

MINUTES

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

September 19, 2019

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	

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

Staff Reports

N/A

Reports to Commission

There was no report to Commission.

KNOX COUNTY CERTIFICATES OF APPROPRIATENESS

Other Business

None

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

Staff/Others Present	Affiliation
Amy Brooks	Knoxville-Knox County Planning
Lindsay Crockett	Knoxville- Knox County Planning
Dori Caron	Knoxville- Knox County Planning
Christina Magrans	City Law Department
Scott Elder	City Plans Review and Building Inspections
Peter Ahrens	City Plans Review and Building Inspections
Arin Streeter	Fourth & Gill Neighborhood Representative
Andrew Molla	Scruffy City Construction
Ted Shelton	Curb Studio
Tricia Stuth	Curb Studio
Kelli Guinn	Owner/Applicant
Kate Tucker	Owner/Applicant
John Holmes	Owner/Applicant
William Wilson	Wilson Construction

Knoxville Historic Zoning Comm. Chair Bart Carey called the meeting to order at 8:32 a.m. Roll call was taken and it was noted there was a city 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. Swilley moved to approve the August 15, 2019 Knoxville Historic Zoning Commission Minutes. The Motion was seconded by Comm. Mitchell. The Motion carried unanimously.

Result: Approved.

Chair Bart Carey began by stating that Staff received a request from Applicant Curb Studio to move Agenda Item #4, 629 Luttrell Street, to the beginning of the Agenda due to a scheduling conflict. If there are no objections to the request, a motion is entertained.

Action: Comm. Blackburn moved to modify the Agenda, moving Agenda Item #4, 629 Luttrell Street to be heard at the beginning of the Agenda per Applicant’s request. The Motion was seconded by Comm. Matthews. The Motion carried unanimously.

Chair Bart Carey took a moment to Congratulate Steve Cotham on his 20 years of service with the Historic Zoning Commission!

Staff Reports

Lindsay Crockett reported the Level 1 Certificates approved since the last meeting.

Reports to Commission

There were no reports to Commission.

KNOXVILLE CERTIFICATES OF APPROPRIATENESS

Fourth & Gill H-1

629 Luttrell St. / Parcel ID 94 D J 004 – Modifications to porch; masonry repair (9-J-19-HZ)

Discussion: Lindsay Crockett reviewed the staff report and staff recommendation of approval.

Ted Shelton and Tricia Stuth with Curb Studio, 101 Gill Avenue, were present to discuss the application for review. Mr. Shelton stated that he is in agreeance with staff recommendation, approval of the work proposed with two conditions.

Arin Streeter, 925 Eleanor Street, Fourth & Gill Neighborhood Representative was present to discuss the application for review. Mr. Streeter explained that the neighborhood is in support of the proposed project and agreement with staff recommendation. Although, there was lots of discussion about whether or not the railing and frees board could be individually constructed piece-by-piece in order to have both size and texture elements included instead of looking like one large element.

Action: Comm. Eid moved that the application submitted for 629 Luttrell Street be approved based on the evidence submitted, the information provided, and per staff recommendation. The Motion was seconded by Comm. Matthews. The Motion carried unanimously.

Result: Approved.

Edgewood-Park City H-1

2119 Jefferson Ave. / Parcel ID 82 J X 017 - Window replacement; modifications to porch columns (9-B-19-HZ)

Discussion: Lindsay Crockett reviewed the staff report and staff recommendation of approval.

Andrew Molla, 2634 Scruffy City Way, Scruffy City Construction, was present on behalf of the applicant to discuss the application for review. Mr. Molla stated that it would be a financial burden to replace the proposed windows with wood windows. Mr. Molla explained that significant work has been done to the interior of the home, including the lap siding repair on the exterior of the home. The owner did not take into account the significant cost set-back with replacing the lap siding. He mentioned that he is aware that the home is on a corner lot and a prominent location, but he does not feel that this will detract from the look of the house. However, the proposed windows are the same windows that are being used in the neighboring house.

Lindsay Crockett informed the Commission that the house adjacent to the proposed property was granted a Certificate of Appropriateness for wood windows.

Comm. Matthews inquired if the Guidelines speak to vinyl as material. is referenced in the materials portion of the Edgewood-Park City H-1 Guidelines. Lindsay Crockett answered by saying that the Guidelines do not speak to vinyl as material, it only states that windows were “usually wooden” and recommends wood windows as a replacement window.

Further discussion ensued amongst Commissioners on the specifications of the windows proposed. Lindsay Crockett provided material specifications of the proposed window to Commission.

