

**MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF JULY 15, 2010**

City HZC Present

Scott Busby
Faris Eid
Sandra Martin
Melissa McAdams
Andie Ray
Finbarr Saunders

Members Absent

Sean Bolen (ex)
Melynda Whetsel (ex.)

County HZC Present

Linda Claussen
Steve Cotham
Charles Faulkner
Kenneth Gresham

Members Absent:

Carol Montgomery (ex)

Others Present:

Erin Burns
Arin Streeter
Cynthia Stancil
James Pierce
Lauren Rider
Tom Reynolds
Sharon Boyce
Ann Bennett
Charlotte West

Kenneth Gresham, Chair, Knox County Commission, called the meeting to order.

MOTION BY SAUNDERS AND SECOND BY MARTIN TO APPROVE THE JUNE 17 MINUTES AS CORRECTED. THE MOTION CARRIED UNANIMOUSLY.

Bennett discussed the Level 1 certificates.

801 Wells Avenue - 4th & Gill H-1 - Carl Lansden (Applicant) – Certificate No. 04104&G - Repair and repoint brick foundation, removing loose stucco; remove vinyl siding and repair and paint existing wood siding, repairing in kind if necessary.

603 Gill Avenue - 4th & Gill H-1 - Michael Grubb (Applicant) – Certificate No. 615104&G - Replace asphalt shingle roof in-kind.

1021 Gratz Street - 4th & Gill H-1 - Kevin Nelson (Applicant) – Certificate No. 616104&G - Replacing siding, fascia and soffits as needed. Replacing porch decking and gutters. All work to be in-kind.

1007 Luttrell Street - 4th & Gill H-1 - John Wells (Applicant) – Certificate No. 621104&G - Install gutters; replace porch floor with tongue and groove flooring and repair structure under porch as necessary; replace or repair beadboard at base of structure in-kind, where necessary.

2032 Jefferson Avenue - Edgewood-Park City H-1 - Spencer and Emily Hall (Applicant) – Certificate No. 61710EDG - Install storm windows, color clad and with meeting rail matching existing windows; install soffit vents under eaves, not visible from street.

2113 Jefferson Avenue - Edgewood-Park City H-1 - Ray Snyder (CAC) (Applicant) – Certificate No. 61810EDG - Replace roof, duplicating in form existing asphalt shingles and repairing underlayment as necessary; install ridge vents as necessary.

6341 Middlebrook Pike – General - Wayne Decker, Holston Construction (Applicant) – Certificate No. 60410GEN - Install fire stair as part of back porch addition, on right rear ell, not visible from Middlebrook Pike (required by City Fire Codes).

406 11th Street – General - Andy Farrell (Applicant) – Certificate No. 70110GEN - Repair rear porch and front balcony supports, retaining original flooring, posts and trim but altering supports to be structurally sound.

36 Market Square - Market Square H-1 - Scott Busby, Smee Busby Architects, P.C. (Applicant).- Certificate No. 70110MKT - Demolition of Wall Avenue first floor storefront & alley openings.

KNOXVILLE HISTORIC ZONING COMMISSION

Market Square H-1

36 Market Square – Scott Busby, Smee Busby Architects, P.C. (Applicant) – The Gallery Group, LLC (Ken Mills) (Owner) – Certificate No. 70110MKT

Description of Work

New Wall Avenue storefront, awnings, signage, aluminum railing and sidewalk seating, repair and repoint masonry as necessary.

Staff Recommendation

APPROVE Certificate No. 70110MKT. Proposed work is consistent with Market Square Design Guidelines. It completes the rehabilitation process that was begun on the west and first bay of the north elevations (Certificate No. 30509MKT) in March 2009.

Additional Comments

The two signs mentioned in the application include a 2x3 hanging sign on the west elevation for tenant identification, and a sign at the front entry (corner) of the building that substitutes for the sign board, and is initially intended to be circular, with cut out letters that are internally lit, as provided in the Market Square Design Guidelines, D.5. Signs.

Scott Busby recused himself.

Scott Busby, 29 Market Square, stated that he had also requested a blade sign on Wall Avenue for another entrance into the building at the rear and also wants to add awnings. The sign will be a 2'x 3' sign. This was not listed in the description. This design has been approved by the National Park Service. Ray asked if there will be outside speakers. Busby does not know if the tenant plans on that.

MOTION BY SAUNDERS AND SECOND BY MARTIN TO APPROVE THE STAFF RECOMMENDATION ADDING THE BLADE SIGN AND AWNINGS. THE MOTION CARRIED WITH BUSBY RECUSING.

Other Business

Discussion of solar guidelines

Kenneth asked the commission to look at the last page of the guidelines which covers everything except exceptions to the rule. Particularly the change in elevations.

Bennett stated she has been discussing the draft for months and has received comments from Mechanicsville and Fourth and Gill. Arin Streeter did the drawings. She and Erin Burns, Sustainability Coordinator for the City, went through the comments from the different neighborhoods with recommendations on how to handle discrepancies. They did a draft from the comments. Bennett does not want to send Village of Concord's to MPC and County Commission until she knows what the Village wants. She would like to submit the guidelines that would apply to any H-1 or NC-1 overlay to MPC and City Council soon, and would like them to address solar technology broadly so the guidelines will not have to be redone as it changes. Thanked Streeter for providing the drawing.

Burns announced a meeting on Monday, July 19, at 10 a.m. at the UT Conference Center, which is a workshop sponsored by Knox Heritage on how to handle solar guidelines.

James Pierce, 122 Leonard Place, Old North Knoxville, stated that the neighborhood enjoyed Ms. Burn's solar presentation. Solar could be installed on the street facing side without showing. The neighborhood agreed with 4th & Gill's suggestion on street facing solar. It needs to be integrated into the roof. As long as it is not a separate panel, but extends the whole length of the roof, it will be O.K. if it is nonreflective. Commission is approving the handout today and Mr. Streeter's drawing.

Tom Reynolds stated there would not be a problem with the solar panels being mounted on roof. He would have no way to enforce an accessory structure unless it met the setbacks. It would have to go to the Board of Zoning Appeals for setbacks. Sharon Boyce stated that when the commissions get to the final draft, the wording needs to change from should and must, to shall and shall not. Bennett will revise the draft and notify the neighborhood representatives. It will be considered for adoption at the August meeting.

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

There being no further business, the meeting was adjourned.