

**MINUTES**

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

**JULY 19, 2018**

<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			
Mike Crowder	N/A			
George Ewart, Chair	N/A			
Kim Isenberg	N/A			
Scott Smith, Vice Chair	N/A			

<b>Staff/Others Present</b>	<b>Affiliation</b>
N/A	N/A

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

**Approval of Minutes**

N/A.

**Staff Reports**

N/A

**Reports to Commission**

N/A

**KNOX COUNTY CERTIFICATES OF APPROPRIATENESS**

N/A

<b>Knoxville Historic Zoning Commission</b>				
<b>Commissioner</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>	<b>Arrived</b>
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			

<b>Staff/Others Present</b>	<b>Affiliation</b>
Crista Cuccaro	City Law Department
Kaye Graybeal	MPC
Dori Caron	MPC
Scott Elder	City Plans Review and Building Inspections
DeAnn Bogus	City Plans Review and Building Inspections
James Pierce	Old North Knoxville Neighborhood Representative
Gerry Moll	Applicant
Dan Howett	Applicant
Catherine Shteynberg	Applicant
Brian Youree	Applicant
Erin Harlow	Applicant representative
John Holmes	Applicant
James Daniels	Applicant
Daniel Odle	Applicant representative

Knoxville Historic Zoning Comm. Vice Chair Carey called the meeting to order at 8:30 a.m. Roll call was taken and it was noted there was a quorum. Comm. Carey 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. Applicants or members of the public who wished to speak on an Agenda Item were 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**

**Action: Comm. Blackburn moved to approve the June 24, 2018 Knoxville Historic Zoning Commission Minutes. The Motion was seconded by Comm. Eid. The Motion carried unanimously.**

**Result:** Approved.

### **Staff Reports**

Ms. Graybeal referenced 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**

816 Gratz Street – Construction of accessory structure (7-J-18-HZ)

**Discussion:** Ms. Graybeal reviewed the staff report and staff recommendation. The Applicant Gerry Moll was present and had nothing to add to the staff report. There was no substantive discussion other than to clarify that the proposed chimney height would need to meet code. Neighborhood representative Arin Streeter was not present however it was noted that the neighborhood did not submit any comments to him.

**Action: Comm. Blackburn moved that the application submitted for 816 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. Mitchell. The Motion carried unanimously.**

**Result:** Approved.

1104 Luttrell Street – Paint masonry (7-O-18-HZ)

**Discussion:** Ms. Graybeal reviewed the staff report and staff recommendation. The Applicant Dan Howett was present and had nothing to add to the staff report. He noted they are not asking for this waiver lightly however as the brick is so damaged they decided to seek it. There was a brief discussion surrounding the proposed color which they have not yet selected. Neighborhood representative Arin Streeter was not present however it was noted that the neighborhood did not submit any comments to him.

**Action: Comm. Eid moved that the application submitted for 1104 Luttrell Street be approved based on the evidence submitted and the information provided in the staff report and per staff recommendation, and based on the high degree of damage from a variety of sources, with the following condition; 1) That any mortar repair be done according to the National Park Services' Standards Preservation Brief #2. The Motion was seconded by Comm. Swilley. The Motion carried unanimously.**

**Result:** Approved with condition.

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

405 E. Oklahoma Avenue – Construct car port (7-G-18-HZ)

**Discussion:** Ms. Graybeal reviewed the staff report and staff recommendation. Applicant James Daniels was present and had nothing further to add to the staff report. Neighborhood Representative James Pierce was present and noted the neighborhood supports staff recommendation for approval. There was a brief discussion surrounding the existing fence which will likely be moved back about one foot. Scott Elder noted the site plan denotes the structure is less than 12 feet from the alley (minimum setback for a detached garage served by an alley is 12 feet), and such, that distance will need to be demonstrated on the final site plan when it is submitted to Plans Review and Inspections for a building permit.

