

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF OCTOBER 20, 2011

City HZC Present

Sean Bolen
Faris Eid
Lorie Huff
Melissa McAdams
Andie Ray
Melynda Whetsel

County HZC Present

Linda Claussen
Steve Cotham
Kenneth Gresham
Carol Montgomery

Others Present

Alyson Eberting
Aaron Pennington
Arin Streeter
Joe MacDonald
Brian Church
Mike Reynolds
Charlotte West

Members Absent

Scott Busby (ex.)
Sandra Martin (ex.)
Finbarr Saunders (ex.)

Members Absent

Charles Faulkner (ex.)

Melynda Whetsel, sitting in for Chair, Finbarr Saunders, called the meeting to order and reminded members regarding conflicts of interest.

MOTION BY BOLEN AND SECOND BY MCADAMS TO APPROVE THE SEPTEMBER 15 MINUTES. THE MOTION CARRIED UNANIMOUSLY.

- Staff Report (Level I Certificates and other): Mike Reynolds

1114 Gratz Street - 4th & Gill H-1 - David Kerns (Applicant) – Certificate No. 902114G - Remove aluminum siding to expose existing wood siding. Replace wood siding as needed, in kind. Replace existing asphalt shingles with similar asphalt shingles. Repoint chimney using recommendations in Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings.

517 Caswell Avenue - 4th & Gill H-1 - Reagan Investments/Jordan Reagan (Applicant) – Certificate No. 906114G - Replacement of existing wood siding as needed, in kind.

220 W. Glenwood Avenue - Old North Knoxville H-1 (Applicant) - J&S Construction/Homer Anderson – Certificate No. 90911ONK - Replace existing asphalt shingles with new asphalt tab or dimensional shingles.

224 W. Glenwood Avenue - Old North Knoxville H-1 - J&S Construction/Charles Paul – Certificate No. 90911BONK - Replace existing asphalt shingles with new asphalt tab or dimensional shingles.

KNOXVILLE HISTORIC ZONING COMMISSION

Old North Knoxville H-1

322 E. Oklahoma Avenue – Julie Wichlinski (Applicant/Owner) – Certificate No. 101011ONK

Work Description

Install a 12-inch decorative trim at the base of the faux brick façade covering, made of wood. This will be applied to the front and sides of the house. This will mimic the trim detail on the adjacent new house under construction.

Install a 36-inch tall wrought iron fence on top of an existing concrete barrier in the front yard.

Staff Recommendation

APPROVE Certificate 101011ONK as submitted.

Additional Comments

The faux brick wall covering is beginning to deteriorate and the homeowner is patching it where feasible without altering the look. However, at the base of the wall, the faux brick is deteriorated too much to patch and water is infiltrating the house. It is not possible to find an exact match of the faux brick so the homeowner is proposing the wood trim detail.

James Pierce, 122 Leonard Place, stated that the neighborhood agrees with the staff recommendation, but they asked that the repair be temporary. They would like to see the applicant use wood lap siding all over the house at some point and the siding should extend to the foundation without the trim. He does not know if the fence needs a permit. He asked if the fence would need a permit since it is attached to a concrete wall. Tom Reynolds stated they do not permit fences.

Bolen stated that the siding may be asbestos and they need to know that. He seconded James Pierce's comments that he hopes this is a stepping stone to further façade renovations.

MOTION BY EID AND SECOND BY RAY TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED UNANIMOUSLY.

119 W. Glenwood Avenue – Aaron Pennington (Applicant) Erin Donnell (Owner) – Certificate No. 100611ONK

Work Description

Replace three aluminum storm windows on sleeping porch in the back of the house with new painted wood windows to match surrounding conditions. The window openings will be enlarged to match the screen windows to the left side of the sleeping porch, which is the original size of the window openings. Repair or replace lattice screen on lower back porch. Remove two metal awnings and non-original decorative shutters. Repair wood siding on house and outbuilding in kind, as needed. Tuckpoint brick as needed with non-Portland cement mortar.

Remove screen porch addition on the back of the house to reveal the original back of the house. A new wood stoop and stair will be built in the location to allow access to the back yard.

Staff Recommendation

APPROVE Certificate 100611ONK as submitted.

Additional Comments

The screen porch addition at the rear of the house is not original and is not visible from the street.

MOTION BY MELISSA MCADAMS AND SECOND BY RAY TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED UNANIMOUSLY.

4th & Gill H-1

710 Deery Street - Joe MacDonald (Applicant) Robert and Ellen Lee (Owners) – Certificate No. 1006114G

Work Description

Replace front porch roof with new metal roof materials to match. Replace all windows with new wood windows, with the same grill pattern. Repair damaged siding, fascia, trim and soffit as needed, in kind. Add new aluminum five inch k-style gutters and downspouts.

