

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF FEBRUARY 17, 2005

Members Present:

Nic Arning
Finbarr Saunders
Cassandra McGee
Steve Cotham
Lila Wilson
Melynda Whetsel
Kenneth Gresham
William Hoehl
Carol Montgomery

Others Present:

Sharon Boyce
Randall DeFord
Dwight Guinn
Chris Plante
Paul Murphy
Sandra McCall
Ann Bennett
Charlotte West

Members Absent:

Art Clancy (ex.)
Linda Claussen (ex.)
Herb Donaldson (ex.)
Faris Eid (ex.)
Duane Grieve (ex.)

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

MOTION BY SAUNDERS AND SECOND BY WILSON TO APPROVE THE JANUARY 20, 2005 MINUTES. THE MOTION CARRIED UNANIMOUSLY.

- Reports to Commission:, Sharon Boyce, Chairman Nic Arning

Boyce stated that the court has not made a decision about Clifford Quinton's carport.

Arning stated that the North Hills neighborhood had a meeting and decided to wait on considering an H-1 designation.

- Staff Report (Level I Certificates): Ann Bennett

The Level 1 certificates that Bennett has previously approved are:

1710 Jefferson: Edgewood-Park City H-1. Applicant: High Oaks. Certificate No. 11805EDG. Repair/replace siding, soffit, fascia.

2019 Washington: Edgewood-Park City H-1. Applicant: Robert Haws. Certificate No. 11205EDG. Roof covering, gutters

205 E. Oklahoma: Old North Knoxville H-1. Applicant: City of Knoxville Community Development. Certificate No. 1145ONK. Roof, repair siding, regrade

1319 Grainger: Old North Knoxville H-1. Applicant: Chet Kilgore. Certificate No. 20305ONK. Porch and roof repair

321 E. Oklahoma: Old North Knoxville H-1. Applicant: Knox Heritage. Certificate No. 20305ONK. Reinstall wood siding

1202 Luttrell: 4th & Gill H-1. Applicant: Allen Osborne. Certificate No. 118054&G. Replace Certificate that had been approved previously for window and garage repair.

- Certificates of Appropriateness

KNOXVILLE HISTORIC ZONING COMMISSION

Fort Sanders NC-1:

1501 Laurel Avenue, Randall DeFord (Agent).

Description of Work: Level II Certificate. Construct entrance gate, repair stone retaining wall and construct steps to access new community park.

Staff Recommendation: APPROVE Certificate No. 20105FTS. Proposed work is consistent with adopted design guidelines.

Bennett stated this is a vacant lot that is leased by UT. The Historic Ft. Sanders Neighborhood Association is developing it as a park. Two large magnolia trees were moved there. The current Certificate application is to repair the stone retaining wall and add an entrance flanked by gateposts. HFSNA received a \$30,000 grant from Rohm and Haas. Randall DeFord (1511 Laurel Avenue) stated that the neighborhood is cooperating with the City to develop the park.

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

Edgewood-Park City H-1:

1618 Jefferson Avenue, Knox Housing Partnership (Jackie Mayo, Agent)

Description of Work: Level II Certificate. Remove rear brick flue; replace wood one over one double hung windows with wood double hung windows, same size as originals; add 10/ x 10/ deck at rear of house, approximately 36” high, not visible from street, with 2” x 2” balusters on 4”-5” centers, set in to bottom rail; replace unoriginal front entry door with half-view door, sidelights (same glass height) and transom.

Staff Recommendation: APPROVE Certificate 11105EDG. Proposed work is consistent with adopted design guidelines with exception of brick flue removal. Brick flue vents the gas hot water heater, and can provide needed space for second story access. Brick flue is not visible from Jefferson.

Bennett stated that a Level 1 certificate for some of the work, but they need an approval for Level II for the remainder of the proposed work.

Dwight Guinn (1249 Monroe Street) representing the Park Ridge neighborhood, stated that the neighborhood appreciates what the Knoxville Housing Partnership has done on this project.

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

Fourth & Gill H-1:

1008 Luttrell Avenue. Gil Negendank (Owner).

Description of Work: Level II Certificate. Repair in kind fascia, soffit and siding, as necessary; construct screened porch at rear of house, not visible from street, in location of existing deck. Porch will have shed roof, weatherboard siding at bottom of enclosure, and be of wood in design consistent with design of structure, utilizing pre-existing door. Replace existing front and rear metal doors with wood doors in keeping with character of house, utilizing a half-view or three-quarter view plain glass.

Staff Recommendation: APPROVE Certificate No. 203054&G. Proposed work is consistent with adopted design guidelines.

