

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF OCTOBER 21, 2010

City HZC Present

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

County HZC Present

Linda Claussen
Kenneth Gresham

Members Absent:
Steve Cotham (ex.)
Charles Faulkner (ex.)
Carol Montgomery (ex.)

Others Present:

Sharon Boyce
Tom Reynolds
Lewis Chapelle
Keith Pankey
Michael Harding
Matthew Kellogg
Ann Bennett
Charlotte West

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

MOTION BY SAUNDERS AND SECONDED BY MONTGOMERY TO APPROVE THE SEPTEMBER 16 MINUTES. THE MOTION CARRIED UNANIMOUSLY.

Approval of Minutes – September 16, 2010, meeting

MOTION BY MARTIN AND SECOND BY SAUNDERS TO APPROVE THE SEPTEMBER 16 MINUTES. THE MOTION CARRIED UNANIMOUSLY.

Whetsel stated that the board had discussed shared leadership for the Commission. Nominations for officers will be scheduled for the November meeting, and elections will be held in December. There are some members who are willing to take the chair. She thanked the Commission for their support and emphasized that rotating the chairmanship built the capability of the Commission members.

Staff Report (Level I Certificates): Ann Bennett

714 Haynes Place - 4th & Gill H-1 - Daniel Sanders (Applicant) – Certificate No. 930104&G

- 1) Repair or replace flashing on roof;
- 2) Repair existing wood windows;
- 3) Remove vinyl soffit and replace with wood or repair existing with wood;
- 4) Add color clad gutters and downspouts;
- 5) Repair front porch, including beadboard ceiling, flooring (tongue and groove) if necessary, and structure as necessary;
- 6) Add new deck to rear of existing landing on rear side of house and extending to and wrapping around rear elevation, approximately 12 x 12.

708 Morgan Street - 4th & Gill H-1 - Ted Fisher, Stafd Properties LLC (Applicant) – Certificate No. 1001104&G - Repair or replace existing roof covering; repair siding and trim in wood to match original, as necessary; repair deck and railing on rear elevation; repair windows as necessary; install through wall air conditioner on rear wall.

NOTE: Applicant to notify Commission staff of location of new through-wall air conditioning unit.

1803 Washington Avenue - Edgewood/Park City H-1 - Laura Perry (Applicant) – Certificate No. 90710EDG - Install new roof covering of dimensional shingles replacing existing asphalt shingles.

1811 Washington Avenue - Edgewood/Park City H-1 - Charles Blazier (Applicant) – Certificate No. 92410EDG - Reroof replace asphalt shingles with asphalt shingles. Replacing decking as needed.

1409 Hannah Avenue - Mechanicsville H-1 - Stacy Campfield (Applicant) – Certificate No. 91410MEC - Replace roof covering, removing asphalt shingles and replacing with asphalt shingles and membrane.

404 Eleventh Street – General - Burke Wallis, A Plus Construction LLC (Applicant) - Certificate No. 92310GEN - Repair wood siding with identically sized wood siding, including corner boards and other trim as necessary; replace roof structure as necessary, maintaining current design and repairing fire damage, and recovering in asphalt shingles.

NOTE: Applicant understands that in order to replace fire-damaged windows, additional information must be supplied and requires Historic Zoning Commission review. This application fee includes that review.

Bennett stated that the owner wanted to salvage windows from 402 11th, but Bennett told them they could not move windows. Cardinal owns the property and is not going to demolish the house at 402. They may apply for 404 in November for replacing windows.

110-112 Jackson Avenue – General - Kent Kendrick – Certificate No. 100410GEN - Replace cornice and lintel covering on first floor windows, replicating current design in metal; repair wood surround on second story segmental arched windows; repaint both buildings (currently painted); repair door hood on 110; rework gutters as necessary.

Certificates of Appropriateness

KNOXVILLE HISTORIC ZONING COMMISSION

Edgewood Park City H-1

1616 Washington Avenue – Lewis Calvin Chapelle IV (Applicant/Owner) – Certificate No. 100110EDG

Description of Work

- 1) Replace existing posts with 8' x 4.25" x 4.25" turned (load bearing) wood posts purchased from Home Depot. (2) additional posts will be installed so that there is equal spacing @ 74" centers to ensure symmetry and structural stability.
- 2) Remove existing tongue and groove porch flooring and replace in kind.
- 3) Install spindles and handrails: Turned spindles will be 2.25" square and equally spaced between installed posts. (i.e, 2.25" a post, 2.25" a space)
- 4) Handrails will be manufactured/ routed by hand to ensure historic accuracy versus purchased pre-manufactured handrails from local stores.
- 5) The height of the top handrail from the porch floor will be 30". This is to ensure historical accuracy as well as the historic ambiance.
- 6) Repair or replace wood siding and trim in kind, if necessary.

