

MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF SEPTEMBER 15, 2010
SMALL ASSEMBLY ROOM

Present:

Kim Henry
Anne Wallace
John Sanders
Joe Petre
Carol Montgomery
Jeffrey Nash
David Dewhirst
Bob Alcorn
Michele Hummel
Hannah Parker
Tom Reynolds
Grant Asfour
Sam McCamy
Timm Swenson
Sonny Parton
Daniel Odle
Mark Donaldson
Steve King
Mike Reynolds
Charlotte West

Organization:

APA Representative
City of Knoxville
AIA Representative
Business Representative
Historic Zoning Commission
CBID
Dewhirst Properties
Architect
CBID
City of Knoxville
City of Knoxville
Applicant
McCamy Properties
McCamy Properties
City of Knoxville
SVM
MPC
City of Knoxville
MPC
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 Anne Wallace and seconded by Bob Alcorn to approve the August 18 minutes as amended. The motion carried unanimously.

Certificates of Appropriateness:

A motion was made by Anne Wallace and seconded by Jeffrey Nash to move item 8-B-10-DT to the end of meeting to allow the applicant to arrive. The motion carried unanimously.

Certificate No. 9-A-10-DT

141 S Gay St - McCamy Properties
Pre-development N/A

Description of Work

This proposal is for the demolition of an existing storefront and the replacement with a new storefront.

The demolition plan is to remove all the storefront up to the molding below the three transoms, while retaining the existing tile entry and existing door and associated sidelights (see attached demolition plan). The transom glass is also proposed to be replaced with decorative leaded glass units.

The new storefront is designed to mimic the design of the new storefront at 137 S. Gay Street (see attached images of the 137 S. Gay Street storefront and the attached detail drawings). The new storefront at 141 S. Gay Street will use the same detailing as used on the 137 S. Gay Street storefront and will be made of wood. These two storefronts are part of the same building complex, even though the upper stories do not match (see attached image). There is a continuous cornice line above both storefronts that tie the design together.

Staff Comments

This property is in the Southern Terminal and Warehouse Historic District so the demolition and replacement of the storefront should be reviewed with consideration of the Secretary of Interiors Standards for Rehabilitation. The existing storefront is not original to the building and in staff's opinion the portions proposed to be removed do not have significant architectural detailing that need to be retained. The proposed storefront design is complimentary to the architectural detailing on the building.

Staff Recommendation

APPROVE Certificate 9-A-10-DT with the following condition: The transom glass shall be replaced with prism glass, similar to what is in the transom at 137 S. Gay Street, or the clear glass shall remain as existing.

Mike Reynolds stated he has talked to Ann Bennett (Historic Preservation Planner) about this design since it is in a National Register Historic District. Ann said that the design they are proposing looks appropriate. The storefront to be removed is not original.

Mike Reynolds stated that there is clear glass in the transom now and they want to replace it with prism glass. If they cannot find prism glass, they will keep the current transom intact.

Sam McCamy, McCamy Properties, stated that want to leave the existing storefront windows and copper framing in place. In the transoms, they would like to change to the current glass to prism glass instead of what the application states. The transoms and knee wall detail will stay the same as proposed.

David Dewhirst stated that it fits the guidelines, and the building next door looks fine. John Sanders stated that he felt that if the applicant keeps the metal storefront framing, the column capitals are not necessary.

Timm Swenson, McCamy Properties, stated that if they leave the existing storefront windows and copper framing, the dental molding would run under the transom window sill and they will not install the capitals. Mr. McCamy stated that if the structure for the storefront windows is sound enough, they will leave it.

Mike Reynolds added that they will have to submit a new drawing if they go with Option B.

A motion was made by John Sanders and seconded by Bob Alcorn to approve the application as submitted, including the alternative drawing without the column capital, retaining the existing copper or brass framing, pending staff review of the drawing. The motion carried unanimously.

Tom Reynolds stated that this is in a fire district, and you have to be sure to use the right materials.

Certificate No. 9-C-10-DT

415 S. Gay St - Rafik Hanna

Pre-development N/A

Description of Work

This project has had three previous Certificate of Appropriateness approved and will revise these approvals: 9-B-09-DT, 2-C-10-DT, and 8-C-10-DT. This proposal is for a new exit that is dedicated to the basement level and for the transoms as they are built.

The new exit door will be placed in the right side of the recessed main entry area (see partial floor plan, door #2; and see photo 1). The exit door will have a small window above it to match the detail above the main entry. All doors in the recessed main entry area will have the same design as shown in the partial elevation (see attached). The doors will be made of wood and have clear glass.

The transoms on the storefront have been installed at the following widths, from left to right: 3 feet, 6 feet 6 inches and 2 feet 6.5 inches. The applicant is requesting that the transoms be approved as they are installed (see attached image labeled photo 2).

Staff Comments

The proposed exit is in response to the requirement from the fire marshal that a separate exit from the basement level must be installed. The location of this exit was determined by the property owner and in staff's opinion, the location is appropriate.

