

**MINUTES  
KNOXVILLE HISTORIC ZONING COMMISSION  
KNOX COUNTY HISTORIC ZONING COMMISSION  
MEETING NOVEMBER 17, 2016**

<b>Knoxville Historic Zoning Commission</b>				
<b>Commissioner</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>	<b>Arrived</b>
Sean Bolen, Vice Chair	x			
Bart Carey	x			
Steve Cotham	x			
Faris Eid	x			
Lorie Matthews, Chair	x			
Melissa McAdams	x			
Sandi Swilley	9:08			
Stanton Webster	x			
Jason Woodle		x		

<b>Knox County Historic Zoning Commission</b>				
<b>Commissioner</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>	<b>Arrived</b>
Bill Belser	N/A			
David Butler, Chair	N/A			
Mike Crowder	N/A			
George Ewart, Vice Chair	N/A			
Scott Smith	N/A			

<b>Staff/Others Present</b>	<b>Affiliation</b>
Crista Cuccaro	City Law Department
Marty Clay	City Plans Review and Inspections
Scott Elder	City Plans Review and Inspections
Kaye Graybeal	MPC
Dori Caron	MPC
Arin Streeter	Fourth and Gill Neighborhood Representative
Cindy Rusk	Applicant
Dorothy Payne	Applicant
Teresa Matthews	Applicant
Sara Martin	Applicant/Architect
Elizabeth Eason	Applicant/Architect

Knoxville Historic Zoning Comm. Chair Matthews called the meeting to order at 8:35 am. City roll call was taken and it was noted there was a City quorum. It was then noted there was no County business and the Knox County Historic Zoning Commission would not convene. Comm. Matthews swore in all Applicants and visitors that planned to speak on any Agenda item. Chairman Matthews stated that the meeting was being televised and recorded. She also asked that speakers limit their presentations to five minutes and to sign in when they reached the podium. She then noted that any appeals to Commission decisions can be taken to Chancery Court if appealed within 60 days.

## Approval of Minutes

**Action:** Comm. Cotham moved to approve the October 20, 2016 Historic Zoning Commission Minutes. The Motion was seconded by Comm. Eid. The Motion carried unanimously.

**Result:** Approved.

**Staff Reports:** Ms. Graybeal reviewed the Level 1 Certificates approved since the last meeting.

## **CERTIFICATES OF APPROPRIATENESS**

### **KNOXVILLE HISTORIC ZONING COMMISSION**

#### **Fourth and Gill H-1**

725 Deery Street – Accessory structure (11-B-16-HZ)

**Discussion:** Ms. Graybeal reviewed the staff report and staff recommendation. Applicant Dorothy Payne was present had nothing to add to the staff report. Neighborhood representative Arin Streeter noted the neighborhood had no objections to this proposal. It was clarified that the doors will not face the street or alley but the interior of the yard.

**Action:** Comm. Eid moved that the application submitted for 725 Deery Street be approved based on the evidence submitted and the information provided in the staff report and per staff recommendation with the following condition: 1) that the Applicant is granted approval from the Board of Zoning Appeals. The Motion was seconded by Comm. McAdams. The Motion carried unanimously.

**Result:** Approved with condition

515 Lovenia Avenue – Installation of doors on side of house (11-D-16-HZ).

**Discussion:** Ms. Graybeal reviewed the staff report and staff recommendation. Applicant Cindy Rusk was present and had nothing further to add to the staff report. Neighborhood representative Arin Streeter noted the neighborhood is in agreement with staff recommendation [denial of existing doors]. He did not receive any feedback from the neighborhood on options for replacement of the existing non-original doors. The neighborhood recognizes the difficult siting of the house. Concern was expressed that both the current doors and alternative option are inappropriate. It was noted that the Commission would not normally approve replacement of original windows with a door on a prominent façade but may consider it given the difficult siting of the house and that the side is the only reasonable place to install one. Various remedial options were discussed with Ms. Rusk. Comm. Bolen suggested the Applicant work with the neighborhood and staff and to come back before the Commission with multiple options.

**Action:** Comm. Eid moved that based on the evidence submitted and the information provided in the staff report and per staff recommendation the application submitted for 515 Lovenia Avenue be denied for the existing vinyl doors, and denied without prejudice for the proposed alternative option presented at the meeting today. The Motion was seconded by Comm. Bolen. The Motion carried unanimously.

**Result:** Denied (Existing vinyl doors)  
Denied without prejudice (Proposed alternative option)

1210 Luttrell Street – Rear addition, garage; Modifications to front (11-F-16-HZ)

**Discussion:** Ms. Graybeal reviewed the staff report and staff recommendation. Applicant Sara Martin was present and had nothing further to add to the staff report. Neighborhood representative Arin Streeter noted the neighborhood was in agreement with staff recommendation noting he did request they pay particular attention to the garage as it is more modern handling of an outbuilding and received no objections. He further noted it will be only very minimally visible, if at all, from the street. He noted there were comments regarding the use of artificial materials on the buildings but the neighborhood guidelines do allow fiber cement on new construction and new outbuildings. Ms. Martin noted the owner was still undecided about the siding material but was seeking approval for fiber cement siding (non-wood grained fiber cement with a flat profile) on both the rear addition and the garage and would use the same siding on both, further noting the owner is also open to using wood. Discussion ensued regarding the overall open design of the addition and the relationship between solids to voids. It was clarified that the rear addition would be screened, not glassed. It was reiterated the addition is rear facing with very minimal visibility from the alley.