Staff Recommendation

APPROVE Certificate 1006114G with the following conditions: The new wood windows shall have simulated divided light, with muntins on interior and exterior, and an internal separator between the insulating glass to simulate a true divided light window.

Additional Comments

The windows in the house are in a deteriorated state, some are coming apart and rotting. All of the accessible window sashes tested positive for lead-based paint. The Fourth and Gill Design Guidelines state that "Original wood windows should be reused". The guidelines further go on to say, "If replacement windows are necessary, they should be the same overall size as the originals, with the same pane division, and the same muntin-style and exterior depth, width and profile. False muntins or grids should not be used." The windows on this house are in poor condition and replacement windows may be necessary.

Currently, the windows are protected by storm windows. These will be removed and not replaced. The new windows will have removable screens.

Joe MacDonoald, 400 Main Street, City Community Development Department, stated that the windows are severely deteriorated and funding is limited. The proposed windows are Energy Star rated. He stated he has not been able to contact the manufacturer to determine if the windows can have internal separators. The existing windows are coated lead paint and they are tremendously inefficient. Whetsel asked if the new windows will match the existing windows in size and pattern. Mr. MacDonald stated that they will. Reynolds stated that he contacted the

windows supplier and they said they do not believe the window manufacturer provides the option to install the separator between the glass. Whetsel stated that this would not meet the guidelines.

Arin Streeter, 925 Eleanor Street, stated that the neighborhood will accept simulated divided light windows with the separator between the glass. The guidelines say muntins need to match in depth, width and profile. The neighborhood is in agreement with the staff recommendation.

Tom Reynolds stated that his office is starting to see difficulty in meeting neighborhood guidelines with windows because now there is a state wide residential code and energy code. If new windows have integrated muntins, it would be hard to meet the energy code.

Eid stated he is concerned about what the window will look like and whether it will match. He said he is ok with not having the internal separator. The guidelines stated that a muntin has to match in size and profile, confirmed by Mike Reynolds. Mr. MacDonald responded that the window will be replaced. The muntin will be on the outside and inside the window but not between the glass. The true divided lights are harder to find.

Bolen asked if there will be a separator between the glass. Mr. MacDonald stated that the new windows will not. Bolen stated that the commission cannot approve this because it does not meet the guidelines and must come back next month with appropriate windows. Fourth and Gill needs update their guidelines to reflect their stance on simulated divided light. Eid responded that they cannot update the guidelines in one month. He suggested having the board take a formal stance on whether simulated divided light as staff has recommended is what the neighborhood believes is appropriate.

Bolen asked what the timeline would be for an update to a guidelines. Mike Reynolds stated that the neighborhood board would have to vote on it, it would go to the Historic Zoning Commission, then Metropolitan Planning Commission (MPC), and then to City Council. Mark Donaldson, MPC, stated that any modifications to a guidelines are attached to the zoning district. Any amendment to the zoning code has to go to the neighborhood, Historic Zoning Commission, MPC, then to City Council with two reading.

Whetsel stated that staff has recommended approval and Mr. Streeter says the neighborhood is in agreement. In another case a few months ago, the homeowner and the commission agreed on a compromise because of what Mr. Reynolds has said about what type of products are available. Windows are an important aspect of historic structures and the need to change them to meet new energy efficiency codes could be damaging to historic districts. The 4th and Gill neighborhood is working on their guidelines and changing the window requirements would be a lengthy process. We could approve this as long as the window that is selected meets staff recommendation.

Bolen stated that Mr. MacDonald said the windows with the internal separator is not available. Whetsel asked Mr. MacDonald if they were not available at all or can the owners not afford it. Mr. MacDonald is working on energy efficiency and these are Energy Star windows. He has not been able to get in touch with the manufacturer to see if they can install the internal separator. He assumes the window price will go from \$200 to \$500-600 a window and the owners will not be able to afford them.

Ray stated that the guidelines say “should” not “shall not.” Mike Reynolds responded that the guidelines usually say “should not” because they are meant to be interpreted. Mr. Streeter added that the neighborhood guidelines always say “should not” and not “shall not,” however, it means “really should not”. Mr. Streeter added that he can name several window manufacturers that do install internal separators, but there is probably a cost consideration. Ray asked if the commission can consider financial hardship. Bolen responded that he doesn’t believe the commission should be reviewing property owner’s financial information. Mike Reynolds stated that the commission could consider one over one in the back and two over two for the rest of the house. Eid stated that typically the internal separator is smaller than the outside muntin so from the outside you cannot tell the difference between a window that has the separator and that does not. For that reason, he does not mind if the windows do or do not have separator.

MOTION BY EID TO APPROVE WITHOUT THE NECESSITY OF AN INTERIOR SEPARATOR AND THAT THE WINDOW MUNTINS MATCH IN SIZE AND STYLE WITH MR. REYNOLDS APPROVING THE WINDOWS BEFORE INSTALLATION. THERE WAS NO SECOND.

