

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF OCTOBER 20, 2005

Members Present:

Nic Arning
Finbarr Saunders
Steve Cotham
Melynda Whetsel
Carol Montgomery
Herb Donaldson
Lila Wilson
William Hoehl
Linda Claussen
Kenneth Gresham

Members Absent (excused):

Art Clancy
Duane Grieve
Faris Eid
Casandra McGee

Others Present:

Sharon Boyce
Anita Cash
Tom Reynolds
Chester Kilgore
Dwight Guinn
Chris Ooten
Mike Elliot
Kathleen Hurley
Dan Schuh
Lauren Rider
Ann Bennett
Charlotte West

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

**MOTION BY DONALDSON AND SECOND BY SAUNDERS TO APPROVE THE
SEPTEMBER 15, 2005 MINUTES. THE MOTION CARRIED UNANIMOUSLY**

Arning distributed the attendance sheet for the 2005 meetings and urged the Commissioners to attend all meetings, if possible. He announced that the Commission is invited to an open house in the Old City, Friday, October 21 from 7:00-9:00. Knox Heritage is having an Old House Fair on November 5 at the Jacob Building at Chilhowee Park from 10:00-5:00.

Tom Reynolds, Chief (Knoxville Building, Zoning and Plans Review), explained that the situation on Tazewell Pike with the metal canopy has not changed. A carport structure of aluminum poles with a canvas canopy roof has been added at 4212 Tazewell Pike; the owner indicated it would be removed. Concerning 238 E. Oklahoma, a letter went to the Better Building Board, which will hear the demolition by neglect complaint next month. The concern at 248 E. Oklahoma is that a chimney was removed without a certificate. Reynolds has put a hold on the property, so that before a Certificate of Completion or Occupancy can be obtained, the owner will need to obtain approval from Mr. Reynolds.

Level 1 Certificates

311 W. Glenwood Avenue – Old North Knoxville, Daniel Schuh – 92305ONK – Remove artificial siding, general repair

134 Leonard Place – Old North Knoxville, Nathan Cooper – 100305ONK – Repair front porch, new roof

1640 Jefferson Avenue - Edgewood-Park City, Matthew Kellog – 91405EDG – General repair

803 S. Gay Street - General: Bijou, Lee Ingram – 83005EDGA – Roof and repair

1305 Luttrell Street – Brownlow School – Jason DeBord – 92005GEN – Remove windows and board up

Whetsel stated that the windows at Brownlow School are boarded up with foam core, but the building is not secure. Bennett will draft a letter for Arning's signature to ask the owners to move quickly to make the building secure.

KNOXVILLE HISTORIC ZONING COMMISSION

General City H-1:

150 Major Reynolds Place, Chris Ooten (Applicant)

Description of Work: Level II: Construct 3' plus x 6'7" flagstone wall with flanking flagstone walls, brass sign with raised letters on central portion of flagstone wall, with letters occupying an 11" tall sign board (undetermined length).

Staff Recommendation: DENY WITHOUT PREJUDICE Certificate No. 100605GEN, to allow resubmission. Adopted design guidelines call for signage that may include directional or identification signs within development that are no more than 3 feet high and nine square feet.

The exact height of the overall sign, as well as the size of its flanking wings, are omitted from the submitted drawings; the width of the sign board is omitted. In addition, the HZC in past instances has interpreted the sign backing to be part of the overall dimension of the sign.

Bennett stated the stone wall holding the sign will be a retaining wall. She could not read the exact height on the right side of the drawing, but it meets the guidelines for not over 3'.

Chris Ooten of Schaad Properties, 150 Major Reynolds Place, stated that the stone will look like old stone found in the Smokies. The drawing showed the sign will be 3' high, but the numbers were covered up on the drawing. The lettering will be 1' brass letters. It will have landscaping on both sides. The sign will also serve as a retaining wall into the steep terrain.

