

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING APRIL 18, 2013

City HZC Present

Scott Busby
Faris Eid
Sandra Martin
Lorie Matthews
Melissa McAdams
Andie Ray
Melynda Whetsel
Jason Woodle

County HZC Present

Bart Carey
Steve Cotham
Carol Montgomery

Others Present

Beth Eason
Scott Schimmel
Arin Streater

City HZC Absent

Sean Bolen (Excused)

County HZC Absent

David Butler (Excused)
Linda Claussen (Excused)

Staff Present

Kaye Graybeal
Lisa Hatfield
Melvin Wright
Dori Caron

Commission Chair Busby called the meeting to order and noted there was a quorum. Roll call was taken. Comm. Chair Busby stated that the meeting was being televised and recorded. He also asked that speakers limit their presentations to 5 minutes and to sign in when they reached the podium. He also noted that any appeals can be taken to Chancery Court within 60 days. Comm. Chair Busby then swore in all visitors and applicants that planned to speak on any Agenda item.

Action: A Motion was made by Comm. Eid to approve March 21, 2013 Minutes. The Motion was seconded by Comm. Whetsel. The Motion carried unanimously.

Reports to Commission: Chair and Vice Chairs, Lisa Hatfield, Melvin Wright.

Lisa Hatfield and Melvin Wright were present and noted there were no reports to commission this month.

Comm. Chair noted Comm. Cotham would be terming off the Commission as he has severed two consecutive terms. Comm. Cotham was thanked and applauded for his services to the Commission. It was noted his vast knowledge of the area's history has been a great resource for the community and a tremendous asset to the Commission. The Commission will be presenting Comm. Cotham with a commemorative certificate.

Staff Reports: Kaye Graybeal, MPC Historic Preservation Planner

Ms. Graybeal reviewed Level I Certificates approved by staff this month.

**CITY of KNOXVILLE HISTORIC ZONING COMMISSION
Certificates of Appropriateness**

Market Square (H-1) 030513MKT

27 Market Square (postponed from March 21st)

After-the-fact review of window replacement on 2nd level

Discussion: Comm. Ray recused herself. Ms. Graybeal noted this Item had been postponed from the March 2013 meeting. Ms. Graybeal reiterated that the guidelines state that replacement windows be wood. It was noted that storm windows could be used for increased efficiency as opposed to windows that are triple glazed. It was clarified that the windows are quite visible from Market Square. It was also clarified that if the Commission denied this application the Applicant could return within the year with a new proposal as long as it is different from this one (for example, replacement with appropriate wooden windows). It was further clarified that if denied, the Codes Enforcement Officer would work with the Applicant to determine a timeline within which they would mitigate the violation as created by a denial of this application.

Action: Comm. Eid moved that the submitted application be denied based on the evidence submitted and the information provided in the staff report. He further moved that staff have the authority to approve wooden replacement windows that are in compliance with the guidelines. The Motion was seconded by Comm. Whetsel. The Motion carried unanimously.

Individual Property (H-1) 040113GEN

2647 Bafford Place (Meade Montessori School)

Construct accessible ramp, repair and rebuild stairs, install handrails, construct sidewalk and parking

Discussion: Ms. Graybeal, referencing the handouts just distributed this morning, noted that they indicate the rear door, which is currently double leaf panel, is proposed to be replaced with a single-leaf door. She noted this is not an original door. Secondly, the handout now indicates a redrawn proposed ramp, the slope of which needed to be made lower to meet code. It will extend it out somewhat further than originally requested. The Applicant, Beth Eason was present and had no further comments.

Action: Comm. Martin moved to approve the submitted application based on the evidence submitted and the information provided in the staff report, to include approval of a single leaf door and the revised ramp specifications as described in the above-referenced handout provided by the Applicant. The Motion was seconded by Comm. Ray. The Motion carried unanimously.

4th and Gill (H-1) 0322113FG

933 Luttrell Street

Replacement of non-original windows

Discussion: The Applicant, Scott Schimmel was present and clarified that he is only proposing to replace the sash and not the entire frame of the windows.

The neighborhood representative, Arin Streeter, was present and stated that the neighborhood is in agreement with the staff recommendation.

Action: Comm. Whetsel moved to approve the application based on the evidence submitted and the information provided in the staff report. The Motion was seconded by Comm. Matthews. The Motion carried unanimously.

Ms. Graybeal reviewed announcements:

The Annual Report on Preservation: 2012, prepared for Mayor Madeline Rogero was distributed. The Report is required by the City Charter to be presented to the sitting mayor each spring. Ms. Graybeal briefed the Commission on some of its highlights:

- There were 3 denials out of 120 requests (including both Level I and Level II). There were other Certificates that were approved with conditions. This is indicative of our typically having well prepared applications and that the Commission does indeed work with the Applicants to approve requests that are within the guidelines. In 2010 there were 105 applications, last year there were 115, this year (2012) there were 120 applications. This shows there is continued renovation and adaptive reuse of structures within the historic overlay.
- The Downtown Design Review Board also contributes to the preservation of our historic structures.
- Also highlighted is the Commission's involvement in slate roof replacements and the subsequent requests for use of alternative materials for those requests.
- Comm. Carey discussed the Potential National Register nomination of the Westmoreland Waterwheel and related properties and briefly reviewed its associated history. This reminds us that historic designations are not just for habitable buildings. He thanked Knox Heritage for their efforts and support of this initiative.
- The Report includes updates on the schools from last year.
- The work on the Andrew Johnson Hotel Building (widow, cornices and lentil repair) is slated to begin, as is the work on the Courthouse (mainly window repair).
- The JFG special coffee sign, south of the Gay Street bridge, was the Commission's first historic sign designation. This reflected the first implementation of the part of the sign ordinance that allows for signs to be erected off-premise if they are historic signs.
- Gay Street was nominated as a "Great Street" in September by the American Planning Association, nationally recognized among well know streets in the country for their vibrancy and contribution to economic development. This demonstrates the success of collaborative efforts of private investors, government initiatives and nonprofits like Knox Heritage in maintaining and adaptive reuse of the buildings along the street.

Ms. Graybeal then reviewed the Recommendations for Action in 2013, touching on strengthening code enforcement for compliance with Historic Zoning Overlay and subsequent equitable compliance among owners; directing funds for an administrative hearing officer to levy fees for noncompliance with the Historic Zoning Overlay; establishing sufficient funds to alleviate the demolition-by-neglect status of at least one historically significant building annually; and to utilize TN Historical Commission Historic Preservation grants to update design guidelines to address new building and construction trends relative to solar energy, new alternative building materials, widow replacement and landscaping.

Ms. Graybeal stated Knox County Mayor appointed Mike Crowder to fill Comm. Cotham's place on the Commission. His appointment must first be approved by the Knox County Commission. It is hoped that he will be able to sit for the May meeting.

She also noted that on April 23rd, a Minneapolis based firm called ArtSpace will visit Knoxville. They have been invited here by Knox Heritage and the Cornerstone Foundation and they specialize in multi-use property development. They will tour available local properties followed by a Public Input meeting to provide preliminary feedback about the feasibility of creating live-work multiuse space and other arts facility development in Knoxville. This meeting will take place at 7:00 p.m. at the Art Emporium at 100 South Gay Street.

Ms. Graybeal noted this meeting would be immediately followed by a workshop on porch balustrades codes and design.

Action: Comm. Martin moved to adjourn the meeting. The Motion was seconded by Comm. Cotham. and the meeting was adjourned.