

**LOUDON COUNTY
PLANNING
& CODES
ENFORCEMENT OFFICE**

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AGENDA

LOUDON HISTORIC ZONING COMMISSION

October 9, 2014

9:30AM

1. Call to order
2. Roll call
3. Approval of minutes of the July 22, 2013 meeting
4. Planned agenda items:
 - A. Request approval of Certificate of Appropriateness for removal of existing porch and deck and replace with a covered pavilion within the same footprint of the existing deck and add additional lower and upper porches to Carmichael Inn located at 600 Hackberry Street; Referenced by: Tax Map 41B, Group A, Parcel 24.01; Zoned C-1/HZ (Central Business District with Historic Zoning Overlay). Applicant: R2R Studios
 - B. Request approval of Certificate of Appropriateness to replace existing screened-porch and partially covered deck along Hackberry Street with an enclosed entry vestibule addition to the Orme-Wilson Storehouse (Carmichael Inn) located at 600 Hackberry Street; Referenced by: Tax Map 41B, Group A, Parcel 24.01; Zoned C-1/HZ (Central Business District with Historic Zoning Overlay). Applicant: R2R Studios
 - C. Request approval of Certificate of Appropriateness to remove deteriorated porch, rebuild porch foundation, rebuild porch with new columns and banister, scrape, repair, and paint front, repair windows, remove aluminum awning on 304 building, and repair 304 building front window and brick work, located at 302 and 304 Commerce Street; Referenced by: Tax Map 41B, Group A, Parcels 22.00 and 23.00; Zoned C-1/HZ (Central Business District with Historic Zoning Overlay). Owner/Applicant: Bill & Sherry Watkins
 - D. Request approval of Certificate of Appropriateness to replace old awning with new awning above entrance between Mulberry St. Barber Shop and Edith & Frances Beauty Parlor located at 602 Grove Street; Referenced by: Tax Map 41A, Group D, Parcel 9.00; Zoned C-1/HZ (Central Business District with Historic Zoning Overlay). Owner: Bo Carey
5. Additional public comment
6. Announcements and/or comments from the Commission
7. Adjournment

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Carmichael Inn – Covered Pavilion Addition Description

The owner's vision for the Carmichael Inn Complex is to breathe new life into the historic properties by providing a larger assembly space to host a variety of life events. From weddings and corporate dinners to celebration of life memorials, the celebrated aspects of the Carmichael Inn (log cabin) and the Orme-Wilson Storehouse (brick building) provide backdrop full of character and history. The intent of the additions is to create a location that complements the deep history for the community to enjoy. Since the historic buildings are to remain and be reserved, the remaining building's size is inadequate for the spaces necessary to support large events.

The owner would like to replace the existing porch and deck at the log cabin with a covered pavilion within the same footprint as the current deck. The new timber-framed structure will allow for events to be held in a variety of weather conditions at all times of year. The existing deck has a small covered porch which limits its use to certain types of events in agreeable weather. The new pavilion would have a similar form as the Carmichael Inn, while the open structural frame will still provide views to the log cabin and Orme-Wilson Storehouse. The two-story covered porch would be removed to accommodate the structure of the new roof; however, the new structure would incorporate a new porch with likeness to the original.

If the owner is permitted to replace the existing deck along the Wharf Street pedestrian sidewalk, the addition will bring new possibilities for the Carmichael Inn Complex. Historic buildings are in demand for those seeking a milestone event so they can have a memorable setting that provides details that cannot be found anywhere else. The design of the additions are sensitive to the historical characteristics of the existing buildings with the intent to complement, not overwhelm, while at the same time, preserving the history of the community. With more opportunities for the buildings, the Orme-Wilson Storehouse and the Carmichael Inn will be seen and appreciated by more people, visitors and locals alike.

