

MINUTES

**KNOX COUNTY HISTORIC ZONING COMMISSION  
KNOXVILLE HISTORIC ZONING COMMISSION**

NOVEMBER 16, 2017

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

Staff/Others Present	Affiliation
N/A	

There was no County business therefore the Knox County Historic Zoning Commission did not convene.

<b>Knoxville Historic Zoning Commission</b>				
Commissioner	Present	Absent	Excused	Arrived
Rick Blackburn			X	
Bart Carey, Vice Chair	X			
Steve Cotham	X			
Faris Eid	X			
Dasha Lundy	X			
Lorie Matthews, Chair	X			
Dationa Mitchell	X			
Sandi Swilley		X		
Stanton Webster	X			

Staff/Others Present	Affiliation
Crista Cuccaro	City Law Department
Kaye Graybeal	MPC
Dori Caron	MPC
DeAnn Bogus	City Plans Review and Inspections
Scott Elder	City Plans Review and Inspections
Arin Streeter	Fourth and Gill Neighborhood Representative
Robert and Melynda Whetsel	Applicants
Chuck Mascioli	Applicant
Adam Lutringer	Contractor
Scott Schimmel	Applicant
Nick Shaffer	Applicant

Knoxville Historic Zoning Comm. Chair Matthews called the meeting to order at 8:36 a.m. Roll call was taken and it was noted there was a quorum. Comm. Matthews stated that the meeting is being televised and recorded. She also asked that speakers limit their presentations to five minutes and to sign in when they reach the podium. Applicants or members of the public who wished to speak on an Agenda Item were sworn in. 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. Eid moved to approve the October 19, 2017 Knoxville 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.

### **Reports to Commission**

There were no reports to Commission.

## **CERTIFICATES OF APPROPRIATENESS**

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

1012 Gratz St. – Roof dormer and back porch (11-G-17-HZ)

**Discussion:** Ms. Graybeal reviewed the staff report and staff recommendation. Applicant Bob Whetzel was present and had nothing to add to the staff report. He noted they want to reconfigure the rear entrance to as close to what was originally there while still maintaining access to a bathroom located in the rear. Neighborhood representative Arin Streeter was present and noted the neighborhood is in agreement with staff recommendation and has no objection to the project.

**Action: Comm. Eid moved that the application submitted for 1012 Gratz Street be approved based on the evidence submitted, the information provided in the staff report and per staff recommendation. The Motion was seconded by Comm. Carey. The Motion carried unanimously.**

**Result:** Approved.

### **Ft. Sanders NC-1**

404 11<sup>th</sup> St. – Rear porch enclosure (11-I-17-HZ)

**Discussion:** Ms. Graybeal reviewed the staff report and staff recommendation. Applicant Chuck Mascioli was present and stated that the porch as it exists is not original, was enclosed at one time and reopened in the past. He also noted there was stairwell there in the past and that there is also a non-historic deck between his and the neighboring house. He stated the porch as it is now is nonfunctioning. They want to close the porch in and put a new stairwell to the basement there as there was one there when they bought the house. He also stated when finished it would look exactly like the porch next door. Ms. Graybeal noted another finding of fact is that there was a stairwell on the back porch which is no longer there which is why it had been enclosed at one point to accommodate the stairwell. It was noted it was not known when the neighboring porch was enclosed and there is no history of a building permit being pulled for it. It was clarified that the original stairs were internal, not external. It was also noted the rear porch has been altered multiple times over the years and is now approximately half the size it was originally. It was then noted the rear lower door was not original either. Mr. Mascioli described the existing egresses

and noted that the reason for the window is to let light into the stairwell. Comm. Eid expressed concern that there is no final elevation for review today. Mr. Mascioli clarified that the siding will match what exists now (they have saved the boards), and the existing columns and white trim will remain as well. It was also noted the upstairs porch is already enclosed.

