

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

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**Members Present:**

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

**Others Present:**

Angela Bolton  
Tom Reynolds  
Daniel Schuh  
Steve Metsdorf  
Lois Branch  
Jamie Rowe  
John Craig  
Kenn Davin  
Carl Sloan  
Robert Marlino  
Dwight Guinn  
Ann Bennett  
Charlotte West

**Members Absent:**

Herb Donaldson (ex.)  
Kenneth Gresham (ex.)

Arning called the meeting to order. He reminded Commissioners to recuse themselves if there were any conflicts with agenda items.

**MOTION BY SAUNDERS AND SECOND BY WILSON TO APPROVE THE AUGUST 17 MINUTES. THE MOTION CARRIED UNANIMOUSLY.**

- Staff Report (Level I Certificates): Ann Bennett

**15 Market Square** - Market Square - Scott Busby - 80706MKT - Install patinaed steel 18" high by 3" thick letters (5) in sign board space above dentil molding that tops shop window.

**11 Market Square** - Market Square - Signco/Keith Pankey - (for Salon Visage) - 81806MKT - Install raised anodized letters spelling out "Salon Visage" on sign board; Install nonilluminated "tombstone-shaped" hanging sign (2'6"x3') on building façade with text of "Salon Visage."

**800 N. Fourth** - Fourth & Gill - Virginia Douglas (Building Manager Neighborhood Center) - 828064&G - Repair metal access stairs at rear of /building; repair downspouts; wood side porch and steps; replace flat wood side and front doors (not original) with paneled metal doors.

**1200 Kenyon** - Old North Knoxville - Greg Williams - 80706ONK- Repair in kind existing knee braces; replace siding in kind as necessary; make other exterior repairs with same materials and design as necessary.

**1316 Grainger** - Old North Knoxville - Tony Yanniello - 81406ONK - Reroof; repair siding, fascia, and decorative elements using identical design and materials, as necessary; repair existing windows; paint stucco (no paint on original bricks); clear lot (including cinderblock walls from former garage).

**505 E. Scott** - Old North Knoxville - Steve Hill - 81706ONK - Install color clad storm windows painted to match existing trim color; repair existing garage, replacing exterior boards, fascia and soffit, if necessary, installing gutters, and reroofing, repairing doors; install iron fence (42" high maximum) around front yard, with wood privacy fence in rear yard.

**1310 Kenyon** - Old North Knoxville - Knoxville Preservation & Development LLC - 81806ONK - Repair siding, fascia and trim in kind as necessary, repair roof, repair windows, add gutters.

**145 Leonard Place** - Old North Knoxville - Steve Hancock - 82806ONK - Repair porch sills, removing and reinstalling gutters, columns and other porch elements as necessary; repair siding, trim, fascia, soffit and other wood elements in kind as necessary to prepare for painting.

**208 W. Glenwood** - Old North Knoxville - Jeff Burkhart - 82806ONKB - Repair or replace roof shingles, as necessary; repair wood trim and siding as necessary; replace unoriginal metal casement windows with wood double hung one over one windows (per approved window replacement for previous owner issued 41100ONK).

**125 W. Glenwood** - Old North Knoxville - Kevin Nelson - 90706ONKB - In-kind replacement of fascia, soffit and knee brackets.

**2003 Jefferson** - Edgewood/Park City - Al Greene - 81406EDG - Reroofing and repairing roof boards.

**915 W. Hill** – General - Kent Kendrick - 82806GEN - Repair front portico, repair roof and repair siding, trim and other wood exterior elements.

Bennett stated that Signco wants to modify its Certificate application to incorporate an illuminated sign. The size of the sign has been modified to 2’6” x 3’, which is consistent with the adopted design guidelines; the applicant wants the sign to be illuminated, which is consistent with adopted Market Square Design Guidelines provided there is Commission approval.

Steve Metsdorf of 11 Market Square stated he is the owner of the business and would like to install an illuminated sign.