MOTION BY SAUNDERS AND SECOND BY WHETSEL TO ACCEPT THE DESIGN AS IT COMPLIES WITH THE GUIDELINES. THE MOTION CARRIED UNANIMOUSLY.

Anita Cash from City Building Inspections stated that the Wasabi Restaurant still does not have a sign permit, even though they installed a sign when they opened. Wallace and Wallace built their sign without a permit then got one but did not change the sign to conform to the Certificate of Appropriateness. She will meet with the representative from Wasabi to tell them they are in violation, and if they do not comply, they will be issued a citation. Commission asked that Cash pursue this problem.

Mechanicsville H-1:

501 Arthur, Kathleen Hurley & Mike Elliot (Owner/Applicants)

Description of Work: Level II: Install storefront windows; repair second story windows; repair second story porch and reconstruct the second story porch roof; repair gutters; waterproof and repair window wells on rear of building; resurface first floor concrete surface on porch with brick pavers; install wrought iron railing on first floor and second story; install signage on first story, east elevation windows.

Staff Recommendation: APPROVE Certificate No. 100305MEC with modifications. Proposed front façade rehabilitation will return early 20th century appearance to building; this appearance was revised in rehabilitations prior to designation. DENY painting first floor exposed brick.

The applicant proposes to reconstruct a gable end second story roof over the currently uncovered second story deck that currently exists and is inappropriate and unoriginal. The second story deck will provide a covered ground floor porch, the space for which currently exists, and to remove the c.1970s storefront, repairing as necessary, and installing arched transom openings and a full view glass door that will return the two bay division to the front façade. Materials are appropriate.

RECOMMEND DENIAL of proposal to paint brick on first floor, retaining current exposed brick.

Kathleen Hurley, 5405 Crestwood Drive and Mike Elliott, 234 Douglas Avenue are the owners of the building. They stated that they wanted to paint the bottom half to distinguish the business on the bottom from the residential on the second floor. The front windows to be used came from a demolished building in downtown Knoxville.

Whetsel stated that in her opinion, the stucco should not stand out. Bennett suggested they dye the stucco to match or go with the brick.

MOTION BY SAUNDERS AND SECOND BY WHETSEL TO ACCEPT THE STAFF RECOMMENDATION WITH THE DENIAL OF PAINTING THE BRICK. THE MOTION CARRIED UNANIMOUSLY.

Edgewood-Park City H-1:

1607 Jefferson, Adam Stoermer (Option Holder)

Description of Work: Level II: Install wood 10x12 gable end storage building, not visible from Jefferson.

Staff Recommendation: APPROVE Certificate 100605EDG. Proposed accessory building is located behind primary structure in rear yard. Consistent with adopted guidelines, pg. 28, duplicating materials and form of building originally found on lot.

This house is being rehabilitated by the Knox Housing Partnership. The storage building meets the guidelines and does not show from the street.

Dwight Guinn of 1249 Monroe Street, representing Park Ridge, stated that the neighborhood approves of this work.

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

1809 Washington, High Oaks Construction/John Wampler (Contractor/Applicant)

Description of Work: Level II: Replace roof with similar shingle; repair siding as necessary; replace wrought iron posts with column and rail system of 6"x6" columns, 1" square balusters on 2" centers set in top and bottom rails.

Staff Recommendation: APPROVE Certificate No. 100705EDG. Proposal is consistent with pg.19, #1 of adopted design guidelines.

The adopted guidelines provide that "Porches on historic houses shall be repaired or replicated using wood materials for . . balustrades, posts or columns that duplicate the original size and design. . ." of the original or likely design.

Dwight Guinn of 1249 Monroe Street, representing Park Ridge, stated that the neighborhood approves of this work.

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

Old North Knoxville H-1:

311 West Glenwood, Daniel Schuh, Knoxville Preservation & Development LLC
(Owner/Applicant)

Description of Work: Level I: Repair wood siding in kind as necessary; replace window hoods replicating original designs; replace brackets using original design; repair or replace other ornamentation - all removed when artificial siding was installed.

