

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF MARCH 20, 2008

City HZC Present

Nic Arning
Sean Bolen
Duane Grieve
Melissa McAdams
Sandra Martin
Finbarr Saunders
Melynda Whetsel

County HZC Present

Linda Claussen
Steve Cotham
Charles Faulkner
Kenneth Gresham
Carol Montgomery

Others Present:

Sharon Boyce
Jared Brewster
John Stancil
Markus Chady
Ann Bennett
Charlotte West

Members Absent:

Scott Busby (ex.)
Herb Donaldson (ex.)

Members Absent:

- Call to Order

Arning called the meeting to order and asked if there were any conflicts. He stated that Dr. Faulkner has written a book about Ramsey House and will be at the house on Sunday, March 23 for a book signing event.

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

Bennett stated that Clifford Sands, 4226 Tazewell Pike, requested that his application be withdrawn and to allow his application to be heard next month. Ms. Bamburg at 2016 Fairmont has applied for a Level 1 certificate that will come before the commission next month.

- Reports to Commission: Tom Reynolds, Sharon Boyce, Chairman Nic Arning
There was no report.

- Staff Report (Level I Certificates): Ann Bennett

1213 Laurel Avenue, Fort Sanders NC-1, Randy Harris, Harris Construction, (Owner/Applicant), Certificate No. 20808FTS - Repairing roof and replacing asphalt shingles; repairing fascia, soffit, trim and windows. Repair or replace gutters, if not removed.

1409 Clinch Avenue, Fort Sanders NC-1, Hembree, LLC, Harris Construction, (Owner/Applicant), Certificate No. 303008FTS - Repair porch area.

36 Market (320 Wall) - Market Square H-1, Ken Mills (M&W Properties) (Owner/Applicant) – Certificate No. 21908MKT - Remove collapsing elevator shaft on roof of building in order to allow reroofing to proceed.

1343 Grainger Avenue - Old North Knoxville H-1 - Robert Marlino (Owner/Applicant) - Certificate No. 21908ONK - Roof repair and partial reroofing, including replacement of any roof materials in kind, flashing as required.

711 Gratz - Fourth & Gill H-1 - Dana McNutt (Owner/Applicant) – Certificate No. 226084&G - Replace asphalt shingle roof in kind, repair wood siding on house and carriage house in kind as necessary, repair gutters, repair front steps in kind, all with like materials.

1600 Jefferson Avenue - Edgewood-Park City H-1 - Dennis Ward (Owner/Applicant) Certificate No. 22208EDG - Remove asbestos shingles; repair or replace poplar siding; repair foundation, piers, and front porch as necessary, reroof.

1808 Jefferson Avenue - Edgewood-Park City H-1 - Jared Brewster – Certificate No. 22708EDG - Reroof, replacing asphalt shingles with asphalt shingles; remove asbestos shingles and repair wood siding in kind as necessary; repair wood trim in kind as necessary.

Certificates of Appropriateness

KNOXVILLE HISTORIC ZONING COMMISSION

Tazewell Pike NC-1

Applicant has requested withdrawal.

4226 Tazewell Pike - Cliff Sands (Owner/Applicant) – Certificate No. 21208TAZ
WITHDRAWN.

Edgewood-Park City H-1

1808 Jefferson Avenue – Jared Brewster (Owner/Applicant) – Certificate No. 22708EDG

Work Description

Add window on front elevation; shorten existing window on east elevation (not visible from Jefferson).

Staff Recommendation

APPROVE Certificate 220708EDG. Level I application is limited to work that is consistent with design guidelines and original form of house. Level II application is to install an additional window on the front façade.

Additional Comments

1808 Jefferson was constructed with only one window on the front elevation, creating an imbalanced and atypical design and insufficient light and air on the interior. The applicant proposed to install an additional window that is consistent in size, material and design with the existing windows; the additional window will improve the appearance of the house and make it more consistent with the other contributing structures in this district.

Jared Brewster, 1414 Grainger, stated that the stone façade is existing and looks like a concrete imprint instead of stone. John Stancil, 2003 Washington Avenue, stated that the neighborhood supports this application.

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

Fairmont-Emoriland NC-1

Applicant has requested withdrawal.

2016 Fairmont Boulevard – Williamsbuilt Construction (Anthony Williams) Applicant, Virginia Lynn Bamburg (Owner) – Certificate No. 31008FEM WITHDRAWN.

Arning turned the meeting over to Kenneth Gresham of the County Historic Zoning Commission.

Village of Concord H-1

10720 Third Drive (10740) – JeAnne & Patrick Ferguson (Owner/Applicant) – Certificate No. 31008CON

Work Description

Construct new addition and modify structure originally noted as non-contributing in the district.

Staff Recommendation

APPROVE Certificate No. 31008CON. The proposed additions to the non-contributing building at 10740 Third Drive will create an appearance consistent with other buildings in the Village of Concord; the building current has no distinguishing style.

Carol Montgomery stated that the neighborhood approves.

MOTION BY COTHAM AND SECOND BY FAULKNER TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED UNANIMOUSLY.

Bennett reported letters concerning fences were sent to the neighborhood representatives and the neighborhoods that are considering a historic overlay. 4th & Gill and Mechanicsville want provisions for fences. At this time, Old North Knoxville does not. Whetsel explained that her neighborhood generally thinks fencing is important, and has a substantial impact on the historic

environment and features found in neighborhoods, including landscaping in some instances. Arning stated that this issue will be controversial.

Bennett reported she had met with Island Home Park's overlay committee. They have talked to the neighbors who are for and against the overlay, and have determined to apply for an NC-1 for the entire neighborhood instead of a combination of H-1 for the oldest sections and NC-1 for the remainder. Bennett has drafted guidelines, but has explained that an NC-1 designation does not protect like an H-1. The neighborhood committee is concerned about demolition and new construction, and would prefer to see some protection for all of the area; they do not feel an H-1 is possible at this time. Bennett also explained that she was trying to work up guidelines and general information about replacement windows, because at this time there is not a good way to determine if windows should be replaced. She hopes to bring a survey form and other information to the Commissions in the next few months.

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