

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF MARCH 15, 2007

Members Present:

Nic Arning
Scott Busby
Kenneth Gresham
Duane Grieve
Sandra Martin
Finbarr Saunders
Melynda Whetsel
Lila Wilson

Members Absent:

Linda Claussen (ex.)
William Hoehl (ex.)
Carol Montgomery (ex.)
Steve Cotham (ex.)
Herb Donaldson
Charles Faulkner

Others Present:

Tom Reynolds
Sharon Boyce
Jamie Rowe
Tom Brechko
Joe Walsh
Dwight Guinn
Mark Donaldson
Kim Trent
Chris Kinser
Dwight Guinn
Danny Owen
Diane Owen
Rob Dansereau
Ann Bennett
Charlotte West

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

- Approval of Minutes – January 18 and February 15, 2007 meetings

MOTION BY SAUNDERS AND SECOND BY WILSON TO APPROVE JANUARY 18 MINUTES. THE MOTION CARRIED UNANIMOUSLY.

MOTION BY WHETSEL AND SECOND BY SAUNDERS TO APPROVE THE FEBRUARY 15 MINUTES. THE MOTION CARRIED UNANIMOUSLY.

- Reports to Commission: Tom Reynolds, Sharon Boyce, Chairman Nic Arning

Tom Reynolds, Chief Building Inspector, stated that 26 Market Square is in violation of the demolition by neglect ordinance. An inspector looked at building, and it is unsecure. Saunders noted his concern that a fire developed in that building could endanger the rest of Market Square. Reynolds stated that the city has several options. There is an open building permit for demolition and replacement of part of the roof. Since the McClung fire there have been complaints and concerns about the building. The City of Knoxville Public Service Department secured the front entrance of the building. The city can pursue demolition by neglect, begin condemnation of commercial property or declare it blighted. Reynolds prefers to declare the building a danger to

the public. The owner will not secure the building. He is going to send it to the Better Building Board because it is blighted. Bennett noted she had been told that KCDC is also considering action under the Market Square Redevelopment Plan.

MOTION BY GRIEVE AND SECOND BY MARTIN REQUESTING THE HISTORIC ZONING COMMISSION SEND A LETTER TO CITY OFFICIALS AND KCDC EXPRESSING CONCERN ABOUT THIS BUILDING AND ASKING THAT IT MOVE QUICKLY IN THE PROCESS. THE MOTION CARRIED UNANIMOUSLY.

Reynolds stated that the two McClung buildings that are left are structurally in good shape. Saunders stated that he is concerned that action could proceed under the demolition permit on the one-story building.

Reynolds stated that Chris Plante's house at 238 E. Oklahoma will be tested for lead, but it cannot be tested until the belongings are gone.

- Staff Report (Level I Certificates): Ann Bennett

1302 White Avenue – Kent Kendrick (Applicant), 21407GEN. Construct site features of stacked stone walls, board privacy screens and lattice screens, decks and wrought iron fencing to delineate rear deck (at alley), perimeter fencing, screening for trash cans, and private patio on west elevation. Fencing at rear deck not to exceed 12'. Screening for trash cans, 48". Privacy screening on west elevation and east side on 13th not to exceed 8'. Approximate dimensions - West elevation deck, 15x30; rear deck, 20'x40', rear parking, 53'x25', 13th street walkways and access, 50'x15'.

136 E. Scott Avenue – Kevin Nelson (Applicant), 21607ONK. Replacing siding in kind.

229 E. Scott Avenue – Lauren Rider (Applicant), 22807ONK. Installation of color clad storm windows.

2312 Jefferson Avenue – Carla Ellis (Applicant), 22007EDG. Replace or repair wood siding, fascia and porch decks in kind; install new roof; install gutters; install color clad storm windows, or window screens; repoint chimneys using low-Portland content mortar.

808 N. Fourth Avenue - Birch Maintenance, Inc. (Debbie Mose) (Owner/Applicant), 223074&G. Reroof, replacing asphalt shingles with dimensional shingle.

10729 Lake Ridge – Judy Updegraff (Applicant), 2807CON. Enlarge already enclosed rear porch a depth of 4', extending shed roof, duplicating current windows and siding on enclosure.

- Certificates of Appropriateness

KNOXVILLE HISTORIC ZONING COMMISSION

Old North Knoxville H-1

412 E. Oklahoma Avenue - Knoxville Parks and Recreation (Joe Walsh, Deputy Director) and Old North Knoxville (Penny Baxter, President, ONK) Applicants, Certificate No. 30107ONK.

Description of Work

Construct a neighborhood park on two vacant lots, including entrance posts, seating, walkways, play structure and gazebo. Park Plan includes curvilinear walkway that enters site through columns of brick with stone caps that support metal arch highlighting name of park (Brookside Park). Features on interior of park include landscaping, grass lawn, benches, and 21' octagonal pavilion (wood construction) to the southwest front and metal and plastic play structure to the northeast central, with brick and stone benches lining the southwest property line and small tables at the southwest rear; fencing and an entry gate off the alley, and extensive landscaping, including on-site mature trees and new plantings.

