

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF JUNE 16, 2011

City HZC Present

Sean Bolen
Scott Busby
Lorie Huff
Sandra Martin
Melissa McAdams
Melynda Whetsel

County HZC Present

Steve Cotham
Charles Faulkner
Kenneth Gresham
Carol Montgomery

Others Present:

Lisa Hatfield
Melvin Wright
Mike Reynolds
Brian Sohn
Ann Bennett
Charlotte West

Members Absent

Faris Eid (ex.)
Andie Ray (ex.)
Finbarr Saunders (ex.)

Members Absent

Linda Claussen (ex.)

Vice Chair Scott Busby presided over the meeting in the absence of Chair Saunders; Busby called the meeting to order and reminded members regarding conflicts of interest.

Approval of May 19 minutes

MOTION BY FAULKNER AND SECOND BY MARTIN TO APPROVE THE MAY 19 MINUTES. THE MOTION CARRIED UNANIMOUSLY.

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

719 Deery Street - 4th & Gill H-1, David Vogel (Applicant) – Certificate No. 510114G - Repair existing porch railing (bottom rail); repair or replace siding with like materials and identical design, as needed.

810 Deery Street - 4th & Gill H-1, David Vogel (Applicant) – Certificate No. 510114GA - Replace tongue and groove porch floor in kind, with like design and materials. Repair or replace siding, trim, fascia and soffit in kind with like materials as necessary. Repair windows as necessary.

1014 Eleanor Street - 4th & Gill H-1, Michael Reynolds (Applicant) – Certificate No. 520114G - Replace existing 3-tab asphalt roof covering with new 3-tab asphalt roof or dimensional asphalt roof. (Already approved as Certificate No. 32114G). Replace fascia, soffit and brackets with identical design and similar materials, as necessary.

220 W. Glenwood Avenue - Old North Knoxville H-1 - Larry Lichtefeld/J&S Construction (Applicant) – Certificate No. 50611ONK - Repair roof structure of garage; install new roof covering.

220 W. Glenwood Avenue - Old North Knoxville H-1 - J&S Construction (Applicant) – Certificate No. 52411ONK - Replacing shingles on garden shed due to recent storm. New materials will be the same as those being replaced. Some interior sheeting will be replaced.

1339 Grainger Avenue - Old North Knoxville H-1 - John Hickman & Catherine Granju (Applicant) – Certificate No. 60211ONK - Repair or replace gutters in kind; repair or replace rear deck, not visible from Grainger, using same footprint.

445 S. Gay Street – General - Bob Perry/Johnson & Galyon (Applicant) – Certificate No. 60211GEN - Repair panels - top of façade; install new roof.

Certificates of Appropriateness

KNOXVILLE HISTORIC ZONING COMMISSION

4th and Gill H-1

611 Gill Avenue – City of Knoxville (Kathy Ellis) (Applicant) – Certificate No. 506114G

Work Description

Demolish fire damaged portion of building at rear, including only exterior stairs, roof over exterior stairs, and additional roof on north elevation, supporting second story non-contributing addition, and second story rear non-contributing addition.

Staff Recommendation

APPROVE Certificate No. 506114G. Demolition will be confined to inappropriate newer additions (stair and portion remaining of roof link and addition) partially demolished by recent fire. Historic structure will remain.

Additional Comments

Demolition of the inappropriate, fire-damaged rear additions is necessary in order to secure the building, as it is to be shown as part of the City Of Knoxville's Homemakers Program through the Community Development office.

Whetsel referenced an e-mail from Arin Streeter, the Fourth and Gill representative, which approved the work being done by the City and commended their efforts to save the building.

MOTION BY WHETSEL AND SECOND BY HUFF TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED UNANIMOUSLY.

General

116-118 E. Jackson Avenue – Bradley & Paige Johnson (Applicant/Owner) – Certificate No. 60111GEN

Work Description

Rework of façade per attached drawing, reinforcing two bays of building, with recessed panels below storefront windows and transoms. Storefront divisions to respect two bays of building with paired storefront windows to right of each entry door, single window to left of easternmost doubled entry and additional single door to right of western entry.

Staff Recommendation

APPROVE Certificate No. 60111GEN with modification. Proposed changes will return a more appropriate storefront and transom arrangement to facades of buildings.

Additional Comments

The installation of panels below storefront windows, with transoms above storefront windows and full view doors accessing each section of the building will return the building to an appropriate appearance. Suggested modification by the Knoxville Historic Zoning Commission: Install additional transoms above paired entry and single entry, with two stacked transoms duplicating transom sizes and placement, above westernmost entry.

Bolen stated that the window configuration changed and the drawing shows they are altered, but they are not changing them. The windows should have transoms over every window to match. The kick plates should be the same height as the bottom, but Bennett had said originally they did not match. Whetsel asked if this will all be new material and Bennett stated that it will.

MOTION BY BOLEN AND SECOND BY WHETSEL TO APPROVE THE STAFF RECOMMENDATION, AS MODIFIED BY THE COMMISSION TO ADD TRANSOMS ABOVE THE TWO DOORWAYS ON THE EASTERN AND MIDDLE OF THE FAÇADE, AND STACKED TRANSOMS ABOVE THE DOORWAY ON THE FAR RIGHT. THE MOTION CARRIED UNANIMOUSLY.

Edgewood-Park City H-1

1607 Jefferson Avenue – Brian Sohn (Applicant/Owner) – Certificate No. 51211EDG

Work Description

Construct wood storage shed in rear yard approximately 8' tall and 10'x12' in area.

Staff Recommendation

APPROVE Certificate No. 51211EDG. Proposed storage shed is appropriate to the style of the primary structure, and is consistent with the adopted design guidelines, (See pg. 29, #13, adopted design guidelines.)

Additional Comments

NOTE: A version of this request was applied for and approved under Certificate No. 100605EDG. That Certificate has expired, and the storage building was not built.

Brian Sohn, 1607 Jefferson Avenue, is the owner and discussed the idea of using horizontal boards instead of vertical. Bolen added that either meets the guidelines.

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

Bennett stated that the drawings for modifications for the house at the corner of Forest Avenue and James Agee are in the packet. Also included is a drawing of the St. Oliver sign. Bennett will talk to Mr. Harding about adding brick and changing a window to match the other side of the building.

Bennett stated that the Mechanicsville Guidelines draft is out, and the neighborhood supports it. The guidelines will come before the commission in August, and a meeting will not have to be held with the neighborhood.

There being no further business, the meeting was adjourned.