

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF JANUARY 19, 2006

Members Present:

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

Others Present:

Sharon Boyce
Tom Reynolds
Dwight Guinn
Judy Gerstsmeyer
Deborah Duncan
Kathy Shuck
Jackie McGinnis
Nancy Bailes
Lisa Gammeltoft
Mark Hamm
Kay Stoneking
Ann Bennett
Charlotte West

Members Absent (excused):

Lila Wilson
Art Clancy

Arning called the meeting to order and asked if there were any conflicts. He introduced Scott Busby, a new city commissioner.

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

Arning stated that Faris Eid served on the commission for 5 years and provided his expertise as an architect to people who needed help. He will be presented with a Certificate of Appreciation from the commission for his work.

- Reports to Commission: Tom Reynolds, Sharon Boyce, Chairman Nic Arning
- Certificates of Appropriateness
- Staff Report (Level I Certificates): Ann Bennett

The Level 1 certificates that Bennett has previously approved are:

1015 Luttrell, Fourth & Gill, Bob & Melynda Whetsell, 120654&G
Initial demolition of artificial siding and replacement windows – other applications to follow

1236 Armstrong, Old North Knoxville, Judy Gerstmeyer, 122705ONK
Replace enclosed rear porch (replaces lapsed Certificate 51001ONK)

222 Leonard Place, Old North Knoxville, Johnny Lane, 120905ONK
Remove enclosure of front porch; remove rear addition; remove unoriginal windows and return to one over one double hung wood windows; replace roof. (Duplicates work items approved in Certificates No. 101901ONK and a previous Certificate.)

KNOXVILLE HISTORIC ZONING COMMISSION

Old North Knoxville H-1

1329 Grainger, Deborah Duncan (Owner/Applicant)

Description of Work: Level III: Construct new one and one-half story Neoclassical-derived house with side facing roof, 30” brick faced foundation, color-clad metal roof, one over one double hung wood windows and full one story front porch. Two options are presented for consideration. The first contains a front gabled dormer and elongated porch posts on shortened brick piers. The second contains square wood posts and a hipped front dormer, with partial cornice returns. Either would have a porte cochere tied into the front porch with matching columns. If required, a balustrade should be sawn wood balusters on 4-5” centers. Wood tongue & groove porch floor, beadboard ceiling and weatherboard wood wall covering. Setback from Grainger further than existing houses by a least 10’.

STAFF RECOMMENDATION: APPROVE Certificate No. 10506ONK. Proposed work is consistent with adopted Design Guideline pg. 27, Sections G-k, with the exception of the existing setback pattern. Additional 10’ setback will duplicate setback of original demolished building. The provision of an additional setback to duplicate the location of the original structure on the lot reinforces the historic development pattern that occurred on Grainger and Leonard Place, where lots were acquired and buildings were built individually, without conforming to a consistent setback or style.

Bennett stated that this is an infill house that will be built on Grainger. The owners have submitted two plans for the commission to choose from. Kathy Shuck, representing the Old North neighborhood, stated that they would prefer the hipped roof dormer because it is typical of the other houses on Grainger. She stated that most of the front porches are not straight, and they would like to see an offset porch, but it is not required.

Deborah Duncan and Greg Hyde of 2917 Bellview are the owners. She stated that they are open to either house plan and could wrap the porch around.

Saunders asked what types of metal roofs are allowed. Bennett stated that the guidelines do not specify what type. Metal shingles and fish scale ones are available. The color is very important and is covered in the guidelines. There are no metal ones on Grainger now.

Whetsell stated that the second plan's columns look too Colonial and should be Craftsman.

Dwight Guinn of 1249 Monroe Street, representing the Park Ridge Neighborhood, stated that infill housing in the city will require a site plan for a permit. It would help to have a more detailed plan.

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

- Designation Requests

Bleak House H-1 Historic Overlay, 3148 Kingston Pike (CLT108HC006).

STAFF RECOMMENDATION: APPROVE designation of Bleak House as an H-1 Historic Overlay property. APPROVE adoption of Secretary's Standards as the Design Guidelines for Bleak House, as set out in the Designation Report.

Bennett discussed the history of the Bleak House. It is now a Civil War Museum. Murals were discovered when the old wallpaper was removed. MPC recommended approval.

Jackie McGinnis of 213 Whittington Drive, who represents Bleak House, stated she was there to answer any questions.

MOTION BY SAUNDERS AND SECOND BY DONALDSON TO APPROVE THE HISTORIC OVERLAY DESIGNATION FOR BLEAK HOUSE. THE MOTION CARRIED UNANIMOUSLY.

Faulkner stated that he is concerned about historic properties being impacted by construction that might impact archeological items on the site. Bennett stated that she makes sure that archaeological studies have been done on any property that will be designated.

Scenic Drive NC-1 Neighborhood Conservation Overlay (Scenic Drive (423-1209 and CLT Parcel No. 107LC00102), 3940 Kenilworth, 805-924 Southgate, or 705-839 Blows Ferry).

STAFF RECOMMENDATION: APPROVE the designation of Scenic Drive as an NC-1 Neighborhood Conservation Overlay District. APPROVE the adoption of the Design Guidelines contained in the Designation Report.

Bennett stated that Scenic Drive is a subsection of Sequoyah Hills and the first area to come forward for the designation. They are based on NC-1 standards. She discussed the guidelines and why certain items are included.

Nancy Bailes of 925 Scenic Drive stated the neighborhood is asking for an NC-1 designation. Grieve stated that this process has been a neighborhood effort, and he thanked Bailes for her work.

Lisa Gammeltoft of 901 Scenic Drive had a question about demolishing noncontributing structures. Bennett stated they may be demolished if the commission agrees. Whetsell asked if there is a consensus in the neighborhood.

Mark Hamm stated that he owns a vacant lot at 1200 Scenic Drive and would like to build on it. He asked if 65% would be the right percentage of lot coverage for a small lot.

Kay Stoneking of 720 Scenic Drive stated that Page 19, Section 4 says that a desirable lot coverage is 50% coverage for impermeable surfaces, but there should be no more than 65% impermeable coverage.

Bennett sent a certified letter to the homeowners about the meeting Tuesday and this meeting. The designation will go to MPC on February 9 for them to consider the design guidelines and to City Council for two readings.

MOTION BY GRIEVE AND SECOND BY BUSBY TO APPROVE THE SCENIC DRIVE NC-1 OVERLAY. THE MOTION CARRIED UNANIMOUSLY.

Hoehl suggested adding in the Suggestions Section of the overlay what distance trees should be planted from the house to keep them from overpowering it when they mature.

MOTION BY WHETSELL AND SECOND BY GRIEVE TO APPROVE THE GUIDELINES AS AMENDED. THE MOTION CARRIED UNANIMOUSLY.

Boyce announced that the hearing on 238 E. Oklahoma will be at the Better Building Board on January 26.

- Other

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Bennett distributed notebooks for the commissioners.

Arning, Bennett and Gresham received a report from the Tennessee Department of Transportation regarding the environmental assessment of the proposed Knoxville Central Transit Center with a proposed change in the footprint and design of the bus bays. This is not in the historic district. The Historical Commission is reviewing this change because it is in a National Register District.

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 February 16, 2006 at 8:30 a.m. in the Small Assembly Room of the City-County Building, 400 Main Street, Knoxville, TN.