

**MINUTES**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**  
**MEETING OF APRIL 19, 2007**

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**Members Present:**

Nic Arning  
Kenneth Gresham  
Duane Grieve  
Sandra Martin  
Finbarr Saunders  
Melynda Whetsel  
Lila Wilson  
Linda Claussen  
William Hoehl  
Steve Cotham  
Herb Donaldson

**Others Present:**

Chris Ooten  
Ron Hutchins  
Melissa Cox  
Robert Marlino  
Martha Charnay  
Sean Martin  
Dwight Guinn  
Mark Donaldson  
Ann Bennett  
Charlotte West

**Members Absent:**

Scott Busby (ex.)  
Charles Faulkner (ex.)  
Carol Montgomery (ex.)

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

- Approval of Minutes – March 15, 2007 meeting

**MOTION BY SAUNDERS AND SECOND BY WILSON TO APPROVE MARCH 15 MINUTES. THE MOTION CARRIED UNANIMOUSLY.**

- Staff Report (Level I Certificates): Ann Bennett

**209 Leonard Place**, Old North Knoxville, Will Howell, 31307ONK. Remove artificial siding; repair weatherboard, fascia and trim as necessary.

**1701 Washington Avenue**, Edgewood/Park City, Sandra McCall, 31507EDG. Construct small rear deck (not visible from Washington) with handicapped ramp and steps, of wood.

Whetsel announced that the Fourth and Gill Neighborhood Tour is Sunday, April 22 from 1-6 p.m. Central Methodist Church is on the tour and is celebrating their 80<sup>th</sup> anniversary. Wilson stated she is a charter member of the church.

Claussen invited the Commissions to tour the Park House on May 17, 2007.

- Certificates of Appropriateness

## **KNOXVILLE HISTORIC ZONING COMMISSION**

### **4<sup>th</sup> and Gill H-1**

**603 Gill** – Michael Grubb (Owner/Applicant), Certificate No. 327074&G.

#### **Description of Work**

Construct 8’x10’ metal storage building in rear yard with gable roof.

#### **Staff Recommendation**

DENY Certificate No. 32707&G. Guidelines, pg. 19, "Outbuildings, No. 1 - Outbuildings are acceptable in Fourth & Gill. Their size and construction should use materials that correspond to the original primary buildings on the lot."

#### **Additional Comments**

The proposed location and size of this storage shed are appropriate. However, adopted design guidelines provide for construction of outbuildings such as work sheds with original designs that included gable and shed roofs with weatherboard or board and batten wall covering. The guidelines provide that new work buildings can be constructed on the rear of Fourth & Gill lots, but their design and materials should respect the primary building on the lot. In this case, that would be either weatherboard or board and batten siding, with an asphalt or composition shingle gable roof.

Sean Martin of 1121 Eleanor stated that the neighborhood supports the staff recommendation to deny because of the materials to be used.

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

### **General H-1**

**150 Major Reynolds Place** – Chris Ooten, Agent for B&P Properties, LLC (Owner), Certificate No. 32907GEN.

#### **Description of Work**

Construct new T-shaped office building centered at the rear of Knollwood, and linked through recent back porch addition. New building will be raised basement, brick veneer on ground floor, with one over one double hung clad windows forming ribbon band on second story, hip roof with standing seam metal anodized roof, with transparent hyphen connection between historic and new buildings. Addition will not project beyond sides of Knollwood, and will be lower than roofline of historic house, so it will not be visible from Kingston Pike or approach to historic house, with complimentary materials in contemporary style.

### **Staff Recommendation**

APPROVE Certificate No. 32907GEN. Applicant proposes a rear addition, contemporary but using materials that are duplicative or identical in appearance to Knollwood. The resulting addition will enable the owner's business to grow without relocating.

### **Additional Comments**

The proposed addition sits down a slope from the original Knollwood building, and does not project beyond its edges at the sides. Its height is less than that of the original house, allowing the construction of a large amount of space that will not be visible from Kingston Pike. Its design shows it to be a clear product of this era of design, but every effort will be made to duplicate the color of the oldest brick on Knollwood, the roof shape will be duplicative, and individual elements such as windows and columns will be reinterpreted into new locations but clearly representative of the original Knollwood design elements. The addition will be connected to the original house through an unoriginal rear porch that has been converted to interior space; this connecting walkway will repeat design elements from that rear porch, will be one story in height, and be very transparent, so as to minimize the visual intrusion on Knollwood.

Chris Ooten from Schaad Properties, 150 Major Reynolds Place, stated that their company has been at the Knollwood location for 6 years and the company has grown. They decided to expand and wanted to be sure they were expanding enough for years to come. Ron Hutchins, 504 Mellon Avenue, stated he is assisting with the initial design phases of the construction. The architects are Cope and Associates.

Saunders stated that this is wonderful project, and he has confidence in Schaad Companies and knows they will be very sympathetic to the house.

