

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF JANUARY 18, 2007

Members Present:

Nic Arning
Scott Busby
Linda Claussen
Herb Donaldson
Charles Faulkner
Kenneth Gresham
Duane Grieve
William Hoehl
Sandra Martin
Finbarr Saunders
Melynda Whetsel

Others Present:

Adrienne Knight
Leslie Fawaz
Don Hackworth
Kathy Irwin
Jamie Rowe
Dwight Guinn
Ann Bennett
Charlotte West

Members Absent:

Steve Cotham (ex.)
Carol Montgomery (ex.)
Lila Wilson (ex.)

Arning called the meeting to order and asked if there were any conflicts. None were indicated.

MOTION BY SAUNDERS AND SECOND BY GRIEVE TO REAFFIRM THE ACTION TAKEN AT THE DECEMBER 21, 2006 MEETING NOMINATING ARNING AS CHAIR OF THE KNOXVILLE HISTORIC ZONING COMMISSION. THE MOTION CARRIED UNANIMOUSLY.

MOTION BY GRIEVE AND SECOND BY SAUNDERS TO APPROVE THE DECEMBER 21 MINUTES. THE MOTION CARRIED UNANIMOUSLY.

- Reports to Commission: Chairman Nic Arning recognized Kathy Irwin as the new neighborhood representative from Ft. Sanders.
- Staff Report (Level I Certificates): Ann Bennett

1618 Washington Avenue - Edgewood/Park City, Kim Trent, Knox Heritage, Certificate No. 121206EDGA. Remove brick from blocked windows; remove artificial siding as necessary. (NOTE: Additional, more extensive work will be done to the outside of the structure when Knox Heritage and the Community Design Center have completed the design work; an application for that work can be expected in the next several weeks.)

1620 Washington Avenue - Edgewood/Park City, Kim Trent, Knox Heritage, Certificate No. 121206EDGB. Unblock windows; remove artificial siding as necessary. (NOTE: Additional, more extensive work will be done to the outside of the structure when Knox Heritage and the Community Design Center have completed the design work; an application for that work can be expected in the next several weeks.)

2009 Washington Avenue - Edgewood/Park City, Leonard Vaughen, Certificate No. 10307BEDG. Complete items approved by HZC on past certificates, which involve finishing details on repair of wood siding, construction of rear steps, installing gutters and window repair.

125 Leonard Place - Old North Knoxville, Harold Rowland, Certificate No. 121206ONK. Repair porch deck in kind, using T&G porch flooring; install wooden handicap ramp.

18 Market Square - Market Square, Frederic Leyd, Certificate No. 10407BMKT. Install partial signboard sign, raised letters on back board.

- Certificates of Appropriateness

KNOXVILLE HISTORIC ZONING COMMISSION

Market Square H-1

1, 3 & 5 Market Square - Camel Tent & Awning (Applicant), William K. Kendrick (Owner), Certificate No. 10307MKT.

Description of Work

Install awning across facades of 1, 3 & 5 Market Square. Awning is shelf awning with flat valance, 10' deep, 7' tall, and 75' wide (includes 3 facades).

Staff Recommendation

DENY Certificate No. 10307MKT as submitted, or APPROVE Certificate No. 10307MKT if modified so that awning design results in three separate awnings, each of which respects the bay divisions of the storefronts (three bays of three windows each).

Additional Comments

A modification of the awning design to three separate awnings, fitting within the bay divisions of the storefronts (three bays of three windows each) and each approximately 24-1/2' long rather than 75' long would result in awnings that are consistent with the adopted design guidelines. As submitted, the proposed awning is not consistent with the design guidelines.

The Market Square Design Guidelines call for awnings that "reinforce the frame of the storefront without covering the space between the second story window sills and the storefront cornice, or

the piers." The proposed awning is a shelf awning with a flat valance, as recommended in the design guidelines. Its height and spacing are appropriate. A division into three units, rather than

one continuous 75' length, maintains the vertical orientation of the buildings and the individual storefronts without obscuring them.

Busby stated that he agrees with the staff recommendation. Grieve asked if it is one building. Bennett stated it is three separate buildings.

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

13 Market Square - Trio Café (Adrienne Knight, Applicant), David Dewhirst and Michael Kennedy (Owners), Certificate No. 10407AMKT.

Description of Work

Install canvas shelf awning with fixed 6" valance. Size of awning to be 96" high, 139" deep and 306" wide.

Staff Recommendation

APPROVE Certificate No. 10407MKT. Proposed awning is consistent with recommendations of adopted design guidelines.

Bennett passed around a picture of the proposed awning and sign.

Adrienne Knight, 403 Gay Street, who is the owner, stated that she wants as much natural light to come in as possible. The sign will have glass above it and will be backlit. Bennett wants the sign to be shortened to 30" tall.

MOTION BY SAUNDERS AND SECOND BY MARTIN TO APPROVE THE STAFF RECOMMENDATION NOTING THAT THE HEIGHT OF THE SIGN WILL BE LOWERED TO 30", WHICH COMPLIES WITH THE DESIGN GUIDELINES. THE MOTION CARRIED UNANIMOUSLY.

