

Action: Comm. Bolen moved to approve the February 20, 2014 Minutes. The Motion was seconded by Comm. Ray. The Motion carried unanimously.

Reports to Commission: Chair and Vice Chairs, Lisa Hatfield, Crista Cuccaro, Melvin Wright. There were no reports to Commission this month.

There was a brief discussion regarding changing the date of the March meeting as it typically falls on

Spring Break making it an ongoing challenge to meet a quorum. Ms. Graybeal will revisit the schedule accordingly.

Staff Reports: Kaye Graybeal reviewed the Level I Certificates approved this month.

CERTIFICATES OF APPROPRIATENESS

Individual H-1 Landmark

602 S. Gay St - (3-B-14-HZ)

Discussion: There was no neighborhood representative present. Art Clancy, owner, was present and presented additional handouts. Mr. Clancy read a family statement. In it he thanked the Commissioners for their contributions to the community and dedication to preservation. Continuing, Mr. Clancy noted they also intend to refurbish the five segmental head windows installed when mezzanine level was added as well as the replace the lighting to make it more period correct. He noted they feel that projecting signage and awnings would detract from the wonderfully restored Tennessee Theatre marquis. He noted they respect but disagree with staff recommendation. He addressed each of the staff findings: Historically speaking Mr. Clancy noted there was historic evidence that that there was a signboard there previously; Mr. Clancy noted that nearly 2/3 of the terra cotta has been abated and augmented with EIFS. Much of the historically significant terra cotta is in disrepair and adds nothing to the aesthetic value of the building. Further, Mr. Clancy pointed out that although the proposed sign board will obscure some of the terra cotta moldings, much of what will be obscured has already been removed, damaged, is in disrepair or has been replaced with inferior products. Lastly he noted they do not intend to remove, tear out, drill into or otherwise damage any of these elements and indeed will still be visible from the sidewalk. The mounting mechanisms for their proposed signs will be a lot less damaging to the existing historic masonry than the mechanisms for the awnings and projecting signs that staff is recommending. In conclusion, they feel that everyone can take a broader, big picture look beyond the Secretary of Interior Standards, themselves guidelines, and base a decision on what will make downtown Knoxville aesthetically pleasing while diligently working to preserve the district's historical integrity. Mr. Clancy noted the Homeowners' Association is in agreement with their proposal as submitted.

It was clarified that the sign is appropriate with regards to scale, that the decorative moldings will still be visible from the sidewalk and that the sign could be removed in the future. Mr. Clancy felt that the sign as presented is necessary as they are competing within a huge market. He noted if they can get a facade grant in the future they would like to explore refurbishing that as well. Comm. Eid noted he had issue with regards to the vertical elements of the columns, very strong design wise, versus the strong horizontal band of the proposed sign and offered other options. He suggested they might raise the height of the sign referencing the historic photo showing a continuous signboard at a higher elevation which would not interrupt the vertical elements, or, have *Clancy's* and *Tavern* be two separate signs, mounting the logo on the corner column, again thereby not interrupting the verticality of the columns. Comm. Chair Busby stated he felt the gooseneck lighting would contrast and compete with the current lighting, further that the sign as proposed would compete with the Tennessee Theater sign. There was continued discussion surrounding the pros and cons of either of the proposed alternative options. Mr. Clancy noted they had

multiple designs that had gone before the HOA and reiterated that this proposal is their preference and has the approval of the HOA. It was also noted that the building has evolved over the years. It was also noted that the terra cotta, when added may not have necessarily been appropriate but it is now part of the historic fabric of the building. Comm. Bolen stated he did not feel the proposal violated the Secretary of Interior Standards.

Action: Comm. Bolen moved that the application for 602 S. Gay Street be approved based on the evidence submitted and the information provide in the staff report. The Motion fails for lack of a Second.

Comm. Eid noted he felt there was noncompliance with regards to the vertical elements and their being a large part of the quality and character of the building.

Action: Comm. Eid moved that the application submitted for 602 S. Gay Street be denied without prejudice based on the evidence submitted and the information provided in the staff report. He further moved that signage be allowed to be installed at the cornice line above the second floor which his similar in character to the historic photograph provided to the Commission, or, be allowed to be individual signs installed between the vertical pilaster elements and also on the face of the corner large pilaster element in the same location as currently proposed, allowing final approval by staff. The Motion was seconded by Comm. Ray.

