

**MINUTES**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**  
**MEETING OF OCTOBER 21, 2004**

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**Members Present:**

Nic Arning  
Duane Grieve  
Melynda Whetsel  
Carol Montgomery  
Linda Claussen  
Finbarr Saunders  
Cassandra McGee  
Kenneth Gresham  
Steve Cotham  
Lila Wilson  
Faris Eid

**Others Present:**

Chester Kilgore  
Anita Cash  
Sharon Boyce  
Sandra McCall  
Nancy Young  
Dwight Guinn  
Rapinder Sawhney  
Ann Bennett  
Charlotte West  
Jarvis Reedo

**Members Absent:**

Art Clancy (ex.)  
Bill Hoehl (ex.)  
Herb Donaldson

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

**MOTION BY SAUNDERS AND SECOND BY GRIEVE TO APPROVE THE SEPTEMBER 16 MINUTES. THE MOTION CARRIED UNANIMOUSLY.**

Arning stated that Bennett drafted letters to the Tennessee Department of Transportation (TDOT) regarding the Gay Street Viaduct and they have agreed to the request of the Commission. The request was \_\_\_\_\_

**Level 1** – Bennett reported there were three houses in Level 1 that she issued certificates to: 310 E. Oklahoma, 910 Luttrell and 1518 University.

**917 Luttrell** – Rapinder and Kawaljit Sawhney

Bennett has been involved with the Sawhney's regarding their window replacement at 917 Luttrell. There is a memo from Bennett included in the packet regarding the windows. Mr. Sawhney stated he will rehabilitate the existing windows and use on the front elevation and for as much of the remaining windows on the building as possible. If there are not enough windows that can be successfully rehabilitated to fill the existing openings, new wood double hung windows will be used toward the rear of the building and on the rear elevation. A site plan was also included in the packet.

McCall of 940 Eleanor thanked Mr. Sawhney for coming to the neighborhood meeting and presenting his plan to Bennett. The neighborhood has no objections to his plan.

**MOTION BY EID AND SECOND BY SAUNDERS TO AMEND THE CERTIFICATE ISSUED FOR SEPTEMBER TO REFLECT A DIFFERENT WINDOWS SCHEDULE AND SITE PLAN. THE MOTION CARRIED UNANIMOUSLY.**

**Certificates of Appropriateness**

**KNOXVILLE HISTORIC ZONING COMMISSION**

General H-1:

*140 Major Reynolds Place*, Michael Brady Inc., (Architect/Applicant)

**Description of Work:** Level II Certificate. Approval of existing sign constructed without Certificate of Appropriateness or Building/Sign Permit after time of designation. Sign is 4'3" wide, 5'4" high, mounted on 6'4" wide by 5'7" high back board, which is in turn mounted in brick frame with overall dimensions of 9" wide and 7'8" high. Sign is mounted at southwest corner of parcel, at entry to parking lot. Lettering on sign is comprised of 6" letters spelling out "Coldwell Banker" and 4" letters spelling out "Wallace & Wallace Realtors" and is indirectly lighted.

**Staff Recommendation:** DENY Certificate No. 100404GEN. Signage is specified in design guidelines adopted as part of designation report. Comments: Four categories of signs are specified in the Knollwood Designation Report. They include: 1) Directional or identification signs appearing within the development which may be no more than 3' high and may contain no more than 9 sq. ft. per tenant, or, if several tenants are identified, may not exceed a maximum of 15 sq. ft. or be more than 3' high; 2) A directory sign for the development located at the Kingston Pike entry; 3) A wall sign or banner for each building wall or articulated wall plane facing into the site, with a vertical height of no more than 5' or a maximum area of 40 sq. ft.; 4) Signs on awnings or marquees that no not exceed the 40 sq. ft. maximum. All signs must also conform to the provisions contained in the *Knoxville Zoning Ordinance*.

Bennett stated that there was a request from the Washabi Restaurant that was turned down because the sign dimensions didn't meet the guidelines. He said he was copying a sign that was already in place on the hill. Brady is applying for a sign that is that is also larger than the guidelines allow. A sign that large can go on Kingston Pike but not on the hill. The guidelines are to protect the vista of Knollwood from Kingston Pike and not diminish it. Large signs would obstruct the view.

Anita Cash zoning inspector with the City of Knoxville stated that there has been no action to take down the Washabi sign down. They applied for a sign permit but didn't have a certificate from the Commission.

Kevin Sidell from Michael Brady stated that his company feels the sign is in character with the building. The sign doesn't impede the visibility of Knollwood. Grieve stated that the sign doesn't meet the requirements, and the Commission should go by the guidelines.

**MOTION BY GRIEVE AND SECOND BY WHETSEL TO APPROVE THE STAFF RECOMMENDATION TO DENY THE CERTIFICATE. THE MOTION CARRIED UNANIMOUSLY.**

Cash stated that the city can't force someone to take a sign down, they are given notice. If they are still in violation, they are cited to court. After they have been sent three notices and don't take it down, then they are sent to jail. Bennett will ask Brady and Wallace and Wallace to assist the owners in designing a sign that would meet the guidelines. Eid suggested that Bennett write the owners a letter.

