

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING SEPTEMBER 17, 2015

City HZC Present

Scott Busby
Steve Cotham
Faris Eid
Lorie Matthews
Melissa McAdams
Jason Woodle

County HZC Present

David Butler
Mike Crowder
George Ewart

Others Present

Calvin Chappelle
John Wampler

City HZC Absent

Sean Bolen (Excused)
Bart Carey (Excused)
Andie Ray (Excused)

County HZC Absent

Bill Belser (Excused)
Scott Smith

Staff Present

Dori Caron
Crista Cuccaro
Heather Dodge
Kaye Graybeal
Gerald Green

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 August 20, 2015 Minutes. The Motion was seconded by Comm. Eid. 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.

CERTIFICATES OF APPROPRIATENESS

Park City Historic District H-1

1621 Jefferson Avenue – Window and door replacement / renovations (9-C-15-HZ)

Discussion: The Applicant was present and had no further information to add. Calvin Chappelle, neighborhood representative was present and noted he is aware that historic windows can be very labor intensive to repair. He stated he had not personally viewed the windows to note their level of disrepair. The neighborhood would always like any windows that can possibly be repaired. Other than that they would support replacement of any that cannot be repaired with 1 over 1 wood windows to match the rest of the house. Ms. Graybeal referenced several photos in the agenda package that represent the ability to insert a pen knife in the window all the way through the sash and sill and really everywhere on the window. She then noted the Commission could consider using a 50% “beyond-repair” threshold for a window needing to be replaced as a standard for replacement approval, again including in that standard that the pen knife penetrates all the way through. Ms. Graybeal stated it was her opinion that the majority of the windows being proposed for replacement were past the 50% mark. It was clarified that there were 7 original windows to be replaced. Mr. Chappelle then stated he would then support replacement per staff recommendation. He also requested that the Applicant could save the windows being replaced and donate them to Knox Heritage. Mr. Wampler stated they would try and salvage any sashes if at all possible and further stressed that the windows are in very bad shape.

Action: Comm. Eid moved that the application submitted for 1621 Jefferson Ave. be approved as submitted based on the evidence submitted and information provided in the staff report and per staff recommendation. The Motion was seconded by Comm. McAdams. The Motion carried unanimously.

Other Business:

- Ms. Graybeal noted the East Tennessee Preservation Alliance is holding their conference in Knoxville sometime in October. She has received approval from Gerald Green, Executive Director of the Metropolitan Planning Commission for the MPC to pay the registration fee for any Historic Zoning Commissioner that wishes to attend. She will confirm the dates and times and forward additional information about the conference to the Commissioners.
- Design Guidelines Update discussion. A discussion took place regarding proposed updates to the design guidelines as reviewed by Ms. Graybeal.

There was no other business.

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