

**MINUTES**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**  
**MEETING OF JUNE 21, 2012**

**City HZC Present**

Sean Bolen  
Scott Busby  
Lorie Matthews  
Sandra Martin  
Melissa McAdams  
Faris Eid  
Melynda Whetsel

**County HZC Present**

Linda Claussen  
Steve Cotham  
Charles Faulkner  
Kenneth Gresham  
Carol Montgomery

**Others Present:**

Kaye Graybeal  
Courtney Garrison  
John Jacobs  
Arin Streeter  
James Pierce  
Chris King  
Jeff Gamble  
Melvin Wright

**Members Absent**

Andie Ray (ex.)  
Jason Woodle (ex.)

**Members Absent**

none

Commission Chair Scott Busby called the meeting to order. He noted to the attendees that the meeting was being recorded and to please speak clearly. All attendees that wished to speak on an Agenda item were sworn in by Comm. Chair Busby. Attendees were also reminded to please sign in prior to speaking. Roll call was taken.

**Action: A Motion was made by Comm. Whetsel and seconded by Comm. Matthews to approve the May 17, 2012 Minutes. The Motion carried unanimously.**

Reports to Commission: Melvin Wright, Plans and Inspections, City of Knoxville, noted he had status reports on 2 historic properties.

- 1239 Armstrong: A Stop Work Order was issued on 12-21-11. There had been a complaint that vinyl windows were being installed in the H1 district. No CoA had been issued. The owners ignored at least one additional notice to stop. It appears no additional work has been done since 2-6-2012. The Stop Work Order included information that that this is a zoning violation and was subsequently equivalent to a Notice of Violation as required by the Zoning Ordinance.
- 1021 Tulip: The Stop Work Order was issued on 2-6-12 because they were installing vinyl siding without a permit or a CoA. No work has been done since 2-6-12. The owner/applicant was asked by the HZC to contact MPC staff to work out a resolution the issue, but have not. MPC staff has not been successful in reaching the applicant/owner by phone on two occasions. Also in this case it was indicated that the work being done was a zoning violation and that the Stop Work Order was equivalent to a Notice of Violation as required by the Zoning Ordinance.

Mr. Wright indicated that in both cases they would be working with the Law Department to determine the next steps. Comm. Bolen asked Mr. Wright to keep the Commission informed of the Legal Department's recommendations and or actions.

It was noted that 704 Haynes Place, which has been identified as a blighted property in the historic overlay does have CoAs on file for the work being done. Comm. Whetsel asked Mr. Wright if his department could visit the property to ensure the work is being done in accordance with the CoAs on file. Mr. Wright indicated that staff would take a look at the property.

Staff Reports (Levels I, II, III & IV): Kaye Graybeal, Historic Preservation Planner, reviewed the Level I Certificates.

## **CITY of KNOXVILLE HISTORIC ZONING COMMISSION**

### **Market Square (H-1)**

#### **2 Market Square -- (060612MKT)**

Approval to custom paint lineal sign on stucco band (3'-1/2" tall) above storefront on both facades of building with logo square painted on center canted section (Mkt Sq & Union Ave.) Install black gooseneck lighting over the signboard on each side of building.

**Discussion:** Owner representative, Courtney Garrison was present. Ms. Garrison indicated that the reason for the sign band being so high is because that area consists of cinderblock, stucco and brick. The middle band is being utilized because it has a smoother texture. Staff clarified that the proposed sign meets all of the City signage regulations.

**Action:** Comm. Bolen moved that the submitted application be approved based on the evidence submitted and the information provided in the staff report. Comm. Eid seconded the Motion. The Motion carried unanimously.

### **Fourth and Gill Neighborhood (H-1)**

#### **1015 Eleanor Street – (0607124G)**

Approval to demolish late rear addition and construct 1-and 2-story frame additions on rear of Queen Ann house according to submitted drawings and work description.

**Discussion:** Owner representative John Jacobs was present and had no further comments. Neighborhood representative Arin Streeter stated that the neighborhood feels the proposed work is a great addition to neighborhood. Mr. Streeter recommended a slight modification to the proposed work which would be to leave the existing corner board in place. Mr. Streeter noted that this delineation is a reflection of the design guidelines for new additions which state new construction should be delineated from historic portions of the building. A brief discussion ensued regarding the door and transom being donated to an appropriate entity if not reused. Mr. Jacobs noted he was in agreement with the recommendation to delineate the old and the new.

**Action:** Comm. Whetsel moved that the submitted application be approved based on the evidence submitted and the information provided in the staff report, with the modification that the addition be delineated from the historic portion of the structure. Beth Eason, architect, asked for clarification of the delineation. It was clarified that the delineation can be a material change and does not need to be an offset. The Motion was seconded by Comm. Eid. The Motion carried unanimously.