Bolen asked Mr. Streeter if the neighborhood would be ok without the internal separator. Mr. Streeter stated that he has not posed the question in that manner to the neighborhood. He feels that the internal separator is helpful and would like for them to installed in that manner.

Ray asked Mr. MacDonald if the commission denies the windows without prejudice to allow the him and the neighborhood to work the details until the November meeting, would this cause a hardship. Mr. MacDonald stated that we need to get started on construction soon because of the cold weather. Bolen asked if he could start on interior work first and then the outside. Mr. MacDonald responded that the lead paint needs first remediated all at the same time, which includes the windows. Montgomery asked if the lead could be taken out of the windows and save the windows. Mr. MacDonald’s response was that these windows are so rotted that you can see the outside from the inside. Some sashes are too far gone.

MOTION BY BOLEN AND SECOND BY RAY TO DENY THE CERTIFICATE WITHOUT PREJUDICE ONLY FOR THE WINDOWS AND APPROVE THE REMAINING PORTION; USE BETTER WINDOWS ON THE FRONT AND LESS EXPENSIVE ON THE REST OF THE HOUSE. THE MOTION CARRIED UNANIMOUSLY.

The meeting was turned over to Kenneth Gresham, chair of the Knox County Commission.

KNOX COUNTY HISTORIC ZONING COMMISSION

Village of Concord H-1

1001 Olive Road – Brian Church (Applicant), Evelyn Wood (Owner) – Certificate No. 92911CON

Work Description

Replacement of asphalt shingles with green standing seam metal roof. Replacement of wood trim and siding as needed, in kind.

Addition of covered porch to rear of house with a shed roof that will mimic the roof line on the opposite side of the rear of the house. Cement fiber board siding and vinyl double hung windows. The vinyl windows will be built into a wood frame to look like the rest of the windows in the house. The concrete block foundation will be faced with a stone to resemble the foundation of the rest of the house.

New 32 by 32 foot garage to rear of house with access to side street. Garage siding will be cement fiber board and will match style of primary house. Roof of garage will be a standing seam metal roof to match proposed roof on primary house

Staff Recommendation

APPROVE Certificate 92911CON as submitted.

Additional Comments

Village of Concord Design Guidelines:

Roofs (page 26) - Allows metal roofs and recommends a dark green color as an option.

Windows (page 28) - Allows alternative exterior materials besides wood. These windows will be on the back of the house and not visible from the street.

Exterior Wallcoverings (page 40) - Cement fiber board is allowed in district and since this addition is to the rear of the house, will match the dimension of the rest of the house and will not be visible from the street, this may be acceptable.

Infill and New Development (page 42) - Outbuildings (garages) may be appropriate if the construction duplicates the original outbuildings that would have been found. "Their materials should reflect the materials found on the original primary building on the lot". This garage will not be visible from the frontage street and will be partially visible from the side street. The design and materials do reflect the design of the original primary building.

Mike Reynolds stated that the main concern is how cement board siding and wood siding going to be integrated. Being it is to the rear of the house, I believe it can be done with much visible difference of material.

Brian Church, contractor, stated they will remove the wood siding from rear of the where the proposed porch will be and use wood siding for various repairs around the house.

Montgomery responded that she emailed the application to the board and received only replies in favor. Montgomery stated she lives two doors from this house. She suggested if he does any more work in Concord, he should come before the neighborhood board first.

Mike Reynolds asked Tom Reynolds, in his opinion, if four feet is too close to build the garage to the house. Tom Reynolds responded that if it is within a certain square footage, it may be fine or it may have to be moved. Mike Reynolds made the suggestion to the contractor and property owner that they need to inquire about how close the garage can be before they get too far into the project. Gresham stated that they still has to get a building permit, and they will have to determine if it meets the zoning regulations. Mike Reynolds stated that when a site plan is approved as part of the Certificate of Appropriateness, the site plan becomes part of the zoning and the dimensions on the site plan would need to be enforced. Tom Reynolds stated that from a zoning standpoint, if the design the guidelines address the issues related to setbacks and lot coverage, they can be address now before they become a problem when applying for a building permit. H-1 gives you the authority if it is in the guidelines.

MOTION BY MONTGOMERY AND SECOND BY COTHAM TO APPROVE AS SUBMITTED, WITH THE SEPARATION OF THE HOUSE AND THE GARAGE BEING A MINIMUM OF FOUR FEET AND A MAXIMUM WITHIN THE ZONING REGULATIONS. THE MOTION CARRIED UNANIMOUSLY.

Bolen asked Mr. Reynolds if when an applicant applies if a Certificate of Appropriateness, could you give the applicant the name of the neighborhood representative. Reynolds stated that he will start doing this.

There being no further business, the meeting was adjourned.