Existing Building Images

AGENDA ITEMS A & B

Renovation Inspiration



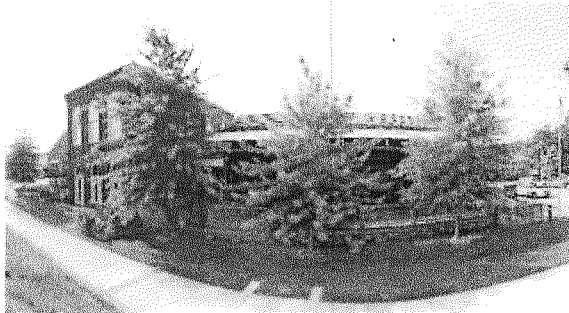
brick building, mulberry street



brick building, hackberry street



new vestibule at brick building, hackberry street



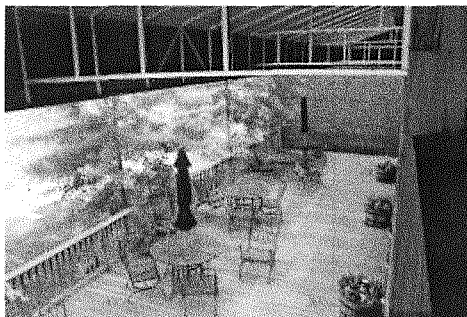
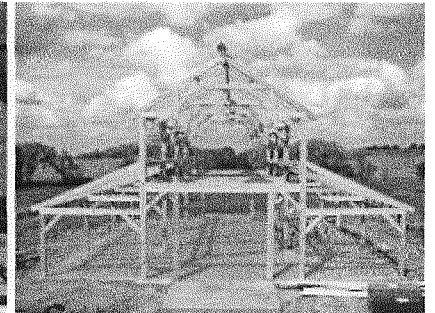
log cabin, mulberry street



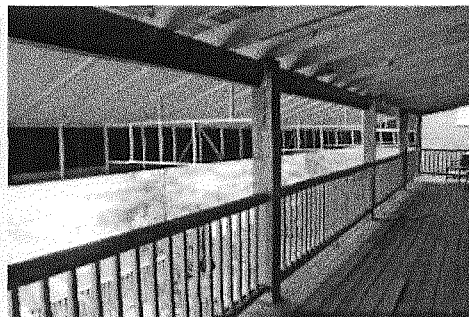
log cabin, poplar street



new timber pavilion structure at log cabin, mulberry street



log cabin, lower porch



log cabin, upper porch



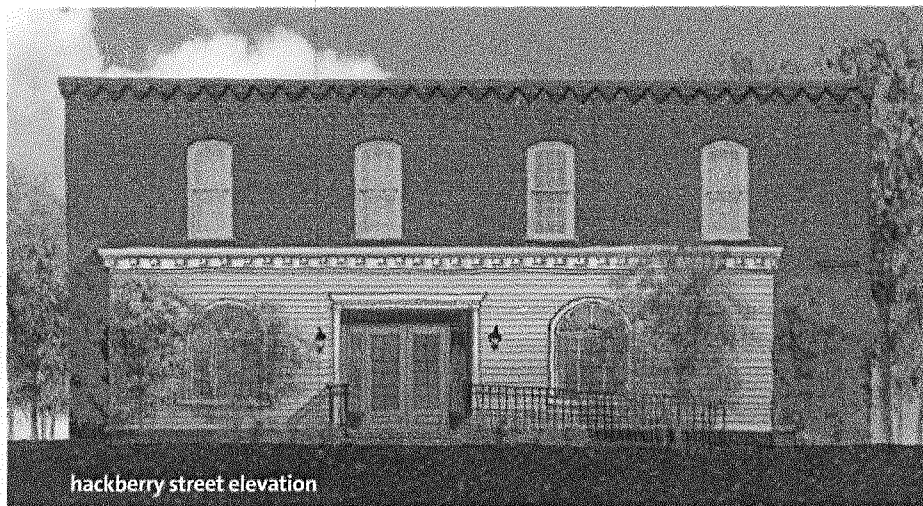
enlarged event space at log cabin, mulberry street



