

MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF OCTOBER 20, 2010
SMALL ASSEMBLY ROOM

Present:

Kim Henry
Anne Wallace
John Sanders
Joe Petre
Carol Montgomery
Jeffrey Nash
David Dewhirst
Bob Alcorn
Chad Boetger
Halie Christ
Rachel Elliott
Jordon Harpstinte
Erin Payne
David Parks
Jason Hall
Richard Foster
Hannah Parker
Josh Flory
Roy Mullins
William Mullins
Mark Heinz
Aaron Pennington
Daniel Odle
Tom Reynolds
Mark Donaldson
Mike Reynolds
Steve King
Charlotte West

Organization:

APA Representative
City of Knoxville Representative
AIA Representative
Business Representative
Historic Zoning Commission Rep.
CBID Representative
Business Representative
Downtown Resident Representative
Downtown Resident Representative
UT Journalist
UT Journalist
UT Journalist
UT Journalist
UT Journalist
UT Journalist
Intersect Design Studio
City of Knoxville
Knoxville News Sentinel

Dewhirst Properties
Dewhirst Properties
Sperry Van Ness
City of Knoxville
MPC
MPC
City of Knoxville
MPC

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 Carol Montgomery and seconded by Anne Wallace to approve the September 15 minutes. The motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 10-C-10-DT

205 Union Ave - Roy Mullins (Roy Mullins)

Pre-development N/A

Description of Work

This proposal is for the demolition of the existing structure and the expansion of the existing parking lot (see attached photos). The owner proposes to put 4 or 5 parking spaces in the location of the building. As part of this process, the entire parking lot will be repaved.

Staff Comments

Section 1.B.8 of the guidelines state that "The demolition of buildings in areas of downtown outside Historic Overlay Districts and National Register Districts, or properties listed individually on the National Register of Historic Places, may be appropriate when in compliance with the guidelines". Subsection 8a states, "If a building is demolished, all visible unutilized building material must be removed and the site must be vegetated or otherwise brought into compliance with the guidelines".

The building proposed for demolition is not in a National Register District, nor listed individually on the National Register. In this case the intended use after demolition is a surface parking lot. Section 1.A.3d & 3e of the guidelines state, "Screen surface lots, where they abut a public sidewalk, with decorative walls, fencing, and landscaping" and "Distribute shade trees within surface lots at a ratio of 1 tree per 8 parking spaces. Trees may be planted in wells between spaces".

The attached site location map shows two entrances to the site. The entrance off of Union Avenue is not currently used; it has parking spaces blocking access to the site. If these parking spaces remain and if the board requires fencing, or other treatment, along the public sidewalks, this access point should be closed and the fencing, or other treatment, should be used here also.

Staff Recommendation

APPROVE Certificate 10-C-10-DT subject to the following conditions: 1) Screen the parking lot along all public sidewalks with a decorative fence, as determined appropriate by the board, with the allowance for openings in the fence for vehicular and pedestrian access, 2) One shade tree shall be planted for every eight parking spaces.

Mike Reynolds stated that this building is not in a historic district. In this case, the board must make sure the proposal for the property after the building is removed meets the guidelines. The guidelines require fencing, a wall, or landscaping be installed, and one shade tree be planted for every eight parking stalls. Mike also explained that they have one access point on Union Avenue and one access point on State Street. The access from Union Avenue usually has cars parked in it, blocking access from Union. If the property owners plan on using this access for parking in the future, any proposed improvements (fencing, wall, or landscaping) the board requires should be extended through this access point as well since it is not used for access.

Roy Mullins, 9220 Emory Road, stated they want to improve the area by demolishing the old

restaurant building that has been there since the early 40s. Field of Greens Restaurant moved out in December. Home Federal leases the parking lot. Mr. Mullins is concerned about blocking off the entrance to Union Avenue. He would like to see it remain open.

Mike Reynolds asked Tom Reynolds, Chief Building Inspector, if a current vehicular access point has a fence installed in it to block access at this point and the fence was eventually removed, would that vehicular access point still be able to be used?

Tom Reynolds stated that they have applied for a demolition permit. In the C-2 district there is a 5' building setback. The access to the site would have to be approved by City Engineering, along with the layout of the parking lot. A commercial parking lot in C-2 would have to go before the Metropolitan Planning Commission (MPC) to have a Use on Review approved. Tom said that he spoke with Mark Johnson, City Engineering, and he said that since they are adding parking spaces, the plans for the new parking spaces must be approved by engineering.

Mike Reynolds stated that staff is suggesting adding the fencing to meet the guidelines. The applicant is not interested in adding a fence so this is why we do not have a proposed fence type or location.

Mr. Mullins stated that if the fence must be 5 feet back from the front property lines, then they would not be able to have row of their parking because they lot is too narrow.

