

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING JULY 16, 2015

<u>City HZC Present</u>	<u>County HZC Present</u>	<u>Others Present</u>
Sean Bolen	Bill Belser	Gene Adams
Scott Busby	David Butler	James Pierce
Bart Carey	Mike Crowder	Cindy Rusk
Steve Cotham	George Ewart	Arin Streeter
Faris Eid	Scott Smith	Jerry Whitson
Lorie Matthews		
Melissa McAdams		
Andie Ray		
<u>City HZC Absent</u>	<u>County HZC Absent</u>	<u>Staff Present</u>
Jason Woodle (Excused)	None	Dori Caron
		Crista Cuccaro
		Scott Elder
		Kaye Graybeal
		Gerald Green
		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.

Comm. Chair Busby welcomed Gerald Green, the new Executive Director of the Metropolitan Planning Commission. Mr. Green shared his background and both professional and personal experience with historic preservation.

A Motion was made by Comm. McAdams to approve the June 18, 2015 Minutes. The Motion was seconded by Comm. Cotham. The Motion carried unanimously.

Reports to Commission: There were no reports to Commission.

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

Knoxville Historic Zoning Comm. Chair Busby tuned the meeting over to Knox County Historic Zoning Comm. Chair Butler.

CERTIFICATES OF APPROPRIATENESS

Concord HZ

10801 2nd Drive – Construct carport (7-C-15-HZ)

Discussion: The owner, Jerry Whitson was present and agreed to bring a roof sample to staff for approval. There was no neighborhood representative present. Mr. Whitson noted he was a neighborhood board member and has spoken to the board and no one has any objections to the carport.

Action: Comm. Ewart moved that the application submitted for 10801 2nd Drive be approved based on the evidence submitted and the information provided in the staff report per staff recommendation and condition as stated that a final specification for the roof [sample] be submitted to staff for approval prior to installation. The Motion was seconded by Comm. Smith. The Motion carried unanimously.

Knox County Historic Zoning Comm. Chair Butler turned the meeting back over to Knoxville Historic Zoning Comm. Chair Busby.

Edgewood-Park City H-1

1701 Washington Avenue – Construction of outbuilding (7-K-15-HZ)

Discussion: There was no owner or neighborhood representative present. It was clarified the Commission has not typically required a drawing on outbuildings. Comm. Carey noted the site plan is not drawn to scale and does not appear to match the setback to the house. He then stated the drawing on the plan does not reflect an 8 x 16 structure. He also noted the construction specs submitted by the Applicant basically describe a prefabricated building. He then noted he would like to see the Commission approve something more closely resembling the house with overhangs on the fly rafters and/or something closer to the shed shown in the 3rd photo included with the staff report, which has overhangs. It was also noted there was no height identified nor was there any significant detail describing the appearance of the finished shed.

Action: Comm. Eid moved that the application submitted for 1701 Washington Avenue be denied without prejudice and to have the Applicant come back with a revised application containing more detailed elevations. The Motion was seconded by Comm. Carey. The Motion carried unanimously.

Melvin Wright stated the City will need a site plan indicating the proposed setbacks in addition to details of the required permanent foundation, as well whether or not the Applicant's intended placement of the shed will impact the trees as seen on the aerial view of the house.

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

Fourth and Gill H-1

515 Lovenia Avenue – Replace non-original front door (7-D-15-HZ)

Comm. Ray recused herself.

Discussion: The owner Cindy Rusk was present and stated she had nothing further to add to staff's report. Ms. Graybeal noted this Certificate of Appropriateness is an after the fact review and that the photos included with the staff report reflect the door already in place. Neighborhood representative Arin Streeter noted the neighborhood is in agreement with the staff recommendation. He further stated that there does not appear to be documentation of the original door and the one there now is appropriate to the style of the house. Ms. Rusk clarified that the casing around the door will match what is on the windows. It was also clarified that screen doors constitute a Level One approval.

Action: Comm. McAdams moved that the application submitted for 515 Lovenia Avenue be approved based on the evidence submitted and the information provided in the staff report per staff recommendation. The Motion was seconded by Comm. Matthews. The Motion carried unanimously.

