

**MINUTES  
KNOXVILLE HISTORIC ZONING COMMISSION  
KNOX COUNTY HISTORIC ZONING COMMISSION  
MEETING OF JULY 17, 2008**

-----

**City HZC Present**

Nic Arning  
Sean Bolen  
Scott Busby  
Herb Donaldson  
Duane Grieve  
Melissa McAdams  
Sandra Martin

**Members Absent:**

Finbarr Saunders (ex.)  
Melynda Whetsel

**County HZC Present**

Linda Claussen  
Steve Cotham  
Kenneth Gresham  
Charles Faulkner

**Members Absent:**

Carol Montgomery (ex)

**Others Present:**

Sharon Boyce  
Tom Reynolds  
Susan Koelzer  
Steve Bailey  
David Amburn  
Ben Garlington  
Jon Ellis  
Gregor Smee  
John Craig  
John Stancil  
Jamie Rowe  
James Pierce  
Ann Bennett  
Charlotte West

- Call to Order  
Arning called the meeting to order and asked if there were any conflicts. None were noted.
- Approval of Minutes – June 19, 2008, meeting

**MOTION BY GRIEVE AND SECOND BY BUSBY TO APPROVE THE JUNE 19 MINUTES. THE MOTION CARRIED UNANIMOUSLY.**

- Reports to Commission: Tom Reynolds stated that 238 E. Oklahoma has been finalized.
- Staff Report (Level I Certificates): Ann Bennett

**7 Market Square** - Market Square H-1, Faris Eid, DIA, Certificate No. 60608MKT  
Reconstruct/repair front, side and rear parapet walls, as necessary, in historic dimensions. At rear, not visible from other locations, applicant may, if necessary, reconstruct walls at historic height using concrete block with color clad parge coat.

**1211 Folsom Avenue** - Old North Knoxville H-1, Knoxville Preservation & Development, LLC (Dan Schuh), Certificate No. 62708ONKA. Remove artificial siding and repair or replace in kind wood siding, fascia and trim as necessary; repair masonry using Preservation Brief No. 2; repair roof or replace roof covering, as necessary; repair windows; repair or install gutters as necessary.

**116 Leonard Place** - Old North Knoxville H-1, Knoxville Preservation & Development, LLC (Dan Schuh), Certificate No. 62708ONKB, Repair or replace in kind wood siding, fascia and trim as necessary; repair masonry using Preservation Brief No. 2; repair roof or replace roof covering, as necessary; repair windows; repair or install gutters as necessary.

**209 W. Glenwood Avenue** - Old North Knoxville H-1, Tim Sparer, Certificate No. 61708ONK  
Repair screens and framing on existing screened porch.

**2112 Washington Avenue** - Edgewood-Park City H-1, Greg Schroth, Certificate No. 70308EDG  
Replacing roof shingles with like materials

- Certificates of Appropriateness

## **KNOXVILLE HISTORIC ZONING COMMISSION**

### **Edgewood-Park City H-1**

**2009 Washington Avenue** – Susan Koelzer (Owner/Applicant) – Certificate No. 62508EDG

#### **Work Description**

Repair brick pillars under front porch, using like brick and mortar specified in Preservation Brief No. 2; Replace missing concrete steps on left side of house; Replace lattice under porch and fiberboard under steps with new lattice; Add brick steps to the back of the house with brick to match the rest of the foundation; Replace deteriorated boards on steps and porch deck with tongue & groove in like design.

NOTE: Applicant intends to submit a design for replacement of the wrought iron railings at a later date.

#### **Staff Recommendation**

APPROVE Certificate No. 62508EDG. Proposed work is consistent with adopted design guidelines. See Entrances, pg. 21, Wall Coverings, pg. 23, Porches, pg. 19 and Masonry, pg. 25.

Bennett stated that this house has been before the commission in the past with a different owner and also two months ago for a Level 1 with this owner. A certificate for the porch railings will have to come before the commission later because a design has not been determined for them yet.

Susan Koelzer, 2009 Washington Avenue, stated that they want to bring the house back to its historic appearance. The porch is unstable, and they need to replace the boards, but will apply for a porch railing later. Bennett suggested that they look at one of the railings on another house on Washington if they cannot locate photos of the original railing.

