

MINUTES

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

JUNE 21, 2018

Knox County Historic Zoning Commission				
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	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

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
James Pierce	Old North Knoxville Neighborhood Representative
Arin Streeter	Fourth and Gill Neighborhood Representative
Adrian Webster	Historic Fort Sanders Neighborhood Representative
Scott Redmond and Stephanie Drinnon	Applicants
Aaron Pennington	Applicant
Warwick Cruz	Applicant
Stephanie Welch	City Council
Gerald Green	MPC
Craig Holloway	ESa
Andrew Greene	ESa
Michael Versen	Versen and Associates
Patrick Birmingham	Covenant Health
Danny Edsell	Covenant Health
Caesar Stair	Applicant

Knoxville Historic Zoning Comm. Chair Matthews called the meeting to order at 8:30 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.

Approval of Minutes

Action: Comm. Blackburn moved to approve the May 24, 2018 Knoxville Historic Zoning Commission Minutes. The Motion was seconded by Comm. Cotham. 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

Fort Sanders NC-1

1802 Highland Avenue – Construct parking garage (6-I-18-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation noting this application was also discussed in a pre-application review last week. Architects Craig Holloway and Andrew Greene presented their revised plans for the proposed parking deck. They noted they are trying to create a structure that fits within the context of both the existing hospital campus and the surrounding neighborhood.

They reviewed the proposed changes including creating more vertical elements with recesses to create a better pedestrian experience as well as changes to deflect necessary lighting from inside the garage, also illuminating the sidewalks. Mr. Greene noted they are leaning towards what the Commission proposed at the pre-application review last week which is to increase the landscaping and soften the structure with use of less metal. Proposed brick and screening samples were passed around to the Commissioners and were also made available to members of the public. He described the metal finishes they propose to use on the facades and again described the proposed lighting in more detail. Landscape architect Michael Versen reviewed their revised landscape plans. Neighborhood representative Adrian Webster was present and noted the neighborhood wanted to remind everyone of the significance of the garage and that fact that it is destroying four historic structures in their neighborhood, and the precedents being set in the City where you can in fact destroy homes that are protected by an historic overlay. The neighborhood asks the Commission to hold this project to the strictest of the guidelines in an effort to maintain the historic nature of the neighborhood. The neighborhood asked the Applicant to provide trash receptacles in the area as increased traffic will create more trash. Ms. Graybeal read comments by Randall DeFord who was unable to be present: The garage should pull from more traditional architecture and feature more traditional details and characteristics as shown in the examples presented at the pre-application review meeting such as: more vertical window like openings in place of horizontal banded openings; include metal framing in the windows (openings) to break down the scale; vertical articulation through the top band of the facade to create more of a pedestrian scale; warmth of material and lighting; metal is not an approved material but he did not necessarily disagree with its use; overspill of light should be a warm light; and consideration of designing the ground floor for potential commercial/ office type uses.

Patrick Birmingham noted the Memorandum of Understanding discussed at the pre-application review meeting has not yet been signed (with the neighborhood association and Knox Heritage) however did note that Knox Heritage has indicated they have no changes to the latest revision. He indicated there is another meeting set for June 25 and their intent then is to have the final review of the draft and have it signed at that time. It was clarified that the applicant is requesting a zoning change from R2 to O2 which has been recommended for approved by the MPC and will be going before City Council at their July meeting. It was noted the Commission has jurisdiction over the Highland Avenue and 18th Street facades but would also look at the massing of the entire structure. Mr. Birmingham noted the archeological study, part of the draft MOU, has been referred to the Department of Archeology at UT by the Faulkners who are unable to complete the study at this time. They are in receipt of a bid from UT that is under review. It was clarified that the Certificate of Appropriateness granted for demolition is conditioned such that the archeological study be completed prior to any work done. Mr. Birmingham noted the bid from UT for the study contains an acceptable timeline to complete the archeological work. There was continued discussion surrounding the vertical elements noting there were significantly less on the proposed addition than what are the existing garage and the final landscape design. Comm. Webster noted it appears the Commission had hoped for more articulation of the overall design as it relates to the neighborhood overlay again stressing the need for breaking up the verticality of the proposed design and expressed concern over the need to potentially waive four guidelines. There was further discussion surrounding the design as proposed. Discussion moved to examples shared earlier that better articulated the facades. Ms. Graybeal clarified the guidelines in the staff report were for large lot, commercial and multifamily projects. There was consensus that a revised openings treatments proposal could be approved by staff. The Applicant stated the trees previously (May 2018) conditioned to remain in the approvals for demolition were unable to be saved and as such they propose to introduce the large tree as indicated on the submitted renderings.