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

*6501 Kingston Pike (infill on Knollwood site), Melissa Cox, Superior Signs (Applicant).*

### **Description of Work**

Install internally illuminated monument sign with brick and precast concrete structure (total height of 4', width of 8') with black metal face backed with gold Plexi-glass forming lettering that is illuminated on a 2'6" high x 6'4" wide sign, with sign on Kingston Pike frontage at western side of site; install two directional signs, same black signboard with gold lettering, non-illuminated, overall size of each sign is 2'x3' with a 30" overall height.

### **Staff Recommendation**

APPROVE Certificate No. 40507GEN. Design guidelines for Knollwood allow for wall sign fronting Kingston Pike of 40 sq. ft, no more than 5 feet tall, and internally lit and directional signs no more than 3 feet high and no more than nine sq. ft.

### **Additional Comments**

Although applicant is requesting a monument sign rather than a wall sign, its overall size including the brick structure is less than the maximum area allowed for wall signs. The directional signs are also less than the maximum allowed 9 sq. ft. and are shorter (by 6") than the maximum allowable height.

Melissa Cox, 916 Sevier Avenue, agent for Superior Signs, stated that gold lettering will be used, and the logo will be the only thing illuminated. The directional signs are nonilluminated. The ATM will be at the back of the building.

Grieve asked if the sign is within the guidelines and Bennett stated it is.

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

#### **Market Square H-1**

*8 Market Square* – Robert Marlino, Smee Busby, Architects (Applicant), Certificate No. 4307MKTA

#### **Description of Work**

Install stairwell windows on side elevation; install rail and ramp entry on north elevation; reduce size of two first floor windows on north elevation nearest Market Square to allow for bench located in public space; install roof deck with horizontal steel rails approximately 1/2" in diameter spaced at 4".

#### **Staff Recommendation**

APPROVE Certificate No. 40307MKTB. Proposed alterations to windows, stair and ramp are on previously unexposed brick side wall and/or will better accommodate alterations made to vacant lot when it was converted to open space.

#### **Additional Comments**

Proposed roof deck railing will not be obvious from public sidewalk in front of building. In addition, this building faces landscaped open space, which restricts the view of the roof from the public walkway. Although the railing will be visible from other open plaza spaces on Market Square, applicant has designed railing to be as unobtrusive as possible while still meeting building code requirements.

Bennett stated that one of her concerns is the deck railing because it can be seen from Market Square.

Robert Marlino, 29 Market Square, stated that the railing is the same as 29 Market Square. The railing is a painted steel railing. They are moving a monument in the walkway to make room for the ramp and shortening the windows on that side because a bench will be installed there.

Grieve stated he is concerned about the one-half windows in the stairwell and would like to know why they are not using double hung. Marlino stated that the owner wanted those windows.

**MOTION BY GRIEVE AND SECOND BY WHETSEL TO APPROVE THE STAFF RECOMMENDATION WITH THE EXCEPTION OF THE ONE-HALF WINDOWS IN THE STAIRWELL AND REQUIRE THAT DOUBLE HUNG BE USED THERE. THE MOTION CARRIED WITH MARTIN RECUSING.**

**4-6 Market Square** – Robert Marlino, SmeeBusby, Architects (Applicant), Certificate No. 40307BMKT.

**Description of Work**

Replace all windows with wood double hung. On front elevation, paired as original windows were and on rear one over one double hung in original openings (unpaired), both to be Pella Architect series or equivalent. Certificate includes repair to #2 Market to match existing following demolition and repair of pilaster on #4, if necessary.

**Staff Recommendation**

APPROVE Certificate No. 40307MKT. Window replacement is consistent with adopted design guidelines, pg. 18, B, 2. (Includes 4 and 6 Market Square.)

**Additional Comments**

Historic photographs show two over two paired window design on front elevation as proposed by applicant. Replacement windows in rear openings will be sized to fit original brick openings, which is also consistent with pg. 18, B, 2.

Robert Marlino, 29 Market, stated that the first floor windows have already been approved, but now they are asking for the second and third story windows. The windows on the alley will be replaced with wood. On 2 Market there is a broken panel of Vitrolight, and the owner patched and painted it. They will propose that the owner repair it.

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

Arning turned meeting over to Kenneth Gresham for the Knox County Historic Zoning.

## **KNOX COUNTY HISTORIC ZONING COMMISSION**

- Consideration of Historic Markers being placed by Halls Crossroads Women's Club

Bennett stated that there is a newly formed preservation league, and they have identified fourteen historic sites where they want to place markers. The County Engineer is waiting for Historic Zoning Commission approval.

Martha Charnay, 8116 Hill Road, stated that the group was formed two years ago, and they want to recognize historic sites in the area. She showed a sample of a marker that will be placed near each site. Gresham commended the group and thanked them for preserving the sites.

**MOTION BY CLAUSSEN AND SECOND BY COTHAM TO APPROVE THE INSTALLATION OF THE MARKERS TO BE PLACED ON HISTORIC SITES IN HALLS CROSSROADS. THE MOTION CARRIED UNANIMOUSLY.**

- 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 May 17, 2007 at 8:30 a.m. in the Small Assembly Room of the City-County Building.