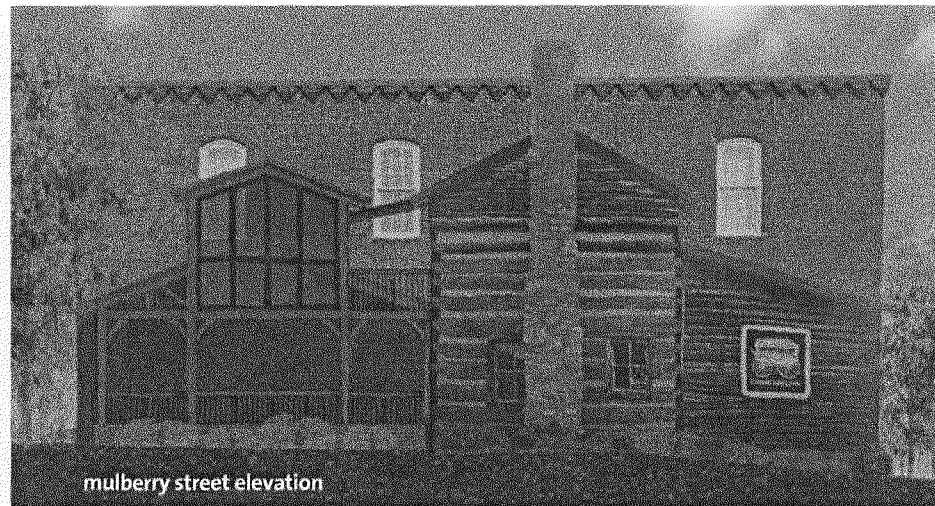
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600 Hackberry Street
Loudon, Tennessee