Action: Comm. Eid moved to approve the design as submitted today [revised] for a new proposed garage addition located at 1802 Highland Avenue based on the evidence submitted and per staff recommendations with the following criteria, clarifications and conditions: Comm. Eid began by noting that the garage is an addition onto an existing garage that is not in the NC-1 district and that the proposed addition has approximately half of its property in the NC-1 overlay and the other half which is not, and further noting [the Commission] has no control over what the owners would design outside of the NC-1 overlay, Comm. Eid then outlined his Motion.

Pursuant to the proposed design as presented today [different than that submitted with the application]; 1) An architectural rhythm is established with the breakup of the façade with the enlargement and increased height of the vertical pilaster elements, and; 2) In lieu of the proposed screen at the ground level that the Applicant incorporates on both levels an aluminum type infill of substance [such as metal framing or grids] that will further articulate the look of smaller openings on those two levels, with the final design requiring approval by Historic Zoning Commission staff, and; 3) That the 20 foot required setback guideline is waived with the final setback being no less than 4 feet as stated by the Applicant. It was clarified by Mr. Holloway that when they went before the MPC they had to establish a dimension that they felt comfortable with but he believes they are closer to the 6 foot range. Comm. Eid further noted in support of a waived setback, the proposed addition basically lines up with the existing garage on both Highland and Laurel, and along 18th Street, although not on the same block, there are buildings to the north and south on other blocks that appear to have approximately that 4 foot (+/-) dimension thereby putting the proposed addition roughly in that alignment, also noting the recessed corner will further minimize the impact of that, and; 4) As this is not a multifamily residential building and is instead a garage it will have different massing, Comm. Eid further moved to waive the guideline for projections and recesses for 50% of the façade that are at least 5 feet deep and 6 feet wide, and 5) Regarding the building materials, clarifying that what they are proposing are really metal panels (not siding), and further noting vinyl siding is an approved material in the overlay, the guideline limiting the use of metal is waived and the use of metal is therefore approved as it is much more durable and will have a better look than vinyl siding, and; 6) Comm. Eid continued to move that the guideline for the creation of bays of widths to correspond to residential development be waived again as this is not a multifamily family facility and noting the proposed undulations of the facades with the vertical elements and the recessed corner gives a similar [effect], and, 7) As [agreed to] by the Applicant, all of the visible interior portions of the stairwell will be treated in a finished manner, whether painted or use of another application. After a few brief clarifications, the Motion was seconded by Comm. Blackburn. The Motion carried unanimously.

Result: Approved with conditions.

Fourth and Gill H-1

809 Eleanor Street – Construct roof over deck (6-H-18-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation. The Applicants were present and had nothing to add to the staff report. Neighborhood representative Arin Streeter was present and noted the neighborhood agrees that this is an odd building type although they have approved them in the past. He noted the neighborhood has not expressed any concerns about this application. There was no discussion.

Action: Comm. Blackburn moved that the application submitted for 809 Eleanor 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. Lundy. The Motion carried unanimously.

Result: Approved.

Old North Knoxville H-1

131 E. Scott Avenue – Construct rear porch and remodel accessory structure (6-F-18-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation. Applicant Aaron Pennington 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. There was no discussion.

Action: Comm. Carey moved that the application submitted for 131 E. Scott 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 staff approval is required if the carriage house doors as represented in the submitted drawings are to be revised. The Motion was seconded by Comm. Webster. The Motion carried unanimously.

Result: Approved with condition.

203 W. Glenwood Avenue – Rear porch addition (6-J-18-HZ)

Ms. Graybeal reviewed the staff report and staff recommendation. Aaron Streeter, representing the Applicants/owners, was present and noted they were very deliberate in their design and tried to keep all of the existing historic elements of the porch and only plan to remove the lattice work. It may appear like a modern treatment with the inner enclosure and lining the existing columns with glass. They feel this project as proposed most successfully accomplishes compatible but differentiated. Neighborhood representative James Pierce was present and noted the neighborhood supports staff recommendation. They do want to ensure it is noted that this addition of the rear porch would be an exception to the home addition guidelines and that it is showing as more integrated into the existing porch as usually additions have an offset, and realize that would not work in making it distinguishable from the original home. It was noted the differentiation would be established by a difference in materials and open versus enclosed. It was noted that if the porch is removed the original features would be able to be maintained.

Action: Comm. Eid moved that the application submitted for 203 W. Glenwood Avenue be approved based on the evidence submitted and the information provided in the staff report and staff recommendation with the following condition and clarification: 1) That 2 x 2 nominally sized square balusters are utilized; and 2) Noting that the Commission is approving an exception to the guidelines such that the side of the rear porch at the soffit and foundation is not offset from the existing ones but recognizing that the difference between the original house and the new porch addition will be readily noticeable based on the type of materials used and paint lines etc. The Motion was seconded by Comm. Carey. The Motion carried unanimously.