John Stancil, 2003 Washington Avenue, stated that the neighborhood applauds what she is doing to bring the house back as its function as a single family dwelling. He also lives next door and approves of the work.

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

**Old North Knoxville H-1**

*146 Leonard Place* – Ryan P. Currier (Owner/Applicant) – Certificate No. 62308ONK

**Work Description**

Replace four single light wood casement windows topped with transoms located on east elevation with four wood single light casements that include transom windows over the casements to match the existing pattern.

**Staff Recommendation**

APPROVE Certificate No. 62308ONK. Proposed window replacement is necessary due to deterioration of current windows; replacement windows and transoms duplicate existing windows and transoms.

James Pierce, 122 Leonard Place, stated that the neighborhood agrees with the staff recommendation.

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

**Scenic Drive NC-1**

*814 Scenic Drive* – John Saggio (Applicant), Steve Bailey (Owner) – Certificate No. 61908SCN

**Work Description**

Demolish c.1965 home listed in NC-1 overlay, to convert into lawn space.

**Staff Recommendation**

APPROVE Certificate No. 61908SCN. This building is not fifty years old, and thus is considered non-contributing in the Scenic Drive district.

**Additional Comments**

The house at 814 Scenic sits on what was the original rear yard of 806 Scenic, a c. 1925 structure that is not included in the Neighborhood Conservation Overlay. The owner of 806 Scenic has purchased the property at 814 with the intention of demolishing this building and returning the garden to its original size. Allowing the demolition of this non-contributing building will enhance the setting of 806 Scenic, returning the setting to its original prominence; this enhanced setting is much more appropriate to the historic character of Scenic Drive.

Removing the building at 814 Scenic does not remove the NC-1 designation; if buildings are to be constructed in the future, they will be subject to review by the Historic Zoning Commission.

Bennett distributed an email from Nancy Bills, the neighborhood representative, stating that the neighbors would be glad to see more green space. Since the lot will remain in the overlay, new construction in the future will be subject to design guidelines. There were no neighborhood objections.

Steve Bailey, 806 Scenic Drive, distributed pictures of the house. Grieve asked what he would do with the property after he tears the house down. Mr. Bailey stated that it will be planted in grass. Eventually they may build a guest house on the property. He stated that they plan to combine the two properties.

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

**Tazewell Pike NC-1**

*4206 Tazewell Pike* – David Amburn (Owner/Applicant) – Certificate No. 61908TAZ

**Work Description**

Construct one story three car garage with matching brick with front facing gable, arched wood louvered gable, one over one windows, attached to house with oval window in attached, stepped back section, paneled garage doors that face the side of the building, foundation to match existing.

**Staff Recommendation**

APPROVE Certificate No. 61908TAZ. Proposed addition is consistent with adopted design guidelines, introducing an offset gable, garage doors that do not appear on the front elevation, and consistent wall cladding and roof covering.

**Additional Comments**

For pertinent guidelines, see Design Guidelines pages 5, 7, 8 and 9.

David Amburn, 4206 Tazewell Pike, stated they have tried to be sure the addition is in character with the house. Grieve asked if he is matching the roof. He responded that he has it ordered from New Orleans to match.

Jamie Rowe, 4215 Tazewell Pike, stated that she talked to the block captains who wanted to know what would happen to the existing driveway. Mr. Amburn stated that the existing asphalt driveway will be removed and a concrete driveway will be installed on the garage end and in the front yard. Ms. Rowe stated that the neighborhood is pleased with the plans.

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

**4320 Tazewell Pike** – Randy Dew (Applicant), Jon Todd Ellis (Owner) – Certificate No. 60608TAZ

### **Work Description**

Construct 22x28 addition on house at rear, gable roof, asphalt shingles, Hardiplank siding, with windows to match the other windows in the house. Construct two gabled additions on front elevation of front house, facing Tazewell Pike, add two dormers to southern section, extend fireplace, retaining distinctive concrete shingles on front elevation.

### **Staff Recommendation**

APPROVE Certificate No. 60608TAZ. Additions are proposed to front of primary house, visible from Tazewell Pike, and to rear secondary dwelling, which is not visible from Tazewell Pike.

