

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF SEPTEMBER 16, 2010

City HZC Present

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

County HZC Present

Steve Cotham
Kenneth Gresham
Carol Montgomery

Members Absent:

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

Others Present:

Sharon Boyce
Arin Streeter
Greg Williams
Ray Ferguson
James Pierce
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 MINUTES AS AMENDED. THE MOTION CARRIED UNANIMOUSLY.

Bennett noted the drawing of the shed at 929 Eleanor Street that was discussed last month is included in the agenda packet. She is recommending approval.

MOTION BY EID AND SECOND BY SAUNDERS TO APPROVE THE SHED THAT WAS DISCUSSED AT THE AUGUST MEETING LOCATED AT 929 ELEANOR STREET. THE MOTION CARRIED UNANIMOUSLY.

Staff Report (Level I Certificates): Ann Bennett

405 W. Glenwood Avenue - Old North Knoxville H-1 - Marcus Phelps (Owner/Applicant) – Certificate No. 81910ONK. Repair or replace the following with wood and identical design: siding, window sills; repair windows; tuckpoint masonry, using low Portland content Mortar as in Preservation Brief No. 2; replace balusters on second floor porch with identical design; replace roll roofing on one story side addition; replace roof covering with Architect series shingles.

2113 Jefferson Avenue - Edgewood-Park City H-1 - Wyrick Roofing (Owner/Applicant) – Certificate No. 82310EDG. The work will involve replacing asphalt shingles with asphalt shingles. No other work is proposed.

Certificates of Appropriateness

KNOXVILLE HISTORIC ZONING COMMISSION

Old North Knoxville H-1

1200 Kenyon Avenue – Greg Williams - (Owner/Applicant) – Certificate No. 81610NK

Work Description

Replace second story one over one double hung metal framed windows with wood one light casement windows, to mimic windows of original design as shown in photographic documentation.

Staff Recommendation

APPROVE Certificate No. 81610NK. The windows that were originally in the front and side gables were patterned casements, and the applicant has secured photos that document those windows.

Additional Comments

The current windows are not appropriate, and replacement windows that would provide both double pane glass and the historic pane divisions are not available. The proposed replacement windows would approve the overall appearance of the building.

Bennett the true divided light windows today are not really true divided. Because these are on the second story, the proposed applied divisions that suggest true divided lights would not show. After researching various window makers Bennett has learned that true divided windows that are also double paned do not exist. The only way to achieve energy efficiency with a single pane window is to install storm windows, which is not a good option when dealing with casement windows.

Greg Williams, 1200 Kenyon Avenue, stated that he plans to replicate what is in the picture. He has selected a single light like the other windows. He cannot find the true divided light windows. The windows there now are aluminum and some panes are broken. He cannot receive the tax credits unless the window panes are double paned.

James Pierce, 122 Leonard Place, stated that the neighborhood wants the windows replaced with a real true divided light window. Bolen stated that the guidelines state they should be true divided windows. Bolen asked if they could use the same frame and add storm windows. Bennett explained that you cannot replicate the division pattern in a double paned window; they are not available now. Whetsel asked Pierce if they would rather have the aluminum or the ones the applicant proposes. Pierce responded that the guidelines state single light would be better than what he is proposing. Bolen added that the Commission has to uphold the guidelines. Montgomery responded that the Commission has to move on with the times and think of energy efficient windows.

Bennett stated that there are times you cannot tell true divided light windows, and she thinks, because of the location on the second story front, you will not be able to on these. If the difference in using grids is obvious, then it should not be used. Gresham stated that the record should show you cannot buy this type of window.

MOTION BY EID AND SECOND BY SAUNDERS TO APPROVE THE FOUR FRONT WINDOWS WITH METAL INTERIOR GRID AND WOOD DIVISION ON THE OUTSIDE. THE MOTION CARRIED WITH BOLEN OPPOSING.

Ray asked if the guidelines could be updated, and Whetsel stated that the neighborhoods should consider initiating that update.

1408 Armstrong Avenue - Ray Ferguson (Applicant), Stephanie Manges (Owner) – Certificate No. 83010ONK

Work Description

Repair front and rear porches. Alter dormers to move front (window) out to edge of flat space now appearing in front of windows, which is creating a drainage issue with the house, residing them with wood shingles; alter front portico to elevate roof so that it is even with the fascia; repoint brick as necessary, using provisions of Preservation Brief No. 2; install gutters and downspouts; reroof, using asphalt shingles; repair wall shingles as necessary in kind.

Staff Recommendation

DENY alteration of front portico; APPROVE remainder of Certificate No. 83010ONK. These provisions are consistent with the adopted Old North Knoxville Design Guidelines.

Additional Comments

It is likely that the dormers have been altered in the past. They seem truncated, and the remaining flat space in front of them provides a repository for rainwater which is in turn harming the structure. Moving the window to the front of that existing flat space and lengthening the side walls would make the shape and depth of the dormers consistent with other dormer installations throughout the neighborhood (see the included photograph of the dormers on the house across the street). The remaining work items are also consistent with the adopted design guidelines, with the exception of the alteration of the front portico. It is likely that the current height of the front portico is consistent with the original construction. Although it was common in this style house to have a dormer roof that was engaged in the fascia, it was also common to have the configuration that presently appears on the house.

Bennett discussed email from James Pierce stating that he thinks the dormers appear to be original. He stated that we cannot sacrifice the historic features of this house based on a drainage problem. Old North's position is to ask that the drainage issue be dealt with using whatever method would have the least impact on the dormer's appearance. Bringing them flush to the roof pitch would alter the original features more than would be acceptable.

Bennett recommended denial of alterations to the portico, but approval of some alteration to the dormers. If you move the dormers forward, it will alter the ridge line of the dormer, moving it up on the roof pitch in order to accommodate the original dormer windows that are still in place. On the other hand, if you allow a pitch great enough to drain the shelf in front of the windows as it is presently constructed, the pitched portion of the shelf will be visible. Some alteration of the dormer shelf and windows may be necessary in order to compromise the need for adequate drainage with the need to preserve original windows and dormer shape.

James Pierce, 122 Leonard Place, stated that if the shelf pitch could be changed enough to allow for proper drainage, it would not alter the look of the dormer. The neighborhood wants the gutters to be half-rounds, as stated in the guidelines.

Whetsel responded that the commission wants to uphold the neighborhood's guidelines, but sometimes there has to be a compromise.

Eid added that if the sill of the dormer windows is above the roof membrane of the shelf in front of the dormers, with a slight pitch the shelf should drain sufficiently.

MOTION BY EID AND SECOND BY SAUNDERS TO DENY WITHOUT PREJUDICE AND ASK THE APPLICANT TO SUBMIT A REDESIGN FOR THE DORMERS AND APPROVE STAFF RECOMMENDATION FOR THE REMAINDER OF THE APPLICATION. THE MOTION CARRIED UNANIMOUSLY.

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 October 21, at 8:30 a.m. in the Small Assembly Room of the City-County Building.