

MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF DECEMBER 17, 2008

Present:

Kim Henry
John Sanders
Finbarr Saunders
Joe Petree
Madeleine Weil
Bob Alcorn
Amy Haynes
Mike Reynolds
Mark Donaldson
Anne Wallace
Steve King
Michelle Hummell
Charlotte West

Organization:

APA Representative
AIA Representative
Historic Zoning Commission
Conversion Properties
City of Knoxville
Bob Alcorn Architects
Resident
MPC
MPC
City of Knoxville
City of Knoxville
CBID
MPC

Kim Henry, Chair, called the meeting to order. There was a quorum present. Board members present are shown in italics.

A motion was made by John Sanders and seconded by Amy Haynes to approve the October 15 minutes.

Certificates of Appropriateness:

Certificate No. 12-A-08-DT

131 S. Gay St. – Harold’s (John Sanders, Sanders/Pace Architecture)

Pre-development meeting: N/A

Description of Work

This proposal is for the restoration of the façade and storefront replacement. Currently, affixed to the storefront are vertically aligned corrugated metal panels. Above the storefront is horizontally aligned corrugated metal panels with the original Harold’s wall sign attached. The façade above the horizontal corrugated metal panel is what appears to be the unaltered original façade of the structure.

The corrugated panels at the storefront level are proposed to be removed, exposing the brick beneath. The storefront will be replaced with a new aluminum storefront system with clear glass. The storefront currently has two doors, one to the ground floor space and the other goes to other floors of the building. The door for the ground floor space is proposed to have two recessed doors and the other door will be replaced to match the new double doors.

Above the storefront are the horizontally aligned corrugated metal panels with the Harold's wall sign. The metal panels and the sign will remain and be cleaned.

The windows above the metal panel will be replaced with wood windows to match the existing windows. There will be new lights attached to the wood window framing to up/down light the façade. The existing wood and metal cornice above these windows will be repaired as necessary.

John Sanders, 133 S. Gay Street, representing the owners recused himself from the committee. He stated that the Harold's sign will remain, and they will add the address, as required by the city, below the sign. The windows will be replaced with wood windows and will be installed as the picture shows to match the top sash of the two windows on each side (three vertical splits for the entire upper sash). The doors are going to be glass. John stated that there will be a commercial use on the ground floor, and the upper level will be residential. There will not be any canvass awnings at this time. They do not have a tenant yet. Anne Wallace asked that the large middle window go back to the way the window was with one divide, rather than one large pain. John stated that they can go back with either a one or two pain configuration.

John stated that they will use brick on the left and right sides of the storefront and use corrugated metal on the bulkhead. The committee suggested that they use corrugated metal on the bulkhead, attached horizontally. Anne Wallace asked if they are using tax credits, and John stated they are not.

Staff Comments

The existing storefront is not original to the building and is also made of aluminum so the replacement of this storefront as proposed is consistent with the guidelines. The corrugated metal above the storefront, along with the Harold's sign, may hold enough historical significance to retain.

Staff Recommendation

APPROVE

A motion was made by Joe Petree and seconded by Madeleine Weil to approve the application with the following requirements: 1) The storefront bulkhead must be made of brick, wood, or covered with corrugated metal, 2) On the second floor, the large inoperable middle window can either be one pain or split into two equal pains with a vertical separation, and 3) On the second floor, the upper sash of the double hung windows must be split into three pains. The motion carried with John Sanders recusing.

Staff Report:

Issued Certificates of Appropriateness

- 518, 522, 524 S. Gay St (Revision to 6-B-08-DT) – Renovation of previously approved exterior façade and storefront renovations.

- Approved by staff.
- 125 E. Jackson Ave (10-A-08-DT) – New siding on a courtyard structure at former Blue Cats building.
 - Approved by staff.
- 710 S. Gay Street (10-B-08-DT) – Wall sign for Dazzo’s Restaurant
 - Approved by staff.
- 307 S. Gay Street (11-A-08-DT) – Electronic kiosk for the Sports and Tourism Corporation.
 - Approved by staff.

Mike explained the approval of each certificate.

Other Business:

John Sanders asked Madeline Weil to explain the new ruling about awnings. The Law Department had made a decision that awnings and projecting signs need easements and have to be approved by City Council. This is a long process that they are working on that would take an amendment to the code. City Codes allows awnings.

Steve King stated that the city is working this out with the Law Department. The staff cannot approve an easement on city property. It must go to City Council. If the property is zoned C-2 and not on Market Square, awnings do not require City Council action if they meet all zoning regulations. They are still working on signs in a right-of-way. Awnings can be used as a “Use by Right.” If a restaurant, like the one on Clinch (Le Parigo), constructs a deck or other structure out in the easement it would have to go to Council. Madeline has been talking to Bill Lyons and working with the Law Department about not taking every awning request to City Council.

John Craig, 1226 Brighton Court, stated that the Square Room sign was discussed at the Historic Zoning Commission about easements and right-of-ways. He asked before we do something, we should all meet together. Joe Petree stated that the seating inside these restaurants is an issue, and they need to be able to add the outside seating with enclosures. Madeline said the outside enclosures that have been used in the past were not made of fire resistant material, and that is why they have not been permitted to put the old ones back.

Anne Wallace stated that the city is working on wayfinding, and Madeline is working on it. MERJE will be the consultants to do the fact finding. She would like the Board to meet with the consultants. Kim stated that they should make sure they use material that can be cleaned from graffiti.

There being no further business, the meeting was adjourned.