

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF APRIL 20, 2006

Members Present:

Nic Arning
Scott Busby
Linda Claussen
Steve Cotham
Herb Donaldson
Charles Faulkner
Kenneth Gresham
William Hoehl
Finbarr Saunders
Melynda Whetsel
Lila Wilson

Others Present:

Ann Bennett
Sharon Boyce
Jason DeBord
Mark Donaldson
Anne Lorino
Tom Reynolds
Susan Taylor

Members Absent (excused):

Art Clancy
Duane Grieve
Carol Montgomery

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

MOTION BY SAUNDERS AND SECOND BY DONALDSON TO APPROVE THE MARCH 16, 2006 MINUTES. THE MOTION CARRIED UNANIMOUSLY.

Reports to Commission: Tom Reynolds

Tom Reynolds, Chief Building Inspector. No changes to report. An application was made on 238 E. Oklahoma for rehab.

Staff Report (Level I Certificates): Ann Bennett

221 E. Oklahoma - Old North Knoxville - Tre Berney, 31306ONK - Repair carriage house; t&g porch floor.

235 E. Scott - Old North Knoxville - Hilda Long, 32206ONK - Repair concrete top rail on porch railing, front steps.

2111 Jefferson - Edgewood Park City - Keith Lynch, 31506EDG - Repair fire damage, restore weatherboard, reroof, repair windows, remove altered front stoop and restore original front porch (revealed by shadows under artificial siding), restucco foundation.

Page Two – Minutes
Knoxville Historic Zoning Commission
Knox County Historic Zoning Commission
Meeting of April 20, 2006

1126 Eleanor - Fourth & Gill - Kent Kendrick, 317064&GA - Restore house to original footprint. Remove vinyl siding, repair original wall covering. Reroof. Install gutters. Install wood double hung one over one windows sized to original openings. Rebuild front porch using round wood columns with Tuscan capitols and bases, beadboard ceiling and t&g floor. Rebuild brick chimneys in original location. HVAC.

924 Eleanor - Fourth & Gill - Kent Kendrick, 31704&GB - Remove vinyl siding, repair original wood siding; HVAC; reroof; install gutters; rebuild front porch with T&G floor, round wood columns with Tuscan capitals and bases, wood handrail of 2" x 2" balusters set in top and bottom rail; repoint masonry.

33 Market - Market Square - Steve Barnes, 32006MKT - Install 3' round hanging sign.

1103 Oak - Mechanicsville - Shane Bryant, 32106MEC - Repair porch beam and ceiling.

Certificates of Appropriateness

KNOXVILLE HISTORIC ZONING COMMISSION

Fourth & Gill H-1

831 Deery, Marian Sing (Owner/Applicant)

Description of Work: Construct wood shell for storage shed in rear yard, with wood shingle wall cladding and a 12/12 pitch gable roof phasing to shed roofs on each side to disguise the mansard-shaped storage shed roof; wood door on front of shed. (NOTE: wood cladding will be installed so that no metal covering remains visible.)

Staff Recommendation: APPROVE Certificate No. 217064&G. (Amended) Final appearance of storage shed will be consistent with adopted Fourth & Gill guidelines (pg. 19, Outbuildings, #1). Applicant intends to construct an enclosure for the storage building, using it as a shell around which a building that resembles a carriage house will be constructed.

Whetsel stated she appreciates the work and picture, but would like to propose that Ms. Sing be asked to incorporate a full cornice return to divide the shingles.

MOTION BY WHETSEL TO APPROVE STAFF RECOMMENDATION IN ADDITION TO FULL CORNICE RETURN. SECOND BY SAUNDERS TO APPROVE. THE MOTION PASSES UNANIMOUSLY.

General H-1

Candy Factory, 1060 World's Fair Park Drive, Cardinal Properties/Jason DeBord
(Owner/Applicant).

Description of Work: West elevation: Replace windows with multi-pane Chicago style windows with transoms, sized to fit existing openings, with four alternating rows of full light doors with transoms and sidelights opening onto balconies; East elevation: Remove and replace windows with multi-pane Chicago style windows with transoms, sized to fit existing openings, with four alternating rows of full light doors with transoms and sidelights opening onto balconies; North and South elevations: Replace windows with new multi-pane Chicago style windows with transoms, sized to fit existing openings.