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hackberry street elevation



mulberry street elevation



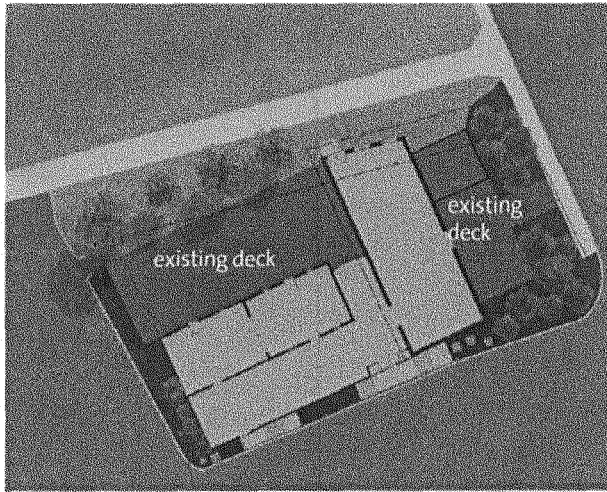
wharf street sidewalk elevation

Carmichael Inn
600 Hackberry Street
Loudon, Tennessee

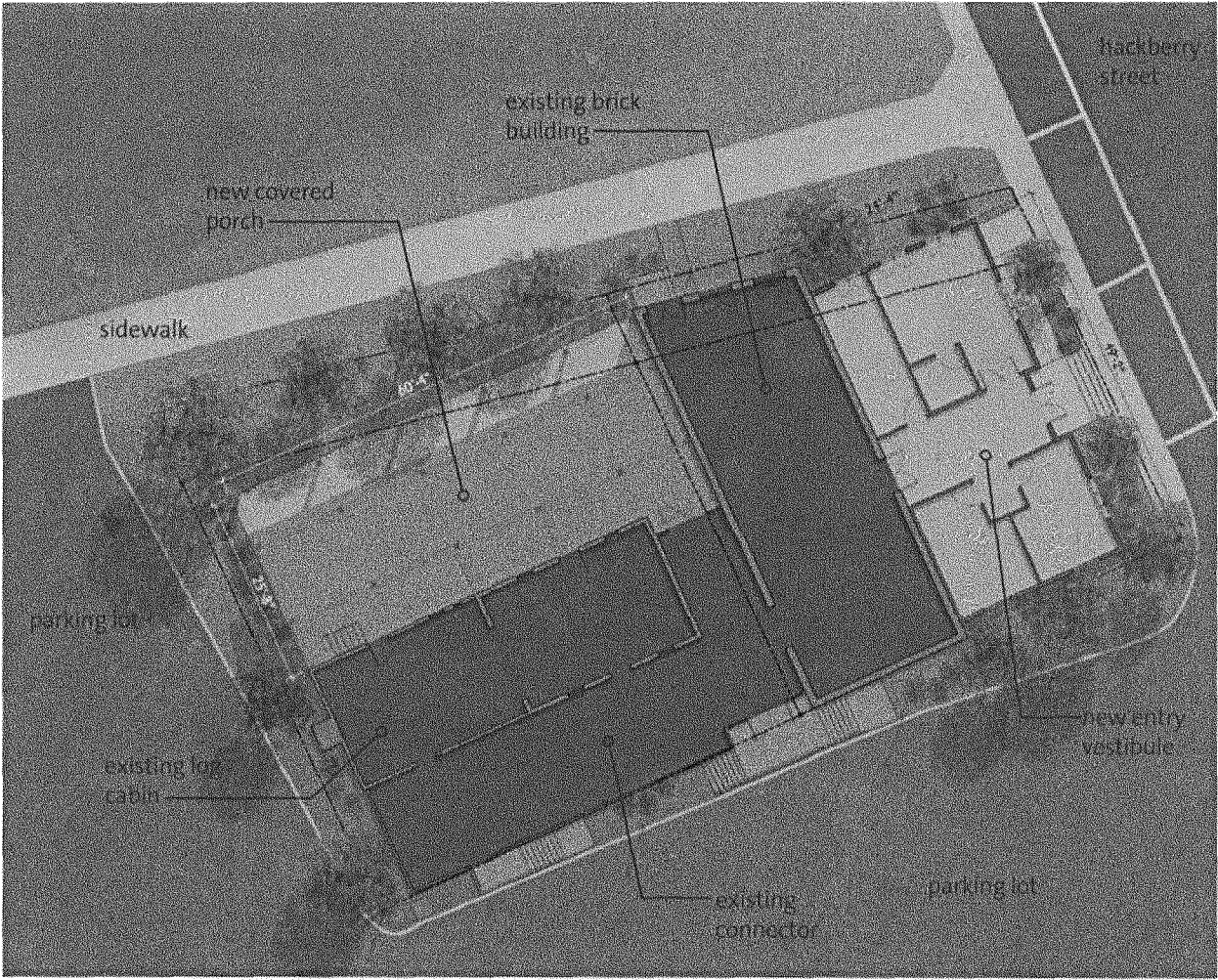
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existing site plan