Bennett confirmed to Martin that other lighted signs do appear on Market Square, noting that the Oodles Noodles and Chamber of Commerce signs are illuminated.

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

- Certificates of Appropriateness

## **KNOXVILLE HISTORIC ZONING COMMISSION**

### **Old North Knoxville H-1**

**1310 Kenyon**, Daniel Schuh - Knoxville Preservation & Development LLC  
(Owner/Applicant)

**Description of Work:** Modify lattice-enclosed rear porch, not visible from adjacent streets, to be permanently enclosed rear porch using wood siding and windows to match existing features on house.

**Staff Recommendation:** APPROVE Certificate No. 81606ONK. (Level I Certificate issued 8/18/06.) Proposed enclosure is within footprint of existing rear porch, and its enclosure is consistent with the adopted design guidelines.

**Additional Recommendations and Comments:** The Old North Knoxville Design Guidelines recommend that exterior additions be located at the rear of a building and be in scale and proportion to the building, be easily removable, not be visible from adjacent streets and not cause a loss of historic character. (pg. 28, L1-6). The proposed rear porch enclosure meets these guidelines.

Daniel Schuh of 230 E. Oklahoma Avenue stated that this is an old servant's room, and he wants to make it into a mud room.

Old North Knoxville approves of the work.

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

*1318 Cornelia*, Daniel Schuh - Knoxville Preservation & Development LLC  
(Owner/Applicant)

**Description of Work:** Remove aluminum replacement windows and install one over one double hung wood windows; install half-view wood paneled front door; replace unoriginal square box porch columns with turned wood 6x6 columns.

**Staff Recommendation:** APPROVE Certificate 82906ONK. (NOTE: Level 1 portion issued 8/29/2006.) Proposed changes are consistent with design guidelines for Old North Knoxville.

**Additional Recommendations and Comments:** Applicable provisions from design guidelines include roof maintenance (pg. 14), windows (pg.15, B2), porches (pg.17,C-1 and 2), entry door (pg.19, D1 and 4), wall coverings (pg. 19 and 20, E1, E3, E5, E7 & E8), masonry (pgs. 22-24, F7, F8) and gutters, pg. 14, A7)

Daniel Schuh stated that this was a duplex, and he converted it back to single family residential. He replaced the rotten siding.

Old North Knoxville approves of the work.

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

*1135 Harvey*, Lois Branch (Owner/Applicant)

**Description of Work:** Add approximately 12'x28' covered deck to rear of house, at interior corner. Height to roof - approximately 8'. Deck will be on same elevation as first floor level, with lattice skirt, wood posts, shed roof with metal covering, and wood deck.

**Staff Recommendation:** APPROVE Certificate No. 90106ONK. Proposed rear porch addition is in keeping with architectural character of house, and will provide finished rear façade.

**Additional Recommendations and Comments:** Proposed porch is consistent with adopted design guidelines, pg. 17, C-2, utilizing wood floor, posts and lattice at base. No balustrade will be required.

Daniel Schuh, speaking for Old North Knoxville, stated the neighborhood approves of this work.

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

*115 E. Scott*, Sean Bolen (Owner/Applicant)

**Description of Work:** Add attic dormer at splayed angle. Dormer is element from other Barber plans, found on adjacent houses on Scott, and necessary in order to provide access to occupied attic space. (Addition to Certificate No. 83005ONK.)

**Staff Recommendation:** APPROVE Certificate No. 90706ONK. Dormers are common in the 100 block of East Scott, and the addition of a dormer on this roof is consistent with the adopted design guidelines (pg. 13, A1.)

**Additional Recommendations and Comments:** Although this house is historic, and probably a Barber house, it was moved to its present location in 2006, which is when its age for historical dating purposes begins. This roof was not originally designed with a dormer, but dormers were often present on George Barber-designed houses. Locating a dormer on the front elevation of this house will provide adequate access to the living space being constructed in the attic. It is also appropriate for the neighborhood, and for the block where it is situated, where dormers are found on neighboring houses.

