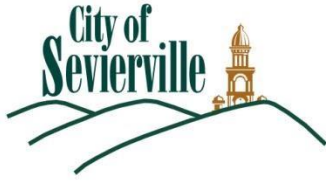


HISTORIC ZONING COMMISSION

5/28/2020

4:00 P.M. – Held Electronically



Historic Zoning Commission

AGENDA

5/28/2020

This meeting will be held via electronic means in order to comply with social distancing and meeting size guidelines pertaining to the COVID-19 pandemic.

- A. Call to Order
- B. Approval of Minutes – 4/23/2020
- C. Old Business
- D. New Business
 - 1. Deadhorse Inc requests façade demolition approval – 127 Bruce St.
 - 2. Staff requests approval of Building Inventory for the Historic Zoning District.
- E. Adjournment



HISTORIC ZONING COMMISSION

MINUTES

APRIL 23, 2020

The regular scheduled meeting of the Sevierville Historic Zoning Commission was held via electronic means due to the COVID-19 pandemic on Thursday, April 23, 2020 at 4:00 PM.

There were present and participating:

MEMBERS PRESENT

Doyle Jones, Chairman
Austin Williams, Vice-Chairman
Travis Bradley, Secretary
Justin Duncan
Mark Pinkham
Rodney Tarwater
Joey Ohman

MEMBERS ABSENT

None

STAFF PRESENT

Dustin Smith, Development Director
Brooke Fradd, Recording Secretary

Chairman Jones declared a quorum present and announced the meeting would proceed.

APPROVAL OF MINUTES

Mr. Pinkham made a motion, seconded by Mr. Duncan to approve the minutes of the March 12, 2020 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

Chairman Jones relinquished control of the meeting to Vice-Chairman Williams, due to his interest in the project being presented to the commission.

DOYLE E. JONES REQUESTS REROOFING APPROVAL FOR THE WADE BUILDING – 134 COURT AVENUE.

Mr. Jones addressed the commission to explain the nature of the proposed reroofing project. He stated that they proposed using the same membranes for the roof covering, replacing like for like. Given the availability of the historic terracotta tile, the existing tile in good condition will be reused on the portion of the building visible from the street. The tiles on the sides and back of the structure will be replaced with metal and membrane roofing. Once the project begins, a structural engineer will evaluate if the three wooden roof trusses will need to be replaced.

Mr. Smith stated that the proposal will allow the visible front elevation to remain in keeping with the character of the building, while also keeping the proposal economically sound. Given those factors, staff recommended approval.

Action Taken

Mr. Duncan made a motion to approve the Wade Building reroofing project, with a second by Mr. Pinkham. The motion passed with all voting in favor, excluding Mr. Jones, who abstained.

ADDITIONAL DISCUSSION

Mr. Smith also informed the commission that the application to the state making requesting Certified Local Government status is in the works. The next Historic Zoning Commission meeting will be called in one to two months, depending on the project timeline needs.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:13 PM.

Doyle Jones, Chairman

Travis Bradley, Secretary

Brooke Fradd, Recording Secretary

SEVIERVILLE DEPARTMENT OF PLANNING AND DEVELOPMENT

120 GARY WADE BOULEVARD
SEVIERVILLE, TN 37862
(865) 453-5504 www.seviervilletn.org

DEVELOPMENT REVIEW PROCESS AND APPLICANT GUIDELINES, CITY ZONING MAP, CITY ZONING TEXT, AND
CITY/PLANNING REGION SUBDIVISION REGULATIONS AVAILABLE ONLINE

APPLICATION FOR PLANNING AND ZONING SERVICES

SUBMIT PLANS AND OTHER RELATED MATERIAL NO LATER THAN TWENTY (20) DAYS PRIOR TO THE FIRST THURSDAY OF THE MONTH VIA
ELECTRONIC SUBMITTAL PORTAL SEVIERVILLE.WETRANSFER.COM

