



**MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING APRIL 16, 2015**

City HZC Present

Sean Bolen
Scott Busby
Steve Cotham
Melissa McAdams
Andie Ray
Jason Woodle

County HZC Present

Bill Belser
Mike Crowder
George Ewart

Others Present

Celio Hernandez
Brett Honeycutt
Arin Streeter

City HZC Absent

Faris Eid (Excused)
Lorie Mathews (Excused)

County HZC Absent

David Butler (Excused)

Staff Present

Dori Caron
Crista Cuccaro
Scott Elder
Kaye Graybeal
Dave Hill
Melvin Wright

Knoxville Historic Zoning Comm. Chair Busby called the meeting to order and noted there was a quorum. Roll call was taken. 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 then 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 Applicants and visitors that planned to speak on any Agenda item.

A Motion was made by Comm. Woodle to approve the March 19, 2015 Minutes. The Motion was seconded by Comm. Cotham. The Motion carried unanimously.

NEW BUSINESS:

- **Comm. Sandra Martin's term has expired and she was thanked for her tremendous contributions to the Commission and the community. Ms. Martin was presented with a Certificate of Appreciation.**

- **Action: Comm. Ray moved to nominate Comm. Bolen as Vice-chair of the Knoxville Historic Zoning Commission.** Comm. Bolen accepted the nomination. **The Motion was seconded by Comm. Woodle. The Motion carried unanimously.**
- **Training on the Open Meetings Act.** Christa Cuccaro, City Law Department. Ms. Cuccaro pointed out that this Board is a quasi-judicial Board sitting in an administrative capacity to make decisions [basically] on behalf of the City government. This is enabled by state legislation and by our local zoning code. The complete presentation is available online and can be found here: [http://archive.knoxmpc.org/historic/comm/agendas/Apr2015/Open Mtgs Act presentation.pdf](http://archive.knoxmpc.org/historic/comm/agendas/Apr2015/Open_Mtg_Act_presentation.pdf)
- Ms. Graybeal noted this meeting is also serving as a **Public Meeting on proposed Demolition Delay amendments for Knoxville Historic Structures Inventory resources and pre-1865 structures.** She noted the Commission is taking Public Comment on these amendments today to afford the public the opportunity to ask questions and to hear about the proposed demolition delay amendments that will go before City Council May 12th. She then noted these amendments have been recommended for approval (9 to 5) by the Metropolitan Planning Commission. Ms. Graybeal then reviewed the proposed amendments and noted staff is asking for the Commission to recommend approval to the City Council as well. She noted there was concern on how owners of properties affected by these amendments were to be notified. Therefore, text was added to the amendments to state that for properties added to the significance list: "The property owners shall be notified of the determination in writing via the United States Postal Service to be delivered to the property owner's address as listed by Knox County Property Assessor." Dave Hill, Deputy Director, MPC spoke and noted there is no obligation on the part of the Historic Zoning Commission to make a recommendation to City Council, however, staff feels that because of the expertise of the Commissioners, their input would be worthwhile. He further noted that if adopted as written the 60-day delay will be applied to applications for demolition that are not within an historic overlay and/or are on the National Register or are National Register-eligible and therefore will not be seen by the HZC. Applications for demolition of structures located in an H-1 or NC-1 overlay will continue to come directly before HZC which will retain the authority to deny them. He noted the only other impact of the proposed amendments is with the pre -1865 residential structures which are protected by state law anyway, whose applications for demolition will be heard by City Council, not the Historic Zoning Commission. Comm. Woodle noted his research has noted that these types of amendments have proven very successful across communities around the country. Crista Cuccaro clarified that the City cannot mandate that a homeowner to open a conversation during the 60-day waiting period. There was a brief discussion on other potential demo-delay strategies available for certain cases should the City deem it appropriate to explore them.

Action: Comm. Bolen moved that the Commission support [recommend] approval of the proposed [City of Knoxville Code] amendments. The Motion was seconded by Comm. Woodle. The Motion carried unanimously.

Staff Reports: Ms. Graybeal reviewed the Level 1 Certificates approved since the Commission's last meeting.

