

**MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING DECEMBER 17, 2015**

City Commissioners Present	County Commissioners Present	Others Present
Sean Bolen	David Butler	Parker Bartholomew
Scott Busby	Mike Crowder	Whitney Manahan
Bart Carey	George Ewart	James Pierce
Steve Cotham	Scott Smith	Nick Shaffer
Lorie Matthews		
Melissa McAdams		
Jason Woodle		Staff Present
		Dori Caron
		Marty Clay
		Scott Elder
		Kaye Graybeal
		Tom Reynolds

City Commissioners Absent	Excused	County Commissioners Absent	Excused
Faris Eid	Yes	Bill Belser	Yes
Andie Ray	Yes		

Knoxville Historic Zoning Comm. Chair Busby called the meeting to order and noted there was a quorum. Comm. Chair Busby noted that Comm. Andie Ray is gravely ill and on behalf of the Knoxville-Knox Historic Zoning Commissions sends her all of our thoughts and prayers.

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.

Action: A Motion was made by Comm. Matthews to approve the November 19, 2015 Minutes. The Motion was seconded by Comm. Cotham. The Motion carried unanimously.

Reports to Commission: There were no reports to Commission.

Staff Report: Ms. Graybeal reviewed the Level I Certificates approved since the last meeting.

CERTIFICATES OF APPROPRIATENESS

Fairmont-Emoriland NC-1

2100 Fairmont Blvd - Additions to existing garage (12-D-15-HZ)

Discussion: There was no owner present. Steve Cotham, representing the neighborhood, noted the application met all of the guidelines and saw no reason not recommend approval. Crista Cuccaro noted for the record that the application will require a [setback] variance from the BZA.

Action: Comm. McAdams moved that the application submitted for 2100 Fairmont Blvd. be approved based on the evidence submitted and the information provided in the staff report and per staff recommendation. The Motion was seconded by Comm. Woodle. The Motion carried unanimously.

Jackson Avenue H-1

123 W Jackson Ave - Storefront alterations (12-F-15-HZ)

Discussion: Parker Bartholomew, owner representative, noted their goal with this property is to increase retail space on the ground floor and eliminate residential and office space there [ground floor]. He further noted the stairway is the second means of egress for the second floor residents. He also noted that these buildings are so long and narrow that in order to maximize natural light they want to limit the size of the door/access to the residential space. It was clarified that there is no neighborhood representative for these districts. Comm. Bolen stated that the [applicable] Secretary of Interior Standards do not allow for interior use to dictate exterior changes. Mr. Bartholomew acknowledged that however noting that it was a challenge to balance the historic look with the fact that this is [historically] a warehouse district. Multiple alternative options were presented generating substantial discussion between Commissioners and the Applicant on which option would best meet the standards while meeting their project needs as fully as possible. Mr. Bartholomew noted they were deep into bringing this complicated building up to current code. After further discussion surrounding potential options Mr. Bartholomew asked for the application to be postponed so he could come back with a more accurate and detailed representation of their intent. It was suggested that a revised rendering of their proposal show a more balanced appearance.

Action: Action: Comm. McAdams moved that the application submitted for 123 W. Jackson Ave. be postponed for 30 days based on the discussion today. The Motion was seconded by Comm. Bolen. The Motion carried unanimously.

Kern's Bakery H-1 Individual property

2011 Chapman Hwy - Exterior restoration (12-E-15-HZ)

Discussion: Owner representative Whitney Manahan from Dewhirst Properties noted they had been awarded funds from the City of Knoxville's RFP for historic improvements. She noted this proposal was for façade work only. Ms. Graybeal noted that this Historic Preservation Grant, out of the City of Knoxville's Community Development Department, is part of an initiative stated last year by Mayor Madeline Rogero to help push forward projects that otherwise may not happen without these kind of funds. There was no significant discussion.

Action: Action: Comm. Chair Busby moved that the application submitted for 2011 Chapman Hwy. be approved based on the evidence submitted and the information provided in the staff report and per staff recommendation with the condition that the location of the new HVAC units and the method of screening are provided to staff for approval prior to installation. The Motion was seconded by Comm. Carey. The Motion carried unanimously.