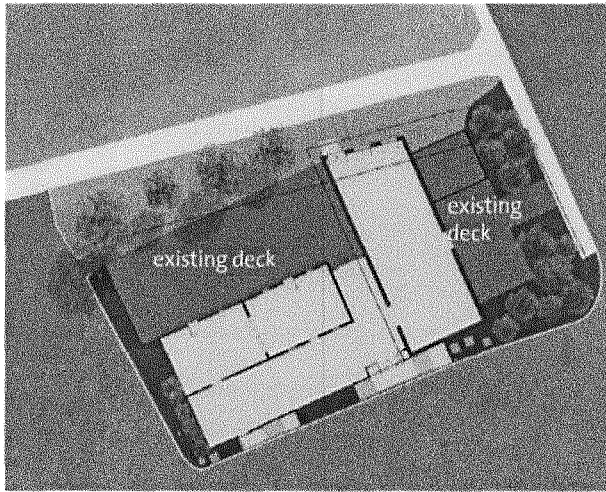
proposed site plan

Carmichael Inn
600 Hackberry Street
Loudon, Tennessee

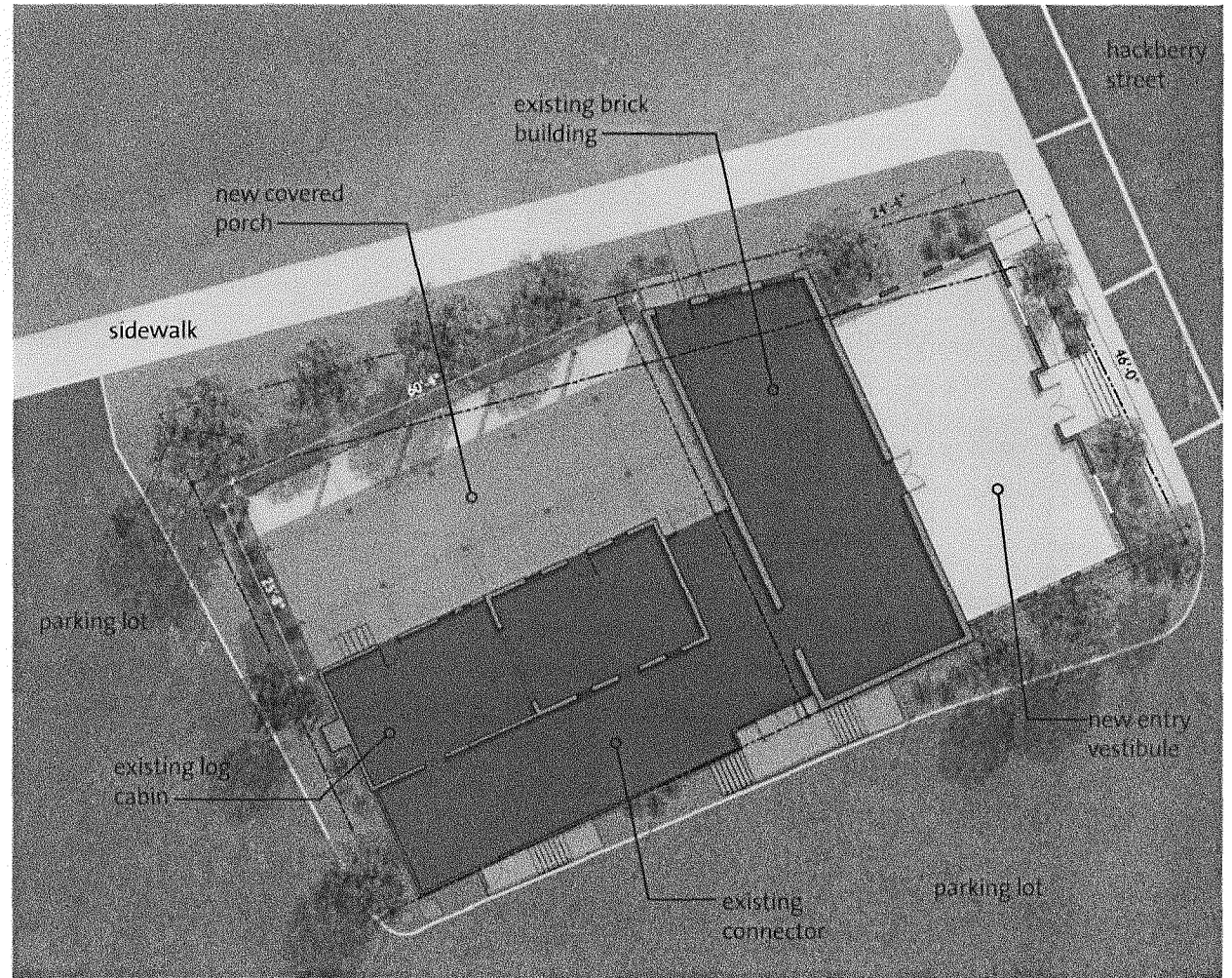
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revised 9/7/11