Sandra McCall (940 Eleanor Street) representing the 4th and Gill Neighborhood, stated they have no objections.

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

MOTION BY SAUNDERS AND SECOND BY WILSON TO POSTPONE THIS ITEM UNTIL THE END OF THE MEETING TO GIVE CHRIS PLANTE TIME TO GET TO THE MEETING. THE MOTION CARRIED UNANIMOUSLY.

- Designation Request: 3821 Kingston Pike. George Taylor House.

Staff Recommendation: APPROVE H-1 Historic Overlay for George Taylor House, 3821 Kingston Pike.

Knoxville City Council requested this overlay, and MPC will hear it at their March 10 meeting. It will then go back to City Council for approval. The house was built in 1900. State Street Bank and Trust Company owns the house, which has a pending contract of sale. The future owner may want to add side additions and a swimming pool. He will be using the *Secretary Standards* with modifications to the ninth standard to give him a comfort level that changes to the rear and additions in the back yard of the building will be acceptable.

Saunders asked if there were other homes in that area in an individual overlay, and Bennett stated there are. The Sequoyah Hills neighborhood group is working on an overlay. Saunders stated this is one of Knoxville's signature streets, and we need to be sure to preserve the houses in this area.

Paul Murphy of 1058 Hayslope Drive stated that he is the one who has a contract on the house. He wants to add on to the back, and to build a pool and pool house. He asked what being on the National Register means. Bennett stated that there is no protection against privately funded projects with a National Register listing, and that lack of protection can even extend to demolition. Murphy asked about the possibility of conservation easement; Bennett referred him to Knox Heritage, as the local non-profit that could handle those.

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

Old North Knoxville H-1:

238 E. Oklahoma Avenue. Chris Plante (Owner).

Description of Work: Level II Certificate. Remove and rebuild porch roof, asphalt shingles (in kind), tongue in groove deck, square wood columns consistent with house design; repair/rebuild porch foundation with brick matching Preservation Brief No. 2; repair existing sashes/windows, replacing as necessary with wood double hung to match existing; replace front half-view front door in kind; repair primary foundation, brick, Preservation Brief No. 2; reroof rear; install gutters; rebuild chimneys using Preservation Brief No. 2; remove cedar shakes to reveal clapboards, repair as needed, on main portion of house, leaving cedar shake as needed; install rear deck, not visible from Oklahoma.

Staff Recommendation: APPROVE Certificate 20305ONK. Applicant received a certificate for this work in 2002. The proposed work description has not changed, with the exception of a rear deck proposed in this application; the rear deck will not be visible from Oklahoma. The applicant has submitted a work schedule which will allow him to finish the exterior rehabilitation.

Bennett described what Plante wants to do under the guidelines. He has sent in a timeframe for the rehab and should be finished in a year.

Plante discussed the timeframe he has proposed. He will work on the foundation in March, the front porch through April, the remove the cedar shakes, window and doors by May, paint this summer, rebuild the chimneys in the fall, reroof this fall and winter and build a back deck next year.

Arning asked if this is reasonable timeframe for him. Plante stated that he thinks he can meet the deadlines.

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

- Other

Bennett reported that Laura Johnson, who had received approval for construction of a new home in the Mechanicsville H-1, had asked that her apologies be conveyed to the Historic Zoning Commission. She does intend to build the home, but has not been able to start the project. She hopes to begin construction within the next two months. The house will be built on Tulip Avenue.

Bennett received a letter from James Spruiell, whose family has owned the McNutt-Campbell-Kennedy house at 6546 Thorngrove Pike since 1865. The original core of the house was built in the 1830s. It has been vacant for about 10 years. Spruiell wants to restore the house, which is listed on the National Register of Historic Places as part of the Riverdale Historic District. Spruiell is requesting an endorsement letter from the Knoxville and Knox County Historic Zoning Commissions to accompany Spruiell's application for grant money from the Tennessee Historical Commission.

MOTION BY COTHAM AND SECOND BY MONTGOMERY TO APPROVE BENNETT TO WRITE A LETTER OF SUPPORT. THE MOTION CARRIED UNANIMOUSLY.

Arning stated that the Ft. Higley project was deferred by City Council for a month to see if the owners can agree. Bennett took Claudette Stager and Louis Jackson, from the Nashville Historic Commission, to the site. Stager feels it is eligible for the National Register designation. She also suggested that archeology be done on the site.

Boyce stated that the demolition ordinances passed at the MPC meeting and will go to City Council for their approval.

- Adjournment

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on March 17, 2005 at 8:30 a.m. in the Small Assembly Room of the City-County Building, 400 Main Street, Knoxville.