



**MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING NOVEMBER 20, 2014**

City HZC Present

Scott Busby
Faris Eid
Sandra Martin
Lorie Matthews
Melissa McAdams

County HZC Present

Bill Belser
David Butler

Others Present

Matthew Hatfield
Sean Martin
Robert Speck
Arin Streeter
Richard Wozniak

City HZC Absent

Sean Bolen (Excused)
Steve Cotham (Excused)
Andie Ray (Excused)
Jason Woodle (Excused)

County HZC Absent

Bart Carey (Excused)
Mike Crowder (Excused)

Staff Present

Dori Caron
Crista Cuccaro
Scott Elder
Kaye Graybeal
Melvin Wright

Comm. Chair Busby called the meeting to order and noted there was a quorum. He stated that the meeting was being televised and recorded. He also asked that speakers limit their presentations to five minutes and to sign in when they reached the podium. He also noted that any appeals to Commission decisions can be taken to Chancery Court if appealed within 60 days. Comm. Chair Busby then swore in all visitors and Applicants that planned to speak on any Agenda item. Roll call was taken. There were no visitors to introduce.

Action: Comm. Eid moved to approve the October 30, 2014 Minutes. The Motion was seconded by Comm. Matthews. The Motion carried unanimously.

Reports to Commission. There were no reports to Commission.

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

CERTIFICATES OF APPROPRIATENESS

Fourth and Gill H-1

915 Luttrell St - Accessory Structure (11-C-14-HZ)

Discussion: Owner Matthew Hatfield was present and had no additional information to add. He stated that as there were other similar structures they did not realize they needed to obtain permit or seek a Certificate of Appropriateness.

Discussion: Mr. Hatfield noted it was a portable structure and it could be removed if necessary however they have proposed that they would replace the metal sides and gable ends with wood siding to match the house.

Arin Streeter, neighborhood representative, noted the neighborhood was generally in agreement with staff recommendation. It was clarified that the Applicant had mentioned to staff that they would also add wood to the interior metal. He noted the neighborhood also agrees with staff that the radiused edge of the roof is not appropriate to the neighborhood. Comm. Eid noted he could not support the design as submitted and for him to support an approval the structure would need to be totally replaced or have the appropriate materials on the exterior and viewable interior walls, the radiused gables removed [or somehow mitigated] and an overhang installed.

Action: Comm. Eid moved that the application submitted for 915 Luttrell Street be denied based on the evidence submitted and the information provided in the staff report and that the design submitted for review does not meet the design guidelines, and to allow the Applicant to submit a revised design to the Commission at a later date. The Motion was seconded by Comm. McAdams.

Further discussion: Melvin Wright, Plans Review and Inspections noted that when the Applicant does apply for permits the City will need to review the setback from the alley (rear lot line) and how the structure is secured to the ground. It was clarified that the applicant can redesign current structure or start all over. Staff can work with Mr. Hatfield on a redesign.

Comm. Chair Busby Scott called for a vote on the Motion on the floor. The Motion carried unanimously.

900 Gratz St.- Rehabilitate garage and install retaining wall (11-E-14-HZ)

Discussion: Project architect Sean Martin was present for questions. He noted the brick itself is in good shape but the mortar is not so they are proposing to repoint the brick with historic mortar mix. He further noted the roof structure itself is most likely a replacement judging from its poor installation and is proposed to be replaced with a roof deck and membrane roofing. Mr. Martin noted the new requested opening to allow access to the structure from the rear yard. He noted the owner wants to cost that out due to potential grading issues. It was clarified that all of the brick will be repointed, not tuck-pointed. Mr. Martin noted the proposed new stone wall would be constructed with blocks matched as best they can with natural stone (possibly granite), and to set it back from the existing wall for a tiered look. Arin Streeter noted the neighborhood is very excited about this project and is in support of staff recommendation. Mr. Martin clarified that the stone wall would not come past the existing sloping cement wall. He noted it they may need to feather (or taper) it back (curve the corner) so as not to obscure the any part of the garage, rounding it off to ensure it does not come in front of the façade. He also noted they may be able to set the stone wall back a bit. He further noted they have not yet engaged a contractor and wants to involve that person in the final stone wall design.

Action: Comm. Martin moved that the application submitted for 900 Gratz Street be approved per staff recommendation based on the evidence submitted and the information provide in the staff report. The Motion was seconded by Comm. Matthews.