Tom Reynolds stated that depending on the type of fencing that is installed, vehicular site distance and visibility triangles may be an issue.

Kim Henry asked if staff was thinking of a wrought iron (or similar) fence is appropriate. Mike Reynolds said yes.

Tom Reynolds stated that wrought iron fencing is acceptable most of the time, but it depends on the required visibility triangle and site distances.

Anne Wallace stated that the request is for demolition of the building and expansion of the existing parking lot. The building is not historic, and they will reuse the parcel. We can waive the 5 foot setback. Anne has a concern that cars tend to park over the property line, into the sidewalk. A fence creates a nice edge and keeps cars from extending into the sidewalk area.

Steve King does not think there would be site distance issue because of the one way streets. Engineering would implement the fence that this board approves when reviewing the parking lot design.

John Sanders stated that the board does not have a plan to approve and does not want to issue an approval for a demolition permit not knowing what will happen to the site after the building is removed. John moved to postpone the application until we have plans to review.

Joe Petre asked what happened when the building next to the Pryor Brown garage was demolished and replaced with parking, why they were not required to add fencing. Anne stated that this was prior to the board.

Joe Petre asked about the access on Union Avenue? Mike Reynolds stated that there are two entrances to the site. The access point on Union has cars parked in it on a regular basis and staff

assumes these spaces will continue to be used for parking. Staff feels that since this access point is used for parking and not to access the site, fencing should extend through this access point, limiting access only to State Street. Joe Petre stated he would like to waive the 5' setback if we require fencing because the lot is so narrow.

Kim Henry asked if it is there intention to repave the lot, and if the applicant is ok with limiting access to only State Street. Mr. Mullins stated that he will resurface the entire lot but does not want to close off the Union Avenue entrance.

Kim Henry stated that there is a motion on the floor to postpone this request until next meeting so plans could be presented showing the parking lot and fencing. Mike Reynolds stated, to clarify for Mr. Mullins, that the board is saying that they want fencing and they want to see what type of fencing you propose, and also the layout of the parking lot.

John Sanders stated that the applicant does not have to use fencing if he chooses not to request it as part of his plan, but he has not submitted a plan for the board to review. Mike Reynolds then read the requirements for demolition from the guidelines.

Mr. Mullins stated that he could just leave the building as it is. Considering the width of the lot, people will run into the fence. He could put in posts and wire so the cars would be hitting wire instead of knocking down a fence. He stated that he is trying to make downtown look better. Kim Henry stated that curb stops should help keep anyone out from hitting the fence. Mr. Mullins stated that he is concerns that the fencing and wheel stops would take up too much space to allow parking on both sides of the lot.

Carol Montgomery asked if the board could stop him from demolishing the building. John Sanders stated that yes the board can stop him from demolishing the building. Kim Henry stated that a Certificate of Appropriateness is needed from the board to allow him to receive a demolition permit. Mike Reynolds stated that the board must determine that what put back after the building is demolished is in accordance with the guidelines.

David Dewhirst stated that in order to tear down a building in downtown and replace it with a surface parking lot, Mr. Mullins would need a drawing of what they propose. David showed Mr. Mullins an example of fencing from the guidelines that may be appropriate and Mr. Mullins stated that he felt that that type of fencing could work. David state the board is looking for fencing that would be compatible with other fencing downtown.

Kim Henry stated that the board has to apply the guidelines. Kim stated that there is still a motion of the floor to postpone until more information is presented.

Carol Montgomery asked if the postponement for one month is going to affect his plans for the site. Mr. Mullins stated that the only problem would be getting asphalt in December because plants tend to do maintenance in December and it is hard to get small amounts. Mark Donaldson stated that Mr. Mullins may have to apply for a Use on Review, and it would be heard at the December MPC meeting. He also stated that there the property width will make it very difficult to fit two rows of parking and meet the design requirements.

John Sanders stated that they can apply for the Use on Review with MPC and receive approvals concurrently with the Downtown Design Review Board approval, which will help with the time

frame.

Bill Mullins, Roy Mullins' brother, stated they will just upgrade the lot and leave the building alone. They are withdrawing their application.

Certificate No. 10-D-10-DT

513 Union Ave - Just Ripe (Intersect Design Studio)

Pre-development N/A

David Dewhirst stated that he has ownership issues with both of next two applications and recused himself.

Description of Work

This proposal is for a hanging sign and window signs. The hanging sign is made of metal and has a diameter of 3 feet 4 inches, or 8.73 square feet. The sign will be hung from the underside of the awning and will be centered with the entry door. The graphic and lettering will be cut from the metal cabinet and will be infilled with a translucent white acrylic sheet that is flush with the face of the metal cabinet. The sign will be internally illuminated.

