

**MINUTES**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**  
**MEETING OF JULY 21, 2011**

**City HZC Present**

Sean Bolen  
Scott Busby  
Faris Eid  
Lorie Huff  
Melissa McAdams  
Andie Ray  
Finbarr Saunders  
Melynda Whetsel

**County HZC Present**

Linda Claussen  
Steve Cotham  
Kenneth Gresham  
Carol Montgomery

**Others Present:**

Lisa Hatfield  
Melvin Wright  
Mike Reynolds  
James Pierce  
Arin Streefer  
Anne Wallace  
Laurence Eaton

**Members Absent**

Sandra Martin (ex.)

**Members Absent**

Charles Faulkner (ex.)

Ann Bennett

Charlotte West

Chair Finbarr Saunders called the meeting to order and reminded members regarding conflicts of interest.

Lisa Hatfield from the City Law Department stated there is nothing in the city that prohibits people from parking in the front yard. City Engineering is forwarding complaints about front yard parking to the Historic Zoning Commission. Bennett asked if paving front yards would necessitate receiving a permit, and Ms. Hatfield replied it would not unless some additional site development is being done. Receiving a curb cut, for example, would require an Engineering permit, but people are paving all the way to the sidewalk without curb cuts. There are no codes to enforce this. Bennett stated that if owners are concerned about reducing maintenance, there are landscaping alternatives used in other cities, such as the use of paving stones or cobblestones and plants.

Approval of June 16 minutes

**MOTION BY WHETSEL AND SECOND BY MCADAMS TO APPROVE THE JUNE 16 MINUTES. THE MOTION CARRIED UNANIMOUSLY.**

Staff Report (Level I Certificates and other): Ann Bennett

***1309 Cornelia Avenue*** - Old North Knoxville H-1 - ABC Weatherization – Certificate No. 60711ONK - Install color clad storm windows.

***1117 Harvey Street*** - Old North Knoxville H-1 - Kent Kendrick – Certificate No. 61011ONK - Rebuild foundation of house using block with brick veneer; repair tuckpointing of brick buttresses and piers; repair siding or replace in kind as necessary.

**725 Deery Street** - 4<sup>th</sup> & Gill H-1 - Roy Payne – Certificate No. 621114G - Construct a small building addition to rear, side of house. Materials will include reuse of existing wood siding and trim. The addition will extend a second story rear cross gable roof, filling in a recessed portion of the rear elevation and adding shed-roofed portico; submitted elevations do now show window or door openings, and adding rear skylight, not visible from Deery. (NOTE: Work is approximately 80% completed, and was approved on 2/19/2009 - Certificate No. 205094G). Replace roof, using architectural, 3-tab shingles.

**15 Market Square** - Market Square H-1 - Christin Love (Palo Restaurant Group) – Certificate No. 62711MKT Install painted sign board above front entry - to fill space above entry and below cornice and to be indirectly lit by existing gooseneck fixtures. Overall size 7'8" wide by 3'6" deep.

**422 W. Cumberland Avenue** – General - Linda Claussen – Certificate No. 62711GEN - Repair storm damage, including repairing roof and replacing weatherboards/clapboards, as necessary.

## **KNOXVILLE HISTORIC ZONING COMMISSION**

### **Old North Knoxville H-1**

**409 W. Glenwood Avenue** – Laurence Eaton - (Applicant/Owner) - Certificate No. 63011ONK

#### **Work Description**

Construct master bedroom addition to rear of house, not visible from Glenwood. Addition to be one story with 3/12 end gable roof with asphalt shingle or metal roof covering. Windows are to be wood casement (18x36) and one over one double hung windows (24x48), with wood shingle wall covering, wood French door to exterior.

Add screened porch beside master bedroom addition, with wood materials on concrete pad, also at rear of house and not visible from Glenwood, with a 3/12 pitch tin roof.

#### **Staff Recommendation**

APPROVE Certificate No. 63011ONK. Proposed work will occur at rear of structure, and will not be visible from Glenwood.

#### **Additional Comments**

Elements proposed for use in new addition are consistent with design of materials that are found on existing house; roof slopes are appropriate for a Craftsman-era building.

Laurence Eaton, 409 W. Glenwood, stated that the addition will be cedar shake siding, and he is leaning toward the new design that he just sent to Bennett. There was an apartment on the back that was torn off. The proposed addition is consistent with the design guidelines, and the pitch of the roof will not be visible from the street.

James Pierce, 122 Leonard Place, stated that the neighborhood agrees with the staff recommendation of either design. The original house windows are 6 over 6, and they are using 1 over 1, which distinguishes it from the original house. Eid asked if the Commission approves the second option. Mr. Eaton responded there is lap siding under the current siding. Bolen asked what he is going to do with the door on the side. Mr. Eaton stated he will fill the hole with brick.

**MOTION BY EID AND SECOND BY BUSBY TO APPROVE THE STAFF RECOMMENDATION FOR EITHER OPTION. THE MOTION CARRIED UNANIMOUSLY.**

Saunders stated that the placement of the sign at the Oliver Hotel is not in the location the Commission approved and neither is the ATM at Regions Bank. Ray stated that the Preservation Pub has added trees and was supposed to come back to the Commission for approval; they have not done so. Bennett responded that St. Oliver sent an amended rendering that shows the sign where the sign is now. Bennett asked if the Commission wants to review the revised sign placement. Saunders responded that the Commission should review the changed location. McAdams stated that we need to check the minutes to see what the Commission approved concerning the ATM. If the work has already been done, it is too late. Saunders replied that the Commission could ask the St. Oliver to come back for a review. Whetsel noted that it might be appropriate to request a stop work order for Preservation Pub.

Melvin Wright stated that when an applicant sends in plans for review and has a historic overlay, their building permit cannot be approved until a certificate of appropriateness is approved. It has to be approved exactly like Commission approved it. Bennett will review the minutes. Enforcement lies with City Codes and not the Commission. Ms. Hatfield stated that the next step does go to Codes. The St. Oliver putting the sign in the wrong place means the same as installing the sign without a certificate. Busby responded that a statement should be on an application that if they do not follow the certificate, they would have to come back for approval from the Commission.

**MOTION BY BOLEN AND SECOND BY EID TO MODIFY THE PRESENT PROCESS FOR APPLYING FOR HISTORIC ZONING CERTIFICATES, OUTLINING THE COURSE OF ACTION, THE REQUIREMENTS AND CONSEQUENCES. REVIEW THE MINUTES FOR THREE PREVIOUS APPLICANTS. COMMISSION CAN INVITE THEM TO COME BACK TO EXPLAIN THEIR SITUATIONS. IF THE MINUTES SHOW THEY ARE IN NONCOMPLIANCE, WE WILL INFORM CODES THEY ARE IN NONCOMPLIANCE. THE MOTION CARRIED UNANIMOUSLY.**

Bennett distributed the Mechanicsville Design Guidelines. The final guidelines will be approved in August by the commission and the Metropolitan Planning Commission. Bennett has worked with the neighborhood, and there are no objections to the revisions.

Gresham asked about the Huffaker House in Seven Islands. Bennett replied they could write to County Commissioner to keep it from being torn down. Bennett will draft two letters one to County Commission and one to Dr. William Hovis, the owner, asking that he not demolish the house. The house was built around 1832. Destroying a house built before 1865 without the approval of the local government is a violation of state law.

**MOTION BY CLAUSSEN AND SECOND BY COTHAM TO REQUEST BENNETT TO WRITE A LETTER TO COUNTY COMMISSION REGARDING THE DEMOLITION. THE MOTION CARRIED UNANIMOUSLY.**

There being no further business, the meeting was adjourned.