

MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF JULY 20, 2011
SMALL ASSEMBLY ROOM

Present:

Kim Henry
Joe Petre
Carol Montgomery
Jeffrey Nash
David Dewhurst
Chad Boetger
John Sanders
Anne Wallace
Melvin Wright
Mike Reynolds
Steve King
Mark Donaldson
Mason McGlamery
Daniel Odle
Aaron Pennington
Mark Heinz
Sharon Welch
Charlotte West

Organization:

APA Representative
Business Representative
Historic Zoning Commission Rep.
Central Business District
Business
Downtown Resident Representative
AIA
City of Knoxville
City of Knoxville
MPC
City of Knoxville
MPC
Sperry Van Ness/R. M. Moore
Sperry Van Ness/R. M. Moore
Dewhurst Properties
Dewhurst Properties
Candidate City Council
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 Chad Boetger to approve the June 15 minutes. The motion passed unanimously.

Certificates of Appropriateness:

Certificate No. 7-C-11-DT

555 W Jackson Ave - Southeastern Glass Building (Southeastern Glass Building, LLC)
Pre-development N/A

Description of Work

This proposal is for the enclosure of an existing balcony on the sixth floor of the building, in the new addition of the Southeastern Glass Building, which is a contributing structure in the Jackson Avenue Warehouse (Historic) District. This proposal will revise the Certificate of Appropriateness, 5-B-08-DT.

This proposal will enclose the existing balcony on the new addition as shown in the attached documentation. The existing glass and metal railing will be removed and replaced with a glass and metal enclosure that matches the design of the glass and metal wall behind balcony. There is also an opening on the side of the new addition that has a glass and metal handrailing that will be removed and replaced with a glass and metal window to match the design of the other

Staff Recommendation

APPROVE Certificate 7-C-11-DT without conditions.

Joe Petre, Papermill Road, stated that the storefront glass is the same glass and a line of aluminum frame lower than the current handrail. He is moving it to the front of the balcony. The new buyer made the request, and this is a sales contingency.

Anne Wallace asked if curtains would be hung, and Joe replied they can only have blinds.

Jeffrey Nash asked if this enclosure is permanent. Joe stated they have to move forward as if the contract will close. If it does not close, they will have already spent the money.

A motion was made by Anne Wallace and seconded by Bob Alcorn to approve the staff recommendation. The motion carried with Joe Petre and John Sanders recusing.

Certificate No. 7-A-11-DT

127 S Central St - Crown and Goose (Jessalyn Friske)

Pre-development N/A

Description of Work

This proposal is for the installation of a new storefront and a new wall sign. This is in the Jackson Avenue Warehouse (Historic) District and is a contributing structure.

This is a proposed expansion of The Crown and Goose gastropub. The new storefront will mimic the design of the existing Crown and Goose storefront (see the attachments). The existing storefront to be covered is not original to the building. The neighboring storefront, which had a matching storefront design, was approved to be removed and replaced under Certificate of Appropriateness 2-A-08-DT.

The new storefront will be made of wood and will be detailed and painted to match the existing Crown and Goose storefront, which was approved under Certificate of Appropriateness 7-DT-07-R.

The configuration of the storefront will remain the same as the existing storefront with the angled, recessed entry. The recess ceiling will remain, along with the door framing. The door and storefront glass will be replaced. A new door is proposed that matches the door on the existing restaurant.

There will be a wall sign on the signboard that is approximately 1.5 feet tall by 10.75 feet wide, or approximately 16 square feet (see the attachment). The design will mimic that of the wall sign on the existing restaurant. The sign will be illuminated by three external lights that match the lights on the existing restaurant signboard.

Staff Recommendation

APPROVE Certificate 7-A-11-DT without conditions.

Mike Reynolds stated that the applicant has asked for a couple changes to the plans since submitting the drawings. First, the applicant would like to remove the cornice above the sign board as part of the approval. Second, the applicant would like to have the option of installing a solid wood door, along with the door as presented.

Bob Alcorn asked Jeffrey Nash about taking out the cornice, and Jeffrey stated the cornice is very expensive and is not original to the building, unlike the cornice above the sign board on the existing restaurant storefront. He will extend the height of the signboard to the height of where the cornice was located to match the existing restaurant storefront.

Chad Boetger asked why he is using a solid door. Jeffrey stated that he is emulating a speakeasy, which normally you cannot see inside that type of restaurant.

A motion was made by Joe Petre and seconded by David Dewhirst to approve the staff recommendation and allowing the following: 1) the removal of the cornice above the signboard, and 2) the option of a solid entry door. The motion carried unanimously with Jeffrey Nash recusing.

Certificate No. 7-B-11-DT (Revision)

505 Market St - Arnstein Building (Aaron Pennington)

Pre-development N/A

Description of Work

This proposal is for the renovation of the Arnstein Building, which includes the removal of the existing aluminum storefronts along Market Street and Union Avenue that was approved on July 1, 2011 by staff. The property is in the Market Square Commercial Historic District and is a contributing structure.