**Action: Comm. Swilley moved that the application submitted for 405 E. Oklahoma Avenue be approved based on the evidence submitted and the information provided in the staff report and staff recommendation with the following condition; 1) That the final specification sheet for the garage door with side opening be submitted to staff for approval. The Motion was seconded by Comm. Lundy. The Motion carried unanimously.**

**Result:** Approved with condition.

221 E. Oklahoma Avenue – Rear addition (7-H-18-HZ)

**Discussion:** Ms. Graybeal reviewed the staff report and staff recommendation. Applicant Catherine Shteynberg was present and had nothing to add to the staff report. She asked that if after grading the level is above 8 inches they would like to propose the use of concrete block that they would parge/stucco. Neighborhood Representative James Pierce was present and noted the neighborhood supports staff recommendation for approval noting that approval would be setting aside a few design guidelines with an approval; the guideline requiring wood would be set aside for the fiber cement board, and as the addition is not seen from the street that they agree the smooth board would work, and the use of board and batten (as opposed to lap siding) would be OK again due to it not being visible from the street. It was noted there is no board and batten anywhere on the house.

**Action: Comm. Eid moved that the application submitted for 221 E. Oklahoma Avenue be approved based on the evidence submitted and the information provided in the staff report and staff recommendation with the following conditions; 1) The exposed CMU block foundation wall be as smooth-parged as practicable based on the amount of exposure (with the threshold being 8 inches or more); and 2) An actual sample or clear photo on a specification sheet for smooth fiber cement board panels should be provided for review. The Motion was seconded by Comm. Swilley. The Motion carried unanimously.**

**Result:** Approved with conditions.

313 E. Oklahoma Avenue – RE-construct porch balustrade (7-K-18-HZ)

**Discussion:** Ms. Graybeal reviewed the staff report and staff recommendation. Applicant Brian Youree was present and had nothing further to add to the staff report. Neighborhood Representative James Pierce was present and noted the neighborhood supports staff recommendation for approval. There was no substantive discussion other than for clarification on the final detail of the proposed beveled rail and supports.

**Action: Comm. Eid moved that the application submitted for 313 E. Oklahoma Avenue be approved based on the evidence submitted and the information provided in the staff report and staff recommendation with an option for the applicant to work and with the following condition; 1) That the Applicant work with staff to develop the final railing design. The Motion was seconded by Comm. Lundy. The Motion carried unanimously.**

**Result:** Approved with condition.

### **Fort Sanders NC-1**

1416 Forest Avenue – Side and rear additions (7-C-18-HZ)

**Discussion:** Ms. Graybeal reviewed the staff report and staff recommendation. She handed out revised plans which now reflect one 2-story addition on the south side. There was no neighborhood representative present. Applicant representative Erin Harlow was present and noted they have now inset the addition by 3 ft. to delineate it. They are trying to maintain at least a nod to the original windows on east elevation. They propose to remove the rear door and cover the opening with a similar size shutter as they cannot make it usable in the final plan. She continued to review what they now propose. General concern was noted that there remains a lot of character defining features proposed to be removed and it was suggested the Applicants could revisit retaining some of those features. Daniel Odle of Conversion Properties noted they are struggling to maintain the building as it presents multiple major challenges and described their intent with the revised proposal. It was also noted that previous owners had caused actual structural damage as they molded the uses of the structure over the years. There was then substantial discussion surrounding how more of the original elements of the structure can be kept which included revisiting how the internal components of the project can be manipulated/re-designed in order to accommodate keeping original and character defining elements. Comm. Eid, having looked at current window placement and what is behind it internally, reviewed potential options with regards to the windows and door on the east elevation. There was consensus to table consideration of this Certificate until the final Certificate on the Agenda can be heard as a courtesy to that Applicant due to the time this discussion is taking today.

**Action: Comm. Eid moved to table consideration of this Certificate to the end of the meeting. The Motion was seconded by Comm. Blackburn. The Motion carried unanimously.**

After consideration of the remaining Certificate, consideration of the application for 1416 Forest Avenue resumed.

