

**MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING
APRIL 20, 2017**

Knoxville Historic Zoning Commission				
Commissioner	Present	Absent	Excused	Arrived
Rick Blackburn	X			
Bart Carey, Vice Chair	X			8:47
Steve Cotham	X			
Faris Eid	X			
Dasha Lundy	X			
Lorie Matthews, Chair	X			
Melissa McAdams	X			
Sandi Swilley	X			
Stanton Webster	X			

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

Staff/Others Present	Affiliation
Crista Cuccaro	City Law Department
Marty Clay	City Plans Review and Inspections
Kaye Graybeal	MPC
Dori Caron	MPC
Scott Elder	City Plans Review and Inspections
Nathan Honeycutt	Applicant/McCarty Holsaple McCarty
Brad Raines	Applicant
Joseph Candlish	Applicant
Javier J. Voyos	Applicant
James Pierce	Old North Knoxville Neighborhood Representative
Arin Streeter	Fourth and Gill Neighborhood Representative

Knoxville Historic Zoning Comm. Chair Matthews called the meeting to order at 8:33 am. City roll call was taken and it was noted there was a City quorum. There was no County business so the Knox County Historic Zoning Commission did not convene. Comm. Mathews swore in all Applicants and visitors that planned to speak on any Agenda item. Comm. Mathews 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 reach the podium. She further noted that any appeals to Commission decisions can be taken to Chancery Court if appealed within 60 days.

Approval of Minutes

Action: Comm. Blackburn moved to approve the March 16, 2017 Historic Zoning Commission Minutes. The Motion was seconded by Comm. Webster. The Motion carried unanimously.

Result: Approved.

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

KNOXVILLE HISTORIC ZONING COMMISSION

Comm. Chair Matthews noted there would be a change to the order of when the applications would be heard based on the scheduling needs of multiple attendees. There was no opposition.

CERTIFICATES OF APPROPRIATENESS

Edgewood-Park City H-1

2341 Jefferson Ave. – Construction of covered entrance and accessibility ramp (2-D-17-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation. There was no Applicant nor neighborhood representative present. It was noted the Applicant did obtain BZA approval to bring the public entrance all the way to the sidewalk. The roof overhang [that projects] over the sidewalk will be removed. Plans Review and Inspections still needs to review the proposed design in order to assure it meets ADA requirements.

Action: Comm. Eid moved that the application submitted for 2341 Jefferson Ave. be approved based on the evidence submitted and per the amended design as shown on the revised drawings dated 3/30/17 and the information provided in the staff report and per staff recommendation. The Motion was seconded by Comm. Carey. There was a brief discussion on the proposed landscaping. Comm. Eid amended his Motion to include that the curbs shown around the planting beds would not be required. Comm. Carey seconded the Amended Motion. The Amended Motion carried unanimously.

Result: Approved with clarification.

Fourth and Gill H-1

214 E. Glenwood Ave. – Construct sunroom addition (4-B-17-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation. Applicant Joseph Candlish was present and had nothing further to add. Neighborhood Representative Arin Streeter was present and noted it is difficult to address after the fact applications but there is no objection from the neighborhood if the staff recommendations are incorporated into the addition, making the structure more compatible with the design guidelines. There was discussion surrounding water drainage on the roof of the addition and it was noted that the drawing does not accurately reflect the actual roof as is exists. Concern was noted that there was not sufficient drainage generating further discussion. Mr. Candlish was encouraged to explore the drainage issue further. He then agreed to comply with staff recommendation. He apologized for not following standard application procedures.

Action: Comm. Webster moved that the application submitted for 214 E. Glenwood Ave. be approved based on the evidence submitted, finding of fact, and the information provided in the staff report and per staff recommendation with the following conditions: 1) the current windows will be changed to 3/1

simulated-divided-light (SDL) wood double-hung windows.

The SDL's will have muntins on both the interior and the exterior, with a shadow bar in between them, and 2) the entry door for the addition will be changed to a full-light door with no muntins. The Motion was seconded by Comm. Eid. The Motion carried unanimously.

Result: Approved with conditions.

Miller Building Individual Landmark H-1

445 S. Gay St. – Install new storefronts (4-I-17-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation. Nathan Honeycutt was present and had nothing further to add to the staff report. He noted they are excited to see retail come back to this part of Gay St. Mr. Honeycutt noted the proposed recess was 5 to 6 feet, not as deep as it was initially. There was no substantive discussion.

Action: Comm. Eid moved that the application submitted for 445 S. Gay St. 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. Blackburn. The Motion carried unanimously.

Result: Approved.