Staff Recommendation: APPROVE Certificate 22806GEN. (Amended) The building's current windows were installed when the Candy Factory was being rehabilitated for the 1982 World's Fair. Original windows were multi-paned steel windows; either currently proposed windows or multi-paned steel windows would be appropriate.

Jason DeBord - 602 S Gay Street, stated that Cardinal Properties was the owner now. The final step is getting the windows approved. Work will begin early July, late summer. He noted that the central window will be one pane of glass.

MOTION BY DONALDSON AND SECOND BY WHETSEL TO APPROVE STAFF RECOMMENDATION. THE MOTION PASSES UNANIMOUSLY.

Old North Knoxville H-1

307 E. Oklahoma, Kevin Jeske (Owner/Applicant)

Description of Work: Replace six unoriginal, rear windows with double hung wood windows; repair or replace existing roof; examine removing PermaStone exterior.

Staff Recommendation: APPROVE Certificate 32806ONK. Removal of inappropriate PermaStone siding would restore the architectural history of the building, reversing a condition not allowed by adopted design guidelines (Pg. 20, E1) The contemplated replacement windows, while they are not visible on the rear of the building, will be replaced by appropriately sized and designed replacement windows (Pg. 15, B2). Replacing the asphalt shingled roof is a recommended maintenance procedure.

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

Page Four – Minutes
Knoxville Historic Zoning Commission
Knox County Historic Zoning Commission
Meeting of April 20, 2006

1113-1115 Harvey, David Randle (contractor)

Description of Work: Construct hyphen to join two shotguns, with wood lap siding, brick foundation, wood double hung windows that are 24-30 by 72, 36” full light glass entry door (front) and paired French doors (rear), rear deck (not visible from Harvey). (NOTE: this is an addition to previous Certificate No. 111604ONK that authorized exterior renovation.

Staff Recommendation: APPROVE Certificate No. 40304ONK. Applicant has begun work on the interior and exterior restoration of these two buildings, which are both located on the same city lot. There is no lot space to create additional interior space for either dwelling, and the proposed addition will not obscure the original shape of the shotgun structures, but will allow them to function as one dwelling. The addition is located towards the rear of the structure. It presents a very transparent wall to the street. The original buildings and their front porches and entrances will be restored and preserved, so that the original form of the buildings is obvious to passers-by. The resulting single structure will meet the provisions of the New Building Construction section in the adopted design guidelines (pg. 26-28).

Arning asked who was owner.

Bennett replied, Mr. Hanna was the owner.

Whetsel stated it meets the guidelines.

Wilson commented Old North will be happy, agreeable.

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

KNOX COUNTY HISTORIC ZONING COMMISSION

TDOT Cultural Resource Assessment: Proposed road improvements, Concord at Northshore.

Gresham stated no adverse affect was found in TDOT’s proposal.

Bennett stated the property is not eligible for the National Register but, concerned about the archeological impact? Claussen noted if Federal funds are involved, were there any regulations that would require them to least create a survey.

Page Five – Minutes
Knoxville Historic Zoning Commission
Knox County Historic Zoning Commission
Meeting of April 20, 2006

Faulkner not aware of archeological encampment, but felt TDOT should explore.

Cotham mentioned he was not aware of archeological encampment either.

Arning feels option to ask TDOT to investigate and for them to look into inquiry is appropriate. He is concerned about destroying civil war history, the need to respect heritage.

MOTION BY GRESHAM FOR THE HISTORIC ZONING COMMISSION TO SUPPORT THE OPINIONS CONTAINED IN THIS ASSESSMENT PROVIDED BY TDOT DATED MARCH 24, 2006, SUBJECT TO ANY ARCHEOLOGICAL FINDINGS THAT ANY ARCHEOLOGICAL SURVEY MAY REVEAL. SECOND BY COTHAM. THE MOTION PASSES UNANIMOUSLY.

Other:

Discussion of porch railing replacements.

Mayor's Report on Historic Preservation: *Preservation 2005*.

MOTION BY SAUNDERS TO ACCEPT AND SECOND BY WHETSEL. THE MOTION PASSES UNANIMOUSLY.

Adjournment

MOTION MADE BY ARNING TO ADJOURN AND SECOND BY SAUNDERS.

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on May 18, 2006 at 8:30 a.m. in the Small Assembly Room of the City-County Building, 400 Main Street, Knoxville, TN.