**Action: Comm. Eid moved that the application submitted for 404 11<sup>th</sup> Street be approved based on the evidence submitted, the information provided in the staff report and based on the testimony today, the fact that the porch is not original and has been altered, and even though it is visible it is low and would not detract from the rest of the building, and subject to the following conditions: 1) that existing columns and trim around the porch are preserved, and 2) that when installed the siding and window will not detract from the house. Comm. Eid clarified that this approval includes installation of the proposed window.**

Comm. Carey agreed it would not be highly visible and noted it would be difficult to rebuild the original porch. Mr. Mascioli noted they want to put stairs under where the window would go and this would allow light. He is open to use another kind of window or not having a window there at all. **The Motion was seconded by Comm. Carey.** Comm. Webster shared concern that the Commission does not approve any addition that is visible from the front of the house in any other neighborhood with an H-1 overlay. There was further discussion surrounding the proposed window. It was also noted enclosed porches are not atypical in the neighborhood. Mr. Mascioli state the high window placement is also to add a measure of safety as this is student housing.

**Action: Comm. Eid amended his Motion to include that staff have final approval over the window and its placement [and/or a final elevation] and can recommend an alternative.** It was again noted there is no final elevation in the application. Final window options were further discussed. Scott Elder noted Plans Review and Inspections will require dimensioned elevations for the Applicant to obtain a building permit. **Comm. Carey seconded amended Motion. The amended Motion carried with Comm. Webster voting no.**

**Result:** Approved with conditions.

### **Miller Building Landmark H-1**

445 South Gay St. – Installation of signage (11-J-17-HZ)

**Discussion:** Ms. Graybeal reviewed the staff report and staff recommendation. Applicant Scott Schimmel was present and noted, as a champion of historic preservation, he does not want cluttered streetscapes or ugly signage. He noted the proposed sign is based on their larger storefront footage (56 linear ft.) and he feels that an 8 foot sign would fit better. Comm. Eid suggested a modified design keeping the same height but reducing the graphics of the sign and reducing the projection. It was noted Mast General Store's vertical sign projects 8 feet. It was noted the verticality of the building is pronounced. There was substantial discussion on the pronounced verticality and Art Deco design of this large, prominent building and the addition of a vertical vs. a horizontal sign as well as discussion to the size, placement and orientation of other signs on Gay St. There was consensus that a larger sign would be appropriate due to the size of the building but the orientation and length of projection continued to generate discussion. Comm. Eid noted a smaller horizontal sign would detract from the verticality less than a larger one and also that the flag portion of the light pole appears to be very close to the edge of the sign as proposed at 8 ft. and they may conflict with each other. It was clarified that the proposed sign would be allowable under the underlying zoning code.

**Action: Comm. Eid moved that the application submitted for 445 South Gay Street be approved based on the evidence submitted, the information provided in the staff report, and based on the graphics provided, with the following condition: 1) the sign projection is limited to 7 feet with the 2 ft. 11 inch height of the sign and a 10-inch projection of the logo being acceptable.**

There was further discussion surrounding the sign projection.

After continued discussion Comm. Eid clarified that his Motion was based maximum measurements. It was clarified that the 2 ft. 11 inches measurement was based on an 8 ft. projection. **The Motion was seconded by Comm. Carey.** Mr. Schimmel felt that a vertical sign would suggest they occupy the entire building which they do not. Discussion continued about the final design and size. **Comm. Chair Matthews called for a vote on the Motion on the floor which precipitated a roll call vote.**

**Yes:**

**Commissioners: Carey, Eid**

**No:**

**Commissioners: Cotham, Lundy, Matthews, Mitchell, Webster**

**The Motion fails.**

Mr. Schimmel stated if there is a conflict with the light pole he is OK with a 7 ft. projection but if there is no conflict he would prefer 8 ft. The height of the proposed sign was briefly discussed.