1019 Luttrell Street – Remove original windows and construct rear porch and deck (7-M-15-HZ)

Discussion: Gene Adams was here representing the Applicant. He agreed that the porch would not be visible from the ROW, and further, that the shorter windows would not be visible as well. He also clarified that they are using the same material and window configuration with the exception that they will be shorter from the bottom. He said the upper elevation will not change [regarding the windows]. He said they plan to keep the windows should someone want to install them somewhere in the future. He stated they have already improved the property, having put a new roof on the house as well as painted it. He stated these changes will allow them to reconfigure the kitchen, modernizing and improving the inside of the home while maintaining some of the original inside character. He further noted they are basically taking a 1600 sq. ft. two -apartment structure back to a single family home. Mr. Adams wanted to point out that there was a house on Oklahoma where a shorter window was approved on a side street which was visible from the street. Anecdotally he noted folks in the community are happy with what they are doing. Neighborhood representative Arin Streeter noted the neighborhood is very appreciative of what is happening with the house. He did not receive any comments that were in disagreement with staff recommendation to approve the 2 items [rear porch construction with its stated condition and removal of the north elevation door panel to be filled in as noted] and which also denies removal and replacement of the 2 north side windows. He stated the fact that they are not visible from the ROW is entirely related to foliage and fencing which are temporary conditions. He noted the Secretary of Interior Standards do not allow interior changes made for convenience to dictate changes to the exterior of the structure. Ms. Graybeal clarified the situation with the house on Oklahoma referenced by Mr. Adams, which is situated on a corner. She stated that the original windows that were approved to be removed, which were towards the rear of the house, were going to be reused on the prominent side of the house which faces a side street, replacing very prominent, non-original windows. Comm. Ray added that moving the original windows from the rear side to the prominent side was also to make the [Oklahoma] house more symmetrical. It was noted that changing these windows would change the side view and scale of the house. It was also clarified the Commission cannot require fencing. There was discussion that removal of the north side door would be acceptable as it not original to the house. It was stated that each application is reviewed individually and any previous approvals would only be appropriate for comparison if they are similarly situated, similar properties.

Action: Comm. Eid moved that the application submitted for 1019 Luttrell Street be approved based the evidence submitted and the information provided in the staff report per staff recommendation with the conditions that state approval of the rear screened-in porch with an additional condition that the hand grip of the balustrade meet building code, approval of the removal of the door panel and opening on the north side, filling in and covering with weatherboard to match, and denial of removing the two windows on the north side and replacing them with new shorter windows given that the opening sizes are original, as are the windows. The Motion was seconded by Comm. McAdams. The Motion carried unanimously.

Old North Knoxville H-1

1325 Armstrong Avenue – Construct new detached garage (7-G-15-HZ)

Discussion: Owner Marshall Stair was present and noted they are still early in the process. He clarified the KGIS photo is not his property. He noted the alley is very rarely and in fact T's into another alley. It was clarified the proposed garage would be built on an existing pad. Mr. Stair stated he was comfortable using wood siding. There was discussion that the Commission does have the ability to waive a guideline under appropriate conditions. Mr. Stair noted he submitted a site plan with the location of the garage with regards to the alley sketched in. He further noted is aware he needs a variance for the setback and he will be applying for one with the BZA. Mr. Stair agreed to submit their choice for carriage style doors to staff for approval and further noted it was his understanding that he would be submitting the finalized plans [for the entire project] to staff for approval. James Pierce, neighborhood representative noted he received no objections from the neighborhood regarding the materials that did not match the guidelines being used, particularly the fiber cement siding. He noted it was also mentioned that the concrete block foundation would not be in agreement with the guidelines but again, there was no objections to that. He then stated it gets down to appearance and that the design in the photo image included with the application fits with the style and height [for the neighborhood] although he would like the actual height clarified. He also noted there would be no objection to the use of fiber cement board as long as it appeared like wood lap siding and that the reveal of the siding matched that of the siding of the house. Further, he noted that a smooth finish/texture to the garage doors is also very important. Otherwise he feels it is approvable. It was clarified that the guidelines do not specify materials for garage doors, just style [carriage or X brace]. Mr. Stair clarified that the height of the structure will be 10 ft. He also confirmed that the slope of the garage roof would match the slope of the roof of the house. He further clarified the actual garage doors have not been selected so he cannot give the Commission an exact height or width at this time. Ms. Graybeal noted the Applicant will need to work with Plans Review and Inspections on setbacks and the distances necessary pursuant to driving a vehicle into it. She further noted a condition of approval will be that the applicant receives a BZA variance as it has been clarified by a building inspections representative that one will be needed. Mr. Stair again noted that was his expectation as well.

