

AGENDA
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF MAY 15, 2008

- Call to Order
- Introduction of Visitors
- [Approval of Minutes – April 17, 2008, meeting](#)
- Reports to Commission: Tom Reynolds, Sharon Boyce, Chairman Nic Arning
- [Staff Report \(Level I Certificates\): Ann Bennett](#)
- Certificates of Appropriateness

KNOXVILLE HISTORIC ZONING COMMISSION

Edgewood-Park City H-1

[2036 Jefferson](#) – David Grant (Owner/Applicant) – Certificate No. 41008EDG.

Work Description

Install rear deck, 20x25 in area, not visible from Jefferson; replace inappropriate contemporary front door with wood front door with half or full view glass and sidelights; replace inappropriate rear door with half view door; install beadboard front porch ceiling.

Staff Recommendation

APPROVE Certificate No. 41008EDG. Proposed work items are consistent with adopted design guidelines for Edgewood-Park City H-1.

Additional Comments

The proposed beadboard porch ceiling is appropriate to the style and era of the house's original construction (pg. 19, #1). Replacing the entry door, currently a six panel metal door, with a half- or full-view glass door is also appropriate to the Bungalow style (pg. 21.) The proposed rear deck is on the rear elevation of the building, and is not visible from Jefferson.

4th and Gill H-1

[611 Gill Avenue](#) – Robert Moyers (Knoxville Codes Enforcement) (Applicant), Shirley Ann Amos (Owner) – Certificate No. 430084&G

Work Description

Demolition of non-contributing addition on west side of house, including garage/storage building, joined to historic house by breezeway.

Staff Recommendation

APPROVE demolition of garage and breezeway only. These portions of the building are not significant and alter the appearance of the historic house, in addition to being a public hazard.

Additional Comments

Garage and attached breezeway have not achieved significance, and are in extremely poor condition, creating a hazard to the general public and attached property on the west.

Old North Knoxville H-1

1132 Harvey Street – Ruby and Jerry Crowe (Owner/applicant) – Certificate No. 42908ONK

Work Description

Construct rear deck, 16' wide x 10-12' deep, 10-12" off ground, no railing, one step around angled perimeter. Construct storage shed, approximately 12x14, with front gable roof, asphalt shingle covering, stuccoed block foundation, wood lap siding to match house, two windows on sides, matching windows in house, and plank double doors with cross bracing facing house and located at 5' side and rear setback.

Staff Recommendation

APPROVE Certificate No. 42908ONK. Proposed deck and storage shed are in rear yard, and are not visible from Harvey.

Additional Comments

The proposed storage shed will be visible from Folsom, running at the side and one lot away from this property, and from East Glenwood across a paved parking lot on the corner of Oklahoma and East Glenwood. Applicants have taken care to make the deck as unobtrusive as possible by constructing it at a low enough elevation that no railing will be required, and by stepping it down to the yard through the use of a perimeter step that travels the circumference of the deck. The storage shed is consistent with the design guidelines regarding Auxiliary or Outbuildings found on Pg. 29 of the design guidelines, through the use of a design that is common in older outbuildings in the neighborhood, and through use of plank double doors with cross bracing and the use of four inch lap wood siding and a stuccoed foundation. The outbuilding is also located at the rear of the lot. (See pg. 29, M.1-4).

General

129 W. Jackson Avenue – Eric Vallance/Ben Testerman Construction Company (Applicant), Testerman, Testerman & Buckner, LLC (Owner) – Certificate No. 42908GEN

Work Description

Construct concave type awnings at each storefront with black frames, two tone coca in color with graphics on both fixed valances reading "The Jacksonian.". Awnings (top to bottom of valance) 72", 16" valance, 147" total depth and 254" total width (taking into account the width of the storefronts).

Staff Recommendation

APPROVE Certificate No. 42908GEN. Proposed awning is appropriately scaled and styled for building at 129 W. Jackson.

