

**MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF JANUARY 15, 2009**

City HZC Present

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

County HZC Present

Kenneth Gresham
Carol Montgomery

Members Absent:

Linda Claussen
Steve Cotham (ex.)
Charles Faulkner (ex.)

Others Present:

Sharon Boyce
Tom Reynolds
Karen Stokes
Chris Stokes
Kortni Cook
Ann Bennett
Charlotte West

Members Absent:

Herb Donaldson

Whetsel called the meeting to order.

- Approval of Minutes – December 18 , 2008, meeting

MOTION BY MCADAMS AND SECOND BY SAUNDERS TO APPROVE THE DECEMBER 18 MINUTES. THE MOTION CARRIED UNANIMOUSLY.

Whetsel stated that it is an honor and privilege to chair the commission, and she appreciates the confidence shown by the Knoxville Historic Zoning Commissioners in electing her. She believes in shared leadership that changes perspectives and strengthens the commission. She thanked Arning for serving approximately 18 years. She also thanked each Commissioner, stating that they are citizens who volunteer for the community and have the willingness to serve and commit their time and expertise to the commission. She thanked Ms. Bennett for what she has done for historic preservation in Knoxville and Knox County.

- Staff Report (Level I Certificates): Ann Bennett

925 Eleanor Street - 4th & Gill H-1 - Arin Streeter – Certificate No. 1216084&G - Repair front porch ceiling and steps; repair and repoint masonry, including chimneys and foundation, in-kind using Preservation Brief No. 2; install gutters and downspouts.

1005 Olive Road - Village of Concord - Carol Montgomery – Certificate No. 121808CON - Replace existing asphalt shingle roof with metal roof. Replace gutters and downspouts.

Bennett stated that it is time to begin collecting information for the Knoxville's annual Report on Preservation. The Mayor presents the report to City Council. In February there will be a survey on the MPC website and Knox Heritage website for input for both reports. A draft update of the report will be reviewed at the March or April meeting. She asked that the Commission let her know if they have any information about properties or policies that should be included in the report. The survey has, in the past, asked that citizens report properties they feel are eligible and policies they feel would be helpful as they try to preserve their communities.

- Certificates of Appropriateness

Whetsel turned the meeting over to Kenneth Gresham for the county business, and there was no quorum.

An addendum was distributed showing where the house will be placed on the site. The plans meet all the guidelines for Concord H-1.

KNOX COUNTY HISTORIC ZONING COMMISSION

Village of Concord H-1

10817 Second Drive – Nancy Sica (Landmark Properties, Applicant), Chris and Karen Stokes (Owner) – Certificate No. 122408CON

Work Description

The proposed new structure is a two story building with an end gable roof, end chimney, two story front porch under a shed roof, and a front facing garage. Demolish existing building described as an altered Folk Victorian that has been drastically changed over time. Current building has an offcenter, extended front gable roof, a covered stoop offcenter on the front façade with a hip roof and square posts, artificial siding.

Staff Recommendation

APPROVE Certificate No. 122408CON. Proposed design is compatible with structures found in Concord, and consistent with adopted design guidelines. Existing house, while over 50 years, is drastically altered, with no architectural significance.

Additional Comments

The proposed building is consistent with recommendations for residential buildings (pg. 44). Its setback, size, placement of door and window openings and roof form are appropriate. It will be located near buildings that contain a variety of heights and roof forms, but is not out of scale with the largest of those buildings. The materials, foundation height, and sense of entry are appropriate. The proposed building suggests both Federal and Greek Revival styles, which are consistent with the style of existing historic buildings in Concord.

Karen and Chris Stokes, 10817 Second Drive, stated that they made sure the garage does not face Second Drive.

Montgomery stated that the board in Concord is in favor of this, and there is no opposition. Bennett stated that it has a 25' setback and sits in the center of the lot.

Gresham asked if there is an approval of demolition of the present structure, and Bennett stated there is. On January 24 she will fill out a certificate for demolition and permit to build since there was no quorum. It will be approved in 30 days.

Gresham turned the meeting back over to Whetsel.

KNOXVILLE HISTORIC ZONING COMMISSION

Old North Knoxville H-1

233 Kern Place - Kortni Cook (Community Development, Applicant), Jean Winters (Owner) – Certificate No. 122408ONK

Work Description

Demolish two existing deteriorated additions visible from Folsom on west elevation at rear of house, and replace with a smaller addition, constructed of like materials (wood siding and window) and scaled to better match the original historic structure and to match the proportions of the original; repair fire damage on west elevation of existing historic building; repair existing block foundation and install parge coat; repair existing concrete block retaining wall on side and front curb; install new sidewalk at rear, and driveway off Folsom; install accessible ramp on rear elevation, readily removable when no longer needed; modify existing porch columns (not original) to be square, 6x6 columns with 8"x8" base and trim; remove lattice work on front porch; install new wood front doors matching original architecture of structure and replacing current doors that are not original; move satellite dish from front elevation to be less visible on rear, east roof plane.

Staff Recommendation

APPROVE Certificate No. 122408ONK. Proposed demolition affects only addition on west elevation. Replacement is appropriate to design of house. Remaining changes will enhance historic character of building.

Additional Comments

The design guidelines call for exterior additions to be on an inconspicuous elevation. However, due to the placement of the original house on the lot, there is no other location that will be less conspicuous. This addition will replace a greatly deteriorated addition in the same location, it appropriate to the scale of the house, and will not cause a loss of historic character to the original house. The addition is compatible in size, materials and scale, and could be removed without destroying the historic character of the original building. (See pg. 28, Old North Knoxville Design Guidelines.)

Bennett met with Old North representative James Pierce and Community Development. The house has been vacant for awhile. She distributed new plans for a railing. The 2.4 back rail will be discontinued because looks too contemporary. A 2.2 balustrade should be used. With that

modification, Bennett recommended approval. Bolen stated that he has a concern about the porch railing, whether it is needed and how high it will be. If required it has to be 42” and could be shortened to 36”. Bennett stated that the owner wants a railing. Arning asked about the cinder block wall. Bennett added that it would be a major issue in the front if it were removed. It would be cheaper to repair it.

MOTION BY GRIEVE AND SECOND BY SAUNDERS TO APPROVE THE STAFF RECOMMENDATION ADDING THE PORCH RAILING BETWEEN 32” TO 34”.

Kortni Cook with Community Development, 400 Main Street, stated she was there if anyone had any questions.

Other Business

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

There being no other business, the meeting was adjourned.