Staff Recommendation

APPROVE Certificate 9-C-10-DT as submitted.

Mike Reynolds stated that the stairs will be in the right side of the building and the landing for the stairs will be in the right storefront bay. There will be a new exit door installed in the main entry recess.

Bob Alcorn asked if in the main entry recess, if the storefront window on the left wall should have a transom to match the main entry door and the new exit door. John Sanders felt that it is ok the way it is built, without a transom.

Tom Reynolds, City of Knoxville Chief Building Inspector, stated that he needs a final drawing of what the door is going to look like before he can approve it. Mike explained the drawing. Kim Henry stated that the board needs a final drawing showing the storefront as approved, through all the revisions.

David Dewhirst asked Tom Reynolds what Mr. Hanna needs to get a permit. Tom responded he needs a final drawing showing the doors have a 32 inch opening for accessibility. He does not see a façade drawing matching the plan view. Mike Reynolds stated that there is a drawing that shows the façade but it was not included in the packet because it did not apply to the requested revisions.

A motion was made by John Sanders and seconded by Anne Wallace to approve the application as submitted and require that the applicant submit a drawing that incorporates all the revisions that can be reviewed by staff. There needs to be an elevation drawing to match the plan, including the doors that will be installed and their correct dimensions. The motion carried unanimously.

Mike Reynolds asked the board for a clarification on the approval for the transoms for this project from the previous meeting. The approval states that the transoms must be three equally sized transoms. Did the board want the transoms to actually be equally sized or did the board want three transoms that fit within the existing storefront bays? John Sanders stated that the transoms need to align with the existing columns (existing storefront bays), and they should be included in the new drawing.

Certificate No. 8-B-10-DT

314 Church St - 314 Church Street (Asfour & Associates)

Pre-development: 7/29/2010

Description of Work

The building operator is proposing to place a wire mesh behind the fourth story window frames. The wire mesh is intended to keep pigeons from roosting in the ceiling joists. The proposed wire mesh will have openings of 2 inches by 2 inches and will be a black steel wire mesh. The wire mesh will sit in the window opening directly behind the window frames (see Window drawing, section A-A). The wire mesh will be anchored into the existing wall using 1/8 inch ramset bolts. The wire mesh will also be anchored to the existing window frame with 1/8 inch steel u-bolts every 36 inches on center.

Staff Comments

The window panes in the upper stories of this building were recently removed in response to issues with the panes falling out and because of air circulation. This proposal for the wire mesh in the fourth floor windows is in response to a pigeon problem. In staff's opinion, anchoring the wire mesh to the window frames using the u-bolts will allow the mesh to be removed without damaging the window frames.

Staff Recommendation

APPROVE Certificate 8-B-10-DT (revised) without conditions.

Grant Asfour showed the board a sample of the wire mesh he intends to use on the windows. It is wire netting with hexagon shaped openings, commonly known as poultry mesh or chicken wire.

John Sanders made a motion to deny the request. Due to a lack of a second the motion failed.

Kim Henry stated that the board should deliberate the appropriateness of the request further.

Joe Petre stated that the applicant broke the windows panes out and chicken wire is not an acceptable replacement. He asked what has been planned for the air circulation system (in regard to changing the use of the garage from valet to self parking which has different ventilation requirements). He stated that Mr. Asfour should put the glass back in the windows.

Grant Asfour stated he did not find the type of wire that he had proposed (1 inch by 2 inch wire mesh) and wants to use the chicken wire.

Kim Henry asked Sonny Parton, City of Knoxville Fire Department, what he told the applicant in regard to what they are required to do to the garage in order to be able to allow self parking. Sonny stated that when the windows were there, it was considered a closed parking garage with valet parking. They were not told that the windows had to come out, as was stated at last month's meeting. That was the cheapest option. The building was going to be required to have a sprinkler system if it was used for public parking (self parking) and the windows panes remained.

Tom Reynolds, City of Knoxville Chief Building Inspector, stated that the building has no exits now. They are working on the roof. The windows have been falling out on the sidewalk for years. The pigeon problem on the fourth floor is so bad that the public cannot use the upper level. If they do not change the use to a public parking facility, it would be allowed to continue operation as a private garage with valet parking with window panes. At this time, it is his understanding that they are keeping it a valet parking facility instead of going to a public parking garage. They did not get a permit to remove the windows.

Jeffrey Nash stated that if someone just takes the windows out of a building, they should get a permit. Anne Wallace added that it was Republic Parking's decision to take the windows out, which makes it difficult for the board to approve taking out the windows after the fact.

A motion was made by John Sanders and seconded by Joe Petre to deny the application because wire mesh is not an appropriate replacement for glass. The motion passed with David Dewhirst recusing.

Staff Report:

- 9-B-10-DT – Approved a wall sign for Big Brothers Big Sisters at 113 State Street (intersection of State Street and West Summit Hill Drive).

Mike Reynolds described the wall signs that will be installed. They are standard metal wall signs with the corporate logo on them.

There being no further business, the meeting was adjourned.