6341 Middlebrook Pike – Will Crumley, Sequoyah LTD LLC (Applicant), Tom Weiss (Owner)
– Certificate No. 42208GEN

Work Description

Replace wood windows as necessary, matching overall size and sash, muntin and mullion sizes and profiles; Build new continuous porch step around front and side wrap around porch; Install new utility room at rear corner of ell; Install new wood rear porch, matching design of front and side porch, at rear corner of back el; install new basement access doors on rear elevation; Install heating and air conditioning units outside rear elevation; Build access ramp on rear elevation or on back of side porch, not visible from Middlebrook Pike.

Staff Recommendation

APPROVE Certificate No. 42208GEN.

Additional Comments

Applicant discovered evidence of an earlier wood shingle roof as the original roof when removing the deteriorated asphalt shingle roof. All additional changes to the structure, including a rear porch, handicapped access ramp, and cellar access doors, are at the rear of the structure, will be removable in the future if that becomes necessary without creating harm to the original structure, and will not be visible from Middlebrook Pike. This approach to providing the improvements necessary to meet building code requirements is consistent with the secretary of Interior's Standards which were adopted at the time of designation to govern exterior changes to the Lones-Dowell House.

Market Square H-1

16, 18, 20, 22 Market Square – Jason DeBord (Owner/applicant) – Certificate No. 50208MKT

Work Description

Repair existing brick facades where necessary, with replacement brick and mortar to match existing; repair existing window sills if necessary; install sign board on #16 in keeping with cornice of #18 & #20, smaller in scale and spanning between outer pilasters above storefront and below window sills; repair existing cornice at #18 & #20; install new sign board on #22, spanning between outermost pilasters and filling in space above storefront and below window sills, with signage to be relocated to sign board areas; review in concept one story rooftop addition. Addition has been modified from initial submission (withdrawn at 4/17/2008 meeting) to step back from front parapet walls 19'11". Additional materials have not been determined and will need to be reviewed separately by HZC, but are thought to be like contemporary storefront construction with black metal structure with glass inserts and top cornice overhang of approximately 12" to provide weather and sun protection. The approximate height of the addition on 16-18 and 20 is 11' taller than the roof elevation of 18-20 and 8' taller than the top of the parapet. The rooftop addition height proposed for 22 Market is approximately 3'6" lower than that for 16-18-20 Market for a 4-5' elevation greater than the parapet walls.

Staff Recommendation

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APPROVE cornice, sign board and; APPROVE concept of third floor addition. The brick repair and sign boards are consistent with adopted design guidelines. The roof addition has been modified to be less visible from Market Square.

Additional Comments

For items related to brick, cornice and sign board items, see Market Square Design Guidelines, see II.C.1. Masonry and II.D.1. Signs. Market Square Design Guidelines also contain provisions for New Construction in Section III. III.7. "The height and setback of new buildings shall be consistent with neighboring buildings." The design guidelines are based on the Secretary of Interior's Standards, which in Standard # 9 provide ". . . Alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, materials and character of the property, neighborhood or environment." 16-22 Market Square are two story buildings, as are the buildings on either side of them. There is already a rooftop addition on #18-20 that encloses an atrium and stairs that provide access to the rooftop. The currently proposed addition to the rooftop of these buildings will vary in scale from the surrounding buildings; however, the new addition will be minimized by being located to the rear of the parapet wall of these buildings almost 20 feet.

In guiding projects using the Secretary's Standards, the National Register review staff has sometimes allowed roof additions for buildings taking advantage of the Federal tax credits. Although the additions discussed in this staff report are not intended to use the investment tax credits, the interpretation of the Secretary's Standards is useful in gauging the impact of this project. Generally, rooftop additions would be allowed with two restrictions: first, that the addition must only take place on four story or greater buildings, and second, that the addition must be set back in such a way that it is not visible from surrounding streets. While these additions are not proposed for four story buildings, they are substantially back from the parapet wall, and if the materials are very transparent, will not be obvious from Market Square. The fact that there is already an addition on these buildings, and that the deterioration of these buildings necessitated a complete rebuilding of the roofs and removed historic materials associated with the rooftops also mitigates the impact of these proposed additions.

Other Business - [National Register Certified Local Government Review](#)

North Hills National Register District

Removal of 645 Mars Hill from National Register

- Adjournment

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on June 19, at 8:30 a.m. in the Small Assembly Room of the City-County Building.