**Comm. Eid moved that the application submitted for 445 South Gay Street be approved based on the evidence submitted, the information provided in the staff report, with a maximum projection of 8 ft. and the height as proposed with the Applicant also being approved to reduce the projection if the adjacent light pole and signage conflicts with the sign projecting 8 ft. The Motion was seconded by Comm. Mitchell. The Motion carried unanimously.**

**Result:** Approved with consideration of potential conflict with the light pole.

### **Old North Knoxville H-1**

517 Oklahoma Ave. – Construct new garage

**Discussion:** Ms. Graybeal reviewed the staff report and staff recommendation. It was noted the Applicant already has variances for the height and side setback. She noted James Pierce, neighborhood liaison and via email, had suggested that there be actual windows on the front and rear elevations in keeping with other outbuildings in the area however, after a review of the neighborhood staff feels the proposed shutters or other decorative feature to break up the bank façades would be appropriate. He also indicated to staff that he feels there should be an upper and lower window on the front and rear façades or a vent with a window under it. Staff would add that a vent or some other element be added to the gable. Applicant Nick Shafer was present and had nothing further to add to the staff report. Comm. Carey did not feel a vent would be appropriate in a living space so a window or a pair of faux shutters would be more appropriate. Mr. Shaffer noted this proposal will not include living space but will be storage, and further that the vent would not be functional. He noted he would be OK with using shutters that would match the house there. It was noted a 6-over-6 double-hung window would also be appropriate in that space. There was discussion surrounding construction of the doors and the need for diagonal cross boards for structural support and Mr. Shaffer indicated he is open to building whatever the Commission recommends. He could mount the boards to plywood on the underside which would likely not then require the cross bracing. He noted that he could mimic the shutters on the garage in constructing the doors. Mr. Shaffer clarified that the front elevation doors will be hinged with boards as previously noted. He is planning to install a barn door on the right side with an outside track that can be hinged or sliding. He would prefer to do the faux shutters on the front only. There will be two windows on the left side, which are located in the dormer. Mr. Pierce had indicated in an e-mail copied to staff that he feels there should be shutters on all of the windows; however, the staff and commissioners do not think that shutters on all windows are necessary to comply with the design guidelines. Comm. Carey noted he had looked around the district and stated that very few, if any, accessory structures had windows. Staff feels there needs to be at a minimum some element on the front elevation gable and perhaps on the rear one as well. DeAnn Bogus noted the left side elevation cannot have any windows as it is less than 3 feet from the property line which would then disallow the two proposed dormer windows. Mr. Shaffer indicated that in

his previously issued building permit those windows had been permitted. Ms. Graybeal noted Mr. Shaffer will need to work with Plans Review and Inspections in working that out. It was clarified that the stairway will be inside, not outside. Mr. Shaffer noted the roof will be a galvanized 5-v metal roof. He noted he was open to use of other material such as classic ribbed roof. Ms. Graybeal noted the guidelines recommend a darker color. Mr. Shaffer stated he prefers to not do shutters on the left elevation but likes the idea of doing the board-and-batten shutters on the front, matching the garage door to that [design]. It was jointly clarified that the front garage doors will be of boards with no battens.

**Action: Comm. Carey moved that the application submitted for 517 Oklahoma Avenue be approved based on the evidence submitted, the information provided in the staff report and per staff recommendation with the following conditions: 1) that the metal roof be dark in color similar to that of the house, and 2) that there be a pair of faux shutters on the front elevation similar in size to the double-hung windows on the house, and 3) the front elevation carriage-type side-hinged doors be constructed with boards as will the shutters (plain vertical boards with one horizontal cross member), and 4) that the right-hand-side [double] door can be hinged or sliding.** Mr. Shaffer stated the new shutters will match the ones on the house but without the diamond cut-outs. **The Motion was seconded by Comm. Eid. The Motion carried unanimously.**

**Result:** Approved with conditions.

#### **Other Business**

- Steve Cotham and Dasha Lundy recently attended the East Tennessee Preservation Alliance at author Alex Haley's historic former home site. The site is now offices and a retreat for the Children's Defense Fund.
- The Edgewood-Park City overlay expansion and guidelines update was approved at City Council upon first reading, however, Mayor Rogero is now urging Council to table consideration of this initiative as she feels there needs to be more discussion and better neighborhood consensus on which direction to proceed.

**Action: Comm. Eid moved to adjourn the Knoxville Historic Zoning Commission meeting. The Motion was seconded by Comm. Carey. The Motion carried unanimously the meeting was adjourned.**