Comm. Eid asked if the applicant ordered windows that will fit the space without any additional fillers. Peter Ahrens asked if the applicant plans to install the windows from the interior or exterior, to which he answered interior.

Action: Comm. Eid moved that the application submitted for 2119 Jefferson Avenue be approved based on the evidence submitted, the information provided, and per staff recommendation. To approve the application with the condition that the new windows will be same size as the existing windows, no filler strips required anywhere around the windows to make up the difference in size,

with the trim and casing either remaining in its current condition or repaired to look the same as the existing. Lastly, approving the request for vinyl windows since there is nothing restricting the use of vinyl windows, and adding the condition that they are installed from the inside of the house. The Motion was seconded by Comm. Mitchell. The Motion carried unanimously 7-2 (Matthews, Webster no).

Result: Approved.

Edgewood-Park City H-1

1724 Washington Ave. / Parcel ID 82 P G 006 – Modification to window and door placement on rear elevation (9-G-19-HZ)

Discussion: Lindsay Crockett reviewed the staff report and staff recommendation of approval.

Kelli Guinn, 1724 Washington Avenue, was present to discuss the application for review. Ms. Guinn stated that she is in agreeance with staff recommendation.

Action: Comm. Webster moved that the application for 1724 Washington Avenue be approved based on the evidence submitted, the information provided, and per staff recommendation. The motion was seconded by Comm. Swilley. The Motion carried unanimously

Result: Approved.

Fourth & Gill H-1

712 Gratz St. / Parcel ID 94 D E 033 – Rear addition; installation of HVAC unit; replacement of front porch and construction of front porch steps; installation of access doors to basement; replacement of aluminum siding with fiber cement board siding (9-H-19-HZ)

Discussion: Lindsay Crockett reviewed the staff report and staff recommendation of approval.

Kate Tucker, 3100 Fountain Park Boulevard, was present to discuss the application for review. Mrs. Tucker stated that she is in agreeance with staff recommendation. Ms. Tucker asked if the denial of lap siding on the home also extends to denial of the lap siding on the addition. Ms. Tucker referenced the guidelines and the need to be able to distinguish the addition from the existing home.

Chair Bart Carey inquired about the history of the home, and if there was a service porch on the original house similar to the proposed addition. Comm. Carey went on to ask about the proposed roofline on the new addition. Lindsay Crockett briefly mentioned that the overall footprint of the original house is shown on the 1917 Sanborn map.

Arin Streeter, 925 Eleanor Street, Fourth & Gill Neighborhood Representative was present to discuss the application for review. Mr. Streeter stated that the neighborhood agrees with staff recommendation. However, the neighborhood feels that there is a due diligence phase owed to determine the original siding before approving replacement siding. Mr. Streeter also stated that fiber-cement siding has never been allowed as siding on an original structure in the Fourth & Gill Neighborhood.

Further discussion ensued amongst Commissioners on the evidence submitted in regards to siding on both the original house and proposed addition. Commissioners expressed concern about the visibility of the addition from the street, symmetry of the roof line, and proposed materials of the project.

Action: Comm. Eid moved that the application for 712 Gratz Street be approved per staff recommendation, for the approval and installation of the basement entry door, replacement of in-

kind porch elements, HVAC installation with the condition that shrubbery or fencing be installed at the screen wall of the back addition, with the condition that its differentiated from the original historic structure by approximately a one-foot offset, and that the existing hip roof corner remain in its existing condition, approximately 1 or 2 foot from the edge of hip that the roof would slope in a manner consistent with the rest of the roof basically forming a small gable end at the extension, and the change of siding material between the existing house and addition, with the exact design and material of the siding of the house and addition be determined between the applicant and staff upon the demolition of the aluminum siding and discovery of existing conditions, with a condition that the stairs receive a handrail and guardrail as required by Code, and a revised design of the rear stair addition and porch stairway to be reviewed and approved by staff. The motion was seconded by Comm. Blackburn. The Motion carried unanimously

Result: Approved.

Ft. Sanders NC-1

1616 Forest Ave. / Parcel ID 94 N E 012 – Demolition of rear section and rear addition (9-I-19-HZ)

Discussion: Lindsay Crockett reviewed the staff report and staff recommendation of approval.

John Holmes, 5914 Gray Gables Drive, was present to discuss the application for review. Mr. Holmes made himself available for any questions or concerns the Commission may have. Mr. Holmes did inform the Commission that he spoke with the surveyor who confirmed that the corner of the house is exactly on the property line. Therefore, the section of the home being rebuilt will require a 1 foot inset. Mr. Holmes went on to further explain the similarities of the proposed work with its neighboring houses.

