

MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF FEBRUARY 17, 2010
SMALL ASSEMBLY ROOM

Present:

Kim Henry
David Dewhirst
Anne Wallace
John Sanders
Joe Petre
Jeffrey Nash
Carol Montgomery
Bob Alcorn
Keith Pankey
David Randle
Brian Ewers
Laura Lyke
Shawn Lyke
Michele Hummel
David McGinley
Mike Reynolds
Mark Donaldson
Charlotte West
Bill Lyons

Organization:

APA Representative
Dewhirst Properties
City of Knoxville
AIA Representative
Business Representative
CBID Representative
Historic Zoning Commission
Downtown Resident
Signco
Applicant
Dollar & Ewers Architects
Applicant
Applicant
Applicant
CBID
City Engineering
MPC
MPC
MPC
City of Knoxville

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

A motion was made by John Sanders and seconded by David Dewhirst to approve the January 20 minutes. The motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 2-A-10-DT

500 Clinch Ave - Hilton Parking Garage (Applicant: Signco, Inc)
Pre-development meeting: N/A

Description of Work

This proposal is to replace two existing projecting signs on the Hilton parking garage with new projecting signs. The signs to be replaced are on the Walnut Street and Clinch Avenue frontages of the structure. The new signs will be approximately the same size as the existing signs and will be hung in the same locations. See the attached images.

The Clinch Avenue sign is proposed to be 10 feet 11 inches tall and 3 feet 9 inches wide, or 40.9

square feet. The existing sign is approximately 45 square feet. The Walnut Street sign is proposed to be 5 feet 5 inches tall and 1 foot 11 inches wide, or 9.9 square feet. The existing sign is approximately 12.5 square feet.

Staff Recommendation

Approve Certificate 2-A-10-DT without conditions.

Mike Reynolds gave an overview of the proposal.

Keith Pankey, Signco, stated that the signs are 20 years old and they wanted to replace because they are rusted. There are two signs being replaced and a third will be replaced later.

Joe Petre asked if Signco had considered designing the sign to be similar to the proposed wayfinding signage for the City of Knoxville, which include signage for parking garages. Keith Pankey said that he had not and is not aware of the proposed wayfinding signage. Anne Wallace stated that the City wayfinding sign package will be for City owned facilities only. The City is not interested in requiring other owners to match or mimic their design.

A motion was made by Anne Wallace and seconded by Jeffrey Nash to approve the staff recommendation. The motion carried unanimously.

Certificate No. 2-B-10-DT

111 E Jackson Ave - 111 East Jackson (Applicant: Brain Ewers)

Pre-development meeting: N/A

Description of Work

This proposal is for a renovation of the building at 111 East Jackson Ave, which is in the Southern Terminal and Warehouse Historic District.

As part of the renovation of the entire structure, the property owners propose to remodel the front façade. There are three storefront bays. One of the bays has an existing storefront and the other two bays are open with recessed storefronts. The existing storefront on the right side of the building will be removed and replaced with an almost identical storefront which will expand the entrance from one door to two doors. This new storefront design will be copied in the left storefront bay. The middle bay will have a wrought iron gate to secure the recessed storefronts after hours. See the front elevation on sheet A501 of the attached plans.

Additionally, there is detailing proposed that surround the storefronts and create a sign board above the storefronts. This detailing will add columns over portions of the existing pilasters on the first floor. The sign board over the left and right storefronts will have sconce lighting as shown on the front elevation of the plans on sheet A501. The cornice above the sign boards will have integrated down lights to shine on the wall signs.

The second story windows are proposed to be removed and replaced with new windows that match the mullion pattern and transom operation. Above the second story windows there will be a cornice added, to be made of wood or fiberglass. A new metal coping will also be added and

there will be new conductor heads and downspouts. The brick will be cleaned, repaired and structurally repaired in areas damaged by water infiltration. A new skylight will be added toward the middle of the roof, see building section A-A on sheet A501. This skylight will not be visible from the street.

Staff Comments

In National Register Historic Districts, the guidelines refer to the Secretary of Interior's Standards for Rehabilitation for guidance. The third standards states, "Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken".

Staff Recommendation

APPROVE Certificate 2-B-10-DT with the following conditions: 1) The storefront design as determined by the board.

Brian Ewers, Dollars and Ewers Architecture, stated that this property is not zoned H-1, and the National Register standards do not apply if a property is not seeking Federal Historic Tax Credits. Anne Wallace stated that the Downtown Knoxville Design Guidelines point to the Secretary of Interiors Standards for Rehabilitation for guidance for all renovations of property within the D-1 (downtown design overlay) district that is in a National Register Historic District.