Further Discussion: Comm. Eid noted that any signage installed above the cornice line as noted in his Motion would have to be above the window line following discussion that a sign simply moved up would still obscure many architectural elements. Mr. Clancy did note that the HOA had tentatively agreed to support a smaller, corner projecting sign but that they had asked for their support of the proposal as submitted. Other alternatives, Mr. Clancy noted, will need to go back through the HOA. It was clarified the Motion on the table allowed for two individual signs as well as a corner sign. General consensus was that the vertical elements were more important architecturally than the terra cotta embellishments. It was also clarified that any signage between the pilasters be inset to the second step to allow for the reveal of the columns.

Action: Comm. Chair Busby called for a Motion on the floor. The Motion carried unanimously.

Old North Knoxville H-1

225 E Oklahoma Ave - (4-B-14-HZ)

Discussion: The Applicant, Rebecca Ridner, has taken measurements and feels the existing pad meets setback requirements. The neighborhood representative indicated by email that the neighborhood is in support of the application. Ms. Ridner noted placement and type of doors were more for security and being able to put large things in as it will be used as a shed, not a garage. Comm. Ray and Bolen disclosed they are on the Board of the Home Owner's Association for Old North Knoxville, noting Ms. Ridner was a Board member as well. This project was briefly reviewed at the HOA meeting and there was no objection voiced.

Melvin Wright noted that typically an accessory structure, if replaced, needs to meet the current zoning regulations, as accommodating the setbacks. A variance would be needed if the setback is less than five feet. Ms. Ridner stated the structure would be 5 feet from the fence and 6 feet from the edge of the alley.

Action: Comm. Bolen moved that the application submitted for 225 East Oklahoma Ave. be approved per staff recommendation based on the evidence submitted and the information provided in the staff report with two amendments: That the windows can also be simulated or true-divided-lights and the location of the structure can be moved plus or minus 5 ft. as necessary per building code setback requirements should that be necessary. The Motion was seconded by Comm. Ray. The Motion carried unanimously.

Action: Knoxville Comm. Chair Busby handed the meeting over to the Knox County Comm. Chair David Butler.

Village of Concord HZ

10725 Lakeridge Dr - (4-C-14-HZ)

Discussion: Sarah Taylor, owner representative was present and noted this was the 4th generation of the Pitts family staying in this home and they are renovating it so they can stay living there and keep it in the family. She feels the proposed work is in keeping with the nature of the neighborhood.

There was a brief discussion surrounding raising the slab to give it more of the look of a foundation, however, Ms. Taylor noted the rear of the existing home has a bedroom and is currently below grade, basically laying in mud. It would require major excavation to raise it much higher. She noted a slab would keep it dryer as opposed to a crawl space which would stay wet. Carol Montgomery stated she had spoken to the neighborhood representative who was unable to attend. The proposal did go before the neighborhood association and there was no negative feedback. The Applicant stated they are OK with the staff recommendation for a half- light door.

Action: Comm. Belser moved that the application submitted for 10725 Lakeridge Drive be approved per staff recommendation based on the evidence submitted and the information provided in the staff report with the amendment that approval will only require that Staff Recommendation Condition #1 be met (NOT #2 or #3), that a half light door be installed on the east side instead of the French door noted on the plans. The Motion was seconded by Comm. Montgomery. The Motion carried unanimously.

Action: Knox County Comm. Chair Butler turned the meeting over to Knoxville Comm. Chair Busby.

Edgewood Park City H-1

1806 Washington Ave - (4-E-14-HZ).

Discussion: Owner Helen Bryenton was present and offered samples to the Commission. She noted the proposed asphalt shingles match what is currently on the front porch and are a close color match to the existing gray slate tiles. Neighborhood representative Jerry Caldwell noted the neighborhood is in agreement with staff recommendation. It was noted that insurance would not cover replacement of the slate.

Action: Comm. Ray moved that the application submitted for the removal of slate roofing and installing asphalt shingle roofing at 1806 Washington Avenue be approved per staff recommendation based on the evidence submitted and the information provided in the staff report. The Motion was seconded by Comm. Matthews. The Motion carried unanimously.

Action: Knoxville Comm. Chair Busby handed the meeting over to the Knox County Comm. Chair David Butler.

