

**MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING MAY 19, 2016**

Knoxville Historic Zoning Commission				
Commissioner	Present	Absent	Excused	Arrived
Sean Bolen, Vice Chair			x	
Bart Carey			x	
Steve Cotham	x			
Faris Eid	x			
Lorie Matthews, Chair			x	
Melissa McAdams	x			
Sandi Swilley			x	
Stanton Webster	x			
Jason Woodle	x			

Knox County Historic Zoning Commission				
Commissioner	Present	Absent	Excused	Arrived
Bill Belser	x			
David Butler, Chair	x			
Mike Crowder	x			
George Ewart, Vice Chair	x			
Scott Smith	x			

Staff/Others Present	Affiliation
Lisa Hatfield	City Law Department
Marty Clay	City Plans Review and Inspections
Scott Elder	City Plans Review and Inspections
Kaye Graybeal	MPC
Berry Jo Mahan	MPC
James Pierce	ONK Neighborhood Representative
Arin Streeter	Fourth and Gill Neighborhood Representative
Frank Sparkman	Applicant
Rick Dover	Applicant
David Rosser	Applicant representative

Knox County Historic Zoning Comm. Chair Butler called the meeting to order at 8:00 am. Comm. Butler 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. Butler then swore in all Applicants and visitors that planned to speak on any Agenda item. County roll call was taken and it was noted there was a County quorum. City roll call was then taken and it was noted there was also a City quorum.

Minutes - May 19, 2016
Knoxville Historic Zoning Commission
Knox County Historic Zoning Commission
Approved June 16, 2016

Kaye Graybeal introduced and welcomed Stanton Webster, the new City Commissioner.

Action: A Motion was made by Comm. McAdams to approve the April 27, 2016 Minutes. The Motion was seconded by Comm. Cotham. The Motion carried unanimously.

Result: Approved

Reports to Commission: There were no reports to Commission.

Staff Report: Ms. Graybeal reviewed the Level I Certificates approved since the last meeting. There was a discussion surrounding whether or not the Commission needs to review the design of decks. The draft of the revised [Fourth and Gill] design guidelines does have one option of allowing decks to be regularly approved as Level 1's if they meet certain pre-defined criteria. Arin Streeter, neighborhood representative noted that there were not concerns other than the use of the word "addition" in the description which typically falls into a Level 2 description. Ms. Graybeal noted staff does have some digression on whether or not an application is Level 1 or 2 but also relies on neighborhood input regarding design decisions. Discussion briefly continued regarding possible design criteria.

CERTIFICATES OF APPROPRIATENESS

Individual H-1 Ramsey House

2614 Thorngrove Pike – Additions to visitor's center (5-E-16-HZ)

Discussion: Frank Sparkman, project architect, noted they are sensitive to maintaining the historic context of the site and that all of the modifications to the visitors center will be in the same style with matching materials and patterns being used. He also requested that they not have a lot of paved parking. County Plans Review has stated to them that it is up to this body to make a decision regarding how much of the parking, if any, is paved. They do want some hard surface/accessible parking which could be done with a variety of materials, perhaps hard packed gravel, currently used for the walkways, or if budget allows, a pervious paver system. Currently, he noted, all areas are gravel except for the lawn. Ms. Graybeal clarified that the Commission does not determine the number of required spaces, but given the H-1 overlay on the property the Commission can have purview over the materials used on the parking spaces with the exception of having to meet any handicap requirements for a paved surface for those spaces, as that falls under code requirements. She noted the County is willing to defer to the Commission on the material of the parking area as well as its location. A discussion ensued regarding the overall parking setup and design and possible options. Mr. Sparkman noted their preference for the accessible parking spaces would be pervious pavers however they are quite expensive and if they are cost prohibitive those spaces could be asphalt or concrete. He did feel that the pavers they would use would not impede accessibility. It was noted that an impervious material for the accessible spaces might be the best option for the long term.

Action: Comm. Ewart moved that the application submitted for the addition for 2614 Thorngrove Pike (37914) be approved based on the evidence submitted and the information provided in the staff report and per staff recommendation, and then conditioned that handicap parking spaces need to be an impervious surface [and] the rest of the parking can be either a blend of pervious pavers or gravel. The Motion was seconded by Comm. Smith.

Further Discussion: Mr. Sparkman noted the pervious pavers do work when done properly and are

confident in their ability to do it correctly and would like to have it as an option. Ms. Graybeal requested he send a spec sheet to her on the type of pervious pavers which she could forward on the Commissioners for aesthetic consideration as the Commission does not address stormwater or accessibility issues. It was noted that it may be appropriate to give the Applicant the option of pervious pavers for multiple reasons.

Comm. Ewart restated his Motion. It was clarified that 4 accessible spaces are required and they are proposing 6. There was further discussion surrounding the purview of the Commission on materials vs. aesthetics.

Comm. Butler called for a vote on the Motion on the floor. The Motion carried with Comm. Butler voting no.

Result: Approved with condition.

Other County Information:

Ms. Graybeal briefly touched on the Sawyer House, built in the early 1800's. The house is on the original land grant and is believed to be on the site of a fort. She briefly reviewed its history. The property has been vacant for the last 7 ½ years. The house and its 120 acres has been held in a trust for the heirs and is now being held by their attorneys. It has been for sale and is now in a fair degree of disrepair. She and Knox Heritage have been trying to get inside of it hoping there would still be an historic core. Allen Longmire, a state preservationist, did find some evidence of walls of an earlier building to the west, possibly the fort. It is located at 10106 East Emory Road near Corryton. The concern is that it will be torn down but she has heard that the property has been sold to a family who appear to want to renovate it. She had sent a letter to the overseeing attorneys that this house would be subject to a 60 day demolition delay as it is pre-1865, a state law. She will continue to provide updates to the Commission.