Action: Comm. Bolen moved that the application submitted for 1325 Armstrong Avenue be approved as submitted based on the evidence submitted and the information provided in the staff report per staff recommendation with the following amendments: the structure will have wood siding, the final garage doors will mimic carriage house doors, a final plan will be submitted to staff for approval and the Applicant receives approval [variance] for the proposed setbacks. He amended his Motion to include a further condition that the roof line and soffit design match that of the house. The Amended Motion was seconded by Comm. Ray. The Amended Motion carried unanimously.

1208 Kenyon Street – Demolish carport and construct new. Restore front porch (7-L-15-HZ)

Discussion: The owner, Terrance McDonough was present and noted he looked forward to improving this house. James Pierce noted the neighborhood is thrilled to see this house being brought back and noted everything proposed appears to be within the guidelines. He noted that the finishes that are reinstalled/restored back to the porch should be compatible with similar properties in the neighborhood. He further noted there are several other brick craftsman bungalows in the neighborhood with the formed concrete caps on the walls and piers, all of which are of a consistent thickness and texture and they would request that the new is tied into the old in that regard with this house, as well as the use of the traditional tongue and groove porch floor and beaded ceilings all be taken back to their original state. He also asked if the owner could remove the satellite dish on the front dormer of the house. Ms. Graybeal clarified that the original 3-light garage window is on the east side of the garage and that they are proposing the clear story windows on the north side of the garage.

Action: Comm. Bolen moved that the application submitted for 1208 Kenyon Street be approved based on the evidence submitted and the information provided in the staff report per staff recommendations with the following conditions: the formed caps on the front porch conform with the same specifications on nearby situated similar architectural styles in the neighborhood, the porch ceiling be redone using bead board, the porch floor be redone using tongue and groove flooring and that the inappropriate infill brick be reused on the now revealed front façade of the porch. The Motion was seconded by Comm. Eid. The Motion carried unanimously.

424 E. Oklahoma Avenue – Window replacement and reconstruct chimney (7-N-15-HZ)

Discussion: Owner Maik Lang was present and noted some of the windows are in significant disrepair. Comm. Bolen noted he agreed with the proposal and suggested 2 potential future changes; the house has a side light that goes the full length of the door and is on hinges originally such that the entire sidelight opens and noted Mr. Lang may want to consider restoring that function to the sidelight, and secondly the gingerbread trim on the exterior was a later addition and is probably too small for scale and he may want to revisit that at a later date as well. It was noted that the porch brackets on the gables and porch posts can be removed at the owner's discretion at any time. Neighborhood representative James Pierce noted the neighborhood agrees with the staff recommendation for the replacement windows as these are non-original and not matching, the only situation where the neighborhood would support window replacement without proof that any window to be replaced was beyond repair. He highlighted multiple factors one needs to be aware of, and cautious of when replacing windows [in these older homes] regardless of whether or not the windows being replaced are original. Kaye Graybeal requested that Mr. Lang submit the specifications for the final window selection for prior approval [prior to their purchase]. It was noted that even with a vinyl sash the internal and external casings would remain and that only a small amount of white vinyl would be visible.

Action: Comm. Ray moved that the application submitted for 424 E. Oklahoma be approved based on the evidence submitted, the testimony today and the information provided in the staff report per staff recommendation with its stated condition that window specifications be submitted to staff for approval. The Motion was seconded by Comm. Matthews. The Motion carried unanimously.

Other Business:

- There was a brief discussion noting that staff/ the Commission does require that a site plan be submitted with an application.

There was no further business.

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