The window graphics will be translucent white vinyl. The window graphics are a total of 48 square feet, or 17.58 percent of the total storefront window area.

Staff Comments

This building is currently not listed on the National Register of Historic Places, but it has been applied for and is anticipated to be listed. Because of this, staff has determined that the building should be reviewed according to the Historic Resources section of the guidelines. Section 1.C.7c of the guidelines states, "Do not light sign internally". Staff has determined that this sign is consistent with the board's decisions on internally illuminated signs in the past which allows sign to be internally illuminated only when the light shines through letters and/or graphics.

Section 2.B.1c of the guidelines states, "Window sign, less than 30 percent coverage, including neon sign". This proposal is less than the maximum allowable coverage amount.

Staff Recommendation

APPROVE Certificate 10-D-10-DT as submitted.

Mike Reynolds reviewed the application.

A motion was made by Anne Wallace and seconded by John Sanders to approve the staff recommendation. The motion carried with David Dewhirst recusing.

Certificate No. 10-E-10-DT

103 S Gay St - Three Feathers and Johnson Cigar Co. (Aaron Pennington)

Pre-development N/A

Jeffrey Nash recused himself for the next application.

Description of Work

This project encompasses the renovation of five different buildings (see attached Overall North Elevation). This project is entirely within the Southern Terminal and Warehouse Historic District.

103/105 S. Gay Street (see attached Sheet 1 & 2) - The applicant proposes to replace the missing cornice on this building with a replica of the cornice shown in the attached historic photos images. The roofing material for the cornice is flat galvanized steel, or an alternative which will be proposed by the National Parks Service. The brick will be repaired and tuck pointed. The parapet will be flashed and the coping will be repaired or replaced. On the second story, the existing double hung windows and transoms will remain. The existing cornice above the storefront will be repaired and painted. The existing transom will remain. The storefront will be replaced with a new painted wood or aluminum storefront with clear glass. The storefront bulkhead will be made of wood and will have a panel design as shown in the attached drawings. The doors are to be replaced with new full glass doors as shown in the plans. The entries will be recessed as shown in the partial plan on Sheet 1.

304/306 W Jackson Ave (see Sheet 3) - The brick will be repaired and tuck pointed. The parapet will be flashed and the coping will be repaired or replaced. On the second and third story, the existing double hung windows will remain. The existing concrete cornice above the storefront painted. The transoms will be repaired and painted. The damaged section of transom will be replaced to match the existing transoms. The storefront will be replaced with a new painted wood or aluminum storefront with clear glass. The storefront bulkhead will be made of wood and will have a panel design as shown in the attached drawings. The doors are to be replaced with new full glass doors as shown in the plans. There will be new up/down accent lighting on the columns between the storefront bays as shown in the plan. There will be one new recessed entry to the left storefront bay as shown in the partial plan on Sheet 3. The existing metal railing in front of the right storefront bay will remain and this entry will remain recessed.

308/310 W Jackson Ave. (see Sheet 4) - The concrete façade will be repaired as needed and painted. The parapet will be flashed and the coping will be replaced. The cornice will be repaired as needed. The conductor boxes and downspouts will be repaired or replaced as needed. On the second and third story, the existing metal framed, multi paned windows will be replaced with National Park Service recommended replacement windows, one over one double hung clad wood. The left and middle storefront bays are recessed with garage doors that will be repaired and serviced. The left storefront bay also has an entry door and stairs that will remain and repaired and painted as needed. The storefront in the right bay will be replaced with a new painted wood or aluminum storefront with clear glass and a new painted wood transom above. The storefront bulkhead will be made of wood and will have a panel design as shown in the attached drawings. The storefront door will be full glass doors as shown in the plans. As part of the cornice at the top of the façade, a new painted sign with three external lights will be centered on the building. The sign will be 2 feet tall by 16 feet wide, or 32 square feet.

312/314 W Jackson Ave. (see Sheet 5 and 6) - The brick facade will be repaired as needed and painted. The parapet will be flashed and the coping will be repaired or replaced. The cornice will be repaired as needed. Damaged bricks and lintels will be removed and repaired on the pier

on the left side of the building which is deteriorated. The downspouts will be repaired or replaced as needed. On the second and third story, the existing metal framed, multi paned windows will be replaced with National Park Service recommended replacement windows, four over four double hung clad wood. The storefronts will be all new according the design as shown in the plans. The storefronts will be new painted wood or aluminum storefront with clear glass. The existing transom will be repaired or replaced to match the existing design. The storefront bulkhead will be made of wood. The storefront door will be a full glass doors as shown in the plans. An existing garage door will be replaced with a new glass weather tight garage door. The entry door for the left bay of the building will be recessed as shown in the partial plan on Sheet 5. The remnant of the façade from a demolished adjacent building will be removed and the masonry wall will be repaired. On the side of the building, new window and door openings will be created. A new painted metal deck/railings will built as shown in the plans. The windows will be double hung clad wood windows.

