

**MINUTES**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**  
**MEETING OF DECEMBER 21, 2006**

-----

**Members Present:**

Nic Arning  
Scott Busby  
Linda Claussen  
Steve Cotham  
Herb Donaldson  
Charles Faulkner  
Kenneth Gresham  
Duane Grieve  
William Hoehl  
Sandra Martin  
Carol Montgomery  
Finbarr Saunders  
Melynda Whetsel  
Lila Wilson

**Others Present:**

Sharon Boyce  
Jamie Rowe  
Mark Donaldson  
Jamie Wise  
Ann Bennett  
Charlotte West

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

**MOTION BY SAUNDERS AND SECOND BY WILSON TO APPROVE THE NOVEMBER 16 MINUTES. THE MOTION CARRIED UNANIMOUSLY.**

Boyce reported that the owner at 4212 Tazewell Pike had removed the carport.

Arning announced that Steve Cotham has published a book entitled "The Great Smoky Mountains National Park: Images of America Series."

Bennett reminded the Knoxville Commissioners of the proposed historic design for street signs in historic districts. Councilman Joe Hultquist is helping the Claussens to receive one for the corner of Cumberland and Walnut, and will work to introduce legislation that would set parameters for the placement of the signs and establish a procedure for obtaining them. The city's Engineering Department has made some minor modifications to the proposed design and has noted that installation costs to neighborhoods will be about \$100. The Knox County Historic Zoning Commissioners indicated they would like for the signs to also be installed in the county. Cotham suggested using brown for NC-1 designations.

Arning reported he had received a letter from Wilbur Smith concerning the new Knoxville Transit Station location on the north side of the Church Avenue Viaduct and east of it's location over James White Parkway. Bennett explained that the contact is part of the due diligence requirement for expenditure of Federal funds, and that UT's

Archeological Research Lab is now engaged in a site study. Bennett will keep the Commissioners informed of the procedures taken to meet the Federal requirements.

**Knoxville Historic Zoning Commission Level I Certificates:**

**1122 Kenyon Street** - Old North Knoxville, Sandra Clabough, 110306ONK  
Repairing roof with in-kind material.

**1424 Fremont** - Old North Knoxville, Ron Williams, 112706ONK  
Repair siding as necessary; replace siding on garage with wood siding as necessary; repair porches on rear (new railings to meet code/not visible from Fremont), repair front porch roof and repair side porch roof with new shingle covering; repair windows as necessary; install gutters; repair soffits - all work to be done to original appearance and materials. Level II: replace glass in front and side windows with appropriate stained glass. Level II was not heard because the final design of the stained glass was not supplied by the applicant..

**1410 Kenyon Street** - Old North Knoxville, Rufus Huffaker, 113006ONK  
Install metal roof.

**1614 Jefferson** - Edgewood/Park City, High Oaks Construction, 111306EDG  
Demolish flue at rear of house, not visible from street.

**602 S. Gay Street** – General, Art Clancy, Jr., 113006GEN  
Install temporary sign, to remain up during construction of Burwell Building, for a maximum of 18 months.

**KNOXVILLE HISTORIC ZONING COMMISSION Certificates of Appropriateness:**

**Fourth and Gill Neighborhood**

**815 N. Fourth**, Alex Botezat (Applicant/Contractor). Certificate No. 1206064&G.

**Description of Work**

Construct two story frame garage with brick veneer wall covering, asphalt shingle gable roof, with overhead garage doors facing south, slab foundation, single pane wood windows with three light transom on all elevations, entry door on east elevation. Carriage-house styled overhead garage door. Garage to be 24'x26, 3' from west property line, 3' from south property line and 25' from north property line. Height to eaves, 19'8".

**Staff Recommendation**

APPROVE Certificate No. 1206064&G. Proposed garage resembles carriage house, with brick siding that corresponds to the foundation material of the original building. (pg. 19, Outbuildings #1.)

Whetsel talked to Sean Martin and to Mr. Botezat and commended him on the drawings. The application was changed to two story height. Whetsel and Martin's concern is the eve, with the windows looking too small in relation to the house. Bennett says she thinks the eve really matches the house, but the drawing does not show it. The south elevation should be the same size as the house. Grieve prefers one over one windows.

**MOTION BY WHETSEL AND SECOND BY SAUNDERS TO APPROVE THE STAFF RECOMMENDATION ADDING THAT THE WINDOWS SHOULD MATCH THE HOUSE AND CONFIRM THE EVE OVERHANG ON THE GARAGE MATCHES THE HOUSE. THE MOTION CARRIED UNANIMOUSLY.**

**General**

*140 Major Reynolds Place*, Jim Wallace (Owner/Applicant), Wallace & Wallace Realtors). Certificate No.12606GEN.

**Description of Work**

Modify existing sign to resemble centerpiece of brick and wrought iron fence, not visible from Kingston Pike.

**Staff Recommendation**

APPROVE Certificate No. 12606GEN. Central sign site to right of driveway entrance in applicant's parcel, isolated at the east side top of Bearden Hill, and not visible from Kingston Pike.

**Additional Comments**

The size of the central sign for this building is determined by the franchising agreements between Wallace and Wallace and Coldwell Banker. The sign is not visible from Kingston Pike, or from the southernmost portions of the development. Its size is operative only after the road accessing the building has traveled in front of the historic Knollwood building, so it is not intrusive to the historic aspects of the site. The applicant has added the flanking wrought iron fences to visually reduce the size of the central sign.

