

**MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING JUNE 20, 2013**

City HZC Present

Scott Busby
Faris Eid
Sandra Martin
Lorie Matthews
Melynda Whetsel
Jason Woodle

County HZC Present

David Butler
Bart Carey
Mike Crowder
Carol Montgomery

Others Present

Jerry Caldwell
Kenn Davin
Sasha Ernst
Kevin Hamby
Brett Honeycutt
Joseph Loy
Michelle Mauer
James O’Neal
James Pierce
Arin Streeter
Kim Trent

City HZC Absent

Sean Bolen (Excused)
Melissa McAdams
Andie Ray (Excused)

County HZC Absent

None

Staff Present

Dori Caron
Kaye Graybeal
Lisa Hatfield
Melvin Wright

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.

Comm. Chair Busby noted Ms. Linda Claussen has resigned and thanked her for her nine years of service on behalf of the Commission. Ms. Graybeal touched on some of Ms. Claussen’s many contributions to the community including, along with her husband Steve, formation of the Seven Islands Foundation (which helped in the development of the Seven Islands Wildlife Refuge) and the restoration of the James Park House downtown. She was also a member of the French Broad Preservation Association and served on the Board of the East Tennessee Historical Society. Ms. Claussen will be presented with a Certificate of Appreciation at her earliest convenience.

Comm. Chair Busby introduced Mike Crowder, a newly appointed Knox County Historic Zoning Commissioner and welcomed him to the Commission. Mr. Crowder noted he is a lifelong Knoxville, growing up in the downtown Hill Avenue and Old North Knoxville areas where he also attended school in his early years at Bell House School (no longer in existence), Brownlow Elementary and graduated from Fulton High School. Comm. Crowder is a graduate of the University of Tennessee.

Action: Comm. Eid moved to approve the May 16, 2013 Minutes. The Motion was seconded by Comm. Carey. The Motion carried unanimously.

Reports to Commission: Lisa Hatfield stated there were no reports to the Commission this month.

Staff Reports: Kaye Graybeal, MPC Historic Preservation Planner, reviewed the Level 1 Certificates approved this month.

NEW BUSINESS

Election of Knox County Historic Zoning Commission Chairman.

The Meeting was turned over to David Butler, Vice Chair for the Knox County Historic Zoning Commission. Mike Crowder abstained from voting as this is his first meeting.

Action: Carol Montgomery nominated David Butler for Chair of the Knox County Historic Zoning Commission. Vice Chair Butler called for a vote. The Vote was unanimous.

As the Vice Chair position is now open Comm. Chair Butler called for nominations.

Action: Chair David Butler nominated Carol Montgomery for Vice Chair. Ms. Montgomery declined the nomination.

The Knox County Historic Zoning Commission agreed to postpone nominations and election of a Vice chair until the July meeting.

Historic Overlay Designation (H-1) - 3425 Kingston Pike – Westwood 060313GEN

Discussion: The current zoning will remain in place however the H-1 overlay allows for the Commission to review of any changes proposed for the property. Ms. Graybeal reviewed the history of the property highlighting prominent individuals associated with the property as well as significant timeline activities. She noted that Knox Heritage plans to relocate to this property and that he building would serve as a museum of sorts showcasing the Victorian era lifestyle. She noted the Commission's recommendation will go to the Metropolitan Planning Commission and then on to City Council for final approval. Kim Trent, Executive Director of Knox Heritage, and the Applicant, was present. She noted the vision for this property was to turn this house into their regional headquarters, preservation and education center and a house museum so they can share this incredible gift from the Haslam Foundation with the entire community. Ms. Trent also noted they would be placing a preservation easement on the property in addition to the H-1 overlay.

Action: Comm. Whetsel moved that the Commission recommend approval of the H-1 Overlay Designation for this property to the Metropolitan Planning Commission. The Motion was seconded by Comm. Woodle. The Motion carried unanimously.

CERTIFICATES OF APPROPRIATENESS

Old North Knox (H-1)

254 E. Oklahoma Avenue 060313aONK

Deck, garage door, and misc. items

Discussion: The Applicant, Kelley Segars, was present and had no further comment. James Pierce, neighborhood representative, noted the neighborhood agrees with staff recommendation with regards to the porch, the windows and French doors. The also agree with staff recommendation to either repair the existing garage doors or find salvaged doors that can be used to replace them. The neighborhood does not support the use of metal doors. He further noted if the doors were faced with wood and the appearance from the outside was completely wood and was paintable that would be acceptable. It was clarified that the doors would swing out as they did originally.

Action: Comm. Eid 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. Martin. The Motion carried unanimously.