Edgewood-Park City H-1

2019 Washington Avenue - Leonard Vaughn (Applicant/Owner), Certificate No. 10307AEDG.

Description of Work

Repair fire related damage to exterior of building, including restoring wood siding, repairing front porch and bargeboard, repairing columns, and installing balustrade of 2"x2" spindles set into top rail (3-1/2") and bottom rail (2"x3") with height of balustrade at 2'-1/2" spindles set into top and bottom rail; replace small paned replacement windows with one over one wood sash windows; install new roof covering; construct rear room and porch addition, extending roof slope of wing and reusing or matching existing bargeboard, including brick surfaced foundation, one

over one matching wood windows (two on rear and one on side elevations), and rear porch with shed roof, turned wood columns with sawn wood brackets, vertically sided eave on rear porch, tongue and groove rear porch floor. Interior spaces in rear addition will result in one added bay on west elevation, and two on east elevation with shed roofed central portion and gable at rear.

Add shed-roofed dormer at rear with one light wood casement windows and wood siding to match existing original siding on original structure. Install skylights on side (east) elevation towards rear of building.

Staff Recommendation

APPROVE Certificate No. 10307AEDG. Proposed work items are consistent with the adopted Edgewood-Park City Design Guidelines.

Bennett stated that the guidelines provide for skylights; the owner will install two on the east side, not visible from the street.

Dwight Guinn, 1249 Monroe Street, representing the Edgewood-Park City neighborhood, stated that he has not heard any objections from the neighborhood. He added that the owner does thorough work.

MOTION BY GRIEVE AND SECOND BY BUSBY TO APPROVE THE STAFF RECOMMENDATION WITH THE PLACEMENT OF SKYLIGHTS ON THE EAST SIDE NOT VISIBLE FROM THE STREET. THE MOTION CARRIED UNANIMOUSLY.

General

125 W. Jackson Avenue - Leslie Fawaz/BarberMcMurry (Applicant), Testerman, Testerman & Buckner (Owner), Certificate No. 10307GEN.

Description of Work

Restore brickwork, pointing masonry as needed (Preservation Brief No. 2); reroof; replace windows with one over one double hung using wood on front and side elevations, metal clad wood on rear; construct small penthouse on roof, not visible until over approximately 100 feet from front façade; install wood-framed shop windows on front elevation with transoms and bulkheads; recess entry doors, with transoms and steps leading to entries; remove added window on north and west elevation and reinstall windows that were removed sized to fit the original openings; rework gutter system on rear of building.

Staff Recommendation

APPROVE Certificate No. 10307GEN. The proposed work items are consistent with the Secretary of Interior's Standards.

Additional Comments

Although the applicant has proposed metal-clad replacement windows on the rear elevation, they are not visible from the street, and would be approvable. Changes in the windows on the side (west) elevation are intended to return the window openings to their original placement and size.

Bennett stated that the guidelines provide that windows that are not appropriate can be used where they are not visible from the street. The front windows were probably originally one pane fixed glass intended to have the division between them.

Leslie Fawaz, 632 Lindsey Place, representing the architecture firm, stated that the owner wants to use aluminum clad wood windows on the front and sides. The loft cannot be seen from the road, and it would have metal siding with glazing. Bennett stated that the Secretary of Interior *Standards* will allow aluminum clad if it is not visible from the street. The Jackson Street side would allow a penthouse. Bennett stated that if they do not use tax credits, the *Standards* do not apply. There is an H-1 overlay pending, which does use the Secretary *Standards*, and that would take precedent.

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

Fort Sanders H-1

1205 Clinch Avenue - Don Hackworth (Applicant), Joe Bennett (Owner), Certificate No. 122206FTS.

Description of Work

6,016 square foot single family residence.

Staff Recommendation

APPROVE Certificate No. 122206FTS. Proposed residence is consistent with adopted design guidelines of Fort Sanders NC-1. The form, lot placement, size and materials are complementary to the preponderance of Victorian-era style in Ft. Sanders.

Additional Comments

1) Lot placement and size are consistent with design guidelines I-1, I-3, I-4 and I-5. 2) Windows and entrances are consistent with design guidelines E-1, E-2, E-6, E-7, E-8 and E-9. Porches are consistent with C-1, and C-2. Wall cladding is consistent with D-2 of design guidelines. Roof is consistent with B-1 through B-4. Height, scale and massing are consistent with A-1, A-2 and A-6.

Don Hackworth, 11305 Stonebriar Lane, who is the architect, stated that they are waiting on Building Code approval.

Kathy Irwin, 2307 Laurel Avenue, President of the Ft. Sanders Neighborhood Association, stated that the neighborhood is pleased. It has been 20 years since a new house has been built in Ft. Sanders.

Bennett stated that this is the last H-1 designation to have new construction in Ft. Sanders.

MOTION BY WHETSEL AND SECOND BY MARTIN TO APPROVE THE STAFF RECOMMENDATION. 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 February 15, 2007 at 8:30 a.m. in the Small Assembly Room of the City-County Building, 400 Main Street, Knoxville, TN.