Staff Recommendation

APPROVE Certificate No. 30107ONK. There are no design guidelines specifically addressing park design; however, the neighborhood has exercised care to create an asset that reflects the stylistic era of the neighborhood as nearly as practical.

Tom Brechko, 510 E. Scott Avenue, stated that he is a member of the Old North Knoxville committee that is working on this park. The City of Knoxville acquired the property to consolidate the two lots into one lot. East Tennessee Community Design Center is working on the park design. There are still details to resolve concerning playground equipment and metal and wood gazebos. Seating and benches will be designed to minimize their desirability to homeless people who might use them at night for sleeping. The benches and gazebo will be located near the street for that reason. The neighborhood received a \$30,000 grant from Rohm and Haas; when the park is complete, the city will maintain it.

Joe Walsh, Director of Parks and Recreation for the City of Knoxville, stated that he has been meeting with the neighborhood for three years planning the park. The equipment will fit in well in the neighborhood. It will become a city park when it is finished. The Old North Knoxville neighborhood voted on the design of the layout.

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

4th and Gill H-1

1012 Luttrell Avenue - Kim Stephens (Owner/Applicant), Certificate No. 301074&G.

Description of Work

Construct new 10'x12' garden shed in rear yard with board and batten wall covering of Hardiplank boards and wood battens, metal gable roof with pierced round wood vent, paired doors with 1x6 diagonally boards, not visible from Luttrell.

Staff Recommendation

APPROVE Certificate No. 301074&G. Proposed outbuilding meets standards for outbuildings in Fourth & Gill Historic Overlay (pg. 19, Outbuildings #1) which provide that board and batten and smaller work sheds are appropriate in district.

Additional Comments

The "Wall Coverings" section of the adopted design guidelines (pg. 14, #3) provides that "Concrete composition planks may be appropriate for new construction."

Chris Kinser, 217 Deaderick Avenue, explained the plan that he will use to construct the shed.

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

Fort Sanders NC-1

1302 White Avenue - Danny and Diane Owen (Matthew Kellogg, Representative), Certificate No. 30107FTS.

Description of Work

Construct a gable roof greenhouse with wood framed large paned fixed windows, brick faced foundation to height of existing, half-view paneled entry door, one story structure, at southeast corner of existing.

Staff Recommendation

APPROVE Certificate No. 30107FTS. Proposed addition is a one story addition that is located on the rear (south elevation) at the basement level. It will not interfere with the primary visible side and front elevations.

Additional Comments

The addition will be removable without creating permanent damage to the original historic structure, should that be desired in the future.

Rob Dansereau, 1817 Cumberland Avenue, stated that they are adding a glass structure on the back of the house and using wood and glass windows from Brownlow School. They are also adding a toilet and sink.

The Fort Sanders neighborhood approves.

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

Edgewood/Park City

1618 Washington Avenue - Knox Heritage, Inc. (Kim Trent, Owner, Applicant), Certificate No. 30107EDGA.

Description of Work

Exterior restoration of deteriorated, vacant property.

Staff Recommendation

APPROVE Certificate No. 30107EDGA. Proposed work will return a neighborhood eyesore to appropriate or original condition.

Additional Comments

Appropriate rehabilitation measures covered by these guidelines include work to Roofs (pg. 15, #3, #4), Windows (pg. 17, #1, #3, #6), Porches (pg. 19, #1, #2), Entrances (pg. 21, #1-#7), Wood (pg. 22-23, #1, #2, #4-#11), Masonry (pg. 25, #1-#6, and guidelines regarding additions.

Bennett explained that the houses are a joint project that combines support from HGTV, Schaad Properties, the East Tennessee Community Design Center, foundations, and various other agencies and individuals. Kim Trent, Executive Director of Knox Heritage, stated that these properties have been abandoned and neglected since 1999. East Tennessee Community Design Center is preparing the plans. Knox Heritage is raising \$150,000 toward the renovation, which is designed to help the neighborhood move forward.

Saunders stated that he is on the Board of Knox Heritage, but this is not a conflict of interest since he does not receive a salary or other stipend from Knox Heritage.

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

1620 Washington Avenue - Knox Heritage, Inc. (Kim Trent, Owner, Applicant), Certificate No. 30107EDGB.

Description of Work

Exterior restoration of deteriorated, vacant property.

Staff Recommendation

APPROVE Certificate No. 30107EDGB. Proposed work will return a neighborhood eyesore to appropriate or original condition.

Additional Comments

Appropriate rehabilitation measures covered by these guidelines include work to Roofs (pg. 15, #3, #4), Windows (pg. 17, #1, #3, #6), Porches (pg. 19, #1, #2), Entrances (pg. 21, #1-#7), Wood (pg. 22-23, #1, #2, #4-#11), Masonry (pg. 25, #1-#6, and guidelines regarding additions.

Dwight Guinn, 1249 Monroe Street, stated that the neighborhood appreciates Knox Heritage taking on these projects.

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

- Adjournment
- The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on April 19, 2007 at 8:30 a.m. in the Small Assembly Room of the City-County Building, 400 Main Street, Knoxville, TN.