### **Additional Comments**

Primary Structure: Proposed additions to primary structure will add to gabled additions to front of house, both visible from Tazewell Pike, and will also add two dormers at northeast end. The additions will be covered in wood shingles to suggest the wall covering of the original structure. Oversize louvered attic vents will appear at the front facing gable end of each addition.

The plans were distributed to the commission. Randy Dew and Jon Ellis worked with Dan Brewer to design this house. The wall covering is concrete blocks that represent shingles. He is building two, two-story additions. The siding on the two front additions will be wood shingles so they replicate the concrete shingles. A part of the design guidelines states that “new additions should be made at the sides and rear of existing houses and made in the front should compromise no more than quarter of the front elevation.” These additions would include more than a quarter of the front addition, but if you consider there is an existing secondary dwelling behind this house and look at the available space, it is not feasible to ask that the additions be made to the rear. The way they are designed enhances the existing house, and it should be approved as drawn.

Grieve stated that each person should look at the plan and the elevation. He asked if all the additions are going to be cedar shingles. He asked if the dormers are already there. Ben Garlington, 1907 Stock Creek Road, stated that the coursing on the shingles will line up with the coursing on the blocks. The dormers are being added.

Bolen expressed concern that the proposed additions were not typical of architecture of the 1940s or 1950s. Busby stated he agreed but does not think it is bad to merge two different styles. It is hard to add to a rancher without going out on the sides. Busby asked if the adjacent houses are one-story or two-story. Bennett stated that the houses have to replicate the height of the existing buildings. Garlington stated the site plan shows the location on the lot. Bennett stated that from an architectural history standpoint, it is actually advantageous to have the additions in a different design era and a product of the time. Fifty years from now, someone who is trying to figure out the architectural revolution of that house will easily be able to see there was an addition made in the early 21<sup>st</sup> Century, and there was a preexisting house. Bolen stated he still has an issue with the new addition plan not matching the style of the original structure. Also, it is occupying more space than the guidelines allow. He noted he felt if someone tried to put a modern addition on a Market Square building or a Victorian house in 4<sup>th</sup> and Gill, there would be objections. He asked if anyone else had an issue with this. Arning stated this is a compatible addition to go on an old structure

and that it blends very well. Grieve stated this resembles a New England Saltbox creating a new image of the house. Busby noted that it may be necessary to make an exception to the guidelines because of the guest house location.

Jon Ellis, 4320 Tazewell Pike, stated that 4316 Tazewell Pike is the closest house and has a basement under it with a garage. It sits higher than our house and sits closer to Tazewell Pike. On the other side, 4300 Tazewell Pike sits farther back from them. He talked to the owner at 4316, and they have no problem with it.

Grieve asked if the dormers note a two-story space, and added that an understanding of the interior spaces helps to understand the form of the additions, which have to accommodate those interior spaces. Mr. Garlington stated the dormers are intended to balance the elevation and are not open to the second story. He confirmed that changes in the dormers would require Commission approval.

Ms. Rowe stated that she has talked with Dan Brewer who helped with these plans. The Ellis house can really be seen better from Villa Road, and sits probably twice as far back off the road as the house at 4316 does. The house at 4316 is sitting on the highest elevation house within that conservation district. It will fit very well on the lot with the other houses. The neighborhood is in agreement.

Faulkner asked if this house was built by Fondy because of the style of the concrete walls looking like shingles, which is a hallmark of a Fondy house. Fondy had a construction company after the war that he built houses out of cinder block, but used a unique form that replicated wood siding or shingles.

Grieve confirmed that an approval of these additions would not establish a precedent, which Bennett confirmed, both because of setback from Tazewell Pike and the fact that there is a secondary structure to the rear that makes expansion of the front house to the rear impractical.

Bolen asked if the chimney would be removed; Garlington stated they are raising the chimney in the same location.

Grieve asked if he makes a motion and there is a possibility of more design work, will they have to come back to us. Bennett responded that if the design of shed dormers is modified, they will have to come back before the commission.