LEVEL II: Remove rear, side elevation second story window to allow installation of second story bath; Remove ground floor rear elevation window to allow installation of kitchen; Remove ground story addition on rear, interior side elevation and reconstruct with larger addition and unroofed second floor deck. Remove added doors on first story front façade. Return original transoms to secondary entry doors flanking primary entry. Repair front porch columns to duplicate original. Install balustrade on front porch.

Staff Recommendation: APPROVE Certificate No. 92805ONK. Proposed work items are consistent with adopted Old North Knoxville Design Guidelines.

See especially: pg. 13, A1 and A2; pg. 15, B1 and B3 and B5; pg. 17, C1 and C2; pg. 19, D1, D6 and D7; pg. 20-21, E1-12; and pg. 28, L1-L6.

Bennett stated that this house has been an eyesore in North Knoxville for a long time.

Dan Schuh, 230 E. Oklahoma, stated that they are restoring the house to a single family home. They are adding a master bath upstairs and a deck.

Chester Kilgore of 1319 Grainger Avenue, speaking for the Old North Knoxville neighborhood, stated that they are pleased with this project. They will make the house usable.

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

229 E. Scott, Lauren T. Rider (Owner/Applicant)

Description of Work: Level II: Add front porch balustrades and handrail, with new front steps. Top rail 2x4 with flat top and beveled sides, 2x2 spindles set into top and bottom rail on 4 inch centers, handrails to match, square newel post. Wood front porch steps with closed riser and round-nosed treads on 2x12 wood stringers.

Staff Recommendation: APPROVE Certificate No. 100605ONK. Proposed changes to balustrades, while an addition to the front porch, are consistent with original design elements and necessary to meet building code requirements.

Design of railing is standard design approved for past projects where railing is required. See pg. 17, C-2, Old North Knoxville Design Guidelines.

Lauren Rider of 229 E. Scott Avenue stated that she knows there were never any railings on the front porch, but they have to add them to meet codes requirements.

Chester Kilgore of 1319 Grainger Avenue, speaking for the Old North Knoxville neighborhood, this house has been brought back from demolition and they are very pleased.

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

- Other

Discussion: Administrative Rules Draft: Knoxville and Knox County Historic Zoning Commissions. **NOTE: STAFF RECOMMENDATION IS THAT ADOPTION OF ADMINISTRATIVE RULES TAKE PLACE AT NOVEMBER 17, 2005, MEETING.**

Bennett stated that Sharon Boyce, MPC and Steve Wise, attorney for MPC have looked at the Administrative Rules. Wise suggested splitting the city and county rules. Bennett stated that an updated draft of the rules will be available in November and the commissions may be ready to approve them in December. Arning stated that a new chair will be elected in December.

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Bennett discussed the handout “A Letter to George: How to Keep the Preservation Commission Out of Court and Avoid Being Sued.”

Saunders stated that the sign guidelines need to be reviewed. Bennett added that the sign restrictions on Bearden Hill have not been enforced like they should have.

Chester Kilgore stated that in the Administrative Rules, Item C - Exterior Repair states that line drawings are required and asked how that would work. He agrees that the guidelines need to be revisited.

Kim Trent, 2905 Fountain Park Boulevard, representing Knox Heritage stated that recently, the 5th Avenue Motel has had a couple of fires. It was condemned in 2002. The city boarded it up, and the owner has not done any repairs or kept it boarded up. Mayor Haslam had a meeting with the owner, which is Rainbow Homes, and the city is taking them to the Better Building Board to seek a declaration of neglect. It may have to be demolished. There are some developers interested in buying it. The owners have been asking between \$200,000 and \$600,000 for it, and it appraised for \$145,000.

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 November 17, 2005 at 8:30 a.m. in the Small Assembly Room of the City-County Building, 400 Main Street, Knoxville, TN.