410 W Jackson Ave (see Sheet 7 and 8) - The brick facade will be repaired, tuck pointed and painted. The parapet will be flashed and the coping will be repaired or replaced. A new painted wood cornice will be installed. There will be a new painted wood canopy with support brackets over the main entry door, see details on plan. The windows on the front façade will be new painted wood in a multiple pane design as shown in the plans. The front door will be replaced as shown in the plans. A new glass weather tight garage door will be installed with a new painted metal guardrail. Below the garage door there will be a new painted wood base which give it a look of a storefront bulkhead. There will be a non-illuminated projecting sign centered over the window on the right side of the façade which is proposed to be 4 feet wide by 3 feet tall (or 12 square feet). On the east elevation of the building (shown on Sheet 7), a new metal downspout will be installed and the retaining wall behind the building will be stabilized and the CMU/brick will be repointed and painted. There is also an area shown for a new painted sign that is 7 feet tall by 17 feet wide. On the west elevation of the building (shown on Sheet 8), a new downspout will be installed, the brick will be repair, tuck pointed and painted, and a new painted wood window will be installed.

Staff Comments

This proposal incorporates extensive renovations to multiple buildings, which means a good portion of the Design Guidelines are applicable to this project. Staff feels that this project does a very good job of keeping within the recommendations of the guidelines, however, there are a two details that need to be considered by the board as follows: 1) The new cornice at 103/105 S Gay Street originally had a Spanish tile (or similar) roof as seen in the attached historic photos. Staff feels that a roofing material with more texture than a flat galvanized steel could be appropriate. 2) The existing windows at 308/310 W Jackson Avenue may be the original windows in the building. If they are, the guidelines recommend retaining these windows in favor of replacement windows. The property owner is applying for historic tax credits so the National Park Service will also make a determination whether replacement windows are appropriate.

Staff Recommendation

APPROVE Certificate 10-E-10-DT without conditions.

Mike Reynolds reviewed the proposed renovations.

Aaron Pennington from Dewhirst Properties stated there is a historic photo for 308/310 W Jackson Avenue that shows the building originally had one over one double hung windows. He said the existing windows are aluminum and appear to be replacements. Mike Reynolds stated that he could not tell from the photo that they were one over one double hung windows.

John Sanders asked what they plan on doing with the fencing at their parking lot. Aaron Pennington stated that they do not plan on making any changes to the parking lot at this time.

A motion was made by Anne Wallace and seconded by Carol Montgomery to approve the certificate based on the staff recommendation.

Kim Henry asked if the board had any further discussion about the staff comments in the roofing material for the cornice at 103/105 S Gay Street. Aaron Pennington stated that they are still determining if they can rebuild the cornice and the roofing material could be the determining factor on whether they can do it or not. Kim Henry stated that the National Park Service could also recommend something different than the board approves.

Carol Montgomery stated that she would like to see a textured roofing material, or even a standing seam roof.

Anne Wallace is comfortable since the National Park Service will review this application for tax credits.

Bob Alcorn asked if they want approval for the cornice even though they may not building it. Aaron Pennington stated that they are asking for approval as it is submitted.

Joe Petre asked if at 312/314 W Jackson Ave, the garage doors will have clear glass. Aaron Pennington said that all glass this is installed will be clear. Joe further asked for the same building if they will be cutting new openings in the side of the building for windows and doors. Aaron Pennington stated that yes the openings will be new, there are not currently there.

Joe Petre asked if the building will keep there current configuration as separate buildings. Aaron Pennington stated that from the outside they will appear as different buildings but the inside of the Tennessee Associated buildings will be treated as one building from the inside.

Kim Henry asked if the ground floor uses will be commercial. Aaron Pennington stated that yes, the street level storefronts will be consistently commercial.

Joe Petre asked if they garage doors will be commercial also, or will they be for parking. Aaron Pennington stated that they will be retail/commercial. There will not be any parking in the buildings.

The motion carried with David Dewhirst and Jeffrey Nash recusing.

Staff Report:

1. 117 S Central Street (10-A-10-DT) – Wall sign
2. 106 S Central Street (10-B-10-DT) – Metal railing behind left storefront bay.

Other Business:

Anne Wallace announced that the Downtown Knoxville Wayfinding Project to create a consistent signage system for the downtown area, received approval from the Knoxville Regional Transportation Planning Organization and will be included in the Transportation Improvement Program for 2011.

There being no further business, the meeting was adjourned.