

AGENDA
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF MARCH 17, 2011

Call to Order
Introduction of Visitors
Approval of Minutes [February 17](#) and [March 7](#) meetings
Reports to Commission: Tom Reynolds, Lisa Hatfield, Chair Finbarr Saunders
Staff Report ([Level I Certificates](#) and other): Ann Bennett
Certificates of Appropriateness

KNOXVILLE HISTORIC ZONING COMMISSION

4th and Gill H-1

714 Haynes Place – Daniel Sanders (Applicant/Owner) – Certificate No. 301114G

Work Description

Remove deteriorated cement barrel tile roof and replace with dimensional shingles or standing seam metal.

Staff Recommendation

APPROVE Certificate No. 301114G. The cement tile roof has deteriorated to the point where it leaks throughout the house in a rain event. Mr. Sanders cannot proceed with his interior rehabilitation without addressing the roof situation.

Additional Comments

The deterioration of the cement tile is accompanied by a complete deterioration of the underlayment under the roof tiles. Repair of the underlayment will not be enough to address the problem of roof leaks, which also results from the failure of the cement tiles.

General

L&N Station - 800 World's Fair Park Drive – David Collins, P.I.C. McCarty Holsaple McCarty (Applicant) – Station Eighty-Two LLC, (Alex Harkness, Owner) – Certificate No. 22511GEN

Work Description

1) Repair or restore all doors; 2) repair or restore all windows; 3) install a codes-compliant railing system at exterior ornamental railing (where necessary) while protecting the original railing; 4) convert window at rear (south elevation) of building facing the Holiday Inn to a code required door accessing the electrical room; 5) install new exterior lighting attached to the building, using new fixtures similar to the attached

lantern style fixture on the north elevation, and a new unobtrusive fixture on other locations, painted to match the existing columns, etc., along the existing ornamental railing; 6) repoint and repair existing chimneys, using the provisions of Preservation Brief No. 2.; 7) extend existing glazed enclosure on rear (west) elevation; 8) reroof flat-roofed section on east side.

NOTE: The applicant is currently trying to determine a solution for installing the necessary security hardware on the existing doors. If that solution does require an alteration of the existing doors or lock systems, the applicant will submit an additional application for your review.

Staff Recommendation

APPROVE Certificate No. 22511GEN. The proposed changes are consistent with the Secretary of Interior's Standards in minimizing the exterior changes and in restoring near copies of original features like the exterior lantern-shaped lights.

Additional Comments

A great deal of restoration is included in this application, both inside and on the exterior, and only minimal changes are being made to adapt the building to the proposed school use. Some of those changes include replacing alterations made during the initial rehabilitation of the building to make the lighting more appropriate, repairing features like the chimneys, which have deteriorated greatly since the building's construction in 1905, and protecting and enclosing the historic banister in a fairly transparent, codes-compliant, new banister while leaving the original one intact. The change being made to add a door to the south elevation is in the least visible location on the building, and is necessary to meet building code requirements.

445 Gay Street – Brett Ramsay (Applicant) – Knoxville Utilities Board (Owner) - Certificate No. 30311GEN

Work Description

- 1) Install new main entrance fronting Gay Street, in same location as previous historic storefront entrance;
- 2) install new secondary entrance fronting Union Avenue, at the same location as an existing egress door. Both entrances will be recessed and integrated into existing bays;
- 3) install ATM on Gay Street elevation, removing one glass panel within an existing three-panel bay and integrating ATM into space vacated by that panel, with surrounding space glazed with spandrel panels to match the finish of the adjacent storefront;
- 4) install ell-shaped sign to flank the building corner at the intersection of Union Avenue and Gay Street, to be installed in the sign board space above the storefront windows, with a prefinished aluminum housing with cut out letters for the Regions letters and logo; the sign will be internally illuminated.

Staff Recommendation

APPROVE Certificate No. 30311GEN items #1, #2 and #4; DENY ATM location (Item #3).

Additional Comments

Adding recessed entries, which may have been present when the building was new, and are appropriate for this era building, does meet the *Secretary's Standards*. The proposed signage is in an appropriate location, and will not harm the historic character of the building. Adding the panel containing the ATM in an exposed location on the Gay Street façade obscures a storefront window that is significant to the basic architectural design of the Miller's Building. Recessing the panel into the recessed storefront would probably be acceptable.

Market Square H-1

407 Union Avenue – Joshua D. Wright (Applicant) – Market Square Hotel LLC (Owner) – Certificate No. 30311MKT

Work Description

Install metal canopy/awning above storefront and door openings and below transom line, to cover width of façade.

Staff Recommendation

DENY Certificate No. 30311MKT. Design of proposed canopy is not consistent with the architectural design and age of the building; the adopted Market Square Design Guidelines call for canvas awnings, if an awning is to be installed.

Additional Comments

The canopy design proposed for the façade is a new design for this building, which shows in early photographs to have had canvas awnings, if there was an awning present. While the desire to install a different style is understandable, this awning design would misinterpret the architectural history of the building, and is not appropriate.

Old North Knoxville H-1

1418 Grainger Avenue – Carl Lansden (Applicant) – Paul Kenneth Doyle (Owner) – Certificate No. 30111ONK

Work Description

Repair existing house, using like materials and identical design, to include repairing existing porch columns and adding new matching square base; repair existing wood siding as necessary; repair existing windows (1/1 on front façade and 2/2 on side elevations; repair concrete front porch deck as necessary; reroof, using dimensional shingles and ridge vents; install new gutters; install storm windows; remove non-functioning shutters; repair front soffit with like materials and design; install wood louvered attic vent in front gable to replace existing metal vent; repair sag in roof around front facing dormer; remove existing security door; repair masonry foundation and stone

front retaining wall as necessary; tuckpoint and repair existing chimneys using specifications in Preservation Brief No. 2 and ONK Design guidelines; create rear addition, using wood siding, corner boards, skirt board, and gable end roof, with one over one windows matching front façade and addition not showing from Grainger Avenue.

Staff Recommendation

DENY WITHOUT PREJUDICE Certificate 30111ONK (Level II portion). The proposed rear addition is necessary to increase the marketability of the original building, and will take the place of enclosed portions of the building that are not significant.

Additional Comments

The proposed rear addition is necessary to enhance the marketability of 1418 Grainger Avenue, which is currently a four room building with one bath. In addition, enclosures to the rear have already altered the historic fabric of the building. The rear addition will not be visible from Grainger or Leonard Place, and will assist the building in remaining marketable in today's real estate market. It will also be consistent in design and materials with the original building. The rear addition is supported by the adopted design guidelines, which call for locating additions at the rear of a historic building (See L.1.), so they are not visible from streets (See L.4.), and using materials consistent with the original historic materials (See J.1. and J.2.)

Other Business

Consideration of an [amendment to the City of Knoxville zoning ordinance](#) at Article V, Section 10 (Sign Code) allowing the designation of historical or landmark signs, providing regulations, and creating an approval process for such signs.