Bennett stated that if this were a Barber design in its original location and unaltered, changes probably should not be approved. However, the date of the house will begin with its current rehabilitation, since it has been moved, and addition of a dormer is not an issue of preserving original history. Barber houses had dormers, and it is consistent with the surrounding houses that have dormers.

Old North Knoxville is very supportive of this project.

Grieve asked if there was a stairway to the third floor. There is not, but the applicant is installing new stairs in a new location.

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

*1430 Grainger*, Segundo Properties LLC (Owner/Applicant)

**Description of Work:** Remove added second story enclosure on side (east) elevation; restore first floor porch.

**Staff Recommendation:** APPROVE Certificate No. 90706ONKD. Proposed demolition of second story addition will return house to original form, as contemplated by the adopted design guidelines. Work is consistent with pg. 17, C1, Old North Knoxville Design Guidelines.

John Craig of 12226 Brighton Court stated that he wants to remove the second story and restore the side porch. He has removed the asphalt siding.

Old North Knoxville approves of this project.

**MOTION BY SAUNDERS AND SECOND BY GRIEVE TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED WITH BUSBY RECUSING HIMSELF.**

**Fourth & Gill H-1**

*815 N. Fourth*, Alex Botezat (Applicant) Kenn Davin (Owner)

**Description of Work:** Construct one story frame garage with brick veneer wall covering, asphalt shingle side gable roof, with overhead garage doors facing north and/or south, slab foundation, one over one double hung wood windows facing south and east, and 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.

**Staff Recommendation:** APPROVE Certificate No. 906064&G. Proposed garage is consistent with adopted design guidelines (pg. 19-1).

**Additional Recommendations and Comments:** Guideline provides that one story garages should use materials that correspond to the original buildings found on the same lot.

Kenn Davin of 815 N. Fourth stated he is going to construct a 1-1/2 story garage with a dormer.

Whetsel stated that the Fourth & Gill Neighborhood is pleased. She needs to see a drawing of the future garage. Bennett stated that the guidelines will allow 2-story garages. Grieve wants to see exactly what the commission is approving.

**MOTION BY GRIEVE AND SECOND BY MARTIN TO APPROVE THE FOOTINGS, FOUNDATION AND SLAB TO PROCEED AS PER THE REQUEST AND DENY WITHOUT PREJUDICE THE REMAINDER OF THE BUILDING AND REQUEST FINAL DRAWINGS BY OCTOBER 5 SHOWING THE DETAILED STRUCTURE WITH THE 1-1/2 STORY. THE MOTION CARRIED UNANIMOUSLY.**

**Tazewell Pike NC-1**

*4215 Tazewell Pike*, Jamie Rowe (Owner/Applicant)

**Description of Work:** Addition of 15'x15' bath on south end of existing house of Crab Orchard stone, with same material as house, with 3' bump out extension (6' long) on end. Relocation of front sidewalk. Redo concrete porch floor off driveway and replace asphalt driveway with concrete and brick paver combination.

**Staff Recommendation:** APPROVE Certificate 83006TAZ. Proposed addition meets the adopted design guidelines (see pg. 5). It is at one side, with only a 15' extension and uses identical materials.

Jamie Rowe of 4215 Tazewell Pike stated that she has decided to use stone all away around the extended room instead of siding.

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

**Mechanicsville H-1**

**229 Deaderick**, Robert Marlino - SmeeBusby Development (Owner/Applicant)

**Description of Work:** Add screened porch to rear of house, with shed roof, not visible from Deaderick. Construct one car garage to rear of house with gable roof with standing seam metal covering, three paneled access door and overhead garage door, applied half timbering in eaves and wood weatherboard wall covering. Proposed garage is 24'x16' with 5' setback on rear and 0' setback on side.