Old North Knoxville H-1

517 Oklahoma Ave - Construction of rear addition (12-G-15-HZ)

Discussion: Ms. Graybeal noted the Applicant has submitted alternate widow configurations in response to staff's findings/approval conditions and briefly reviewed the submission showing awning windows that match the size of a smaller square window on the rear or half the size of a double hung window. She noted the revision also shows windows that might help define the upper and lower levels of the proposed addition. Owner Nick Shaffer was present and noted he was renovating the recently purchased property. He stated the addition is over the footprint of the original "lean to" structure and will be offset 4 inches as requested. There was discussion surrounding the extent of the visibility of the addition as proposed, where it was also noted that vegetation cannot be counted as/used as something to block the visibility. He then noted that the roof would be tucked completely under the existing roof and be, essentially, flat. Discussion then ensued regarding the most ideal way to structure the roof. Comm. Bolen offered the following: the guidelines do not allow the use of fiber cement board, that the proposed windows/sizing (facing Oklahoma) are completely incompatible as they stand and the roof should not extend past the existing house. Mr. Shaffer noted his preference was for a flat not gabled roof tucked under the original roof to keep the height down. It was noted that that roof configuration would not disturb the shape or unique tile of the original roof.

Neighborhood representative James Pierce noted he was unable to get this proposal out to the neighborhood Board however he was here today as the representative interpreting the guidelines. He stated that the addition as proposed does distinguish itself from the original house with its style and being offset. He then noted that the guidelines also state that any addition should be compatible to an original structure in terms of mass, materials, size, texture and scale. He added concern that the north side of the addition can be quite visible turning on to Oklahoma from Glenwood. He further noted the use of cement siding would stand out too much and be a distraction from the original structure as would the overhang of the proposed roof. Mr. Pierce noted the windows as proposed do not fit with the house and he feels there needs to be upper and lower story windows of appropriate scale on the [side] facade. He further noted that a brick veneer on the elevation would fit better with the house. It was clarified that additions should stand out as clearly different from the original house. Ms. Graybeal again noted the guidelines do not allow for the use of artificial sidings but the material used must be compatible, noting the challenge here is what is compatible yet differentiates new from old. There was significant discussion regarding materials. Mr. Shaffer noted since they were doing additional, larger windows they did not plan to place a horizontal architectural element along the floor line delineating the upper and lower stories.

Action: Action: Comm. Bolen moved that the application submitted for 517 Oklahoma Ave. - construction of rear addition - be approved based on the evidence submitted and the information provided in the staff report and per staff recommendation with the following amendments to the stated conditions: That the addition be offset inward so no portion extends further than the [east] wall, the applicant needs to use wood or brick veneer on the exterior that can be seen from Oklahoma or Glenwood , the window size must be compatible in scale and size to what you see from the face of the house on the east side, and that the rear windows can be any size but of the correct materials. Further discussion then ensued. Comm. Bolen modified his Motion such that the addition has to be offset inward on the east elevation however the roof and /or gutter can extend as far as the eave of the existing house, and that the windows [on the east elevation] are "sized to match the existing windows".

The Motion was seconded by Comm. McAdams.

There was further discussion. It was clarified that the roof can be up to flush with the existing roof line on the rear elevation and that the siding on the side visible from Oklahoma can be either wood or brick [but not fiber cement board]. It was noted that any brick used be of a similar size to what now exists on the house. Further discussion regarding the windows resulted in the addition to the Motion on the floor of the condition that the new windows be one-over-one double-hung or six-over-six.

The discussion moved on to the possible use of [smooth] stucco, would require an amendment to the Motion on the floor.

The applicant stated he would like to be able to consider the use of mason stucco which could be pigmented to compliment the brick. James Pierce noted the intent of guidelines is to match or compliment the building and he thinks stucco would require more discussion. He noted he would prefer brick veneer or wood lap siding. He did note if stucco is present in the neighborhood now it could be a consideration. Further discussion ensued surrounding the use of stucco.

Action: Comm. Carey moved to Amend the Motion on the floor to include the use of cementitious/masonry stucco as an option [not EIFS]. The Motion to Amend the Motion on the floor was seconded by Comm. McAdams.

The applicant clarified that he was thinking of using a single-pane awning [casement] window [and not ones with a horizontal division]. It was again clarified that the windows need to be the same size and configuration/pane division as the existing windows on the east facade. There was further discussion surrounding the size and pane configuration of the windows on the east elevation.

Comm. Chair Busby called for a vote on the Amended Motion on the floor. The Amended Motion carried with Comm. Bolen voting no.

Action: Comm. Carey moved to Amend the previous Motion to include that the east side window additions to be equal in size to the half-sash of the existing windows in the addition on the east side and of the appropriate materials, as the Applicant has submitted per the H3.01 drawing presented today. The Amended Motion was seconded by Comm. Bolen. The Amended Motion passed unanimously.