**Old North Knoxville Historic District (H-1)**

**310 E. Oklahoma Avenue – (052312ONK)**

Approval to construct one-and 1/2-story frame Craftsman-style house on vacant lot according to submitted work description, drawings and specifications.

Discussion: Chris King, designer and owner’s agent, was present. Comm. Chair Busby disclosed that although Mr. King works for his firm, Mr. King did this work independently of the firm. Mr. King noted the front door elevation reflected on the application may not be the actual door as they have not yet made a final decision on the door. He stated that the final choice would be a paneled wooden door with one light. Neighborhood representative James Pierce stated the neighborhood was pleased and excited about the proposed project. It was clarified that the brick threshold on the front porch is to allow for the concrete of the front walk to be adjacent to the wood of the floor. The decorative brick band allows for a transition and also provides for waterproofing.

**Action: Comm. Bolen moved that the submitted application be approved based on the evidence submitted and the information provided in the staff report, with the modification that Historic Zoning staff approve the final choice of door. The Motion was seconded by Comm. Whetsel. The Motion carried unanimously.**

**115 E. Scott Avenue – (060712ONK)**

Approval to install wood-framed shed roof covering with asphalt shingles over southwest side door based on design guidelines. Comm. Bolen recused himself from the Commission as the applicant.

Discussion: Owner Sean Bolen had no further comment. Neighborhood representative James Pierce noted the neighborhood agrees with the staff recommendation.

**Action: Comm. Whetsel moved that the submitted application be approved based on the evidence submitted and the information provided in the staff report. The Motion was seconded by Comm. McAdams. The Motion carried unanimously.**

**PRESENTATIONS AND UPDATES**

**JFG Coffee Historic Sign Designation Recommendation – Staff**

Kaye Graybeal noted that this application was for the designation of an “Historic Sign” as allowed by City code. This was a former sign for JFG Coffee that used to be on the east side of the Gay Street Bridge on the south side of the river. The owner is Reilly Foods Co. Ms. Graybeal further noted that this designation would provide a degree of protection for the sign and allows it to be relocated off-premise in the future. She then reviewed a brief history of the sign. The packet contains the required Letter of Consent for designation from the owner. The Kerbela Shriners have agreed to allow the sign to be erected on their property in South Knoxville as the community strongly supported bringing the sign back. Ms. Graybeal clarified that according to the ordinance, the HZC’s role is to make a recommendation to the Chief Building Official, Mr. Tom Reynolds. Mr. Reynolds would then officially record the sign designation. This designation would allow for off-site placement.

**Discussion:** Mr. Jeff Gamble of Reilly Foods (applicant) was present. Mr. Gamble noted that the company had negotiated an Agreement with the Kerbela Shriners to place the sign on their property. The company is working to restore the sign back to its original condition best as they can and plan install the sign on the hill on a steel frame which will also be as close to the original as possible. He further noted that the company's intent is to re-light the sign in conjunction with the Boomsday celebration. Their agreement with the Shriners notes that Reilly Foods Co. will maintain the sign as well as pay the utilities to keep it illuminated. Mr. Gamble offered to forward a copy of the Lease Agreement as soon as it is signed, which he anticipates happening by the end of the week.

**Action: Comm. Eid moved to approve the recommendation for the designation of the JFG Coffee sign as an "Historic Sign" to the Chief Building Official based on the evidence provided in the submitted application. Comm. Martin seconded the Motion. The Motion carried unanimously.**

### **Old Courthouse Window Update - Staff**

Ms. Graybeal noted the Public Building Authority had requested that an update on the Old Courthouse Window Project be brought to the Commission. It was further noted that the HZC had approved a CoA for repair of the windows in December of 2011. Ms. Graybeal also noted that this is a high-profile project. She stated that the project has been awarded to Johnson and Gaylon (J&G). J&G is currently out to bid for subcontractors. The construction is slated to begin in early August. The windows were originally going to be replaced but subsequent to Knox Heritage's encouragement to research restoration of the windows instead, it was discovered that restoration would indeed be not only feasible but would actually reduce overall costs. The storm windows currently installed will be reinstalled when the project is nearing completion. They not only offer energy efficiency but also a layer of protection to the original glass. The project also includes repointing brick as necessary as it is particularly deteriorated around the base of the building.

### **Other business:**

- Ms. Graybeal stated that an Order of Demolition by Neglect has been provided to the owners of South Knox High School on Moody Avenue. The timeframe provides the owner with the opportunity to stabilize the building within a certain timeframe. If there is no progress made, the City will take action to stabilize the building and attach a lien to it.
- Ms. Graybeal reviewed the protocols for the work session which immediately followed regular monthly the meeting.

As there was no other business the meeting was adjourned.

## **HISTORIC ZONING COMMISSION WORK SESSION IN ROOM 549**