

**MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF AUGUST 15, 2012
SMALL ASSEMBLY ROOM
4:00 P.M.**

Present

*Brandon Pace
Kim Henry
Mark Heinz
Matt Synowiez
Lori Matthews
Keith Pankey
Jeffrey Nash
Tom Reynolds
Mark Donaldson
Mike Reynolds
Dori Caron*

Organization

AIA Representative
APA Representative
Business Representative
CBID Representative
Historic Zoning Commission
Signco, Inc.
The Courtland Group
City of Knoxville, Building Inspections
MPC
MPC
MPC

The meeting was called to order by Chair Kim Henry. The Board members introduced themselves. It was established that there was a quorum present. Board members present are shown in italics. Attendees were asked to sign in.

Action: A Motion was made by Mark Heinz and seconded by Matt Synowiez to approve the July 18, 2012 Minutes. The Motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 10-H-11-DT

710 Walnut St - Total Demolition Services, Inc.
Pre-development - 10/18/2011

Description of Work

Demolition of 710 and 712 Walnut Street and removal of all structures, foundations and footings.

Add new landscaping, fencing and pedestrian gateway as shown in the attached plans. There will be a courtyard that is accessible by the public.

Staff Comments

These two buildings are not in a National Register Historic District or individually listed on the National Register of Historic Places, so Section 1.B.8 (page 19) of the Downtown Knoxville Design Guidelines would apply. The Downtown Knoxville Design Guidelines state that “The demolition of buildings... may be appropriate when in compliance with the guidelines”. It also 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”.

Staff Recommendation

APPROVE Certificate 10-H-11-DT as submitted.

Discussion: Ms. Henry noted this application has been on the Agenda for several months. The Applicant has asked for another postponement until the September 2012 meeting. The Applicant met with David Dewhirst on August 6th and they are now in the decision making process with regards to these two buildings. They were unable to attend today.

Action: A Motion was made by Matt Synowiez and seconded by Lorie Matthews to postpone consideration of the Application until the September 2012 meeting. The Motion carried unanimously.

Certificate No. 8-A-12-DT

135 S Gay St – Shuck (Signco, Inc)
Pre-development - N/A

Description of Work

Add a hanging sign that will be attached to the bottom of the second story metal balcony (above the awning) and will be approximately 9 square feet. It will have a metal face with routed letters and design elements. It is internally illuminated with light penetrating only the push-thru letters and design elements (see attached drawings).

Staff Comments

In National Register Historic Districts, the guidelines state that hanging signs be a maximum 9 square feet and non-illuminated. For a sign to have internal illumination, the board must determine if the request is appropriate in context with its surrounding development.

Staff Recommendation

APPROVE Certificate 8-A-12-DT as submitted.

Discussion: Mike Reynolds reviewed specifics of the Application.

The Applicant, Keith Pankey of Signco, Inc. was present and noted he had nothing to add. It was clarified that only the vinyl visible is the letters and other design elements as shown on the plans, and there were channels on the edges to prevent light leak outs. Mr. Pankey stated that the lights used would be LED. The sign is centered above the awning and will be approximately 12-15 feet off the ground. Tom Reynolds noted the proposed sign meets the zoning requirements. It was clarified that if approved the Applicant would need to obtain a permit from the City. The Applicant stated he was aware of this.

Action: A Motion was made by Mark Heinz and seconded by Brandon Pace to approve the sign as submitted. The Motion carried unanimously.

Certificate No. 8-B-12-DT

109 S Gay St - 109 S Gay Street (Courtland Group, LLC)
Pre-development - N/A

Description of Work

Revise the approved certificate 6-A-12-DT by modifying the storefront and internal glass wall, and adding decorative elements to the sign board.

The approved storefront incorporated a horizontal bar to create a faux transom, this will be removed. The glass area will not be reduced in size. There will also be panels added to the bulkhead and the base of the pilasters.

The internal glass wall that separates the stairwell from the ground floor retail is modified to have standard wall in the center, flanked by windows on either side.

On the sign board, there will be decorative elements added above the pilasters to either side of the vestibule opening to create a smaller, defined sign board area.

Staff Comments

The internal glass wall was required by the board as part of an earlier approval for this property in 2007. This glass wall was incorporated in the 2012 approval, which this certificate will revise. Because the glass wall had been considered an important element to allow transparency from the sidewalk into the ground floor retail space in the past, the board needs to review the new design for appropriateness.

Staff Recommendation

APPROVE Certificate 8-B-12-DT as submitted.

Discussion: Mike Reynolds reviewed the Application which reflects some minor changes to an Application approved back in June. Mr. Reynolds noted that the Applicant's tenant has requested more display space. He further noted that typically the inside of a space is not within the purview of the Board but stated this is a unique case. The Applicant, Jeffrey Nash, clarified that the display case would not be visible from the street. He further noted that their intention is to put graphics on the Gay Street side of the wall and would be visible through the storefront. Mr. Nash also noted that there would be visibility into the ground floor retail space through the two entrance door sidelights. He further noted that the vestibule, which is open to the sidewalk, would have display cabinets.

A discussion ensued regarding the role of the Board in the use of materials. Mr. Reynolds clarified that in making a recommendation, staff does review the type of materials that are being proposed. He stated that wood storefronts are preferred and typically requested of the Applicant. The guidelines do note that the Secretary of Interior Standards for Rehabilitation be used as a reference and Mr. Reynolds noted that they are used as a *guide* for approvals. Discussion continued noting that permits have been rejected by the City when wood was the proposed material. Tom Reynolds stated that these projects are often in the fire district, as is this one. He then noted properties within this designation would then have limitations and requirements for the use of wood. He stated the structure of storefront needs to be noncombustible and the structure could be trimmed out in wood. The architectural trim needs to be fire retardant. Additionally, veneers would need to be a certain

thickness. Tom Reynolds also noted the Codes Department would work with the Applicant to ensure that the part of the Application that was an exit enclosure meets code. Mr. Nash clarified that the storefront would be metal and clad with decorative MDO.

Action: A Motion was made by Matt Synowiez and seconded by Mark Heinz to approve the Application as submitted. The Motion carried unanimously.

Action: As there was no other business, Brandon Pace motioned that the meeting be adjourned. The meeting was adjourned.