Crista Cuccaro noted the Applicant still needs to go through the permitting process with Plans Review and Inspections.

517 E Oklahoma Ave - Construction of accessory structure (12-H-15-HZ)

Discussion: Ms. Graybeal noted it has been clarified earlier in today's meeting that the ONK neighborhood guidelines do not allow the use of fiber cement board siding, and any siding used should be wood. Owner Nick Shaffer clarified that his intent was that the fiber cement board sheathing is intended to be on all sides of the building, correcting the Staff Finding #8 in the Staff Report that it would be limited to the dormers. Ms. Graybeal shared the neighborhoods representative's opinion that there be windows added to the side of the structure that faces the adjacent neighbors. Ms. Graybeal noted that staff is in agreement with that and adds the additional condition for approval that there should be windows or some

other type of embellishment on the façade facing the neighbors. She further noted that the garage doors facing the neighbors should be detailed carriage house like not the plainer ones reflected in the application. Mr. Shaffer clarified that the garage door will be a reclaimed old barn door.

There was a brief discussion surrounding the need for a use variance, with lot coverage and height being reviewed to ensure compliance as well [although it appears the proposed lot coverage is within the maximum allowed]. It was noted that there is an existing patchwork brick wall that is over one story high between the proposed structure and the neighbors. It was also noted that the Applicant should not be required to build a steep roof on this structure and that roof should reflect that of the existing architecture. Neighborhood representative James Pierce, referencing the neighborhood guidelines, noted the Applicant would need to use a wood lap or board and batten siding on this auxiliary structure. With regards to the façade [south] that does not have any windows other than a small dormer window, he noted in the neighborhood these auxiliary structures typically have first level windows that are appropriately scaled to those of the original building. Mr. Pierce felt the lack of windows was not appropriate and that the existing brick wall is not protected and could be taken down at any time without any approvals. He felt that that façade should have additional windows. Mr. Pierce saw no objections to the proposed 8x12 roof pitch.

Comm. Bolen noted that this is a smaller truncated lot compared to the rest of the neighborhood and that the rear of this property is very close to the public ROW (much more so than other lots in the neighborhood), and further that the proposed structure is simply far too big of a structure for this lot, as well as too large to be considered a garage of the period. Crista Cuccaro noted the in R1A zoning [base zone of this lot] there is a minimum lot size of 7500 sq. feet. She noted this lot, based on the KGIS map provided, appears to be approximately 5700 sq. ft. making it a “small of record”. The proposed structure would not be an allowable use based on the zoning ordinance governing small lots of record. She noted that auxiliary structures may be allowed but not the one proposed. The Applicant clarified he is looking for a place for visiting relatives to stay. The Applicant was encouraged to meet with Scott Elder in the City’s Plans Review and Inspections Department. It was clarified that the Board of Zoning Appeals does not have the authority to permit a use that is not allowed.

Action: Comm. Busby moved that the application submitted for 517 Oklahoma Ave. - construction of accessory structure - be postponed based on today’s discussion to give the Applicant the opportunity to meet with appropriate City staff to review his options. The Motion was seconded by Comm. Cotham. The Motion carried unanimously.

Other Business:

- **Hilltop National Register Nomination**

Discussion: Ms. Graybeal noted the Commission was charged with recommending this nomination to the Tennessee Historical Commission for consideration for its designation to the National Register of Historic Places. She also noted the structure is architecturally significant and reviewed the history of the building as well as its architectural design in some detail.

Action: Comm. Bolen moved to recommend that the Commission support the nomination of Hilltop Farm to the National Register. The Motion was seconded by Comm. Matthews. The Motion carried unanimously.

- Election of Officers

Discussion: It was noted that the Commissions are mandated in their Rules and Procedures to hold elections in December but there have not yet been any nominations proposed.

**Action: Comm. Chair Busby moved to nominate Comm. Bolen for Vice-Chair.
The Motion was seconded unanimously. The Motion carried unanimously.**

**Action: Comm. McAdams moved to nominate Comm. Matthews for Chair.
The Motion was seconded unanimously. The Motion carried unanimously.**

Knoxville Historic Zoning Commission Chair turned the meeting over to David Butler, Knox County Historic Zoning Commission Chair.

Nominations for the Knox County Historic Zoning Commission are as follows:

**Action: Comm. Smith moved to re-appoint David Butler as Chair and George Ewart as Vice-Chair.
The Motion was seconded by Comm. Crowder. The Motion carried unanimously.**

There was no other business.

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