**Action: Comm. Eid moved that the application submitted for 1210 Luttrell Street be approved based on the evidence submitted and the information provided in the staff report and per staff recommendation with the following conditions: 1) The new gutters will not cover up the ends of the eave brackets (kingposts), and 2) The masonry foundation of the proposed garage will be either smooth-parged stucco or distressed brick, and 3) Submit specification for two proposed wood casement windows on new addition to staff for approval, and 4) Samples for new matching brick or paint color on front porch to be submitted to staff for approval, and 5) Sample of quarry tile for front porch floor to be submitted to staff for approval, and 6) Handrail on new side stair to be beveled or molded, and 7) Fiber cement board that is smooth finish without faux wood-grain or wood siding, with 8 inch lap, is used on the garage and rear addition. The Motion was seconded by Comm. Carey. The Motion carried with Comm. Bolen voting no.**

**Result: Approved with conditions**

703 Luttrell Street – Construction of rear addition (11-I-16-HZ)

**Discussion:** Ms. Graybeal reviewed the staff report and staff recommendation. Applicant Teresa Matthews was present and had nothing further to add to the staff report. Neighborhood representative Arin Streeter noted the neighborhood is in support of this application adding that he did not receive any comments about the potential use of the more modern bullet glass. He noted that although he had had a conversation with the Applicant regarding the appropriateness of the bellcast roofline on the left side of the gable on the addition, he did not receive any comments from the neighborhood regarding it. Ms. Matthews noted she is open to discussion about the roofline however it was designed to reflect the curved rooflines on the front of the house. She further stated that although she likes the curve she is not against putting it back as it was and is open to either. It was noted the floor [of the open part] of the addition would be tongue-and-groove. There was a brief discussion surrounding whether or not existing photographic evidence of the previously existing porch and bathroom would necessitate it being rebuilt to reflect what was there originally and it was noted by staff that documentary photographs can help guide a compatible and appropriate addition, further noting the Commission does not require exact replication.

**Action: Comm. McAdams moved that the application submitted for 703 Luttrell Street be approved based on the evidence submitted and the information provided in the staff report and per staff recommendation reflecting approval of the addition including both Options 1 and 2 for the bathroom window. There was a brief discussion on adding a clarifying statement to the approval. Comm. McAdams further moved that the approval includes the statement: This approval is based on the addition being extremely sympathetic to the style of the house, notwithstanding existing photographic evidence of the original structure, noting**

that the side of the house now has considerably more visibility than was likely planned when the house was originally built. Further, that the Commission found sufficient elements in the proposal that match up to the documentary photographs such as massing, scale, shape and form to find this to be a compatible addition. The Motion was seconded by Comm. Carey. The Motion carried unanimously.

**Result: Approved with a clarifying statement.**

1112 Luttrell Street – Installation of a rear roof dormer and door (9-F-16-HZ)

**Discussion:** Ms. Graybeal reviewed the staff report and staff recommendation. The Applicant was present and had nothing to add to the staff report. Neighborhood representative Arin Streeter noted the neighborhood is in agreement with staff recommendation however they have some comments concerning the materials. Although this house has been modified over the years the neighborhood's general philosophy is that further significant modifications take the house back to closer to how it was originally, hence they would prefer that the rear French doors be wood, not fiberglass. They had further concern regarding the use of fiber cement shingles on the dormer although there was not a strong objection. Ms. Graybeal noted the Applicant is open to using wood French doors instead of fiberglass, which was confirmed by project architect, Elizabeth Eason.

**Action: Comm. Bolen moved that the application submitted for 1112 Luttrell Street be approved based on the evidence submitted and the information provided in the staff report and per staff recommendation with the following condition/modifications: 1) approval of a rear roof dormer with wood shingles [not siding] in the gable, and 2) the installation of wood French doors on the rear façade and, 3) that specification sheets for the wood French doors must be approved by staff.** Ms. Eason noted they were OK with the use of wood shingles if approval was conditioned as such. **The Motion was seconded by Comm. Eid.** Further discussion ensued surrounding the materials on dormers/additions with regards to the amount of maintenance they require. Ms. Eason noted they would prefer fiber cement shingles over wood shingles as they would be more durable and require less maintenance. **Comm. Eid retracted his second.**

**Comm. Bolen modified his Motion to reflect that wood French doors are approved and that the addition to the roof is approved with fiber cement shingles or lap siding. The Motion was seconded by Comm. Carey. The Motion carried unanimously.**

**Result: Approved with conditions**

**Other Business:**

Ms. Graybeal passed out summary notes from the publicly noticed joint meeting of the Knox Heritage Advocacy Committee Meeting and the Historic Zoning Commission held on November 9, 2016 at Knox Heritage's Westwood offices.

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