GRIEVE AND SECOND BY SAUNDERS TO ISSUE A
CERTIFICATE WITH A 90-DAY TERM LIMIT. THE MOTION CARRIED
UNANIMOUSLY.**

- Adjournment

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