

**MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF MAY 17, 2012**

City HZC Present

Sean Bolen
Scott Busby
Lorie Matthews
Melynda Whetsel
Jason Woodle

County HZC Present

Steve Cotham
Kenneth Gresham
Charles Faulkner
Linda Claussen

Others Present:

Kaye Graybeal
Nathaniel Powell
James Pierce
Arin Streeter
Christa Davis
Cheryl Ball
Melvin Wright
Lisa Hatfield

Members Absent

Carol Montgomery (ex.)

Members Absent

Faris Eid (ex.)
Melissa McAdams (ex.)
Sandra Martin (ex.)
Andie Ray (ex.)

Comm. Chair Scott Busby called the meeting to order and noted there was a quorum. Roll call was taken and community members wishing to speak on an Agenda Item were sworn in.

Action: A Motion was made by Comm. Whetsel and seconded by Comm. Mathews to approve the April 19, 2012 Minutes. The Motion carried unanimously.

Reports to Commission: There were no reports to the Commission as stated by Melvin Wright and Lisa Hatfield.

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

CITY of KNOXVILLE HISTORIC ZONING COMMISSION

Old North Knoxville Historic District (H-1)

205 E. Oklahoma Avenue – Heather and Nathaniel Powell (applicant/owner) **(050312ONK)**
Approval for removal of late-added metal porch appurtenances. Add wooden turned posts, square balustrade, post brackets and newel posts at steps with condition that sample of bracket style must be provided. Remove vinyl siding and repair or replace original siding as needed.

Discussion: The owner, Nathaniel Powell was present and had no additional comment. Mr. Powell noted he was not against using a turned balustrade but that they wanted to use something simple and not overly ornate particularly given the small size of the porch. Neighborhood representative James Pierce was present and stated that the neighborhood agrees with staff recommendation.

Action: Comm. Bolen moved that the submitted application be approved based on the staff recommendation and the evidence submitted, with the modifications that either square or turned spindles are used, and that staff have final approval of the specific kind of bracket to be used. The Motion was seconded by Comm. Whetsel and carried unanimously.

Fairmont Park Neighborhood Conservation District (NC-1)

2223 Emoriland Boulevard – Christa Davis (applicant/owner) (040212FPK)

Discussion: Owner Christa Davis was present and had no additional comment. Neighborhood representative, Steve Cotham was present and noted the neighborhood supports staff recommendation and that the proposed work met the design guidelines. The applicant clarified that the existing storage building would be moved offsite.

Action: Comm. Whetsel moved that the submitted application be approved based on the staff recommendation and the evidence submitted. The Motion was seconded by Comm. Matthews. The Motion carried unanimously.

Fourth and Gill Neighborhood (H-1)

611 Gill Avenue – Cheryl and Jonathan Ball (applicant/owner) (0503124G)

Approval to add 2nd-level rear side addition in place of an existing one-story addition toward the rear of the house. Relocate existing windows and door into the addition.

Discussion: Owner Cheryl Ball was present and clarified the current addition has a hip roof, however slight, and that their intention was to have the same roof lines on the new addition. Neighborhood representative Arin Streeter stated that the neighborhood is in agreement with staff recommendation.

Action: Comm. Whetsel moved that the submitted application be approved based on the staff recommendation and the evidence submitted. The Motion was seconded by Comm. Bolen. The Motion carried unanimously.

918 Luttrell Street – Brandon and Ashley Pace (applicants/owners) (0417124G)

Approval to replace late-added windows and door and construct screened-in porch according to submitted application/drawings. Alternately approve construction of rear wood deck. Condition that beadboard panels on the house be replaced with wood panels and not fiber cement board.

Discussion: Owner Ashley Pace was present and stated they would comply with the proposed condition and use wood panels on the side of the house. Neighborhood representative Arin Streeter stated that the neighborhood is in agreement with the staff recommendation which includes the condition that wood panels rather than fiber cement board be used on the house.

Action: Comm. Whetsel moved that the submitted application be approved with the condition that beadboard panels on the house be replaced with wood panels and not fiber cement board based on the staff recommendation and the evidence submitted. The Motion was seconded by Comm. Matthews. The Motion carried unanimously.

National Register Nomination Recommendations

Ms. Graybeal stated that there were 2 National Register nominations that the Commission needs to make recommendations on to the Tennessee Historical Commission Register, both submitted by the University of Tennessee for buildings on their campus. The Commission and the public has until May 22nd to submit comments on these applications. Ms. Graybeal read statements of significance for both nominations.

1. Ayers Hall Designation Final Draft Report - submitted by the University of Tennessee
Action: Comm. Cotham moved to recommend the application for Ayer s Hall be forwarded to the Tennessee Historical Commission for their review. The Motion was seconded by Comm. Whetsel. The Motion carried unanimously.

2) Tyson House Designation Final Draft Report- submitted by the University of Tennessee
Action: Comm. Cotham moved to recommend the application for Tyson House be forwarded to the Tennessee Historical Commission for their review. The Motion was seconded by Comm. Chair Busby. The Motion carried unanimously.

Other Business

Ms. Graybeal noted that she was trying to identify the best date to have a work session and asked that the Commission identifies additional dates they are available. She noted that she could take any questions or issues the Commission has to the state conference to see how other historic preservation commissions throughout the state are responding to similar questions/issues. Ms. Graybeal also noted that she will be attending a National Alliance Preservation Commission conference in July and that she will be sharing the information from that with the Commission.

Comm. Busby noted that the Knox Heritage Architecture Reception and Waking Tour was taking place on Friday the 18th. Ms. Graybeal further noted a free walking tour on Saturday the 19th and referred individuals to the Knox Heritage website for details.

Ms. Graybeal noted that she had met with the developer for the Kennedy Baker Walker Sherrill house on Kingston Pike. This 1849 home has an H1 overlay and is badly deteriorated. There has been a joint effort by the developer and the City to close up the house and clean up the yard. Representatives from Knox Heritage have also met with the developer to discuss what needs to be done to further stabilize the home. She noted it was Number 1 on Knoxville's Fragile Fifteen buildings list.

She also noted that it is currently being proposed that the former Oakwood School be adaptively reused as an assisted living facility. She also noted she would forward a report on the unveiling of the Admiral Farragut marker which is part of the Civil Wars Trail.

Adjournment There was no further business and the meeting was adjourned.