**Staff Recommendation:** APPROVE Certificate No. 90706MEC, which proposes additional improvements to the building plans recently approved in Certificate No. 50306MEC. The proposed alterations meet the design guidelines adopted for Mechanicsville.

Busby recused himself from the discussion.

Robert Marlino of 29 Market Square stated that both of these changes are requested from a potential buyer, who wanted a one car garage. The driveway will extend to the garage door.

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

Bennett stated that the Town of Farragut has completed construction on the new leg of S. Campbell Station Road. Knox County will be widening the county portion of Concord Road south of the Farragut town limits and reconfigure the intersection at Northshore Drive. A name change from Concord Road to S. Campbell Station Road from Northshore to the interstate will be logical. MPC staff feels that the entire road should have the same name from Northshore to the interstate. Concord Road north from the intersection to Campbell Station Road will remain Concord Road. Bennett stated that the Town of Farragut is asking the commission's opinion about changing the name of Concord Road to S. Campbell Station Road.

Carol Montgomery, who lives in the Village of Concord, stated that Concord is a significant historic name and leads to the Village of Concord. Whetsel asked if the Commission wants to be a part of renaming a historic road. Grieve stated that Concord



Road defines the Village of Concord. Arning added that most of the major arteries are named for the destination. No one on the commission wants it changed to S. Campbell Station Road.

Grieve stated he will have a committee set up to develop a standard for all site plans by next month. He asked Bennett if the 30 days has expired for the owners who did not want to be a part of the Sequoyah Hills historic overlay and it has.

**MOTION BY GRIEVE AND SECOND BY SAUNDERS TO ADJOURN. THE MOTION CARRIED UNANIMOUSLY.**

**MOTION BY WHETSEL AND SAUNDERS TO RECONVENE TO DISCUSS 237 DEADERICK. THE MOTION CARRIED UNANIMOUSLY.**

Bennett explained a problem with a house at 237 Deaderick Street.

Carl Sloan of 307 Elmwood Drive stated that his mother owns a house at 1312 Dora. SmeeBusby are constructing the new house at 237 Deaderick. They will also be building a driveway and parking pad, although that is not a matter subject to Commission approval. A certificate was received for the new construction (50306 MEC) in May. The driveway will be within 60" of 1312 Dora. SmeeBusby sent the Sloan's a letter stating they are going to pour the driveway on October 13; it will be necessary to remove trees as part of that construction.

Robert Marlino, who is an architect with SmeeBusby, stated they have met with the Sloans about this matter. SmeeBusby purchased three lots for this house, but City Ward maps show that those three lots were never officially entered as a subdivision; there is one lot that fronts approximately 50 feet on Deaderick; there was no easement. The lot line goes to the center of the Sloan's sidewalk. SmeeBusby negotiated an access easement for the sidewalk and moved the garage pad back to the back property line 8' from the line. He has talked to Tom Reynolds. The garage pad will be 5' from the Sloan's property line. Sloan wants SmeeBusby to move the pad to the back yard. Two off-street parking spots had to be provided. The lot is 137.5' deep. Sloan stated it could be stacked parking instead of a two-car pad.

Arning stated that when the commission approved the certificate, the house met the guidelines, but the commission has no say over the driveway or parking pad. He suggested that SmeeBusby and the Sloans work this out with each other. They could speak to codes because the Commission does not have a voice what they are planning to do.

Sloan stated they were never contacted about this. Bennett said there is a neighborhood representative from Mechanicsville they could talk to. She added that the applicants posted their certificate notice on a pole and a public notice was published. Arning explained again that the Commission does not have a role in approving the parking pad or driveway. Sloan indicated that OMNI is not in agreement with what SmeeBusby are doing and will not be happy about the outcome.

**MOTION BY SAUNDERS AND SECOND BY WHETSEL TO ADJOURN. THE MOTION CARRIED UNANIMOUSLY.**

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on October 19, 2006 at 8:30 a.m. in the Small Assembly Room of the City-County Building, 400 Main Street, Knoxville, TN.