**Old North Knoxville H-1:**

*210 Leonard Place*, Jerry Rivers, Owner (Applicant)

**Description of Work:** Level II Certificate. Construct new side porch and deck, visible from Leonard Place. Porch portion will have end gable roof and turned posts to match front porch, and will be accessed through a pre-existing addition to the rear of the house, replacing a fixed single pane window with door. Open roof (ceiling) on porch. Dimension of porch – 16' wide and 9' deep. Deck will have railing that matches fence that will be installed in vacant lots to the east; overall deck is 16'x18'.

**Staff Recommendation:** APPROVE Level II Certificate (100804ONK). Proposed deck and side porch are located to the rear of the east elevation of the house, and are currently partially screened by landscaping. Comments: The addition is attached to a rear, non-historic addition that was made to the house a number of years ago; inserting an access door will not result in changes to a historic window. The applicant also intends to construct a fence, and although that fencing does not require a Certificate of Appropriateness, it will serve to further obscure the side porch and deck addition.

Grieve asked about the roofing over the deck that would show from the street and stated that he would like to see a drawing of the pitch of the roof.

Chester Kilgore of 1319 Grainger Avenue stated that he doesn't know about how the deck will look. The neighborhood is concerned about the fencing even though it doesn't need a certificate of appropriateness. The fence would be too tall for the guidelines and they would like it to be lowered to not over 3-1/2'. He understands that the owner doesn't have to get a building permit, and the Commission can't do anything about it.

Sharon Boyce, a lawyer with the City, stated that there is a zoning code for the height of a fence in the front yard. Arning asked Kilgore what the neighborhood would like to see. The neighborhood has no objection to his building the structure.

Bennett asked if he could go ahead and build the deck and not roof it until the Commission approves. Grieve stated that we need more information and shouldn't approve anything until there are drawings. Cotham asked if the electrical line is going over the roof, we may not be slowing him down, because the codes may turn in down.

**MOTION BY GRIEVE AND SECOND BY WHESEL TO DENY WITHOUT PREJUDICE UNTIL THE COMMISSION RECEIVES DRAWINGS ON THE ADDITION. THE MOTION CARRIED UNANIMOUSLY.**

Kilgore asked what the neighbors need to send in with an application and Eid stated they should turn in a site plan. Arning stated that Kilgore should talk to the neighborhood about the fence height. The Commission can't say about how tall the fence should be.

**Fourth & Gill H-1:**

*1101 Luttrell.* John Wampler, High Oaks Construction. Contractor/Applicant.

**Description of Work:** Level I Certificate. Construct replacement deck, 17'x16', with 42"x42" landing, on 30"x36" brick piers with river rock ground surface underlayment, railing to match front porch railing, landscaping to soften appearance from street.

**Staff Recommendation:** APPROVE Level I Certificate 917044&G. Proposed deck is approximate size of deck that existed prior to rehabilitation, but will rest on brick piers, and will have railing with balustrade identical to front porch. Landscaping will partially screen deck. Comments: This deck was originally approved under a Level I Certificate, because it was a replacement deck in a more attractive form than that of the pre-existing deck. However, there were questions from the neighborhood about the new deck. The owner was asked to stop construction and submit his plans for review by the Knoxville Historic Zoning Commission.

Bennett stated that photographs in the packet show what has been done. She issued a Level I certificate amendment to what he had done previously. She asked him to stop his work until the commission could approve. The house is very large so the deck isn't that big against the height and size of the house.

Sandra Young, owner of the property, distributed a photograph of what the deck would look like. Sandra McCall showed the neighborhood and there were no objections.

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

## **New Business - Discussion of Goals**

Bennett stated that it is time for the annual report to go to the Tennessee Historical Commission on the activities of the Commission for the last year. She distributed a list of what adopted last year. She sends out a letter every few years to contractors concerning the use of vinyl siding in historic neighborhoods. The five goals are (1) update and mail again the standard letter to artificial window and siding dealers, informing them of the local of local historic overlays and the need to conform to design guidelines; (2) Continue coordination with the Building Codes Department; (3) Encourage real estate agents with listings advertised on historic properties to include accurate historic information in those listings; (4) Review and revise Administrative Rules, if necessary, to improve the operating procedures of the Commissions, including an examination of the documentation requirements for Certificates of Appropriateness; (5) Better integrate the information systems developed for H-1/NC-1 designated buildings with systems operated by the city and county.

Saunders suggested that a letter be sent to sign companies concerning signs in the historic areas. Bennett will do this.

Bennett will also update the administrative rules.

Eid suggested that Bennett look at the plans before a certificate is approved and to ask the Codes Department to let her know when they have plans. Bennett will determine what codes are required of the applicants to see if they should submit site plans. Kilgore wants to formalize what the commission expects of site plans, like elevations, etc.

There being no further business, the meeting was adjourned.

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on Thursday, November 18, 2004, at 8:30 a.m. in the Small Assembly Room of the City-County Building, 400 Main Street, Knoxville, TN.