Staff Recommendation

APPROVE Certificate No. 100110EDG. Proposed work is consistent with adopted design guidelines for Edgewood-Park City. (See pgs. 18 and 19)

Additional Comments

The house has been altered through the Certificate process since the district's placement on the local register. However, the front porch was repaired, but not enhanced with a porch railing or decorative features as contemplated in this Certificate. The proposed porch columns and railing are appropriate to the district, featuring turned wood posts, elaborate railings and materials, as noted on pg. 18 of the adopted design guidelines.

The owner will go before the Board of Zoning Appeals for a variance to have the railing 30" instead of 36".

MOTION BY SAUNDERS AND SECOND BY MCADAMS TO APPROVE THE STAFF RECOMMENDATION AND TO INCLUDE A HANDRAIL ON THE STEPS. THE MOTION CARRIED UNANIMOUSLY.

General

447 N. Broadway – Signco, Inc. (Applicant) – Industrial Development Board of the City of Knoxville (Owner) – Certificate No. 91510GEN

Work Description

Wall mounted sign for Minvilla Manor. Sign to be mounted on new addition that links units facing Broadway with units facing Fifth, and will not be on historic sections of building nor interfere with the historic designs of the buildings.

Staff Recommendation

APPROVE Certificate No. 91510GEN. Proposed sign is located on non-historic portion of buildings, and does not interfere with the historic design.

Keith Pankey, 419 Westbridge Drive, stated that Signco will install a nonilluminated aluminum panel similar to the one across the street with brick columns.

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

Ft. Sanders NC-1

1412 Laurel Avenue – Michael Harding, Neely Properties (Applicant/Owner) – Certificate No. 100710FTS

Work Description

Remove existing vinyl siding and reinstall new vinyl siding, with vinyl shakes on top half of front elevation and front dormer; install decorative fascia truss on front dormer; replace current replacement windows, changing location of second story windows and installing paired half-view front doors flanked by octagon windows, with one over one configuration for new windows; rebuild front porch, removing current enclosure and installing hip roofed front porch with four evenly spaced 6"x6" square columns; remove all exterior stairs; demolish and rebuild rear approximately 10' of building, which was rear porches and was enclosed without installing a footer, in order to make the existing space structurally sound; install gutters and downspouts as needed, reroof using asphalt shingles.

Staff Recommendation

APPROVE Certificate No. 100710FTS with exception of front elevation windows. The location of the second story windows varies from the original and from expected window placement for Victorian-era designed houses. (See design guidelines, pg.10)

Additional Comments

The design guidelines on pg. 10 (E. Windows and Entrances) provide 1) window proportions and symmetry should be similar to the pre-1940 styles in the neighborhood, and 2) Windows should be double hung, sash windows. It is also provided in #7 on pg. 10 that upper level windows should be provided and aligned with doors, which are shown on the drawing submitted by the applicant. However, the alignment of these windows is not consistent with expected alignment of windows in pre 1940 houses. The applicant has moved them in order to accommodate interior stairs to the second story of each contemplated duplex unit.

Bennett stated that Michael Harding turned in a revised drawing of the front of the house which moved the windows out from the center of the front. He removed the octagonal windows. Randall DeFord from Ft. Sanders is pleased with the new design.

Michael Harding, 2718 Ailor Avenue, stated he is pleased with the revised drawing.

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

Old North Knoxville H-1

115 E. Scott Avenue – Sean Bolen (Applicant/Owner) – Certificate No. 92410ONK

Work Description

Install basement access door on south side of building, in raised basement wall, with slight (less than 1') excavation and step down to reach door. Door to be half-view.

Staff Recommendation

APPROVE Certificate No. 92410ONK. Proposed addition of basement entry is consistent with other basement entries found in the neighborhood.

Additional Comments

The proposed entry is more than one-half the length of the house removed from the front elevation, and will not be obviously visible from Scott Avenue.

Sean Bolen recused himself and distributed a picture of the house.

Bennett stated she heard from James Pierce, and the neighborhood is in favor of the work.

MOTION BY EID AND SECOND BY RAY TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED WITH BOLEN RECUSING.

317 E. Oklahoma Avenue - Elizabeth Eason Architecture (Applicant) – Matthew Wright (Owner) – Certificate No. 100510ONK.

Work Description

1) demolish inappropriate rear addition (c.1960) - block portion only, retaining wood portion; 2) reroof and rehab shed roofed rear addition, wooden portion, using standing seam roof covering; 3) remove existing weatherboard siding, install sheathing and reinstall poplar lap siding to match the original, retaining the covering and trim on the front gable; 4) rebuilding and/or repairing existing wood windows, replacing inappropriate windows with new wood two over two double hungs to match the original, with three new wood windows on rear addition (NOTE: new windows in addition to be either one over one or one light casement wood windows); 5) repair porch soffit using identical design, repair porch floor (tongue and groove) and repair porch ceiling with beadboard if necessary; 6) repair gutters and downspouts as necessary; 7) repoint foundation where required using low Portland content mortar; reinstall doors that were in place on house and are now stored in the house.