Result: Approved with conditions.

1437 Grainger Avenue – Construct front porch and rear deck (6-M-18-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation. She noted the Applicant, in attempting to address feedback received from the neighborhood, has agreed to add an extra front porch post to the right of the steps and has agreed to a smaller (2ft. by 2 ft.) skylight moved further to the east and towards the lower hip roof line (somewhat “tucked” behind it) to reduce its visibility. There has been a precedent for approving a rear skylight on a corner lot but the Commission works to ensure they are as minimally visible as possible. The Applicant proposes to remove the chimney stack and replace it with a replica. The Commission has only allowed a replica to be constructed when the chimney stack had been removed prior to the project coming before the Commission. Concern was expressed about the proposed parging of the original brick foundation and the Applicant has agreed to repair and repoint this brick. Ms. Graybeal noted staff is recommending an 8 ft. by 12 ft. deck as opposed to a 10 x 10 as proposed again to reduce visibility. The Applicant was present and had nothing to add to the staff report. Neighborhood representative James Pierce was present and noted the neighborhood supports staff recommendation for approval but do have some exceptions: They do not support removal of the chimney further noting the guidelines do not support removal of existing chimneys and point instead to repair or restore as it is a character defining feature of the home; this home’s history is to be found under the siding and once removed there would be a lot of specifics to be found underneath such as the porch roof line, the size and placement of the porch window, the front door size and placement, and perhaps more. They would like any approval to have a contingency that these parameters of the projects would need verification once the siding is removed. They would like any approval to also include that the stucco (parging) can only be applied to the porch restoration, as well as the column specifics to be identified after the siding is removed, square or round, size etc. to ensure an appropriate scale to the home.

It was noted the neighborhood does not have an issue with the chimney being repaired and then re-parged (as it is now stuccoed). Mr. Cruz described the proposed faux chimney and offered to build the next structure to the exact dimensions and would make it appear distressed and be stuccoed as it is now, or would apply a light brick to it to match the foundation. He noted he is open to suggestions as he wants the house to appear as it should be. Mr. Pierce stressed that approval of removal of the chimney would be precedent setting.

Action: Comm. Eid moved that the application submitted for 1437 Grainger Avenue be approved based on the evidence submitted and the information provided in the staff report and per staff recommendation with the following conditions; 1) That the rear deck is to be 8 ft. deep by 12 ft. wide, and; 2) That the column sizes and profile are to be reviewed [and approved] by staff in the future once the demolition is done where the exterior skin has been removed, and; 3) The design of, and exterior features including doors, windows and other potential features are also reviewed [and approved] by staff once the existing exterior skin has been removed, and; 4) That based on the design guidelines not supporting the removal or replacement of existing chimneys in good condition that request [to remove the existing chimney stack and replace it with a replica] is not included in this approval, and; 5) The existing brick foundations are to be repaired and not parged, with the stucco parging only being allowed on the front porch foundations. The Motion was seconded by Comm. Mitchell.

After further discussion Comm. Eid amended his Motion to include these additional conditions; 6) That the skylight is to be moved lower and to the east to reduce visibility with the final size being at the discretion of the owner based on what they can fit, and; 7) Regarding the placement of the column on the front porch, the drawing submitted does not show it aligning with the right side of the steps. The column needs to align with the end of the railing at the front steps. The steps can become wider or the column can be moved over with the column to the right of that being centered in the left-over space, and; 8) That the porch pickets are spaced appropriately as they appear to be wider than what is allowable therefore final spacing/design of the pickets will require staff approval. The Amended Motion was seconded by Comm. Mitchell. The Amended Motion carried unanimously.

Result: Approved with conditions.

1318 Armstrong Avenue – Window installation and garage door replacement (6-N-18-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation. Applicant Nathan Kelly was not present. Neighborhood representative James Pierce was present and noted the neighborhood supports staff recommendation and congratulates the owner on restoring this house.

Action: Comm. Blackburn moved that the application submitted for 1318 Armstrong Avenue be approved based on the evidence submitted and the information provided in the staff report and staff recommendation. The Motion was seconded by Comm. Mitchell. The Motion carried unanimously.

Result: Approved.

Other Business

- Ms. Graybeal noted a date for the HZC workshop for those who missed the first one is still to be determined.
- She also noted that she, Comm. Lundy and Comm. Swilley are attending the National Alliance for Preservation Commission Annual Forum in Des Moines, Iowa July 19th through 22nd.

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