

Downtown Design Review Board
April 16, 2008
4:00 p.m.
Small Assembly Room

- Welcome, Agenda Review, and Introductions.

Amy Haynes, Chair, called the meeting to order. There was a quorum present, Board members present are shown in italics. Everyone introduced themselves.

Present:

Amy Haynes
Finbarr Saunders
Kim Henry
John Sanders
Bob Alcorn
Gregg White
Joe Petre
David Dewhirst
Mike Reynolds
Tom Reynolds
Anne Wallace
Mark Donaldson
Charlotte West

Organization:

Resident
Historic Zoning Commission
Development Corporation
AIA
Bob Alcorn Architects
GWE, LLC
Conversions Property
Dewhirst Properties
MPC
City of Knoxville
City of Knoxville
MPC
MPC

A motion was made by Kim Henry and seconded by Finbarr Saunders to approve the March 19 minutes. Kim Henry should be added to the attendance list for the March 19 meeting. The motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 04-A-08-DT

517 & 519 W. Jackson Ave. – Saroff Development (Michael Scott, Applicant/Agent)
Pre-development meeting: March 24, 2008

Description of Work

The owner wants to renovate the existing warehouse structures. This will include new insulated replacement windows, clean and repair/replace missing bricks, clean and seal existing precast concrete elements/features, repaint existing cornice features, repaint existing roll up door and one iron gate, strip and seal precast concrete entry feature. Deviations from current design of the building will be to remove one infill panel in opening of building 519 W. Jackson and replace with a brick knee wall, precast concrete sill and aluminum storefront, and at 517 W. Jackson remove the west iron gate to provide entry for building to 517 W. Jackson and install a ramp from the sidewalk to the western loading dock which sits about nine feet back into the loading bay with a storefront on top of the loading dock.

Michael Scott explained what the plans are for the building. On 519 W. Jackson they will take plywood off the existing storefront and replace the storefront with a two foot brick kneewall, new single storefront window, and two new single transoms. John Sanders urged him to duplicate the existing glass in the transoms. The new storefront window and transom will have aluminum frames. Aluminized paint will be used to restore a roll down door.

On 517 W. Jackson they will remove one gate and add new staircase going to a new lobby area and a ramp. It was discussed to leave the gate to be removed but that gate has a raised area that has to be stepped over to get in which causes an accessibility issue. Anne Wallace asked if they removed the gate would the recessed area be lit. Michael Scott said that is would be lit for security reasons.

Tom Reynolds stated he does not see any guard rails on the accessibility ramp, but Michael said they will be included. Tom asked what type of material the windows will be. He said the building is in a fire zone. He stated that wood windows are fine, but they cannot use vinyl.

Mike Reynolds stated that they should repair or replace in kind. David Dewhirst suggested that before the windows are taken out, they might want to just repair the existing window frames and replace the glass if you are going to use tax credits. He asked if they could use the same windows. Michael Scott stated they are single pane, and they wanted to use double pane. David Dewhirst said it is less expensive to use insulated glass panes rather than install new windows.

Michael Scott stated he would like consideration on Item d. of the staff recommendation. John Sanders said that he did not see any issue with removing the one gate as proposed in the plan.

A motion was made by John Sanders and seconded by Kim Henry to approve the staff recommendation with the exception of deleting Item d, which will allow the removal one iron gate, and the ramp handrail is required to be made of metal.

Staff Recommendation

APPROVE with the following conditions:

- a. The storefront at 519 W. Jackson be recessed to original location of storefront. (Section 1, C.2a)
- b. The windows at 519 W. Jackson be replaced with matching exterior wood frame windows. (Section 1, C.4a,b) The existing windows are wood exterior one-over-one, double-hung units.
- c. The windows at 517 W. Jackson either be repaired and refurbished, or replaced with matching windows in operation and style with an anodized exterior aluminum frame. (Section 1, C.4a,b)
- d. Retain/repair or replace both iron gates with similar gate to that shown in drawings at 517 W. Jackson (Section 1, C.2a,b&3d)

- e. The sealer to be used on precast concrete be an approved sealer for the Secretary of Interiors Standards for Rehabilitation when obtaining tax credits.
- f. When cleaning and repairing masonry, use non-abrasive or corrosive methods and use brick or stone and mortar that match the original. (Section 1, C.5a&6a)

Certificate No. 04-C-08-DT

Summit Hill Dr and Main St – City of Knoxville Civil Eng. (George Daws, Applicant)

Pre-development meeting: N/A

Description of Work

The City of Knoxville is proposing to replace the existing brick crosswalks on Main Street in front of the City-County Building and on Summit Hill Drive in front of the Crowne Plaza Hotel. The proposed crosswalks will be made of dyed, stamped asphalt. The stamped asphalt will be on the exterior portion of the crosswalks and there will be a smooth central area for accessibility reasons. To delineate the edges of the crosswalk, a 12” white, thermoplastic marking will be used on either side.

George Daws, City Engineering, stated that at the last meeting there was discussion about using concrete bars on each side of the crosswalks. This was deemed to be unfeasible because it would require two loads of concrete, one dyed and one natural, which would increase the cost. Another consideration is that there is a long term maintenance issue with having a concrete walkway in the middle of an asphalt road. Since the two materials have different properties they tend to have break up where they meet.

The city is now looking at using asphalt for the crosswalk, which is the same as the road surface. The proposed crosswalk patterns of stamped asphalt are in the packet. We have more flexibility with asphalt to dye it. George stated that stamped asphalt it is not suitable at intersections because of the turning motion, but if traffic is going straight it is not a problem. Anne Wallace asked if the stamped asphalt is less expensive and George said it is. She asked if the extra money could be used to maintain the crosswalks. George could not answer that question. Mike Reynolds asked if there is a plan for continuity of design for all downtown crosswalks. George does not know.

David Dewhirst stated that he thought concrete and asphalt are about the same price. He thinks that asphalt would be more expensive later. George stated that concrete costs \$20 a square foot and asphalt costs \$10 a square foot. Anne Wallace stated that concrete cracks and has to have a joint where it meets the asphalt. David Dewhirst asked if there is a plan for Old City crosswalks, but George does not know. Finbarr Saunders stated that the city should be consistent with all crosswalks. Anne Wallace stated that the guidelines are set for the D-1 and there are different districts within the D-1. Each district is a little different and may require its own crosswalk design.

A motion was made by Kim Henry and seconded by Finbarr Saunders to accept the staff recommendation. The motion carried unanimously.

Staff Recommendation

APPROVE with the following recommendation:

- a. Establish a consistent standard for downtown crosswalks and sidewalks that establish a sense of visual continuity. (Section 1, A.1c) These standards should take into consideration the long term maintenance outlook for materials.

Staff Report:

Issued Certificates of Appropriateness

- ❖ 3-A-08-DT, 129 S. Gay Street – Board Approval, 3/19/2008
 - Hanging sign for Unarmed Merchants.
- ❖ 3-B-08-DT, 550 W. Main St – Staff Approval, 4/3/2008
 - Monument sign for Bank of America.

The new Administrative Rules and Procedures were distributed.

Other Business:

There was no other business and the meeting was adjourned.