

MINUTES

KNOX COUNTY HISTORIC ZONING COMMISSION
KNOXVILLE HISTORIC ZONING COMMISSION

OCTOBER 19, 2017

Knox County Historic Zoning Commission				
Commissioner	Present	Absent	Excused	Arrived
Bill Belser	X			
Mike Crowder	X			
George Ewart, Chair	X			
Kim Isenberg	X			
Scott Smith, Vice Chair		X		

Staff/Others Present	Affiliation
Kaye Graybeal	MPC
Dori Caron	MPC
Lisa Beer-Wigert and Steffan Wigert	Applicants

Knox County Historic Zoning Comm. Chair Ewart called the meeting to order at 8:35 am. Roll call was taken and it was noted there was a quorum. Comm. Ewart stated that the meeting is being televised and recorded. He also asked that speakers limit their presentations to five minutes and to sign in when they reach the podium. There were no members off the public [nor Applicant] who planned to speak so no one was sworn in. He further noted that any appeals to Commission decisions can be taken to Chancery Court if appealed within 60 days.

Approval of Minutes

The June 15, 2017 Knox County Historic Zoning Commission minutes were previously approved.

Staff Reports

There were no staff reports.

Reports to Commission (actually heard after the COA)

Ms. Graybeal gave a presentation on new construction/addition projects previously approved by the Commission and now completed in the Village of Concord between 2012 and 2017: 1100 Church Street, 10801 Lake Ridge Drive, Calvary Evangelical Church, 10907 Gilian Lane, 10721 Third Drive, 818 Loop Road, 10801 Second Drive, 10721 Third Drive and 10913 Gilian Lane. A brief discussion surrounding there being proactive discussion with the County Codes office and staff regarding specific materials being used that have been approved by the Commission. The presentation is available online can be found here: [http://archive.knoxmpc.org/historic/comm/agendas/Oct2017/Concord New Construction.pdf](http://archive.knoxmpc.org/historic/comm/agendas/Oct2017/Concord%20New%20Construction.pdf)

KNOX COUNTY CERTIFICATES OF APPROPRIATENESS

Concord HZ

10817 Second Drive – Demolition (10-E-17-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation. The Applicants were now present and had nothing to add to the staff report. The neighborhood association has indicated in writing that they agree with staff recommendation.

There was a brief discussion surrounding the age of the house and chimney bricks. It was noted it would be nice if some of the original bricks could be saved although that may not be feasible given demolition by it's nature.

Action: Comm. Crowder moved that the application submitted for 10817 Second 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. Belser. The Motion carried unanimously.

Result: Approved for demolition.

Comm. Chair Ewart welcomed Kim Isenberg to the Commission.

Other Business

There was no other business.

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

Knoxville Historic Zoning Commission				
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 Building Inspections
Scott Elder	City Plans Review and Building Inspections
Arin Streeter	Fourth and Gill Neighborhood Representative
Sean Martin	Applicant Representative
Sue Russell	Applicant
Adam Lutringer	Citizen
Kyle Arwe	Citizen

Knoxville Historic Zoning Comm. Chair Matthews called the meeting to order at 9:02 am. 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.

Kaye Graybeal introduced Dationa Mitchell to the Commission.

Approval of Minutes

Action: Comm. Webster moved to approve the September 21, 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.

KNOXVILLE CERTIFICATES OF APPROPRIATENESS

Fourth and Gill H-1

1019 Eleanor Street – Install skylights on outbuilding (10-G-17-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation. Applicant Sean Martin was present and had nothing to add to the staff report. Neighborhood representative Arin Streeter was present and noted the neighborhood was in support of staff recommendation. There was no discussion.

Action: Comm. Webster moved that the application submitted for 1019 Eleanor 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. Eid. The Motion carried unanimously.

Result: Approved

605 Caswell Avenue – Screened-in rear porch; architectural element replacement (9-O-17-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation. Applicant Sue Russell was present and had nothing further to add to the staff report. She noted time is of the essence on the porch rails and if not approved today they will remain as they are as she feels they are too fragile to remove. She stated there are many houses in the neighborhood that have a compressed “picket/space” configuration. She also felt it would add a measure of safety to add pickets in between the current ones. Discussion surrounding the rear second story door, which she stated is now fixed and will remain as it is (it is screwed shut). She noted, after further discussion, that she would agree to put sheathing/siding over the door opening. There was also discussion surrounding the type of metal roof proposed, the transom and the supports that will hold the metal roof up. Comm. Eid suggested a few changes to the proposed transom. It was noted the neighborhood did not have any issues with the application.

Action: Comm. Eid moved that the application submitted for 605 Caswell 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 additional balusters [spindles etc.] of the same size can be added in between the existing ones, and 2) for the back conversion of the deck to a screen porch roof, using a classic ribbed roof as shown in the image submitted, and 3) both sides of the gables will be screened, and 4) at the front door, the existing casing shown as thick will be moved to the top, and the casing between the new transom and the door will be a thinner transom, and, 5) the presumption that the back deck and porch are submitted to [Plans Review and Building Inspections] for permitting, approval and ensuring structural integrity and railing design meets code, and 6) the existing door above the screen porch will be removed and will be covered over by siding. The Motion was seconded by Comm. Carey. The Motion carried unanimously.

Result: Approved with conditions

Other Business

The Commission will have a workshop immediately following this meeting to discuss a project proposed at 521 Caswell Avenue, Knoxville, TN.

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