<input checked="" type="checkbox"/>	PROJECT TYPE OR REQUEST	<input checked="" type="checkbox"/>	PROJECT TYPE OR REQUEST
	SITE PLAN		ANNEXATION
	SUBDIVISION PLAT _____ PRELIM _____ FINAL		SIGN REVIEW (MONUMENT AND NONPROFIT OFF-PREMISES SIGNS)
	REZONING (STATE PROPOSED USE BELOW)		BOARD OF ZONING APPEALS (BZA) _____ VARIANCE _____ INTERPRETATION _____ OTHER
<input checked="" type="checkbox"/>	OTHER (DESCRIBE REQUESTED SERVICE/ACTION BELOW IF NOT INCLUDED IN THE LIST ABOVE)		

LOCATION OF PROJECT (STREET and/or MAP/PARCEL OF SITE PLAN, SUBDIVISION, REZONING REQUEST, ANNEXATION, SIGN REVIEW BZA REQUEST, OR OTHER REQUEST)

127 Bruce Street.

HZC REQUEST (PROVIDE RELEVANT DETAILS AND INDICATE REQUESTED ACTION) This application is a "demo" application to remove the EIFS from the façade of the building. Once we determine the structural integrity of the original brick, we will then determine what exactly will be done in the façade renovation. The ultimate goal is to take the building back to the original brick façade, but we have the remove the EIFS before we can determine what exactly can be done.

APPLICANT OWNER _____ AGENT FOR OWNER (AGENTS MUST PROVIDE OWNER CONTACT INFORMATION BELOW)

Austin Williams (owner and rep for Deadhorse Inc)

MAILING ADDRESS (INCLUDE ZIP CODE) 1250 Middle Creek Rd Sevierville, TN 37862

TELEPHONE (DAYTIME with AREA CODE) 865-548-1119

PROPERTY OWNER(S) and CONTACT INFORMATION (IF DIFFERENT THAN THE APPLICANT)

OBJECTID	Contributing	Description	NRHPINumber	PrimeAddress	Historic
1	Accessory	Accessory	301	N/A	N/A
2	DHO Contributing		107		
3	National Register	The Sevierville Post Office is a one story Colonial Revival style Federal building constructed by the Works Progress Administration (WPA) in 1940. The former post office has a poured concrete foundation, brickwalls laid up in five course common bond and a standing seam metal rroof with a centered cupola of wood construction. (NAC 97000240)	101	E Bruce 167	W Bruce 167
4	DHO Contributing		103	E Bruce 135	
5	CHD Contributing	Built ca. 1925, this one-story brick building has an altered storefront and decorative corbelled brick on the upper facade. (C)	8	E Bruce 131	
6	CHD Contributing	This one-story brick building was constructed in 1923. It was the home of the Sevierville Post Office for a number of years and the local bus station. The building has altered storefronts, glazed brickwork and a stepped parapet. (C)	2	E Bruce 105	E Bruce 105
7	Non-contributing	N/A	203	E Bruce 156	
8	DHO Contributing		105	E Bruce 168	
9	Accessory	Accessory	303		
10	DHO Contributing		106	Parkway 113	
11	CHD Contributing	Originally constructed in 1914, this two-story building was remodeled in 1986 with a new storefront. The building originally was the home of the Sevierville Hardware Company which operated here for much of the 20th century. At the roofline is a corbelled brick cornice. (C)	19	Court 128	Court 128
12	National Register	The Sevier County Courthouse was constructed in 1896. Designed in the Victorian Romanesque style, the building has an intricate stepped central tower. The building was restored in 1975 and continues to serve as the county courthouse. A rear addition sympathetic to the original building was added at this time. The building was individually listed on the National Register in 1971.	24	Court 125	Court 125
13	CHD Contributing	This two-story brick building was constructed ca. 1925. On the first floor is a ca 1970 storefront. On the upper facade are rectangular windows and decorative brick panels. (C)	14	Court 118	Court 118
14	CHD Contributing	This two-story building was constructed ca. 1930 and has an altered storefront. On the upper facade is a second story balcony and stepped parapet.	12	Commerce 111	Commerce 111
15	Non-contributing	This newly completed facade is a 2020 version of the old Central Hotel.	201	Court 101	
16	CHD Contributing	This two-story brick building was constructed ca. 1925. On the first floor is a ca 1970 storefront. On the upper facade are rectangular windows and decorative brick panels. (C)	14	Court 110	
17	CHD Contributing	Presently under restoration, this three-story brick building was constructed in 1911 as the home of the Sevier County Bank which occupied the building until 1969. The upper facade has arched windows on the second story with rectangular windows on the third story. At the roofline is a stepped parapet. (C)	17	Court 124	Court 120
18	CHD Contributing	This two-story building was constructed ca. 1915 by Ed Shepard. The storefront was replaced ca. 1935 with black Carrara glass panels and a structural glass transom. The storefront also retains its original recessed entrance. On the upper facade are three one-over-one sash windows in each bay. At the roofline is a sheet metal cornice with brackets. The interior has not been greatly altered and retains an original pressed metal ceiling. (C)	3	Court 114	Court 114
19	CHD Contributing	This two-story brick building was constructed ca, 1914 and housed several department stores. The storefront and upper facade were remodeled in 1985. On the upper facade are arched windows, decorative brickwork and a corbelled brick cornice.	20	Court 134	Court 134
20	CHD Contributing	Constructed ca, 1905, this two-story building housed the Carr Clothing Company for many years. The building has an altered ca. 1970 storefront. On the upper facade each bay has three windows with transoms. Dividing the window bays are decorative brick	21	Court 138	Court 138
21	DHO Contributing	One-story brick building constructed ca. 1970. (NC)	5	E Bruce 136	E Bruce 136
22	DHO Contributing		102	E Bruce 139	