Old North Knoxville H-1

421 E. Scott Ave. – Reconstruct steps; install skylights, rear screened-in porch (4-A-17-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation. She noted that egress is required from habitable space. Applicant Brad Raines was present and noted he was not trying to replicate the original front stair but wanted to create something simple that works with the overall massing of the house. Regarding the proposed location of the skylights he noted they are placed on the side so he would not have to cut into a primary structure beam in the rear had he tried to place them there. He stated they would be only slightly visible from the street and he has tried to minimize their appearance from the street as much as possible. He noted he only needed one skylight but would like a second one for more light. Neighborhood representative James Pierce was present and noted the neighborhood appreciates the amount of work the owner is taking to update the house. He then noted the guidelines are very specific that skylights should not be visible from the front and that there was some concern over their being quite visible from the street (from the north). He suggested placing a mock up on the roof so their visibility could be clarified. Addressing the piers, he noted as represented on the drawings they are inconsistent with similar piers of that type in the neighborhood and maintaining the existing height of them and having caps would be more consistent with existing ones in the neighborhood. The neighborhood was fine with the rest of the proposed work. Mr. Raines again noted the side primary support beams are lower than the rear ones allowing for placement there next to the front stair. He further noted he would replace the existing caps with some limestone on the sight that he could salvage. He would need to acquire more to do the stair. There was continued discussion surrounding the skylight placement. Mr. Raines noted the skylights would be a gray color to match the roof.

Action: Comm. Eid moved that the application submitted for 421 E. Scott Ave. 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 front steps and lower step walls are to be reconstructed using brick of similar size to what is currently there and with limestone caps, and with the final overall design requiring staff approval; and 2) the front steps will have railings as shown on the supplemental submittal presented today, and 3) the back porch will have solid wood panels on the bottom and railings on the stairs also as shown on the supplemental submittal presented today, and 4) contingent [staff] approval of the one back skylight as proposed subject to review by staff in the field relevant to visibility. There was a brief

discussion that a mock up would be helpful in determining the actual visibility of the skylights. **Comm. Eid immediately added both proposed skylights to a contingent approval subject to a field review of a mock-up for [staff] approval. The Motion was seconded by Comm. McAdams. The Motion carried unanimously.**

Result: Approved with conditions.

1335 Grainger Ave. – Replace asphalt shingle roof with metal roof (4-E-17-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation. Neighborhood representative James Pierce noted the design guidelines do allow for standing seam metal roofs, but not the classic ribbed metal roofs, in new construction or replacement roofs. He handed out [printed paper] examples of standing seam panels having circled what would be approved [per the guidelines] as well as an example [printed paper] of a classic ribbed seam. It was noted classic ribbed metal roofs have been approved in the neighborhood as they were late construction. Applicant Jave' Voyos did not feel the guidelines specifically clarify what kind of seam and are ambiguous, but they would be OK with either type. He noted there were 8 houses in the neighborhood with all types of metal roofs. He noted they wanted to comply with any specific guidelines objectively based on the information. Ms. Graybeal clarified that the guidelines do state "standing seam". Ms. Graybeal noted that any approved roof should complement the current streetscape and that the proposed bronze color would help the proposed roof blend in better, further that it is staff's opinion that one [classic ribbed] should only be approved for houses that are not considered part of the period of significance of the neighborhood which goes to at least 1945. It was noted that originally the houses in this neighborhood would have had, if metal, standing seam roofs. Discussion ensued regarding which roof would actually, once installed as done today, look most like what would have been found in the neighborhood. Mr. Voyos noted they want to know what design of a metal roof would be most appropriate and are open to what the Commission would agree would best suit the house and are open to a standing seam roof. Several Commissioners noted they would not support requiring a standing seam roof.

Action: Comm. Eid moved that the application to install a metal roof on the house submitted for 1335 Grainger Ave. be approved, for a simulated standing seam metal roof, and not a corrugated ribbed metal roof, based on the evidence submitted and the information provided in the staff report with the following condition: 1) the final specific type of seam used will require prior staff approval. The Motion was seconded by Comm. Blackburn.

Comm. Chair Matthews called for a roll call vote after a reading of the Motion on the floor.

Commissioner
Blackburn: Aye
Carey: No
Cotham: Aye
Eid: Aye
Lundy: Aye
Matthews: Aye
McAdams: No
Swilley: No
Webster: Aye

The Motion Carries 6 to 3.

Result: Approved with clarification (simulated standing seam) and condition.

Staff will provide examples to the applicant.

Other Business:

- Summary of Historic Preservation Annual Report

Discussion: Ms. Graybeal briefly reviewed the report which summarizes the Commission's activities as well as other preservation-related activities. Hard copies are available upon request.

- Arin Streeter noted this Sunday (April 23rd) is the 27th anniversary of the Fourth and Gill Historic Neighborhood Home Tour and encouraged everyone to attend. It occurs between 1 PM and 6 PM.

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