

Downtown Design Review Board
October 17, 2007
4:00 p.m.
Small Assembly Room

- Welcome, Agenda Review, and Introductions.
Amy Haynes called the meeting to order and called the roll. There was a quorum present, Board members present are shown in italics. Everyone introduced themselves.

<u>Present:</u>	<u>Organization:</u>
<i>Anne Wallace</i>	<i>MPC</i>
<i>Amy Haynes</i>	<i>Resident</i>
<i>John Sanders</i>	<i>AIA</i>
<i>Finbarr Saunders</i>	<i>Historic Zoning Commission</i>
<i>Joe Petre</i>	<i>Conversion Properties</i>
<i>Kim Henry</i>	<i>SITE, Inc.</i>
<i>Madeleine Weil</i>	<i>City</i>
<i>David Dewhirst</i>	<i>Dewhirst Properties</i>
<i>Gregg White</i>	<i>GWE, LLC</i>
<i>Bill Lyons</i>	<i>City of Knoxville</i>
<i>Michelle Hummel</i>	<i>Downtown Knoxville</i>
<i>Ann Bennett</i>	<i>MPC</i>
<i>Charlotte West</i>	<i>MPC</i>

- Approval of September 19 Meeting Minutes

A motion was made by Kim Henry and seconded by Finbarr Saunders to approve the September 19 minutes. The motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 10-A-07-DT

109 & 111 S. Gay Street – The Courtland Group (Jeffery Nash, Applicant)

Pre-development meeting: none

Description of Work

This project includes a major façade renovation of an existing structure within the Gay Street National Register Historic District. The intent of the owners is to utilize the top floors for two apartments, the main floor for his real estate and development business and have access to the basement. The plan includes replacing the second story windows in kind, replacing the storefront windows and bulkhead (including an appropriate transom line), and adding a pediment between the first and second story. The applicant has not requested approval for any signs for the building at this time, although he intends to use window signs.

Staff Comments

The initial submission for this project did not meet the recommendations for National Register Districts (see pages 2-5 of the 10-A-07-DT submission). A letter stating the staff concerns was sent to Mr. Nash and after conferring with Ann Bennett he re-submitted (see pages 7-10 of the 10-A-07-DT submission). Proposed façade renovation is consistent with the recommendations for historic structures, see Guideline C2a, p.22. Entries are consistent with guidelines, see C3a-d, p.23. Windows will be replaced in kind because of deterioration of existing windows, see C4b-d, pg 24.

Anne Wallace stated there was an initial submittal, and she and Ann Bennett met with Jeffrey Nash to work on concerns, because it is in the National Register Historic District. There is a resubmitted elevation. John Sanders asked what the skirt board is made of, because the applicant did not specify the material. John thinks it should be wood on the store front. He stated there is a product that is a plastic PVC skirt board, which is not acceptable. Anne Wallace stated that the approval can be tabled or a condition added regarding the type of materials that should be used. The guidelines state that historic type material should be used. Amy stated that the building next door has brick on the front. Joe Petre asked if you can see the staircase through the glass in the door. Ann Bennett stated that she is not sure. John feels if the stairs are turned there would be more glass. He asked David Dewhirst if there is fire access at the rear at the joint easement. Anne Wallace stated that the alley access is through the basement of another property. Anne Wallace stated that the applicant wants to be able to access the basement from the front. Amy Haynes stated that we could table this to clear up the questions. Madeleine stated her concern about the visibility and the staircase. Joe Petre stated that we do not want to set a precedent about not allowing clear glass. David Dewhirst stated that this building is only 50' deep and does not need an exit at the back. You have to put in a staircase to have access to the upper floor and the basement. The question, is the façade workable within the guidelines, was asked. David Dewhirst stated that it looks like it is to him. We could add what conditions we want him to meet. John Sanders asked about the one over one double hung windows being wider than the original windows. Ann Bennett stated she is not sure what was there, but there were probably three windows. Anne Wallace suggested he use the double hung. Joe Petre asked if we allow all the façade windows to be narrower to allow for an access door, have we gone against the guidelines? Anne Wallace stated that Administrative Rules, Section 5, state that we can approve, approve with conditions, deny, postpone . . . Joe Petre asked what would happen if we deny. Anne Wallace stated it could go to MPC to be heard.

A motion was made by David Dewhirst and seconded by Kim Henry that the applicant would install transparent glass both in front of and behind the stairwell, that the skirt wall or bulkhead be constructed of wood, brick or similar material. Additionally, the Board recommends installing eight double hung windows similar to the originals versus the proposed four. The motion carried unanimously.

Certificate No. 10-C-07-DT

402 S. Gay Street – Design Innovation Architects (Darrell Bell, Jim McMichael Signs, Applicant)

Pre-development meeting: 10/9/07

Description of Work

This is a sign request for DIA which has offices within the Mast General Building. The sign is to be fabricated from aluminum and acrylic enamel paint. Additionally, the DIA letters will be routed out and the LED lights will be inside the perimeter of the letters, completely out of view from any angle. The look is supposed to be a halo effect. The rest of the lettering will be of vinyl and not illuminated.

Staff Comments

Because this sign proposal is larger than the recommended sign size of 6’ square (C7a, p. 26) and because of the proposed internal illumination (C7c., p. 26), the staff felt this project should be reviewed by the Board. Additionally a request has been made to the City Sign Inspector to determine whether or not this sign will meet the C2 zoning requirements (based on the existing signs for Mast General and the total maximum sign area of 3 times the street frontage minus existing sign square footage).

Anne Wallace stated there are areas where the sign does not meet the guidelines. Scott Brennemen, the City Sign Inspector, looked at it and it meets the C-2 requirements. It is larger than a 6 foot sign and has been illuminated. Anne Wallace asked if we are to go by what the National Register recommends or go with more modern signs. Do we say the scale will be a certain size? Ann Bennett stated that it is double what the guidelines recommend. The design and lighting do not bother her, but the staff can modify the standard for sign sizes. Amy Haynes questioned if this sign competes with Mast General Store, and stated that we need to take this into consideration. She does not have a problem with the lighting.

A motion was made by Finbarr Saunders and seconded by David Dewhirst to approve the sign as submitted. The motion carried unanimously.

Ann Bennett stated that the size of the sign should take into consideration the size of the building and how many occupants there are. Anne Wallace stated that maybe it should be called a blade sign. Anne Wallace explained the difference in a blade sign and a hanging sign.

Madeleine stated that this type of problem should go on the list of things to consider at the end of the year.

Staff Report:

Anne Wallace provided an update to the Board about these cases.

Issued Certificates of Appropriateness

9-A-07-DT, 221 Cumberland Ave. – Board Approval, 9-19-07

9-D-07-DT, 118 S. Central St. – Board Approval, 9-19-07

10-B-07-DT, 505 S. Gay St. – Staff Approval, 10-1-07, Board notification 10/10/07

Other Business:

Appeal Process Draft – discussion or comments.

Anne Wallace stated that if there are no comments, we will send the draft on to MPC. If someone besides the applicant wants to appeal, they had to have attended the meeting.

A motion was made by Kim Henry and seconded by John Sanders to send the Appeal Process Draft to MPC and City Council. The motion carried unanimously.

In a discussion regarding the window transparency standard, Anne Wallace noted that the Guidelines used standards from Austin, Texas because the use of glazed windows was included. The standards state that you can put a glaze on windows to reduce solar gain, but the 0.6 standard appears to be clear to pedestrians. This provides transparency at the ground level.

There was a discussion about changing the date of the November meeting because of the holiday. It was decided to move the meeting to November 26.

There being no further business, the meeting was adjourned.