**MOTION BY BUSBY AND SECOND BY GRIEVE TO APPROVE THE STAFF RECOMMENDATION INCLUDING THE EXCEPTION TO THE FRONT AREA IN THE GUIDELINES OF AN APPROVAL, ADDING THAT IF THERE ARE ANY CHANGES MADE TO THE DOCUMENTS OTHER THAN WHAT HAS BEEN SUBMITTED, THE APPLICANT WILL COME BACK BEFORE THE COMMISSION FOR APPROVAL. THE MOTION CARRIED WITH BOLEN VOTING NO.**

## **Market Square H-1**

**4 Market Square** – Robert Marlino (Smee Busby) (Applicant), 4MC LLC (Owner) – Certificate No. 62708MKT

### **Work Description**

Install two signs. 1) hanging sign, sized 2'6"x3'7", two sided, from simple bracket; 2) hanging blade sign on side wall, 189" (approximately 15'9") long x 37.5" wide with a 6" projection from the building, internally light (using LED illumination) with outline of white light bulbs on perimeter and centered letters internally illuminated in white, and with blue outline on perimeter and flat edge on side and an arrow at bottom to resemble neon sign.

### **Staff Recommendation**

APPROVE Certificate No. 62708MKT. Proposed front hanging sign is consistent with adopted design guidelines (see Signs, D 2.) Proposed blade sign is not discussed in design guidelines, but is consistent with era and materials for Market Square.

### **Additional Comments**

The proposed blade sign is located on the walkway, off the frontage of Market Square, and uses modern lighting to replicate a neon blade sign typical of the 1920s when the Vogue Building was constructed. Its coloration, shape and lighting will enhance the historic character of Market Square, and will not set a precedent for the remainder of the buildings on the Square since none of them has access to a location removed from the front elevation of the buildings. Neon is discussed as an appropriate lighting for Market Square signs (see Signs, D.5.)

Bennett stated that she, Busby and Arning met this week with the Market Square Association to discuss the new sign. She has distributed a new version of the sign this morning. The new design has been reduced. Negotiations about this sign and general sign guidelines for what they should look like on Market Square are continuing. Her recommendation is that the staff report be changed to a denial without prejudice, to give the Market Square Association and the Commission more time to review the new submission.

Gregor Smee, 408 Schooner Lane, stated that he is in agreement with Bennett's amended recommendation. John Craig, 12226 Brighton Court, stated that the Market Square Association is in agreement. Bennett stated that there is a temporary plywood sign hanging to represent the permanent sign. Arning suggested that the Commission go to Market Square and look at the temporary sign. The new sign will be smaller than the temporary one there now. There is not yet an agreement on the size of the permanent sign.

**MOTION BY GRIEVE AND SECOND BY MCADAMS TO DENY THE APPLICATION WITHOUT PREJUDICE. THE MOTION CARRIED WITH BUSBY RECUSING.**

## **Other**

### **Discussion - 229 Deaderick**

Commission Action: None

Bennett stated that 229 Deaderick is one of the new houses in Mechanicsville that Smea Busby constructed. The exterior has been complete for at least 6 months and was built as the original certificate specified. When they went back to do interior work, they found that the building permit had expired. Because this property is controlled by a certificate, it was necessary to reissue another certificate with duplicate language. Any exterior changes will have to be submitted to the commission for review.

### **Revisions to the Knoxville Zoning Ordinance**

Commission Action: None

Bennett stated that MPC is rewriting and reorganizing the Knoxville Zoning Ordinance. There is no change in content to the existing ordinance. In addition to H-1 and NC-1 overlays, there are other overlays that have been added to the zoning ordinance in the last few years, particularly all the form-based zoning in south Knoxville and will also extend to other sections of town. The overlays are staffed by MPC, but all of them have boards and conditions. They are all listed separately. In an attempt to make it easier to do those types of zoning districts, MPC staff has been reworking the entire zoning ordinance, including the provisions that relate to the Knoxville Historic Zoning Commission. The reorganization will not change the content of the portions of the ordinance that relate to H-1, NC-1 or the Knoxville Historic Zoning Commission. The Tennessee Historic Commission has reviewed the changes and has signed off on them saying they are appropriate under the state enabling legislation for historic zoning commissions.

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