On the first floor (ground level) of the building, the new storefronts will closely mimic the design of the storefronts as shown in the historic photo circa 1926 (see page 6, Historic Photo). The individual storefronts have bays that protrude from the façade 1 foot 3 inches, excluding the detailing at the sill of the storefront glass (see page 4, Typical Bay Window Enlarged Elevation). The window bays will have new painted wood or metal base under the window. The three storefront bays along Market Street are the only storefronts proposed with doors (see page 1, East Elevation/Partial Plan). The two storefronts to the center and right will have the appearance of being recessed because of the protruding storefront bays; however they will be inline with the façade of the building. The doors will swing into sidewalk space. The storefront bay to the left will have a deep recess and its doors will not swing into the sidewalk space. There is proposed to be an ATM machine in this storefront bay facing the sidewalk. The existing transoms on Union Street façade will remain and on the Market Street façade new transoms that mimic the design of the transoms on the Union façade will be installed. A new awning is proposed in the middle storefront bay on the Market Street façade to mimic the design of the original awning as shown in the historic photo on page 6.

On the second and third stories, the windows have a large lower pane with a transom above. The large lower window assemblies are proposed to be replaced with new clad wood windows with clear insulated glass. There will be operable windows as indicated on page 1 and 2 of the attachments (East and North Elevation/Partial Plan). The existing wood frames and transoms will remain. Along the Market Street façade, the large half-round window will be replaced with a new painted wood window or clad wood window with clear glass. The design of this window will be similar to the original window as documented in the historic photo on page 6.

On the fourth through seventh stories, the windows will be repaired or replaced as required per the National Parks Service approval. The existing and proposed windows are one-over-one double hung windows with a transom.

For the entire structure, the brick will be repaired and tuck pointed as required, matching the surrounding conditions.

Staff Recommendation

APPROVE Certificate 7-B-11-DT (revised) with the following condition: The ATM located on the Market Street façade to be placed inside the storefront recess, so as to not face the sidewalk.

Mike Reynolds stated that his application is a revision to a previously approved Certificate of Appropriateness (CoA). The original CoA was approved by staff to allow the owner to begin the demolition of non-historical storefront elements.

Mike Reynolds stated that a couple drawings have been revised from those in the agenda package. The changes are to the Market Street storefront. The original drawings show storefront with shallow bays that protrude from the façade, the same as for Union Avenue. The property owner has an existing easement along Union Avenue that can be used for the bays but does not for the Market Street storefront. After discussions with the city, they decided to do a flat storefront because time necessary to obtain the easements.

The drawings now show the awning that was labeled but not shown in the original drawings. The awning will match that of the awning shown in the photograph from the 1920's. The awning will protrude from the building eight feet and have a sidewalk clearance of 11 feet.

Aaron Pennington, Dewhirst Properties, stated that they would like for the ATM to remain facing Market Street because there are issues with accessibility if the ATM is within the recess. Mike Reynolds stated that Ann Bennett requested it be installed in the recess because the National Park Service would most likely require that as part of the Historic Tax Credit approval. The applicant wants it to face the sidewalk anyway.

John Sanders asked why the transoms along Market Street are not the same as along Union Avenue. Aaron Pennington stated that they are not required to put the prism glass back as part of the tax credit requirements. John asked that they get as much detail like the original as possible since they received the grant from the Central Business Improvement District.

Anne Wallace asked if there would be any entrances to the building along the Union Avenue façade? Aaron Pennington stated there will not be any entrances along Union Avenue.

A motion was made by Carol Montgomery and seconded by Anne Wallace to approve with the following conditions: 1) the ATM can be installed facing Market Street, unless required to be installed in an alternative location by the National Park Service.

Kim Henry stated that if the National Park Service requires the ATM to be in an alternative location, such as the recess, they will not be able to install the ATM and will have to come back to the board for an approval.

The motion was amended as follows: **A motion was made by Carol Montgomery and seconded by Anne Wallace to approve as submitted.**

Melvin Wright, City Inspections Department, stated that after looking at the building, an 8' awning would be too wide for the sidewalk. He stated that sidewalk is 11.5 feet wide and the awning cannot be more than 2/3 the width of the sidewalk at the clearance with the sidewalk they proposed. The awning can only project over the sidewalk 7.5 feet.

Mark Hinds, architect with Dewhirst Properties, stated that they can redesign the awning to have a projection over the sidewalk of 7.5 feet. They tried to make the awning as similar as possible to the original and if they had to do some educated guessing on how far it projected from the building anyway. Kim Henry stated the drawing shows eight feet approximately.

Joe Petre added he is concerned about the look of the ATM. He did not feel they would be able to build what they have shown in the plans and may have to come back to the board for an approval of a new ATM design. Mark Hinds responded that this will be a small ATM.

The motion was amended as follows: **A motion was made by Carol Montgomery and seconded by Anne Wallace to approve as submitted with the following condition: 1) the awning is subject to meeting the requirements of the zoning ordinance. The motion carried unanimously. The motion carried with David Dewhirst recusing.**

Jeffrey Nash and Bob Alcorn excused themselves from the meeting.

Staff Report:

- 516 S Gay Street (6-B-11-DT) – Replacement of sign face.
- 505 Market Street (7-B-11-DT) – Demolition of existing storefronts.

Other Business:

- Nomination and election of chair and vice-chair.

A motion was made by Anne Wallace and seconded by Carol Montgomery to nominate Kim Henry as Chair. The motion carried unanimously.

A motion was made by John Sanders and seconded by Chad Boetger to nominate Joe Petre for Vice Chair. The motion carried unanimously.

There being no further business, the meeting was adjourned.