**MOTION BY GRIEVE AND SECOND BY SAUNDERS TO APPROVE THE STAFF RECOMMENDATION FOR THE SIGN WITH THE POSSIBILITY OF TALKING TO THE OWNER TO ASK HIM TO ADD UP TO EIGHT ADDITIONAL FEET OF FENCE ON EACH SIDE. THE MOTION CARRIED UNANIMOUSLY.**

**Other - Designations**

**Meade School – 2647 Bafford Place**

Bennett stated that this was a school that was built in 1937, but was not a school very long. The school was built with assistance from the Works Progress Administration. It operated as Meade School until 1943, when its name was changed to Island Home elementary. Island Home Elementary School was closed in 1957, and although parents in the area petitioned for it to reopen in 1960, the school remained vacant until it was sold in 1976. Meade Elementary School was designed by Albert Gredig, a Knoxville architect who entered the office of George F. Barber in 1893, worked with a number of other local architects and after 1914, had a single practice. Known examples of Gredig's work that have survived include the Riverside Apartments (811 Maplehurst Court), c1908, and the Glencoe and Elliott Apartment Buildings on State Street at Church, c.1909, known to have survived. Meade School is recommended for designation because of its history as a example of early 20<sup>th</sup> century neighborhood schools, the importance of PWA sponsored building to the Knox County School System, and the importance of its designed, Albert Gredig. Recommended design guidelines are the Secretary of Interior's Standards for Rehabilitating Historic building.

**MOTION BY SAUNDERS AND SECOND BY WHETSEL TO APPROVE THE STAFF RECOMMENDATION AND USE THE SECRETARY OF INTERIOR'S STANDARDS FOR DESIGN GUIDELINES. MOTION CARRIED UNANIMOUSLY.**

**JFG Building – 129 W. Jackson Avenue**

The JFG Building first appears in Knoxville City Directories in 1889 as the address for Knoxville Provisions & Sugar Company, and did not become the home of JFG Coffee until 1945, but is widely known by the name today. The building was built after Jackson Avenue was finally installed as a through street. The building is a Romanesque Revival pattern brick structure of two three-bay units, with strong secondary influence of Victorian Vernacular commercial. Significant elements include the storefront

proportions, brick work and stone detailing found on the front façade. The Secretary of Interior's Standards are recommended as design guidelines.

**MOTION BY WHETSEL AND SECOND BY WILSON TO APPROVE THE STAFF RECOMMENDATION AND USE THE SECRETARY OF INTERIOR'S STANDARDS FOR DESIGN GUIDELINES. MOTION CARRIED UNANIMOUSLY.**

The Knoxville Historic Zoning Commission proceeded to the annual election of officers. Saunders explained that we felt the Chairmanship of the Historic Zoning Commission should rotate in order to provide varied leadership and training for Commissioners.

**MOTION BY SAUNDERS TO ELECT MELYNDA WHETSEL CHAIR OF THE KNOXVILLE HISTORIC ZONING COMMISSION. SECOND BY DONALDSON.**

**MOTION BY WILSON NOMINATING ARNING AS CHAIR OF THE KNOXVILLE HISTORIC ZONING COMMISSION.**

**MOTION BY GRIEVE, SECOND BY MARTIN, THAT NOMINATIONS CEASE.**

Saunders explained that he would prefer a joint Chairmanship for both Knoxville and Knox County Commissions. Bennett noted she had asked Steve Wise, MPC's attorney, who advised that since each board has to work independently sometimes, a county chair is necessary to preside over county matters.

The Knoxville Historic Zoning Commission proceeded to a roll call vote. Arning-Whetsel; Busby-Arning; Donaldson-Arning; Grieve-Whetsel; Martin-Whetsel; Saunders-Whetsel; Whetsel-Arning; Wilson-Arning with Hoehl abstaining. The vote was a tie vote. Upon a second roll call vote, Commissioners voting for Arning as Chairman were Busby, Donaldson, Hoehl, Whetsel and Wilson, and for Whetsel as Chairman were Arning, Grieve, Martin and Saunders.

**MOTION BY GRIEVE, SECOND BY DONALDSON, THAT WHETSEL SERVE AS VICE-CHAIRMAN.**

**MOTION BY GRIEVE, SECOND BY WILSON TO CEASE NOMINATIONS AND ELECT WHETSEL BY ACCLAMATION. MOTION WAS ADOPTED.**

**MOTION BY GRIEVE, SECOND BY SAUNDERS TO ELECT DONALDSON SECRETARY BY ACCLAMATION. MOTION WAS ADOPTED.**

The Knox County Historic Zoning Commission proceeded to elect officers, with Gresham presiding.

**MOTION BY MONTGOMERY, SECOND BY CLAUSSEN TO ELECT GRESHAM BY ACCLAMATION. MOTION WAS ADOPTED UNANIMOUSLY.**

**MOTION BY MONTGOMERY, SECOND BY CLAUSSEN TO NOMINATE COTHAM AS VICE CHAIRMAN BY ACCLAMATION. MOTION WAS ADOPTED.**

**MOTION BY MONTGOMERY, SECOND BY CLAUSSEN, TO LEAVE THE POSITION OF SECRETARY OF THE KNOX COUNTY HISTORIC ZONING COMMISSION VACANT FOR THE ENSUING YEAR. MOTION WAS ADOPTED.**

The meeting was adjourned.

- The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on January 18, 2007 at 8:30 a.m. in the Small Assembly Room of the City-County Building, 400 Main Street, Knoxville, TN.