

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF OCTOBER 16, 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
Carol Montgomery

Others Present:

Sharon Boyce
Tom Reynolds
Alice Basler
Brad Faerber
Nancy Langkamer
John Stancil
Cynthia Stancil
Forest Kirkpatrick
James Pierce
Ann Bennett
Charlotte West
Pam Dishongh

Members Absent:

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

Members Absent:

Charles Faulkner (ex.)
Kenneth Gresham (ex.)

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

- Approval of Minutes – September 18 , 2008, meeting

MOTION BY SAUNDERS AND SECOND BY GRIEVE TO APPROVE THE SEPTEMBER 18 MINUTES. THE MOTION CARRIED UNANIMOUSLY.

- Staff Report (Level I Certificates): Ann Bennett

1324 Grainger Avenue - Old North Knoxville, Kevin Nelson (The Nelson Group), Owner - Certificate No. 92908ONK - Repair fascia, soffit and existing wood weatherboard in kind, as necessary.

- Certificates of Appropriateness

KNOXVILLE HISTORIC ZONING COMMISSION

Fort Sanders NC-1

1644 Clinch Avenue – Alice Basler (Owner/Applicant) – Certificate No. 93008FTS

Work Description

Construct new primary building. The lot in question contains a house that was approved for demolition at the September 18, 2008 meeting. The proposed infill design is a two story Craftsman bungalow. The basic size and style have not changed. Modifications to the drawing

submitted for the September meeting include a larger front porch, a square side bay facing Seventeenth, and the rear porch design has also been modified to present an improved rear façade when viewed from Seventeenth Street.

New structure - Front wall 30' from Clinch (with 10' deep front porch), 10' in each side yard.

Staff Recommendation

APPROVE Certificate No. 93008FTS. Proposed new building is consistent with adopted design guidelines.

Additional Comments

The applicant has worked with Historic Zoning Commissioner Duane Grieve and Randall DeFord (volunteer with Ft. Sanders neighborhood), both architects, to accomplish changes that modified the design reviewed at the September 18, 2008 meeting.

Alice Basler, 1644 Clinch Avenue, and Brad Faerber, 4401 Pleasant Ridge, are the owner and architect. Grieve stated that he appreciates their agreeing to meet with him and Randall DeFord. Grieve asked if they are putting shingles above the porch and they are. He asked if the bay is going over the square bay and if they could add brackets underneath it. The railing should be more traditional. He suggested using Craftsman or carriage garage doors. Mr. Faerber stated they will use stuccoed masonry on the exposed foundation walls.

Randall DeFord, 1511 Laurel Avenue, representing the Fort Sanders Historic District, stated the neighborhood supports the changes that Grieve suggested.

Tom Reynolds asked if this building was going to be a duplex and Mr. DeFord said yes. Bennett stated that it should be 30' from Clinch Avenue and 10' on 17th Street. Reynolds asked about parking. Mr. Faerber stated that there will be 31' before the deck starts, and there will parking behind and in four garages. Grieve suggested the bay window have brackets underneath it.

MOTION BY GRIEVE AND SECOND BY BOLEN TO APPROVE THE STAFF RECOMMENDATION WITH THE ADDITION OF THE SHINGLES ON ALL THE GABLES, FIVE BRACKETS ON THE OVERHANG IN THE REAR, BRACKETS UNDER THE BAY, CARRIAGE GARAGE DOORS AND A REVISED DECK RAILING. THE MOTION CARRIED UNANIMOUSLY WITH THE ADDITIONS.

Market Square H-1

26 Market Square – Nancy Langkamer (Applicant), Jimmy Henderlight (Owner) – Certificate No. 100208MKT

Work Description

Install decals: 1) top of window red and white stripe and 2) bottom of window centered logos of product.

Staff Recommendation

APPROVE Certificate No. 100208MKT. Although design guidelines mention only letters, the proposed designs are appropriate for the product and fall within the guidelines calling for no more than 30% of the window to be obscured by window signage.

Nancy Langkamer, 26 Market Square, thanked the commission for considering her proposal.

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

Edgewood-Park City H-1

2009 Washington Avenue – Jace Koelzer (Owner/Applicant) – Certificate No. 92908EDG

Work Description

Install porch railing of approximately 3-1/2" turned spindles set into top and bottom rails, with 6" cap handrail; with 3-1/2" approximate spacing to meet building code requirements; remove added secondary door on front façade and fill in with salvaged asbestos shingles to match existing wall covering on house.

Staff Recommendation

APPROVE Certificate 92908EDG. Proposed design of railing meets adopted design guidelines, with a visual weight substantial enough to balance the bulk of the porch and the massing of the two story house.

Additional Comments

The use of salvaged asbestos shingles will mask the appearance of the former secondary entrance, returning single family design status and removing the impression of the house as a multi-family unit.

John Stancil, 2003 Washington Avenue, stated that the neighborhood has seen the railing and approves.

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

Old North Knoxville H-1

1409 Grainger Avenue – Forest Kirkpatrick (Owner/Applicant) – Certificate No. 90808ONK

Work Description

Install metal standing rib roof (dark green); removing the currently enclosed small rear porch and installing a larger, roofed porch (not visible from Grainger); install railing on side porch. Both railings to be 2x2 inch sawn wood balusters on 4-5 inch centers, set in to top and bottom rails.

Staff Recommendation

APPROVE Certificate No. 90808ONK. Proposed metal roof is allowed in adopted design guidelines (pg. 14, A-1); standing rib and standing seam roof mentioned in the guideline are comparable. For porch, see pg. 17 and for railing, pg. 17 C-2.

Forest Kirkpatrick, 1409 Grainger Avenue, stated that the roof color will be dark gray instead of green. Mr. Kirkpatrick will put a porch on the back. He is not sure which type of stain he will use. James Pierce, 122 Leonard Place, stated the neighborhood agrees with the staff recommendation. He asked if the roof pitch and overhangs are changing and they are not. Mr. Kirkpatrick will keep the beadboard under the rafter.

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

Grieve stated that the Scenic Knoxville kickoff is October 30 at the East Tennessee History Center with a reception from 5:30-7:00 p.m. Kevin Frye of Scenic America will be the speaker. Scenic Knoxville is concerned about landscapes, tree cuts, billboards, etc.

Other

Gobblers Knob/Sherrod Road NC-1 designation.

Bennett began working with the Sherrod Road neighborhood two years ago. It is the first residential area east of Chapman Highway south of Gay Street. The neighborhood was developed in sections, with some of the service roads for Ft. Stanley probably located under Sherrod. The area was earliest known as Gobblers Knob. A hearing was held Tuesday night. The residents want the street renamed to Gobblers Knob/Sherrod Road. Some of the houses were built as early as the 1900s. There are houses built of Permastone. The most distinctive parts of the neighborhood are the environment with slopes, trees and curved road. Any new construction would disrupt the setting. The reason for the designation is natural and manmade. The commission's recommendation goes to MPC and then to City Council for approval. Arning asked that they appoint a representative from the neighborhood to attend the meetings.

John Thomas, 2511 Sherrod Road, stated that the residents feel threatened because of the undeveloped tract to the west and the waterfront development. Ninety percent of the property owners signed the petition.

MOTION BY GRIEVE AND SECOND BY WHETSEL TO APPROVE THE GOBBLERS KNOB/SHERROD ROAD NC-1 DESIGNATION. THE MOTION CARRIED UNANIMOUSLY.

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on November 20, at 8:30 a.m. in the Small Assembly Room of the City-County Building.