307 W. Glenwood Avenue 060313ONK

Rear porch enclosure

Discussion: The Applicant, Kevin Hamby, was present and had no further comment. James Pierce, neighborhood representative, was present and noted the neighborhood agrees with staff recommendation regarding maintaining as much of the original porch's character as possible. The neighborhood's issue is that 2 windows would lose more transparency that it should. Mr. Pierce stated they felt use of 3 windows would allow for more transparency and helps to avoid the use of any siding above the line where it is now as the top section should remain as open as possible. He further noted around the door, the sidelights and transom would allow for enough transparency on that elevation. He reiterated the concern was loss of the feel of the porch if the Applicant were to fill in too much area with just the 2 windows. They further noted the windows should be tall enough such that no fill needs to put above the windows to maintain the ceiling line. It was clarified that the age of porch and when it was enclosed is unknown. It was also clarified that along with the 2 windows under review, the door is also salvaged, is a half-light door and appropriate for the period of the house. Mr. Hamby stated that they like the idea of sidelights however, they will be narrow. He further stated they are open, and would like to have, 3 windows but they had a hard time finding 2 that were appropriate and matched. Mr. Hamby clarified that they want the windows and the transom to be operable. There was discussion surrounding window options and the possibility of the use of a fixed glass panel in between the 2 salvaged windows, which would increase transparency and delineate old from new, was discussed.

Action: Comm. Eid moved that the submitted application be approved based on the evidence submitted and the information provided in the staff report with the following clarifications/conditions: The replacement of the rotted wood steps and other elements, maintaining the use of existing columns or approve reconstruction of them where necessary, and approve the installation of 3 windows of equal dimension to replicate existing openings (fixed or operable at the discretion of the Applicant), and to install reclaimed door with sidelights and transom in a design layout to mimic existing conditions, with the final design to be approved by staff. Comm. Eid further moved to allow a 3rd older window used with the 2 salvaged windows if one was found that would match. The Motion was seconded by Comm. Woodle. The Motion carried unanimously.

Edgewood Park City (H-1)

1701 Jefferson Avenue 050613EDG

Deck expansion and garage overhang

Discussion: The owner, Joseph Loy, was present and had no additional comments. Jerry Caldwell, neighborhood representative, noted the neighborhood supported the application. Mr. Loy clarified that there would be a 2 x 12 inch plate below the deck.

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. Matthews. The Motion carried unanimously.

Oct 12 tour in Edgewood

Market Square (H-1)

2 Market Square 060313MKT

Roof deck and entry door

Discussion: Owner representative Brett Honeycutt was present for questions. He clarified that the owner wants to use solid doors for added privacy as that entry is a foyer to their private space. A mockup of the proposed roof deck was presented and explained in detail to the Commissioners. It is staff's opinion that the proposed deck, working with the mock up, is not prominently visible. There was no representation from the Market Square District Association. It was clarified that the mock up reflected the top of the planter and the glass would extend up from that. It was also clarified that this renovation was strictly for residential purposes. Discussion reflected that this entryway was recessed 3 ft. In discussing the existing doors, they are approximately 5 ft. wide, and that the owner desires a larger, wider door.

Action: Comm. Martin moved to approve the submitted application based on the evidence submitted and the information provided in the staff report including approval of the roof deck with the condition that the replacement entry door be allowed to be a single door, of the same proportion proposed, surrounded by wood, with glazed or clear ¾ light door, to be approved by staff. The Motion was seconded by Comm. Whetsel. The Motion carried unanimously.

4th and Gill (H-1)

201 3rd Avenue 060313aFG

Covered entrance rear addition

Discussion: Owner representative, architect Jonathan Miller, was present. Ms. Graybeal clarified that Mr. Arin Streeter had uncovered that the building was actually circa 1927. Comm. Whetsel disclosed that she was a member of the church. Ms. Hatfield, City Law Department, noted that there was no conflict of interest as there was no financial gain involved, and that Comm. Whetsel did not need to recuse herself. The Commission concurred. Arin Streeter, neighborhood representative stated the neighborhood was in agreement with staff recommendation. He noted they wanted to ensure that the simulated divided lights are in the same fashion that the Commission has approved in the past. Ms. Graybeal clarified that staff has stated to Mr. Miller that by "simulated divided light" that the Commission means the profile of the muntins is both on the inside and the outside of the building with a spacer bar in between the glass to give the appearance of a true divided light.

Action: Comm. Eid moved that the submitted application be approved based on the evidence submitted and the information provided in the staff report with the condition that the entry French door specifications and a brick mock-up be presented to staff for approval. The Motion was seconded by Comm. Martin. The Motion carried unanimously.

728 Morgan Street 060313bFG

Reconstruct front porch and misc. items

Discussion: Ms. Graybeal noted the proposed configuration is appropriate however the design proposed is too ornate and the guidelines state work should not attempt to create false sense of history. She also clarified that the second story balustrade would need to be 36 inches high and additionally, the design would need to include modifications to reduce the appearance of that height. The owner, Sasha Ernst was present and noted the illustration they provided was more the design than the actual features of the porch. He stated they want the actual porch to be appropriate to the house itself. Arin Streeter, neighborhood representative stated that the neighborhood is in support of this application and agrees with staff recommendation. He noted the minor measures staff has recommended simplifying the detailing to make the porch more of a background element in the neighborhood as opposed to a prominent example of something that is completely conjectural. He noted that the house is shown in the 1890 Sanborn map. Me. Ernst clarified that is was their intent to have a door for access to the second story porch. He further clarified that the house is currently sided with vinyl. They would like to insulate further in the future.

