

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
(RESCHEDULED) MEETING OF DECEMBER 30, 2010

City HZC Present

Sean Bolen
Lorie Huff
Melissa McAdams
Andie Ray
Finbarr Saunders
Melynda Whetsel

County HZC Present

Steve Cotham
Carol Montgomery

Others Present:

John Craig
Bernadette West
Tom Donaldson
Ann Bennett
James Pierce
Brett Honeycutt
Sonny Parton

Chair Melynda Whetsel called the meeting to order and reminded members regarding conflicts of interest.

Chairman Whetsel introduced Lorie Huff, the new Knoxville Historic Zoning Commissioner.

MOTION BY BOLEN, SECOND BY SAUNDERS, TO APPROVE NOVEMBER 18, 2010 MINUTES WITH CORRECTIONS. THE MOTION CARRIED UNANIMOUSLY.

Staff Report (Level I Certificates): Ann Bennett

700 Haynes Place - 4th&Gill H-1 - Tom Donaldson (Applicant) – Certificate No.110910A4&G - Reroof, replacing asphalt shingles with asphalt shingles. Repair soffit and fascia in kind if necessary.

1012 Gratz - 4th&Gill H-1- Tom Donaldson (Applicant) – Certificate No. 110910B4&G - Replace asphalt shingle roof with asphalt shingles; repair soffits and fascia in kind if necessary.

1015 Gratz - 4th&Gill H-1 - Ray Snyder (CAC) (Applicant) – Certificate No. 1115104&G - Repair wood siding if necessary, using identical material and design.

415 Clark Street - Mechanicsville H-1 - Carol Johnson (Applicant) – Certificate No. 111510MEC - Replace existing metal roof on front porch with new metal roof; repair structure as necessary; repair beadboard ceiling with like design and materials, if necessary. Porch trim and columns to remain or be replaced with identical material and design if necessary.

1230 Armstrong Avenue - Old North Knoxville H-1 - Robin Fiore (Applicant) –Certificate No. 111610ONK. Install new half-round or repair existing half-round gutters and downspouts; repair and replace soffits and fascia in kind as necessary using like materials and identical design; repair siding as necessary using like materials and design.

211 E. Scott Avenue - Old North Knoxville H-1 - Sheila Pellasma (Applicant) – Certificate No. 111710ONK - Replace roof in-kind. Work to include replacement of shingles, and roof sheathing, fascia and soffits as needed.

215 E. Scott Avenue - Old North Knoxville H-1 - Sheila Pellasma (Applicant) –Certificate No. 111610ONKB - Rebuild chimneys as necessary, using existing design and Preservation Brief No. 2 guidelines and Old North Knoxville Guidelines for mortar mix. Replace roof in-kind. Work to include replacement of shingles, and roof sheathing, fascia and soffits as needed.

Certificates of Appropriateness

KNOXVILLE HISTORIC ZONING COMMISSION

Old North Knoxville

523 E. Oklahoma Avenue – Robert Moyers, Manager, City Codes Enforcement (Applicant), Carol Poirer (Owner) – Certificate No. 112910ONK

Work Description

Accessory structure only: Wood garage converted to storage building and partially destroyed by falling tree. Storage building was listed on original nomination property descriptions but has lot architectural significance due to damage from tree.

Staff Recommendation

APPROVE Certificate No. 112910ONK. Damage caused by root ball mass has destroyed the architectural integrity of the outbuilding and made rehabilitation/repair unachievable.

Bennett explained that she had asked and been told no architectural trim or other artifacts were stored in the building proposed for demolition. James Pierce, 122 Leonard Place, reported that the Old North Knoxville neighborhood agreed with the proposal for demolition of the garage. He also asked that the Historic Zoning Commission advocate a prompt repair of the damage the fallen tree had caused to the very significant house located on the same lot. Bolen asked how the Historic Zoning Commission could facilitate repair of the house. Pierce asked the Commission to petition the Better Building Board for a finding under the “demolition by neglect” ordinance.

MOTION BY RAY, SECOND BY BOLEN, THAT THE BETTER BUILDING BOARD TAKE ACTION TO REACH A FINDING OF DEMOLITION BY NEGLIGENCE, IF APPROPRIATE. THE MOTION WAS ADOPTED UNANIMOUSLY.

Fourth & Gill H-1

704 Haynes Place – Tom Donaldson (Applicant/Owner) – Certificate No. 1202104&G

Work Description

Redesign front porch to more nearly replicate Craftsman-era front porch and to correct structural deficiencies in current design. New design will be front facing gable with 4/12 pitch, open to

house, with 9' overhang to left and right side of existing square brick columns. A beam will support new kingposts to each side and one central post, exposed, that will be effective 8" square posts. Porch gable open to house with the bottom edge at approximately 10' and with interior ceiling of 1"x6" tongue and groove. Relocate windows on the east elevation, reusing existing windows for two and a duplicate salvage window for the third, and moving the shortest window to the rear of the house to accommodate an interior bathroom space with the two largest three over one windows nearer the front elevation. Demolish an existing addition and a remnant back porch and substitute an 18x12 foot rear addition under a 4/12 pitch gable roof with weatherboard wood siding and three over one rear window, reusing existing foundation.