Minutes – November 20, 2014

Knoxville Historic Zoning Commission

Knox County Historic Zoning Commission

Further discussion: Melvin Wright noted that although Plans Review and Inspections does not permit fences /walls higher than 42 inches and they will need more detail (an elevation) and a site plan, as there may be a height variance required depending on the final details provided.

Comm. Chair Busby Scott called for a vote on the Motion on the floor. The Motion carried unanimously.

Market Square (H-1)

35 – 37 Market Square – Signage (10-K-14-HZ)

Discussion: Ms. Graybeal noted this application is a re-submittal for signage from an earlier meeting. At the October 30, 2014 special HZC meeting the original submittal was denied without prejudice mainly due to the fact that the size of the proposed sign did not meet the guidelines. The new proposal is for a sign that is 9.45 sq. ft. and in addition the Applicant has made the components of the sign smaller and uniform in size except for a larger header, also noted as a concern in the previous meeting, as were the number of panels which have been reduced to 7 (from 8).

Applicant Bob Speck was present and thanked the Commission for their input. He stated they felt they had tried to accommodate as much of that input and as a result are proposing a better looking sign. He noted they feel it is very important to do one sign that reads in a manner that 2 separate signs would read. He pointed out that the proposed sign is smaller in square feet than 2 separate signs have the potential to be, that it would be less cluttered to have one sign as well. He clarified the proposed sign is actually a total of 9.38 sq. feet, not 9.45. Ms. Graybeal noted the Market Square District Association has not commented on the revised proposal to date. It was clarified that the sign content was allowable under code.

Comm. Eid stated he felt that the new design, smaller and more uniform, looks nicer than the previous submittal and would look less cluttered than 2 signs that could be up to 6 sq. ft. each, and further, if double-sided, could constitute 24 sq. ft. (6 x 2 x 2). Ms. Graybeal noted that if the Commission waives the 6 ft. requirement there would need to be a finding of fact to support waiving them in this situation/case. Comm. Eid stated the findings of fact were stated in the staff report.

Action: Comm. Eid moved that the application submitted for 35 – 37 Market Square be approved based on the evidence submitted and the information provided in the staff report including the additional Findings of Fact: the sign panels have been reduced to a total of [9.38] square feet, and the number reduced from 8 to 7 panels, the sign is proposed to be mounted on the corner of the building at a 45-degree angle toward wall street, there are 3 other buildings in Market Square (located on each of the other 3 corners) that are adjacent to a public city street (this finding makes these and the subject building locationally unique from buildings located internally in Market Square), signs mounted on corners adjacent to streets at the ends of market square may contribute somewhat less to sign clutter than those located internally on Market Square; and in lieu of 2 signs there is only one mounted on the diagonal.

Further discussion: The Comm. McAdams noted concern that this authorizes 3 other properties to have larger signs. It was noted one of those signs was the Oliver Hotel, which replicated a previous sign and also is set apart from this proposal in that it specifically advertises the building and its use.

There was continued discussion regarding the consequences of waiving the guidelines. There was discussion surrounding the unique location on the corner and that the signage guidelines on Market Square actually reflect an overriding concern about the size of the signs relative to facades that face the Square itself, and do not really consider the façade square footage available to corner buildings.

The Motion was seconded by Comm. Martin. The Motion carried with Comm. McAdams voting no.

Other business: Ms. Graybeal noted that the consultant has provided the draft updated guidelines that will now go back to the 6 neighborhoods involved for them to review. Those neighborhoods are Edgewood-Park City, Mechanicsville, Village of Concord, Fourth and Gill, Market Square and Old North Knoxville. Input has been received from each neighborhood and a best attempt was made to incorporate them into the draft updates. She noted the consultant attempted to bring the residential guidelines closer together in content and make them more uniform to reduce confusion on what one can do where, retaining individual neighborhood nuances and idiosyncrasies. The guidelines will also be placed online for the public to review. The consultant also provided illustrations, drawings and photographs to illustrate the guidelines where applicable. They will also list the design review process which will include a flow chart. There are maintenance techniques and suggestions throughout for guidance. They will have a sustainability section as well in addition to a new construction checklist. Ms. Graybeal said the goal was to have them completed by spring of 2015. It was agreed to get the completed guidelines out to residents of the neighborhoods, developers, realtors, contractors, related associations and entities, etc. It was clarified these are *guidelines* only and the draft updates would be indicated as such in the documents. There was no other business so the meeting was adjourned.