

**MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OCTOBER 20, 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	N/A			
David Butler, Chair	N/A			
Mike Crowder	N/A			
George Ewart, Vice Chair	N/A			
Scott Smith	N/A			

Staff/Others Present	Affiliation
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
James Pierce	Old North Knoxville Neighborhood Representative
Cathy Shuck	Applicant
David Holmes	Applicant
Roy Payne	Applicant
Teresa Matthews	Applicant
Mary Ann Hoskins	Applicant
Margaret Lon-Britton	Applicant
Phil Thompson	Consultant

Knoxville Historic Zoning Comm. Chair Matthews called the meeting to order at 8:32 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. Eid moved to approve the September 15, 2016 Historic Zoning Commission Minutes. The Motion was seconded by Comm. Carey. 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

Continued - Old North Knoxville H-1

405 E. Oklahoma Avenue – Rear addition (9-G-16-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation. She reviewed additional renderings provided today by the Applicant which show how the roof system would work retaining the existing rear addition, which staff feels could work serving as a transition between the main part of the house and the new rear addition. They also provided renderings showing 2 x 2 double hung windows on the rear elevation and one on the SW side. David Holmes was present and had nothing further to add. Neighborhood representative James Pierce noted the neighborhood was in agreement with staff recommendation regarding the addition and the window placement on the addition. He also noted that he could not speak for the neighborhood with regards to the renderings handed out today but stated that it simply looks odd to retain the existing rear addition but that if it is removed the new addition should be shifted and/or expanded over towards the left to fit better. Choosing one or the other he would leave the existing addition there and let be a transition. Mr. Holmes clarified that the roof pitch on the new addition would be 4/12. He also clarified that the peak of the roof of the new addition roof would be below the roof of the existing addition. Concern was expressed that the final roof pitch could end up being too shallow and that the ridge may end up being higher than the existing roof.

Action: Comm. Eid moved that the application submitted for 405 E. Oklahoma Avenue be approved as submitted based on the evidence submitted and the information provided in the staff report and per staff recommendation with the following conditions: 1) That the dormer not be visible from the front of the house, and 2) That the proposed windows on the addition have 2/2 simulated-divided-lights to match those on the main house, and 3) That the addition have two 2/2 double-hung windows on the back as well as one on the southwest side rather than only one as shown on the drawings, and 4) that the roof on the new addition will have a 4/12 pitch and be no higher than the existing addition roof as it hits the house, which is to be verified by staff [in conjunction with Plans Review and Inspections]. Scott Elder noted the Applicant will need to submit a completely dimensioned set of plans in order to obtain a permit from Plans Review and Inspections. There was further discussion surrounding the roof pitch of the rear dormer and it was noted that it needed to match that of the hip portion of the existing main roof. **The Motion was seconded by Comm. McAdams. The Motion carried unanimously.**

Result: Approved with conditions.

Fourth and Gill H-1

725 Deery Street – Accessory structure (10-B-16-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation. Applicant Roy Payne was present and had nothing further to add. There was no neighborhood representative present.

It was noted it is not the purview of the Commission to specify how to meet fire code however it was clarified that the southeast (rear) wall needs to be fire-rated and have no openings.

Action: Comm. McAdams 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 two conditions: 1) that the Applicant is granted approval from the Board of Zoning Appeals, and 2) that the following modifications to the existing structure are implemented: Replace two vinyl windows with wooden double-hung ones as submitted, and 2) Apply wood battens to composite wall sheathing. The Motion was seconded by Comm. Carey. The Motion carried unanimously.

Result: Approved with conditions

1115 Gratz Street – Rear façade modifications (10-F-16-HZ). As requested by the Applicant this Item was actually heard later in the meeting.

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation. There was no neighborhood representative present. Owner Mary Ann Hoskins was present and noted they are proposing 12 x 8 pane configuration on the new doors. It was noted staff did not receive any comments from the neighborhood.