Staff Recommendation

APPROVE Certificate No. 1202104&G. Proposed redesign of front porch is consistent with the overall Craftsman style of the structure.

Additional Comments

The current porch is not original to the house, and the shape of the gable roof creates drainage problems where the pitch of the porch roof changes and the porch roof and the house wall intersect. The proposed redesign approximates the porch design that was present on the building at the time of designation. It will correct design deficiencies; it is consistent with design guidelines governing porches (see pg. 12, #3 & 4).

The proposed window alterations are appropriate to the building and will allow more effective utilization of interior space. (See pg. 10 & 11, "Windows", #2, 4.

The rear addition alters a non-contributing rear addition and is consistent with recommendations in the design guidelines that call for additions to be made to the rear of historic building. (See adopted design guidelines, pg. 18 "New Additions", Nos. 14, 6 & 8.

Bennett noted that the design of the front porch included in the staff report had been modified and refined, and was reflected in the drawing distributed to the Commission at this meeting. It involves an open truss system in the central portion of the porch above the primary entry, utilizing the existing columns and cantilevering beyond them to extend the porch roof to the edges of the poured concrete porch, providing a roof over the secondary entries as well. Other requests in the staff report involving the location of windows on the east elevation and modifications to the enclosed space at the rear of the building did not change.

Tom Donaldson, 700 Haynes Place, and owner of property, explained that he wanted to extend the sides of the front porch to solve a rot problem at the front sill and felt that extending the roof over the front doors that flanked the central entry would not only prevent the rot currently occurring, but also make those secondary doors more useable.

Bolen noted he felt the porch as proposed was too wide, although he like the Craftsman-era detailing included in the design. Ray concurred. Whetsel spoke for the neighborhood, noting that the adopted design guidelines call for the replace porch to duplicate the original in size and design.

Donaldson noted that reducing the width of the porch will not solve the problem of the rotting sill. Bolen sympathized but noted that the Historic Zoning Commission, in his opinion, was obligated to enforce the design guidelines, and that other porches in the district had doors flanking the main entry that were not included under their original Craftsman-era porches.

MOTION BY BOLEN, SECOND BY SAUNDERS, TO APPROVE THE PORTIONS OF THE APPLICATION DEALING WITH MOVING AND INSTALLING REPLACEMENT WINDOWS ON THE EAST ELEVATION AND MODIFYING THE REAR ELEVATION ENCLOSURE AS DETAILED IN THE CERTIFICATE ONLY; DENY THE PROPOSED FRONT PORCH DESIGN PRESENTED TO THE COMMISSION ON DECEMBER 30, 2010 WITHOUT PREJUDICE TO ALLOW TIME TO FORMULATE A PORCH DESIGN MORE APPROPRIATE TO THE CRAFTSMAN DESIGN OF THE BUILDING. THE MOTION WAS UNANIMOUSLY ADOPTED.

Market Square H-1

28 Market Square – Brett Honeycutt (Applicant), Square Dream LLC Bernadette West (Owner)
– Certificate No. 120210MKT

Work Description

Add rooftop deck approximately 46'7" deep and width of building (19'2"), with 3'6" setback from front of building, surrounded by a 3'6" railing of 1/4" steel cable with 4x4 posts and 2'x6' top and bottom rails of composite decking. Deck floor of composite decking material. Rail of steel with composite top and bottom rails. Also construct at stair a penthouse 20' deep and 4'9-1/2" width, and 11'2-3/4" at tallest point on front elevation, with shed roof sloping from side to side and lower view on north, wall covering of 8" lap Hardiboard and 1x8 Hardiplank trim board, half view door at stairs on north elevation; stairs to access second story of building within penthouse.

Staff Recommendation

DENY Certificate No. 120210MKT. The Secretary of Interior's Standards, which are the basis of the Market Square Design Guidelines and were adopted as part of those guidelines, do not allow rooftop additions on buildings under four stories in height.

Additional Comments

The proposed railing and penthouse will be visible from Market Square. The addition of the penthouse towards the front of the building and the modern railing are not in character with the overall design of the building. The Standards (see pg. 23 and 24, Market Square Designation Report) used in making this determination are #1 (Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment . . .); #3 (All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis or which seek to create an earlier appearance shall be discouraged.). The National Park Service uses the Secretary of Interior's Standards to determine if projects impacting National Register-listed properties are eligible for preservation tax incentives. Those Standards are the same ones that form the basis for the Market Square Design Guidelines, and are itemized in the adopted Design

Guidelines. The determination of whether rooftop structures will be allowed has to do with whether they are visible from adjacent streets, and also consistently finds that rooftop additions will not be allowed on buildings under four stories in height.

Bennett noted that additional drawings had been distributed to the Commission that modified the design of the penthouse so that the roof sloped from a low point on the west edge to the higher point on the east and moving the railing back from the edge of the porch; these changes meant that from directly across the Square, the improvements would be minimally visible or invisible. She also noted that there was no dimension given for the distance the railing was moved from the front parapet. She explained that there were two questions for the Commissioners – first, the visibility of the rooftop improvements and second, the Secretary's *Standards* interpretation that called for an absence of rooftop additions on buildings less than four stories in height.