existing site plan

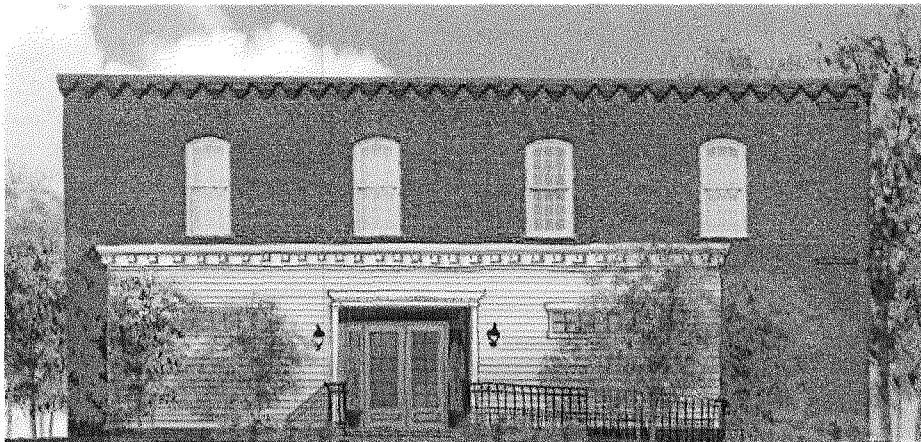


proposed site plan

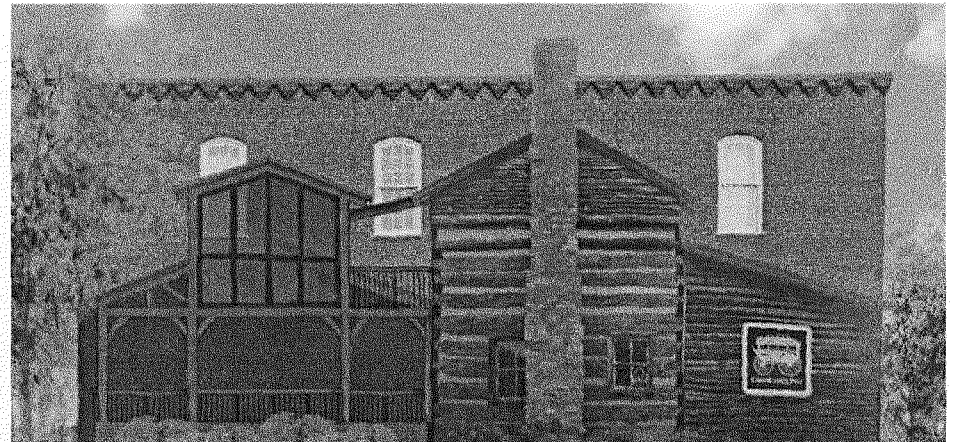
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hackberry street elevation



mulberry street elevation



wharf street sidewalk elevation

Carmichael Inn
600 Hackberry Street
London, Tennessee

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Carmichael Inn – Entry Vestibule Addition Description