Ms. Harlow noted during the “break” they re-visited their proposal subsequent to Comm. Eid’s review and suggestions, noting on the east elevation there are 4 existing windows where, even upon revising the floor plan, they can’t really have a window. She reviewed what they now propose for the east elevation windows and door, also confirming that the rowlock brick would be maintained. There was further discussion on her revised proposal which included what the best material would be to infill windows now proposed to be removed. There was also discussion on the west elevation small window proposed for the bathroom on the first floor (121).

**Action: Comm. Eid moved that the application submitted for 1416 Forest Avenue be approved based on the evidence submitted and the information provided in the staff report and staff recommendation with the following amendments; 1) West elevation: That in bathroom #121 a small window be added that would be in line with, and the same width as, the window currently shown above that area on the second floor, with the height of it to be determined by the Applicant**

with the head of the window is to align with the rest of the windows on the first floor, and 2) East elevation: Starting on the far left side of the proposed east elevation on the lower level; the pair of windows shown on the addition are acceptable, and, moving right to the existing structure the location and size of the first floor window is to be retained [retained = replacement windows to fit into existing opening], moving to the right the pair of existing windows will also be retained, moving to the right the existing prior removed window is to remain blocked with a shutter to be added to cover it, moving to the right the existing door is to be replaced with a window that will match in height with the far left window of the existing building, the roof above the door as well as the stoop can be removed, moving to the right the existing double windows can be closed off and shuttered, and further to the right, the proposed windows are acceptable, and 3) East elevation: Starting on the far left side of the proposed east elevation on the upper level; the pair of windows shown on the addition are acceptable, and, moving right to the existing structure the window will be retained with a film added onto it, moving to the right the double windows will be retained, moving to the right the existing window will be retained, moving to the right the proposed window realignment and enlargement will be acceptable, moving to the right to next 2 windows (a single window and a pair of windows) can be removed and shuttered, and to the far right the proposed window is acceptable, and 4) Regarding the shutters, the Applicant has indicated and as part of the Motion, the Rowlock brick will remain, and when the windows are removed the infill will be cement board or other such material that will [require staff approval] be acceptable to staff such that in the future the cement board [or other material] can be removed replaced with windows, and 5) The final shutter material also requires final staff approval once staff determines if the proposed vinyl shutters are acceptable versus a hardy panel option. It was noted vinyl is an approvable material in the Fort and as such the Applicant was asked to explore fiber cement board shutters as they have a better profile and sturdy look and less of a faux wood grain than vinyl ones.

The applicant was asked to keep or donate any removed windows if possible although the Applicant indicated they were in serious disrepair.

**The Motion was seconded by Comm. Lundy. The Motion carried unanimously.**

**Result:** Approved with amendments.

1612 Forest Avenue – Demolition of existing, and construction of new rear addition (7-E-18-HZ)

**Discussion:** Ms. Graybeal reviewed the staff report and staff recommendation. She noted the Applicant has agreed to offset the addition by 18 inches. Applicant John Holmes reiterated the addition will be offset 18 inches. He described how the roofline is proposed to line up with the rest of the house noting they are open to suggestions on how to best accomplish that. He acknowledged that the valley just to the right of the chimney (in the aerial photo) will be a challenge as the new roof will die into the existing roof at approximately that level and that this slope will somehow need to be corrected. He stated they were open to a gable vs a hipped roof both of which would be appropriate. There was no neighborhood representative present. It was clarified by staff that a truss plan would not need to come back before the Commission if it is what is depicted in the submitted renderings.

**Action:** Comm. Eid moved that the application submitted for 1612 Forest Avenue be approved based on the evidence submitted and the information provided in the staff report and staff recommendation to include demolition of the non-contributing addition and the construction of a hipped – two story addition with the following conditions; 1) That an adequate roof construction plan be provided to show how the hipped roof addition will tie into the existing side-gabled roof on the west side of the rear elevation and into the existing hipped roof on the east side of the rear elevation, and 2) That the offsets of the addition from the main house be at least 18 inches on each side, and 3) That the rear 3-lite door will be of wood or fiberglass. The Motion was seconded by Comm. Swilley. The Motion carried unanimously.

**Result:** Approved with conditions.

**Other Business**

There was no other business.

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