Brett Honeycutt, 2575 Willow Point Way, explained that the railing as proposed in the new submission would be 10' back from the front parapet and that the top railing would be a thinner metal rail rather than a more visible wood railing.

Bolen explained that in his opinion, the Commission had approved other rooftop additions and the guidelines didn't state that no rooftop additions would be allowed; he felt the Commission could only enforce those provisions that were stated directly in the design guidelines.

John Craig, 12226 Brighton Court, representing that the Market Square Association, noted that there had not been time to make a presentation to the Market Square Board, but urged support of the Commission consistent with the design guidelines which incorporated the Secretary of Interior's *Standards*.

Bolen noted that the Commission should insist on enforcing only stated guidelines. Craig explained that the National Park Service, which for some time had depended on interpretation of the *Standards*, had now put everything in writing regarding rooftop additions. Bolen asked where the consistency could be found – was the addition visible from other points on Market Square. Craig explained that Market Square had a good problem to have, in that the guidelines needed to be updated and that the District Association was working on that update. Bolen explained he didn't feel that the Commission could modify guidelines as they appeared. Craig repeated that the Secretary *Standards* were a part of the guidelines.

West, 28 Market Square, explained that her objective had always been to improve Market Square. She noted there was a precedent for rooftop access and decks and that the provisions followed in approving tax credits should not be the standard. Bennett questioned whether there would be a roof garden, as mentioned in newspaper reports, and asked where it would be located, and asked for an explanation of the proposed awning location, also mentioned in the newspaper. Honeycutt noted the awning would be against the building wall of the building on the south side of 28 Market Square.

Ray noted there was a deck above Oodles on the Square, above #4 Market and above #29 Market.

Bolen repeated that the Commission was charged with enforcing what was written in the adopted guidelines.

Montgomery, explaining that as a member of the Knox County Historic Zoning Commission, would not have a vote with regards to this certificate, but wanted to explain her perspective. She noted that in England buildings were allowed to grow and modify over time and that additions could be made without ruining the historic character of the buildings if those additions enhanced the historic building design.

Craig explained that he was hearing that the guidelines of local origin only be enforced, without including the Secretary's *Standards*. He noted that the *Standards* are reinterpreted infrequently. However, to relegate enforcement only to written guidelines means those written guidelines would need constant revision to incorporate *Standards*' revisions, which would make development difficult, since developers need to know what provisions will be relied on and cannot depend on constant reinterpretation of the local guidelines, particularly given the time constraints involved in amending the local guidelines.

Huff noted she is concerned that the rooftop additions might be visible from other points on the Square, and feels additional information about line of sight from other points should be included in the application.

Whetsel voiced her appreciation for Ms. West's redevelopment efforts.

MOTION BY BOLEN, SECOND BY MCADAMS, TO DENY WITHOUT PREJUDICE THE REQUEST BEFORE THE COMMISSION, AND TO REQUEST OF THE APPLICANT THAT LINE OF SIGHT DRAWINGS FROM OTHER VANTAGE POINTS ON MARKET SQUARE BE INCLUDED IN A SECOND APPLICATION, NOTING THAT WOULD ALSO GIVE WEST A CHANCE TO WORK WITH THE MARKET SQUARE ASSOCIATION TO BE SURE OTHER PROPERTY OWNERS ON THE SQUARE WERE FAMILIAR WITH THE APPLICATION.

McAdams noted that she was also concerned that the addition of penthouses will be visible from other vantage points within downtown and might not add to the attractiveness of downtown generally. West added that she thinks the rooftop additions she is proposing will make the rooftop of this building more attractive.

THE MOTION WAS ADOPTED WITH ONE VOTE IN OPPOSITION FROM WHETSEL.

Other

Designation

Rezoning L&N Station & Freight Depot to C-2/H-1

The Commission considered the application for H-1 Historic Overlay designation for the L&N Station and Freight Depot, and recommended approval of the designation and the use of the Secretary of Interior's *Standards* as the design guidelines for the designation.

MOTION BY RAY, SECOND BY MCADAMS TO APPROVE DESIGNATION AND THE STANDARDS AS DESIGN GUIDELINES. MOTION ADOPTED UNANIMOUSLY.

Election of Officers

The Commission then moved to the election of officers. There was no quorum for the Knox County Historic Zoning Commission, which will hold its election at the January 20 meeting.

The Knoxville Historic Zoning Commission considered the nominations of Saunders as Chairman of the Commission and Busby as Vice Chair.

MOTION BY RAY, SECOND BY MCADAMS TO ELECT FINBARR SAUNDERS AS CHAIRMAN AND SCOTT BUSBY AS VICE CHAIRMAN OF THE KNOXVILLE HISTORIC ZONING COMMISSION. MOTION APPROVED UNANIMOUSLY.

There being no further business, the meeting was adjourned.

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on January 20, at 8:30 a.m. in the Small Assembly Room of the City-County Building.