23	DHO Contributing		104	E Bruce 131	
24	Accessory	Accessory	302		
25	CHD Contributing	One-story brick building constructed ca. 1925. One section of the building has an original storefront and transom. On	6	E Bruce 123	E Bruce 123
26	CHD Contributing	This one-story brick building was constructed in 1923. It was the home of the Sevierville Post Office for a number of years and the local bus station. The building has altered storefronts, glazed brickwork and a stepped parapet. (C)	2	E Bruce 109	E Bruce 105-111
27	CHD Contributing	This three-story brick building was erected in 1923 as the home of the First National Bank. On the upper facade is	1	E Bruce 101	E Bruce 101
28	CHD Contributing	This one-story brick building was constructed in 1923. It was the home of the Sevierville Post Office for a number of years and the local bus station. The building has	2	E Bruce 115	E Bruce 105-111
29	CHD Contributing	Built ca. 1925, this two-story brick building has an altered storefront and original paired windows on the upper facade. (C)	15	Court 115	Court 115
30	DHO Contributing	One-story brick building altered ca. 1970. Formerly a two-story building which housed the Park Theatre. (NC)	18	Commerce 105	Court 121
31	CHD Contributing	Two-story brick building constructed ca. 1925. On the first floor is an altered storefront while original one-over-one	16	Court 121	Court 119
32	CHD Contributing	Constructed in 1906, this two-story brick building housed the Yett Merchandise Company for many years. Much of the storefront level was altered ca. 1960 but it does retain a ca. 1930 structural glass transom with black Carrara glass borders. On the upper facade are belt courses of glazed brick and over-one sash windows. Above the windows are narrow decorative attic vent windows with concrete sills. At the roofline is a small stone cornice with stone brackets, (C)	23	Court 158	Court 160
33	Non-contributing	N/A	204	E Bruce 160	E Bruce 160
34	CHD Contributing	Ca. 1925 one-story brick building. The exterior has a glazed brick finish with soldier and sailor decorative coursing. The building has original display windows with lower panels of black Carrara glass. Over the storefront is an added canvas awning. (C)	4	E Bruce 118	E Bruce 118
35	CHD Contributing	This one-story building was constructed ca. 1925. It has an altered storefront with small arched vent windows on the upper facade. (C)	7	E Bruce 129	E Bruce 129
36	CHD Contributing	Originally built ca. 1901 as the Bank of Sevierville. The first floor of the building features a recessed storefront which was altered ca. 1970. The original brick piers on the storefront feature stone Doric capitals and the two central piers have indented brickwork. The doors and windows on the building have been altered. Above the storefront is a sheet metal cornice with large modillion blocks. On the second story are modern single pane windows. At the roofline is another sheet metal cornice with paired brackets and modillion blocks. (C)	22	Court 158	Court 160