Staff Recommendation

APPROVE Certificate No. 100510ONK. Proposed work is consistent with adopted Old North Knoxville Design Guidelines (see pgs. 13, 15, 20).

Additional Comments

The owner of this property contemplates a complete rehabilitation of the property, which will not only correct past alterations and their effects, but also introduce "green" features to the house. Replacing the damaged siding, removing the inappropriate concrete block rear addition, and repairing the windows are all activities designed to recapture the significant features of the building.

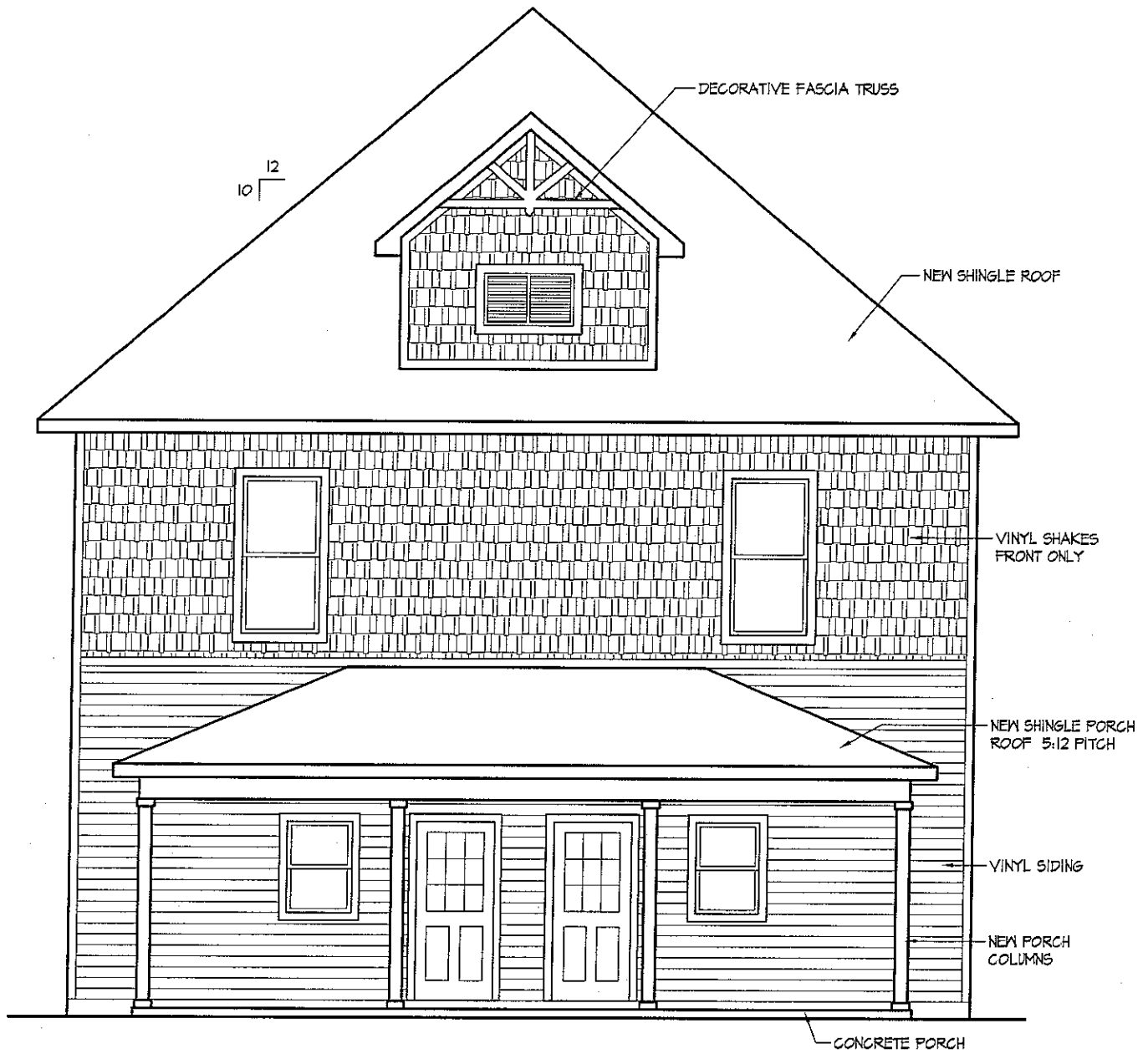
Matthew Kellogg, Elizabeth Eason Architects, stated he would answer any questions. Ray told him she will be living across the street and is pleased with the planned work.

Bennett heard from James Pierce, and the neighborhood is in favor of the work.

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

Whetsel mentioned the article from the National Alliance of Preservation Commissions and thanked Bennett for including it in the packet. She recommended reading the report that can be found in MPC's library and at the Lawson McGhee Library.

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on November 18, at 8:30 a.m. in the Small Assembly Room of the City-County Building.



FRONT ELEVATION - 1412 LAUREL AVE.

1/4" = 1'-0"