Brian Ewers stated that they can simplify the front design to look less Victorian, which was a concern by the staff. Anne Wallace stated that Ann Bennett's (MPC Historic Preservation Planner) concerns are that the columns added to the pilasters look Victorian. The warehouse building was probably built around 1910 to 1920. Anne stated that in the pre-application meeting, Brian Ewers pointed out that the Crown and Goose has a storefront design that is not representative of the historic design of the building and Anne said she agrees with Brian that the design was done very well.

Laura Lyke stated she is the owner of the building, and they are willing to change the plans to meet what the board suggests. The columns will be moved so they will not cover the pilasters and will not project out over the lot line. Brian Ewers stated the storefront will be made of wood. The knee wall on the right is brick and will be matched on the left. The surrounds will be painted blue, along with the cornice. The downspouts will be copper or copper finish. The windows will be metal. The iron gates would be open during the day and closed at night.

John Sanders suggested the cornice line could be pushed to the top. His other concern is that the doors at the sidewalk that swing out will require an approval by city council. He suggested recessing the doors.

David Dewhirst asked if they are going to apply for historic tax credit. Laura stated she is not planning to. David told her they do qualify for tax credits. Anne Wallace asked how much time it takes to apply. David replied you apply first or proceed and make adjustments later.

Jeffrey Nash suggested they take pictures before they start.

Bob Alcorn asked how many retail spaces will be on the ground floor. Brian Ewers stated there will be two retail spaces, but they could be broken up into smaller spaces.

A motion was made by John Sanders and seconded by Anne Wallace to approve the certificate of appropriateness with the following conditions: 1) The design approved is that with the Issue Date: February 17, 2010, 2) The storefronts be made of wood and painted, 3) The storefront glass be clear and the kneewalls be made of brick to match the existing brick of the building, and 4) The second story windows be made of metal and clear glass. The motion carried unanimously.

Certificate No. 2-C-10-DT

415 S Gay St - 415 S Gay Street (revision) (Applicant: David Randle)

Pre-development meeting: N/A

Description of Work

This is a revision to Certificate 9-B-09-DT for the façade renovation at 415 S Gay Street. This request is to modify the second floor window openings because the floor height is above the bottom of the existing window opening. The approved second floor windows require that the existing window openings remain without infilling any portion of the window opening. This requirement is not practical with building code requirements. The applicant is proposing to infill 1 foot 6 inches of the bottom of the window opening with brick. This will bring the bottom of the window opening even with the existing second story floor level. See attached drawing for more detail.

ADDITION (2/16/10): The storefront was approved with a painted wood exterior. For fireproofing purposes, the applicant proposes to use fiber cement material that will mimic the look of a wood exterior. The fiber cement material will be painted.

Staff Recommendation

Approve Certificate 2-C-10-DT without conditions.

Mike Reynolds reviewed the proposal and stated the staff recommendation was made before the additional information for the application was submitted to change the exterior material of the storefront from wood to a fiber cement material. The staff recommendation for the upper story windows is still to approve without conditions.

Mike Reynolds stated he talked to Tom Reynolds, Chief Building Inspector, and he said that the current wood storefront structure could stay as long as it is covered with a fire resistant material. John Sanders asked what type of material. David Randle, the applicant, said that he would be using a 3/8" Hardi Plank. John said Hardi plank is not rated to be fire resistant. David talked to Tom Reynolds about using Hardi plank and he understands it will be fine. John feels he should use a thicker material to give an appropriate reveal.

Mike Reynolds read the conditions of approval for the Certificate of Appropriateness from the November meeting.

John Sanders asked why the transoms currently framed on the storefront are not of equal size as

required on the Certificate of Appropriateness approved in November. John showed the committee a picture taken of the building recently. David Randle did not realize the transoms were not built properly because he had not been to the site recently. He said the transoms would be built to the requirement of the approval.

Bob Alcorn asked if everything that is not glass on the storefront will be covered in fiber cement (Hardi plank). He also stated that we need more information before we could approve anything because we do not have all the details. David Randle stated he will wrap the existing posts. Bob asked if he will miter the joints of the 3/8" material and asked if the sill of the transoms will be covered with the Hardi plank. David said that all the joints of Hardi plank will be mitered and the sills of the transoms will be Hardi plank. Bob asked if the brick to be used to infill the bottom of the window opening will be antique brick, and David stated that it will.