Request for removal of HZ Overlay by Association for the Preservation of Tennessee Antiquities (APTA)

Recommendation for Ramsey House property– (5-G-14-RZ)

Discussion: Ms. Graybeal reviewed the zoning history of the Ramsey House property. A 3.37 acre portion of the 9.41 acres is proposed to be rezoned to allow for potential commercial development, including removing the Historic overlay from this piece of the parcel as well the remainder of the 9.41 acres added in 1986. Maps were handed out to assist with visualizing the proposal. Ms. Graybeal read the proposed Findings of Fact into the record. The portion of the parcel proposed to be rezoned was clarified. A power point presentation was viewed assisting with the clarification. She noted there is nothing historic on the proposed parcel to be rezoned. Further she noted there was a vegetation buffer which would prevent being able to see the proposed commercial development, this buffer being owned by APTA thus them ensuring it would remain intact. The additional 9.41 acres was granted an historic overlay at the request of former board members to protect the Ramsey House context from inappropriate development. The concern is whether additional commercial development will further detract from the Ramsey property. The purview of the Commission today is to forward an opinion to the Knox County Commission on whether lifting the historic overlay will be a detriment to the historic integrity of the Ramsey property. Ms. Graybeal noted that staff identifies that there is already commercial development in the area. It was clarified that under the current HZ overlay, the exterior of any new construction would need to come before the HZC for review.

Wayne Decker, the president the Ramsey House Board, also the vice-president of APTA. He stated the APTA owns the Ramsey House facilities and noted their (APTA) Board has voted to approve the sale of this parcel. Mr. Decker gave a brief overview of the history of the Ramsey House. With the sale of this parcel, they can increase their endowment, the revenues from which will go a long way in support of their mission, the educational programs they provide as well as enhance the facilities. He touched on the tree line and also noted the buffer zone is wetlands upon which there can be no development, which they consider a benefit to their property. Gayle Mantler, representing the Broadway group, respectfully asked on their behalf that the Commission remove the historic overlay (HZ) on all 9+ acres if possible. She noted they only want the other zoning changes on the smaller parcel they want to subdivide (3.37 acres). Mr. Decker noted they did not realize the full future development ramifications of an HZ overlay. Mr. Decker noted that maintenance of the buffer and wetlands is part of their contract with the buyer as an additional level of protection. Ms. Graybeal noted that MPC planning staff found that commercial zoning of this proposed parcel was compatible with the surrounding area and current zoning there. Significant discussion regarding the opinion that retaining the HZ overlay would be very restrictive for most commercial development, as it would require a significantly more substantive process to obtain approvals and permitting for development.

Tim Morris, civil engineering and landscape architecture representative for the Applicant was also present. It was clarified that the design criteria for this parcel would be found in the Secretary of Interior Standards for Rehabilitation, which are overall less specific than local design guidelines, but would curtail most typical commercial development. Mr. Decker again stated the protection is there for the Ramsey House regardless of the historic overlay. He noted their Board would never do anything that would be detrimental to the Ramsey House. They feel this proposed subdividing and sale of the smaller parcel is

not an important part of the property.

Fiona McAnally, was Executive Director for Ramsey House from 2001 to 2004. Ms. McAnally also resided on the property. She is requesting that the Commission postpone any decision today until there can be further discussion about this community asset. She noted the property became the flagship of the newly formed Association for the Preservation of Tennessee Antiquities (APTA). She offered additional historic perspectives to bring the property to a total of 100 acres. She stated she drives through the intersection regularly and that the land around the area has many residences and described that in some detail. She thought initially that this proposal was due to financial hardship of the nonprofit overseeing the property. She again restated she would like to see organizations and entities that have donated to and supported this property be given times to explore alternative strategies. Elaine Clark, president of the French Broad Preservation Association, noted they oppose the zoning change for two reasons: the historic overlay is there to protect its visibility and the property itself and also the community has a sector plan (East County Sector Plan) in force which does not include the recommendation for commercial zoning.

Mr. Decker clarified their contract with the proposed buyer of the parcel contains language that the historic property signage in place be kept intact. Knox County Chair David Butler clarified the role of the Commission today was to determine if this parcel being sold affects the integrity of the Ramsey House as an historic property.

Dr. Charles Faulkner noted he had taught historical archeology at UT. He noted he had surveyed and performed archaeological excavations at the property over many years. Dr. Faulkner stated in his opinion was such that this parcel does not contain anything historically or architecturally relating to the Ramsey House.

Connie Wallace, Ramsey House Board member, reiterated that TDEC would not allow the buffer/wetland area to be developed. She stated they have no interest in ever clearing that area and the only value of this land to the Board and Ramsey House is its monetary value. Mr. Decker closed by noting that the Ramsey House is on a solid financial foundation.

Action: Comm. Montgomery moved that the Commission recommend denial of lifting the A / HZ overlay but to allow the additional commercial overlay. The Motion failed due to lack of a Second.

Action: Comm. Belser moved to recommend that the HZ overlay be lifted on the 3.37 acre parcel only. The Motion was seconded by Comm. Chair Butler. The Motion carried unanimously.

Staff member Kaye Graybeal noted the Commissioners had been given a copy of the Annual Report to the Mayor and invited feedback. There was no further business.

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