

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF MAY 20, 2010

City HZC Present

Sean Bolen
Faris Eid
Sandra Martin
Melissa McAdams
Andie Ray
Finbarr Saunders
Melynda Whetsel

County HZC Present

Linda Claussen
Steve Cotham
Charles Faulkner
Kenneth Gresham

Others Present:

Sharon Boyce
Tom Reynolds
David Kerns
Grant Rosenberg
James Pierce
Cynthia Stancil
Ann Bennett
Charlotte West

Members Absent:

Scott Busby (ex.)

Members Absent:

Carol Montgomery (ex.)

Chair Melynda Whetsel called the meeting to order and reminded members regarding conflicts of interest.

MOTION BY SAUNDERS AND SECOND BY EID TO APPROVE THE APRIL 15 MINUTES. THE MOTION CARRIED UNANIMOUSLY.

Bolen thanked everyone who attended the workshop the HZC sponsored to discuss design guidelines issues and solar design guidelines.

Staff Report (Level I Certificates): Ann Bennett

7518 Neubert Springs Road – General - Joseph Construction (applicant) – Certificate No. 40810GEN - Repair damage to building as a result of storm damage and tree damage. Involved removal of roof, and reconstruction of roof, porch roof, all in-kind.

23 Market Square - Market Square H-1 - Preston Farabow (applicant) – Certificate No. 50310MKT - Construct 21" x 42" sign at entrance, suspended from existing support columns by ornamental iron work.

507 Arthur Street - Mechanicsville H-1 - Esequiel Montijo Cordero (applicant) – Certificate No. 41310MECA - Replacing roof in-kind with asphalt shingles. Repair and replacement of wood siding, fascia and soffits as needed in-kind. Replacing wood deck for front porch in-kind. Replacing all windows with one over one wood windows.

1537 Western Avenue - Mechanicsville H-1 - Hodge Engineering (Bill Gossett, applicant) – Certificate No. 41510MEC - Install hanging sign, painted and on iron frame, with sign dimensions of 1'10" x 4'10", as shown on attached drawing.

131 E. Scott Avenue - Old North Knoxville H-1- Caesar Stair (applicant) – Certificate No. 40510ONK - Replace deteriorated asphalt shingle roof in-kind; repair wood trim and siding as necessary in preparation for exterior painting.

218 E. Scott Avenue - Old North Knoxville H-1 - Grant Rosenberg (applicant) – Certificate No. 41210ONKA - Replacing the existing roof shingles in-kind. Removing the windows that enclosed the second story corner porch taking it back to its historic open porch condition. Repainting house and will replace any damaged siding, fascia, soffits and window trim as needed in-kind. Adding 6' high wood fence in rear yard.

219 W. Glenwood Avenue - Old North Knoxville H-1 - Vaughn McCoy (applicant) – Certificate No. 40510ONKB - Repair 1st floor porch columns with temporary column capitals while terra cotta capitals are remanufactured; replace 2nd story porch balustrade with newly milled identical balusters and half columns to match original. (Certificate No. 22205ONK for same work previously expired; updated Certificate required.)

1239 Armstrong Avenue - Old North Knoxville H-1 - Russ Davidson – Certificate No. 43010ONK - Demolish enclosed rear porch on west/northwest elevation, with approximate 10' depth.

NOTE: Applicant intends to reconstruct this space, which was severely damaged by recent fire and poses a hazard in its present condition; applicant understands that the additional work will require a Certificate of Appropriateness.

KNOXVILLE HISTORIC ZONING COMMISSION

General

623 W. Hill Avenue – Brian Pittman (Owner/Applicant) – Certificate No. 42610GEN

Description of Work

Realign steps from Hill Avenue to front porch to be a straight run with small landing and stone walls and buttresses, matching the rise and run of the existing houses on the street.

Staff Recommendation

APPROVE Certificate No. 42610GEN. Outside steps that lead to front porch are now arranged in side to side (scissor) configuration at the upper levels, with landings at end of each set of rises, and were probably installed some forty years ago.

Additional Comments

The proposed realignment of the steps will return a more formal sense of entry from the public space to the private space of the front porch and house, and are more in keeping with the early 20th century style of the house.

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

Old North Knoxville H-1

424 E. Oklahoma Avenue – David Kerns (Applicant) – Jill A. Tennant (Owner) – Certificate No. 42910ONK

Description of Work

Replace makeshift windows now in three dormers with wood, single light, casement windows, without alteration to the original size of the opening.

Add rear dormer to match front dormer in size and shape (dormer in rear will not be visible from Oklahoma).

Staff Recommendation

APPROVE Certificate No. 42910ONK. Proposed attic dormer windows will return original appearance to façade; rear dormer will provide extra light to interior attic space, will be in keeping architecturally, and will not be visible from Oklahoma.

Additional Comments

The adopted design guidelines call for complex roof shapes including features such as dormers where appropriate (pg. 13, #1) and prohibit the addition of dormers only on roofs that are visible from the street (pg. 14, #6).

James Pierce, 122 Leonard Place, stated that the neighborhood discussed casement or double hung windows and the need for egress. The casement window is fine. If the rear window takes care of the egress, the neighborhood would like to see double hung windows on the front to match. The guidelines do not specify casement or double hung.

David Kerns, Locust Hill Lane, stated that they want to put casement back on the front and install all three as casement 22"x 24". Tom Reynolds stated that if there is a dormer in the back because it is a bedroom, it would be an emergency egress window.

MOTION BY EID AND SECOND BY RAY TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED UNANIMOUSLY.

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on June 17, at 8:30 a.m. in the Small Assembly Room of the City-County Building.

There being no other business, the meeting was adjourned.