

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF MAY 17, 2007

Members Present:

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

Others Present:

Tom Reynolds
Sharon Boyce
Robert Moyers
Jamie Rowe
Dwight Guinn
David Kerns
Julie Auer
James Pierce
John Stancil
Ann Bennett
Charlotte West

Members Absent:

Herb Donaldson

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

MOTION BY WILSON AND SECOND BY SAUNDERS TO APPROVE APRIL 19 MINUTES. THE MOTION CARRIED UNANIMOUSLY.

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

1233 Armstrong, Old North Knoxville, Russ Porter, Certificate No. 42507ONK -
1) repair or replace window trim, door trim, soffits and eaves in kind as necessary;
2) repair wood siding in kind; 3) repair or replace gutters and downspouts.

816 N. Fourth, Fourth & Gill, Robert Howard, Certificate No. 413074&G. Install new rear porch (not visible from 4th) with wood steps, square wood posts with chamfered edges, turned or 2"x2" square balusters set into top and bottom rails, repair wood siding, soffit and other exterior boards as necessary, in kind; repair porch ceiling in kind (beadboard); replace roof in kind; install gutters and downspouts.

1402 Hannah, Mechanicsville, Rebecca Mumper, Certificate No.50107MEC. Construct small deck at rear door, 198 sq. ft., approximately 20" off ground.

447 N. Broadway, Gary Stapleton (E. Luke Green Construction), Certificate No. 43007GEN. Demolish space added to Minvilla rowhouses to convert them to 5th Avenue Hotel. Applicant understands that future work (beyond demo) must be accompanied by plans and full Historic Zoning Commission review.

- Certificates of Appropriateness

Tom Reynolds, Chief Building Inspector, introduced Robert Moyers from his office, who is also an inspector and very familiar with the neighborhoods. Reynolds sometimes has conflicts during this meeting, and Moyers will be coming in his place. Arning asked about the status of Oklahoma Avenue and Tazewell Pike. Reynolds responded that the carport case on Tazewell Pike is still in court. Community Development is still working with Mr. Plante concerning Oklahoma Avenue. The house has finally been evaluated. Saunders asked about 26 Market. Reynolds stated he has condemned the property. An architect contacted Reynolds to work on the building.

Whetsel asked about 1007 Eleanor Street. Reynolds has issued a stop work order on the house and no further work has been done. An architect has looked at it but has not submitted plans.

Boyce stated that new city and county ethics policies have been written, and the city policies will be heard at the City Council meeting next Tuesday.

Claussen announced that she and her husband are inviting everyone to tour the Park House after this meeting.

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Fairmont-Emoriland Boulevard NC-1

2204 Emoriland Boulevard, David Kerns (applicant), Julia Auer (owner), Certificate No. 50207FMT

Description of Work

Demolish rear addition in poor condition; begin foundation and rough plumbing (PARTIAL CERTIFICATE ONLY; REMAINDER TO BE HEARD AT HZC MEETING 5/17/2007.) Construct one story rear addition, set in from front walls, under extended gabled roof, with floor level matched to existing house, wall covering will be consistent with existing house.

Staff Recommendation

APPROVE Certificate No. 50207FMT. Demolition is necessary due to deteriorated condition of rear section of building. Proposed addition is consistent with adopted design guidelines.

Additional Comments

Relevant guidelines include 3.A. New Development and Additions, #1 (The new addition is consistent in character and architectural detailing with the original building.) and #4 (The location for the addition is at the rear of the existing building.) The proposed addition replicates the existing foundation height (3.B.7), roof pitch (3.B.4) and building materials (3.C.2).

Julie Auer of 2204 Emoriland Boulevard and David Kerns, the contractor, are here. Ms. Auer stated that Bennett covered everything they plan to do.

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

Old North Knoxville H-1

303 E. Oklahoma Avenue, Steve Britton (applicant), Certificate No. 43007ONK

Description of Work

Construct arbor on deck and attaching to rear of house, with top 4' (approximately) visible above fence that fronts on Cornelia.

Staff Recommendation

APPROVE Certificate No. 43007ONK. The proposed arbor will be visible above the fence that parallels Harvey, but will be fairly transparent and not massive enough or tall enough to interfere with the massing or appearance of the rear elevation.

Additional Comments

The proposed arbor meets the adopted design guidelines for additions (pg. 28, New Buildings, Section L: "1. Locate exterior additions at rear or on inconspicuous side of historic building, limiting the size and scale in relationship to the historic building . . . " and "3. . . . Additions shall be distinguishable from the historic building, but shall be compatibly designed so they can be removed without destroying the form of the historic building." Any rear addition would be visible from Harvey. The size, design and materials used in this one are minimized to create a negligible impact, and obscured by a fence screening the back yard from Harvey.

James Pierce, representing Old North Knoxville, 122 Leonard Place, stated that the neighborhood approves of this work.

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

501 E. Oklahoma Avenue, Terry Cunningham (applicant/owner), Certificate No. 43007ONKB

Description of Work

Repair foundation; repair siding and wood trim in kind, as necessary; repair rear porch in kind; remove front porch enclosure and return front porch to original configuration with 7" to 8" either round or square columns and porch rail; repoint masonry as necessary; reroof if necessary; replace or repair gutters and downspouts; remove later enclosure on garage.

Staff Recommendation

APPROVE Certificate No. 43007ONKB. Proposed repairs to building are in keeping with design guidelines.

Additional Comments

Applicant wishes to remove porch enclosure and change porch columns, and has no documentation to indicate the original shape or size of those columns. Either round or square columns would be appropriate, and would meet the requirements contained in the adopted design guidelines for porches (pg. 17, Porches, C2). Other requested work items are consistent with repairing the existing fabric or, in the case of the addition to the garage, remove an inappropriate feature.

James Pierce stated that the Old North Knoxville neighborhood agrees with the staff recommendation, but asked that the columns, rails and balustrades be approved before they are installed. There are many examples on Oklahoma Avenue.

MOTION BY WHETSEL AND SECOND BY SAUNDERS TO APPROVE THE STAFF RECOMMENDATION WITH THE ADDITION THAT FURTHER CONVERSATION, CONSULTATION AND APPROVAL FROM BENNETT AND JAMES PIERCE/OLD NORTH KNOXVILLE WILL BE DISCUSSED CONCERNING THE COLUMNS, RAILS AND BALUSTRADES. THE MOTION CARRIED UNANIMOUSLY.

Arning thanked neighborhood representatives for being at meeting.

- Adjournment

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 June 21, 2007 at 8:30 a.m. in the Small Assembly Room of the City-County Building.