Action: Comm. Butler moved to adjourn the Knox County Historic Zoning Commission meeting. The Motion was seconded by Comm. Smith. The Motion carried unanimously and the meeting was adjourned.

Acting Knoxville Historic Zoning Commission Chair Woodle began the City portion of today's meeting.

Knoxville High School H-1

101 East Fifth Avenue – Window replacement (5-D-16-HZ)

Comm. Eid disclosed that he was involved with the Applicant on another project. It was noted his consideration of this application would not be a conflict of interest.

Discussion: Applicant Rick Dover was present and noted they have owned the building for 19 months. They have cleaned all of the windows and have attempted a number of repair and rebuild schemes, and have surveyed, cataloged and photographed all of them. They have identified about 130 of them that they think they can save and rebuild. It was noted the windows on the front (south) and west facades are the most visible and most exposed to the elements. He noted over the years there has been very poor and improper maintenance done to them, trapping moisture inside. He discussed in some detail where they propose to utilize the repaired windows, primarily in the recessed courtyards/new atrium off Lamar Street and the fixed parapet windows around the attic. Mr. Dover requested that any Motion allow them to proceed on the repair and reuse of as many windows as possible and the replacement of those in which

repair and rebuild are not possible in conformity with, and by approval of the National Park Service and state historic preservation office. He stated once they actually begin the work with the windows they may well be able to save more than the *approximately* 130 proposed. It was clarified that the use of simulated-divided-light windows [with muntins on the exterior as well as the interior and with a shadow-bar between the glass panels] would be acceptable and that they would need to be custom, further noting Pella makes a window that is already pre-approved by the NPS but theirs would be custom made to accommodate a narrower muntin. Arin Streeeter noted that this property is within the Fourth and Gill neighborhood but is not under those guidelines, falling instead under the Secretary of Interior Standards guidelines. He noted the neighborhood does not doubt Mr. Dover's sincerity and goals in renovating the building but they have a small procedural concern which is that certified rehabilitation is a voluntary incentive program which the Applicant is not required to do. They are however, required to come before this body as the regulatory entity. They want to ensure that the Commission does not hold the renovation to any lesser of a standard than the Park Service would have, and he then referenced the historic preservation certification (Part 2) application with regards to windows which primarily dictates that there be very specific parameters/documentation with regards to repair vs. replacement. He then noted that it could not hurt to ask that drawings of the replacement windows be provided to the Historic Zoning Commission. Ms. Graybeal noted the NPS and TN Historical Commission would not automatically approve the metal clad windows because this body approved them. They would honor a more restrictive approval by this body. Mr. Streeeter still noted their preference that the Applicant provide detailed scaled drawings as that would be enforceable, further noting that he felt that they are not suggesting the application be denied but that it could include additional information, either postponed so the Commission can review the additional information, or such that staff can approve it. He also noted these types of drawings will be required at a later date by the TN Historical Commission and NPS anyway. Ms. Graybeal noted she would be happy to review the dimensional drawings and would be happy to forward them to the Commission. James Pierce, neighborhood representative for Old North Knoxville, noted he did not vet this to the neighborhood but wanted to offer a suggestion noting the character of a window is really the glass, further suggesting that any remaining original glass be used as a part of the replacements. He also suggested that perhaps a true-divided-light replacement with original glass would restore the character defining feature of the original windows. Mr. Dover clarified that the windows they plan to restore would not require insulated glass and indeed the original glass would be used.

Action: Comm. Eid moved that the application submitted for 101 East Fifth Avenue be approved based on the evidence submitted and the information provided in the staff report with the amendment of what was recommended in the Description of Work [in the staff report]. He further moved that the specific language of the Motion is as follows: To proceed with the window replacement based on the following contingencies; to repair and restore as many windows as possible with a quantity of approximately 130 or more if possible, and which would be located on the north side of the building and/or in the interior courtyard, and for the restored windows to reuse existing historic glazing and glass, and the final selection of the window design be subject to approval by staff for compatibility with the existing window design. The Motion was seconded by Comm. McAdams. The Motion carried unanimously.

Result: Approved with conditions.

Old North Knoxville H-1

227 Leonard Place – Rear roof addition (5-H-16-HZ)

Discussion: Ms. Graybeal noted this is a new proposal for a previously submitted application which was denied. Project architect Davis Rosser, designated by the Applicant to represent him today, was present

and here to answer any questions. Neighborhood representative James Pierce noted all of the comments he has received from the neighborhood were in support of this dormer design. He noted looking at this as a design that could stand on its own as an approvable design, although it is altered from the originally approved dormer, they support staff's recommendation for approval for this dormer change. They had concerns that the home may sell prior to completion of this project and how would that affect completion of the work. Ms. Graybeal clarified that the property is documented as [being] in a state of violation which runs with the property, not the current or any new owner(s), and that would need to be disclosed to any new owner (s) who would then need to ensure identified violations were corrected.

Action: Comm. McAdams moved that the application submitted for 227 Leonard Place be approved based on the evidence submitted and the information provided in the staff report. She noted it was not viewable from the front, it is acceptable to the neighborhood and from the rear, looks much less obtrusive than what is there now. **The Motion was seconded by Comm. Eid. The Motion carried unanimously.**

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