Action: Comm. Carey moved that the application submitted for 1115 Gratz Street 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. Swilley. The Motion carried unanimously.

Result: Approved

703 Luttrell Street – Rear façade modifications (10-J-16-HZ)

Discussion: Ms. Graybeal reviewed the staff report and recommendation. Owner Teresa Matthews was present and had nothing further to add. There was no neighborhood representative present. There was a brief discussion surrounding proposed window size as well as how the sills will align with those of the two existing windows. It was noted that the sill height of the new windows was roughly made to accommodate the roof pitch of a future rear addition.

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, approving the window and door replacement on the rear façade, as indicated in the submitted drawings that accompany this application. The Motion was seconded by Comm. Swilley. The Motion carried unanimously.

Result: Approved

Market Square H-1

327 Union Avenue – Modification to front façade (10-H-16-HZ)

Discussion: Ms. Graybeal stated that the Applicant has withdrawn the application.

Result: N/A

Old North Knoxville H-1

209 W. Glenwood Ave – Rear addition (10-G-16-HZ)

Discussion: Ms. Graybeal reviewed the revised staff report and recommendation. Owner Cathy Shuck was present and had nothing to add at this juncture. Neighborhood representative James Pierce was present and noted that in past applications for additions, the neighborhood, in conjunction with the guidelines, looked to request more separation between the existing home and any new addition. In this situation, there are a few things that tie the addition in to the house without any separation. He noted the roof line is going to be extended with no real indication of separation but it is only a small portion of it. With the side elevation where the walls tie together there will be no separation where ordinarily those walls would be offset to distinguish original from new, although there will be vertical trim that will form a transition and give the illusion of separation. Mr. Peirce also noted that the Applicant's carrying the design details throughout the project will help make the addition work with the house but allowing the addition without real separation details would be an exception to the guidelines. He noted he had not received any comments against the addition.

Action: Comm. Eid moved that the application submitted for 209 W. Glenwood Avenue 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. Swilley. The Motion carried unanimously.

Result: Approved

303 E. Oklahoma Ave – Porch balustrade modifications – (10-K-16-HZ)

Discussion: Ms. Graybeal reviewed the staff report and recommendation. Owner Margaret Lon-Britton was present and had nothing further to add. Neighborhood representative James Pierce was present and noted the neighborhood agrees with staff recommendation that the new balusters match closely enough to be used. They would like the Applicant to explore other alternatives to the proposed double top rail which can appear "busy" and top heavy. There was some discussion surrounding what the top and bottom rails would look like and that a single rail would be less obtrusive. It was noted that matching the lower level balusters and rails as closely as possible would be preferred. Ms. Lon-Britton noted their intent is to cut the new balusters to replicate the lower level with matching both the top and bottom rails. She further noted the top balustrade would be painted to match the lower balustrade.

Action: Comm. Carey moved that the application submitted for 303 E. Oklahoma Avenue be approved based on the evidence submitted and the information provided in the staff report and per staff recommendation with the condition that the top and bottom rails of the upper porch match that of the lower porch with the upper [and single] top rail being at 36 inches to meet code. The Motion was seconded by Comm. McAdams. The Motion carried unanimously.

Result: Approved with conditions

Other Business:

Ms. Graybeal introduced Phil Thompson who provided a slide presentation on a survey conducted by his firm, the purpose of which was to update the inventory and historic context statement as a basis for nominating 20th-century suburban districts to the National Register of Historic Places, to identify and record significant historic and architectural resources constructed between 1936 and 1966, to update photos and the condition of existing National Register-listed properties and to examine specified areas for potential historic district designation. The complete presentation is available online and can be found here: [http://archive.knoxmpc.org/historic/comm/agendas/Oct2016/Historic Survey Presentation.pdf](http://archive.knoxmpc.org/historic/comm/agendas/Oct2016/Historic%20Survey%20Presentation.pdf)

There was no further business.

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