Action: Comm. Eid moved that the submitted application be approved based on the evidence submitted and the information provided in the staff report on the condition that all of the conditions noted in the staff recommendation are met, and additionally on the further condition that all plans and specifications are to be approved by staff. The Motion was seconded by Comm. Whetsel. Ms. Graybeal clarified any additional information provided by the Applicant will be shared with the neighborhood representative. She further clarified she would approve the plans/specifications submitted unless there are any modifications are that significant, in which case they will come back before the Commission. **The Motion carried unanimously. 815 N. 4th Street 020413FG**
Stair tower/connector addition and misc. items

Discussion: Ms. Graybeal stated this application is a re-submittal of a complex project. Commission members went to a publicly advertised site visit on June 7th to better understand the Applicant's goals and intent. Commissioners present at the site visit were Faris Eid, Scott Busby, Melynda Whetsel, Sean Bolen and Melissa McAdams. Also present at the site visit were the owner Kenn Davin, Michelle Mauer and George Gregory (product representative). Ms. Graybeal reviewed the changes in the re-submitted application. Ms. Graybeal noted that the staircase connector is too bulky and is highly visible from the street. The Applicant also needs to make a clear distinction between the original house and the addition. Both factors reflect earlier comments from the Commission. The planned use of the space is 2 to 3 units and the 3rd floor egress is needed to meet code. Site visit comments were reviewed. The burden is on the Applicant to develop a plan that meets the Historic Zoning Guidelines when working to meet the planned use as well as City code. Ms. Graybeal noted the new drawings now show delineation between garage and house. She noted the brick base wall on the lower stair tower is now shown to be replaced with a stucco-ed foundation lowered to match that of foundation of house. The vertical line of stair tower does not reflect delineation from the house on the new drawings. Unchanged are the composite siding and window replacements, the HVAC screen wall is the same height and solid and the concrete rear porch with wrought iron railings. Kenn Davin and Michelle Mauer were present. Mr. Davin stated the HVAC has been there since 2006. There is a block wall behind the brick wall and to pierce it would only show a block wall. He noted they did not plan to change that at this time. The siding is a crushed stone and polymer product. He noted they plan to use the exiting wrought iron. He also stated they are replacing an existing porch that fell apart with one the same size. He also stated the second level door off the rear has been there since before he bought the house. In clarifying the windows, he felt the windows they are using are very similar with a much longer life. Ms. Graybeal noted the crushed stone polymeric siding and windows, as has been previously noted, are not specifically approved materials in the guidelines.

It was clarified that the guidelines state that the material must adequately simulate wood and the Commission had previously decided that his product did not meet that guideline. It was further clarified that this material is only going to be used on the addition. Arin Streeter, neighborhood representative, stated the neighborhood did not have any particular impression that this application was much different than the previous applications that have been denied by the Commission, and such they did not believe the Commission would act differently with this one. The neighborhood did not have any further comments.

Ms. Graybeal did offer some guidance from the National Park Service brief on substitute material, summarizing that if the proposed substitute material does adequately match the existing material, it may be considered if it is used on a limited and not wholesale basis. A sample of the proposed material was presented to, and reviewed by the Commissioners. Discussion moved towards a “big picture” of this application. Comm. Chair Busby asked the Applicant if they would be willing to make changes in the application to reflect the comments that have been made to date for the next meeting. He also asked the Applicant if this application reflects what they were willing to do. Mr. Davin stated that if they have to hide the stairs, he did look at going to the other side of the building, which was one suggestion, but that it would entail putting a column in the driveway and would therefore not work. He was asked if he was opposed to an internal staircase, as the main issue here is the staircase goes above the roofline, which the Applicant stated was not possible. It was clarified doing an egress on the front of the building would also be impossible to do within the guidelines. It was noted this really comes down to how to address establishing access to the 3rd floor aesthetically. It was established there were no earlier photos of the rear of the building. It was clarified that the Secretary of Interior Standards state that the exterior configuration can’t be subservient to the interior use. Comm. Chair reiterated that this is a complex project and such should be reviewed by a professional and again suggested the Applicant consult a design professional. It was noted that although there was great discussion at the site visit, there are no real changes to the application, that the staircase is still closed, bulky and above the roofline. A short discussion ensued with regards to the history of the house.

Action: Comm. Eid moved that the submitted application be denied without prejudice based on the fact that as discussed here there are alternative designs/options that the Applicant may wish to consider that would meet the guidelines. Comm. Eid offered his expertise as a professional designer on a volunteer basis. Ms. Graybeal clarified that denied without prejudice means the Applicant could return with same application only tweaked. **Comm. Eid amended his Motion to deny the submitted application based on the evidence submitted and the information provided in the staff report.** Ms. Graybeal clarified that in order to return within the year the Applicant would need to submit a sufficiently different proposal that addresses all of the stated concerns. **The Motion was seconded by Comm. Whetsel. The Motion carried unanimously. The Motion carried unanimously.**

There was discussion surrounding other options including demolition and relocation of the house, neither of which the Commission would endorse.

Action: Comm. Busby moved to adjourn the meeting. The Motion was seconded by Comm. Woodle. The Motion carried unanimously and the meeting was adjourned.