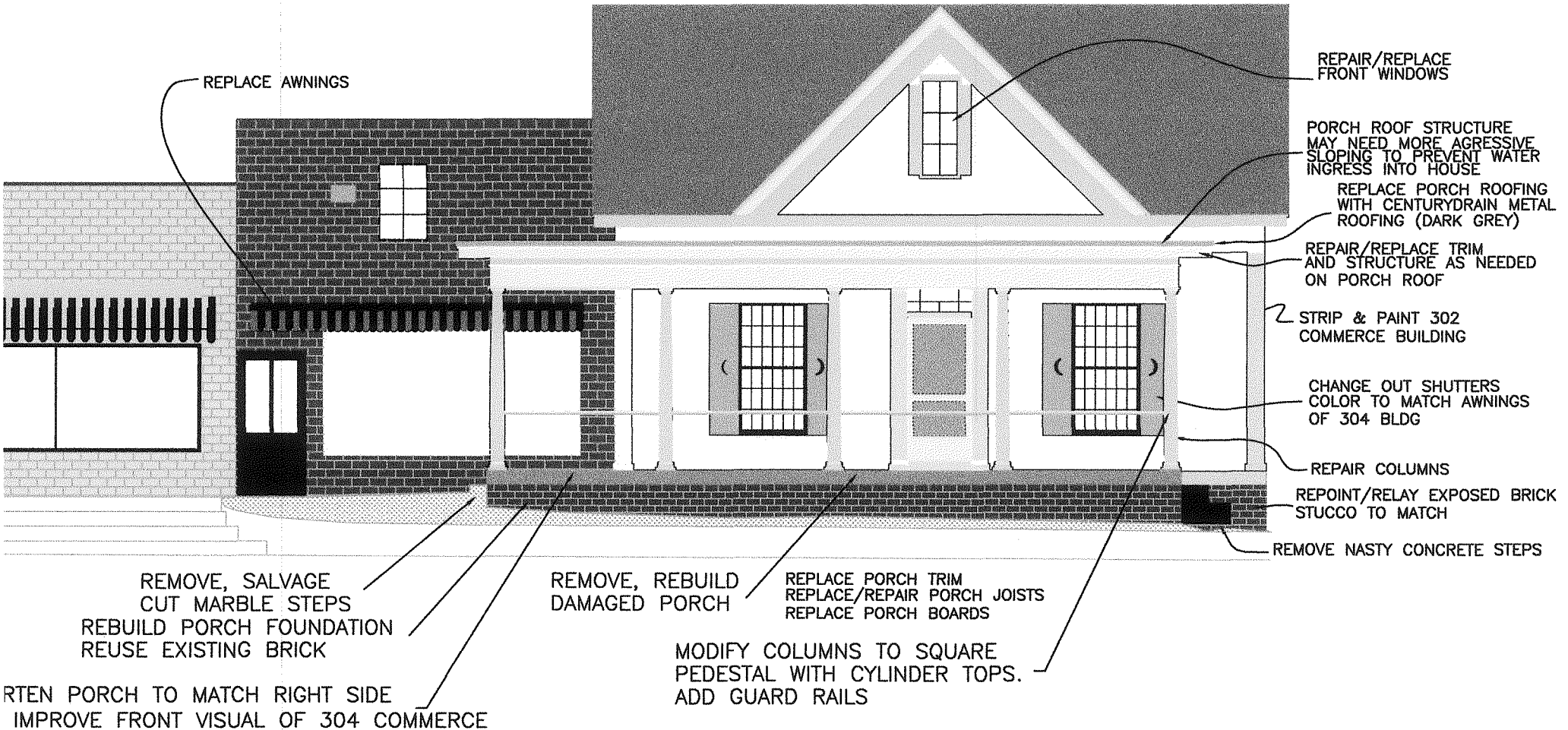
The owner's vision for the Carmichael Inn Complex is to breathe new life into the historic properties by providing a larger assembly space to host a variety of life events. From weddings and corporate dinners to celebration of life memorials, the celebrated aspects of the Carmichael Inn (log cabin) and the Orme-Wilson Storehouse (brick building) provide backdrop full of character and history. The intent of the additions is to create a location that complements the deep history for the community to enjoy. Since the historic buildings are to remain and be reserved, the remaining building's size is inadequate for the spaces necessary to support large events.

The owner would like to replace the existing screened porch and partially covered deck along Hackberry Street with an enclosed entry vestibule addition to the Orme-Wilson Storehouse. The new entry vestibule is to have a private room that can be used as a bride's dressing room or family gathering room, as well as updated accessible restrooms. Currently, the only private space is the second story of the Carmichael Inn, and this space is neither functional nor accessible for these intended uses. Furthermore, the number of existing restrooms will not meet the demands of a large party, a wedding reception, or other celebration. The addition is set back from the sides of the brick building, as to complement its historic elements, not to diminish them.

If the owner is permitted to replace the existing screen porch and deck along Hackberry Street, the addition will bring new possibilities for the Carmichael Inn Complex. Historic buildings are in demand for those seeking a milestone event so they can have a memorable setting that provides details that cannot be found anywhere else. The design of the additions are sensitive to the historical characteristics of the existing buildings with the intent to complement, not overwhelm, while at the same time, preserving the history of the community. With more opportunities for the buildings, the Orme-Wilson Storehouse and the Carmichael Inn will be seen and appreciated by more people, visitors and locals alike.

AGENDA ITEM C

EXISTING



WIDEN PORCH TO MATCH RIGHT SIDE
IMPROVE FRONT VISUAL OF 304 COMMERCE

REPLACE WOOD SIDING
AS NEEDED
SCRAPE, PAINT.

INSTALL NEW STEPS
TO PORCH

INSTALL DECORATIVE GLASS
"BLOCKS" IN OPENING

MODIFY COLUMNS TO SQUARE
PEDESTAL WITH CYLINDER TOPS.
ADD GUARD RAILS

REPLACE SHUTTERS

PROPOSE







AGENDA ITEM D

