

MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF MAY 21, 2008

Present:

Amy Haynes
Finbarr Saunders
Kim Henry
John Sanders
Madeleine Weil
David Dewhirst
Mike Reynolds
Tom Reynolds
Scott Brenneman
Anne Wallace
Bill Lyons
Mark Donaldson
Mike Carberry
Brandon Pace
Charlotte West

Organization:

Resident
Historic Zoning Commission
Development Corporation
AIA
City of Knoxville
Dewhirst Properties
MPC
City of Knoxville
City of Knoxville
City of Knoxville
City of Knoxville
MPC
MPC
Sanders/Pace Architects
MPC

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

A motion was made by Finbarr Saunders and seconded by John Sanders to approve the April 16 minutes. The motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 05-B-08-DT

517 & 519 W. Jackson Ave. – Southeastern Glass Bldg LLC (John Sanders, Architect)
Pre-development meeting: May 8, 2008

Description of Work

The owner wants to renovate the existing building and add an addition to the eastern side of the structure and one story to the rooftop. This building is located in the National Register Jackson Avenue Warehouse District. The existing structure will remain unchanged except for the porte cochere which will be enclosed. The enclosure wall will be set back from the existing arches to provide a reveal from the original building. The new storefront and windows will be transparent and have a bronze anodized aluminum frame to match the existing storefront.

The addition to the structure will be clad predominantly with glass and concrete masonry unit (CMU) paneling. The side addition is required for a new elevator and second staircase. This will also provide ground floor lobby space for the residential units and

patio space on other floors. The addition to the roof of the building will be one story and will be residential units.

The rooftop addition will be setback from the building edge except for a small portion on the west side of the building facing the intersection of Broadway and Jackson, and along the north side of the building facing the rail yard.

Section 1.C.1 of the Downtown Knoxville Design Guidelines discusses rooflines and additions to buildings in Historic Districts. It states that rooftop additions are almost never appropriate on buildings less than four stories in height. This building is three stories at street level along Jackson but is six stories total. See the attached Memo from Ann Bennett for additional information on how this project relates to the Secretary of Interiors Standards for Rehabilitation.

There is proposed parking provided in the building, under the Broadway viaduct, surface parking along Jackson Avenue and a surface parking behind the building. All proposed parking will be either to the side or rear of the building (Section 1.A.3c). The parking along Jackson does not have space to provide screen along the public sidewalk (Section 1.A.3d). Because of the topography on the site it is prohibitive to require the screening.

There is an easement behind the building, along the rail lines that goes under the Broadway viaduct to Jackson Ave. This easement gives access to the rear of this building. There are current negotiations between the City and the railroad to make this right-of-way for alley to access to this building and other buildings fronting Jackson Ave.

Brandon Pace, Sanders Pace Architecture, stated that they want to create a mixed use building with ground floor retail and residential upstairs. There are two levels below Jackson, which will be converted to residential uses. This corridor has been neglected, and they plan to improve the area. They need to add an addition to make the building feasible to use. John Sanders stated there is a vacant lot next door that may be developed some day. The parking is accessed from Jackson, and there will also be parking in the basement.

Madeleine Weil asked about the vertical stripes on the building. Mr. Pace stated that the strips are made of fiber cement to add texture to the CMU paneling.

David Dewhirst stated that he is pleased with the renovation of the building. He asked why the porte cochere enclosure was not all glass. Mr. Pace stated that they are trying to conserve energy and are designing the building for the spaces inside, which makes it easier if it is not all glass. They do not know who the tenant is going to be.

Kim Henry stated she is pleased that the owners are renovating this building.

A motion was made by Kim Henry and seconded by Madeleine Weil to approve the staff recommendation. The motion carried with John Sanders recusing himself.

Staff Recommendation

APPROVE with the following condition:

- a. A minimum of two trees need to be planted in the surface parking lot area to the east of the building (Section 1.A.3e)

Staff Report:

Issued Certificates of Appropriateness

- ❖ 4-A-08-DT, 517&519 W. Jackson Ave – Board Approval, 4/16/2008
 - Rehabilitation of Existing Structures
- ❖ 4-D-08-DT, 0 Henley Street (Lord Lindsey) – Staff Approval, 4/16/2008
 - New Retaining Wall
- ❖ 4-E-08-DT, 712 S. Gay Street – Staff Approval, 4/22/2008
 - New Wall Sign
- ❖ 4-F-08-DT, State Street Parking Garage – Staff Approval, 4/28/2008
 - Replacement Sign
- ❖ 5-A-08-DT, 0 Henley Street (Lord Lindsey) – Staff Approval, 5/7/2008
 - Handicap Access Ramp

Other Business:

There being no other business the meeting was adjourned.