A motion was made by Anne Wallace to approve the application with infill brick on the bottom of the window openings to be similar brick and separate the additional request that was submitted on February 16 until we get additional information from Tom Reynolds. This motion failed for lack of a second.

Jeffrey Nash stated that the committee is uncomfortable about the drawings because they are not adequate. He would like to delay the whole certificate. Carol Montgomery stated that the two storefront columns do not line up with the gaps in the second story windows. Mr. Randle stated they will line up, and the current submittal states it will line up. David Dewhirst stated that we do not have an elevation to look at, and we need those drawings.

A motion was made by Anne Wallace and seconded by Carol Montgomery to withdraw the original motion and have Mr. Randle come back next month. No vote.

David Dewhirst stated he does not want him to brick in the window.

John Sanders made the suggestion to create a wood panel where they are proposing to brick in the bottom of the window opening. This will satisfy the code issues they have and protect the historic window opening.

A motion was made by Bob Alcorn and seconded by Carol Montgomery to postpone the application until detailed drawings are submitted showing the correct window height and details of the storefront are shown. The motion carried with David Dewhirst passing.

Other Business:

Mike Reynolds stated he met with City staff (Policy and Communications, and Engineering) and we came up with some options for the Board to consider. The Manual of Uniform Traffic Control Devices states that the minimum sign clearance height is seven feet and this was used as a basis for determining an appropriate minimum clearance height downtown.

Mike stated that in the agenda packet there is a draft for proposed amendment to the sign regulations, which he read. Mike stated he wants to know if the Board is comfortable with staff

approving down to a seven-foot sidewalk clearance or if the Board would like staff to approve signs only down to a sidewalk clearance of nine feet or eight feet. John Sanders suggested the board only approve signs with a clearance below eight feet.

Mike Reynolds stated that if the Board wants to restrict the staff to approving a sign clearance only to a certain height there are two ways this can be accomplished. The D-1 (downtown design overlay) district can be amended, with the same language amending the Administrative Rules and Procedures. The other option is to amend the guidelines with similar language as the projecting sign requirement.

Mike Reynolds stated that if staff does have the ability to approve signs with a clear height of seven feet, staff can require a sign to be approved by the Board if we do not feel comfortable with the size or height.

A motion was made by David Dewhirst and seconded by Anne Wallace to recommend to MPC and City Council that paragraph 19 of the City Zoning Ordinance be adopted as rewritten. The motion carried unanimously.

- Discuss the amendment to The District map in the Downtown Knoxville Design Guidelines.
 - This amendment is to place a district designation on the area of World's Fair Park that is proposed to be D-1. The adjacent district designation is the Boulevard District. See attached maps for the current designations and the area proposed to be D-1.

Mark Donaldson stated that two activities dealing with this amendment to the D-1 boundary. First, the rezoning of the balance of World's Fair Park to D-1 was passed by MPC, but City Council postponed it for 12 weeks. From this, a task force might be created to look at technology and signs, and they will meet during this period. Second, the appeal of Downtown Design Review Boards approval of operating standards for the Convention Center EMCs was heard by MPC and was upheld. It is now being appealed to City Council and will be heard at the February 23 City Council. The request of the city to extend the D-1 was not just for the sign, but if a structure was built, there should be a review of the process.

Joe Petre asked how the new boundary was decided. Anne Wallace discussed how the original boundary through World's Fair Park was created, and that in this process they were primarily concerned with having consistent zoning on the park.

Joe Petre asked if the parking lot to the south of Cumberland Avenue was ever considered to be included in the D-1. Bill Lyons stated that this is city property and is serving as a parking lot. It is not part of the World's Fair site. Joe Petre stated we just need a clearly defined boundary. Kim Henry replied that the rezoning request is already being dealt with by City Council.

A motion was made by Anne Wallace and seconded by John Sanders to suspend any deliberation until the area in question (World's Fair Park) is zoned D-1, with the understanding that the Board feels at this time the Boulevard District is appropriate for the extension area. The motion carried with Joe Petre voting No.

Mike Reynolds presented a map that was requested at the last Board meeting. It shows the area where the Downtown Design Overlay District, Magnolia Corridor, and the Downtown North boundaries intersect. The map was discussed. Mike said that he would have the map modified and emailed to show the full D-1 boundary, with the Downtown North and Magnolia Corridor boundaries, and the H-1 districts.

Bill Lyons stated that the Board cannot decide the district boundary. Anne Wallace stated that we need to check with MPC's legal representation on the appropriate method for reviewing the district boundary.

There being no further business, the meeting was adjourned.