CERTIFICATES OF APPROPRIATENESS

Edgewood-Park City H-1

2331 Jefferson Ave - Replace front door and windows with vinyl windows (4-E-15-HZ)

Discussion: The Applicant, Celio Hernandez, noted he came into possession of the house approximately one year ago. He stated they identified that the windows and door needed to be replaced and followed the existing openings with the replacements. They would like to keep the replacements as they have spent time and money on them. It was noted that the neighborhood guidelines state that replacement windows should have the same overall size, pane division, muntin style, exterior depth, width and profile of the original ones and further state that windows were typically wood. Ms. Graybeal noted staff findings were that the dimensions, profile and frame [of the replacement windows] are not the same. Mr. Hernandez noted the remaining original windows on the second story cannot not be opened. He clarified that 4 first-story windows have been replaced with vinyl (one on the front, 2 on the right side and 1 on the left side of the house.) There was no neighborhood representative present. Ms. Graybeal noted she has not received any comments from the neighborhood on this house. It was clarified that the guidelines do not specifically prohibit vinyl windows from being used, but do state that the pane division, and the muntin style, exterior depth, width and profile must be the same as originals. It was clarified that the muntins are between the 2 glass panes. It was noted Mr. Hernandez did not obtain a building permit which would have prompted him to seek a Certificate of Appropriateness. Ms. Graybeal noted that she had suggested to Mr. Hernandez that the installed vinyl windows be re-used as replacements on the noncontributing rear addition. It was noted the newly installed front door also does not meet the guidelines. Mr. Hernandez noted there are other doors in the neighborhood with similar glass. Mr. Hernandez then noted they have now obtained a permit to complete other work on the house.

Action: Comm. Bolen moved that the application submitted for 2331 Jefferson Ave. be denied for after-the-fact-windows, front door, and sidelight replacement based on the evidence submitted and the information provided in the staff report per staff recommendation. The Motion was seconded by Comm. Ray. The Motion carried unanimously.

Staff offered to work closely with Mr. Hernandez and Building Inspections to rectify the window and door replacement.

Fourth and Gill H-1

920 Eleanor St - Construct rear deck (3-E-15-HZ)

Discussion: There was no owner representative present. Arin Streeter, neighborhood representative, noted the neighborhood agrees with the staff recommendation and does not have any problems with the proposed deck.

Action: Comm. Ray moved that the application submitted for 920 Eleanor St. be approved based on the evidence submitted, the information provided in the staff report and the information provided by the neighborhood representative. The Motion was seconded by Comm. McAdams. The Motion carried unanimously.

Market Square H-1

28 Market Square (4-D-15-HZ) The address was corrected to 32 Market Square.

Discussion: Owner representative Brett Honeycutt noted he had nothing further to add. He clarified the existing cylinders on the roof were hydroponic growers, and that the flashing would be metal. It was noted part of the intent of this proposal is to reduce the visibility of any constructed

components added the roof which reflects the National Park Service guidelines. It was noted that when the HZC reviewed and approved the recently renovated façade, it was not required to be an exact replica of the original façade.

Action: Comm. Bolen moved that that application submitted for 32 Market Square be approved based on the evidence submitted, the information provided in the staff report and the public hearing. The Motion was seconded by Comm. McAdams. The Motion carried unanimously.

Old North Knoxville H-1

1000 Thompson Place - Screen-in rear porch (3-F-15-HZ)

Discussion: Ms. Graybeal noted the Applicants (owners) were unable to be here today and that this application had been postponed due to snow and lack of a quorum. She further noted she was in receipt of a statement supporting the application from the neighborhood representative. Comm. Ray disclosed she is president of the Old North Knoxville Association and that the Applicant is an Association Board member.

Action: Comm. McAdams moved that the application submitted for 1000 Thompson Place be approved based on the evidence submitted and the information provided in the staff report. The Motion was seconded by Comm. Cotham. The Motion carried unanimously.

Other Business:

- Ms. Graybeal reviewed the Knoxville-Knox County Preservation: 2014 Report to the Mayor, City of Knoxville. The Report is available online and can be found here: <http://archive.knoxmpc.org/historic/hp2014.pdf>
- Ms. Graybeal noted the Fourth and Gill neighborhood tour is coming up on April 26th from 1:00 p.m. to 6:00 p.m. There are 10 houses on the tour and the tickets are \$10 in advance and \$12 the day of the tour.
- Comm. Ray noted the house threatened at the corner of Baxter Ave. and Stewart St. was successfully saved and was moved on Monday to Anderson St.
- Ms. Graybeal updated the Commissions on the Howard House located at 2921 Broadway Ave. and noted there was an effort being spearheaded by Knox Heritage to raise funds to save it.
- Ms. Graybeal noted former Mayor Victor Ashe asked her to remind everyone that the National Park Service turns 100 years old in 2016. This is the entity that administers the National Register of Historic Properties.

There was no further business.

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