Lindsay Crockett reiterated that the decision before the Commission today is the demolition and reconstruction of a rear addition, and whether or not the Commission wants the wall to be moved in 3 feet from the property line to require windows or the installation of false shutters similar to that approved for 1618 Forest Avenue.

Commissioner Eid requested clarification on what was been previously approved at 1616 Forest Avenue in May of 2019, versus the request before the Commission today.

Chair Carey explained that if the rear section of the house is demolished, it will have to be rebuilt to comply with current City Code setback and guidelines. However, if the house reconstructed, the floor plan can remain as is. Peter Ahrens, Plans Review and Inspections Director re-iterated Commissioner Carey's statement.

Commissioner Eid brought to attention that two existing windows are present at the side of the house in pictures provided in the packet. However, the current proposed plan does not show the two existing windows. Commissioner Eid asked staff if the Commission had given prior approval to remove the existing windows at the side of the house.

Peter Ahrens, Plans Review and Inspections Directors confirmed that existing construction can be maintained or repaired. Once a structure has been removed, the new construction has to meet current City Code. Therefore, if the walls are removed, new walls will need to meet current code. If the walls fall within 3 feet of the property line, they will need to have a fire-rated assembly with no windows.

Commissioner Eid asked Mr. Holmes to describe the condition of the existing building that is being demolished in regards to structure, grade, and foundation.

Adrienne Webster, Historic Fort Sanders Neighborhood Representative, was present to discuss the application for review. Mrs. Webster stated that the neighborhood is not in favor of demolition. While

the neighborhood appreciates the work being put into the surrounding houses, the work often tends to dramatically change the architecture of the houses. The neighborhoods biggest concern is the dwindling amount of contributing structures. Mrs. Webster further explained the neighborhoods concern with the amount of demolition involved and the desire to keep as much original materials as possible.

Further discussion ensued amongst Commissioners on the proposed roof shape for both the existing and addition on the house. The Commission and applicant went on to discuss existing and potential window placement, similar projects on 16th Street, and ways to make the project work from a development standpoint as well as maintaining to the historical significance of the house.

Amy Brooks, Planning Services Manager, briefly clarified that the application approved in May 2019 only adhered to the rear addition and did not address the existing structure or window placement. Lindsay stated that the application did not have floor plans, but the description of work specifically speaks to the approval of a 16-foot rear addition, mention of fire walls, and modification of the roof changing the back portion of the roof and addition to a gable-style.

Action: Comm. Eid moved that the application for 1616 Forest Avenue be approved based on the evidence submitted and per staff recommendation with the following conditions: 1) the two windows on the right gable which appear where the proposed kitchen is planned, that the window openings remain in the same location, and based on the prior Level 1 application, those windows would have been replaced with vinyl windows of the same size, and the rear addition is constructed to where it is no closer than 3ft to the right property line and based on the belief that the addition can be designed to where all the rooms in the rear addition can be modified in size slightly to make up the difference and to allow for the 3ft. offset, and the windows at the addition be installed in the two bathrooms with the objective that it does not have a long flat wall with nothing but siding on it, and that the applicant is required to re-submit a new floor plan and design for staff approval and at staffs direction if it needs to come back before the Commission then the Commission review it again. Lastly, that the back portion of the addition that is proposed to have a hip roof in lieu of the gable roof, based on what the applicant indicated that he's willing to do which is not shown in the applicant's submission. The motion was seconded by Comm. Blackburn.

Based on the applicant's request to withdraw the application for 1616 Forest Avenue, Comm. Eid is withdrawing this motion from the table. The Motion for withdrawal was seconded by Comm. Blackburn. The Motion for withdrawal carried unanimously.

John Holmes stated that he is not in agreeance with the motion set forward by the Commission and would rather work from the previously approved Certificate of Appropriateness in May 2019. Mr. Holmes requested withdrawal of the application for 1616 Forest Avenue.

Action: Comm. Blackburn moved that the application for 1616 Forest Avenue be denied. The Motion was seconded by Comm. Matthews. The Motion carried unanimously.

Result: Denied.

A small recess was taken before beginning the workshop.

Workshop

110 13th St. (Fort Sanders NC-1) – Preliminary review of new construction.

Action: Comm. Webster moved to adjourn the Knoxville Historic Zoning Commission meeting at 10:18 A.M. The Motion was seconded by Comm. Matthews. The Motion carried unanimously and the meeting was adjourned.