

MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF FEBRUARY 15, 2012
SMALL ASSEMBLY ROOM, 4 P.M.

Present:

Kim Henry
Anne Wallace
Bob Alcorn
Mike Reynolds
Joe Petre
John Sanders
Michele Hummel
Jim Odle
Daniel Odle
Brent Johnson
Melvin Wright
Rick Emmett
Alan Sims

Organization:

APA Representative
City of Knoxville
Resident Representative
MPC
Business Representative
AIA Representative
CBID
Odle & Young Architects, Inc.
Sperry Van Ness
City of Knoxville, Engineering
City of Knoxville, Inspections
City of Knoxville
Resident

Kim Henry, Chair, called the meeting to order. There was a quorum present, and they introduced themselves. Board members present are shown in italics. There were introductions of Ex Officio Members and visitors: Melvin Wright, City of Knoxville, and Mark Donaldson, Metropolitan Planning Commission. Mike Reynolds introduced Kaye Graybeal, our new Historic Planning Commission and Dori Caron, Administrative Assistant.

A motion was made by Anne Wallace and seconded by Bob Alcorn to approve the December 21, 2011 minutes. The motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 10-H-11-DT

710 Walnut St - 710 and 712 Walnut Street (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.

The Applicant has requested another postponement until the March 2012 meeting. There is a letter dated February 7, 2012 to that effect in the Agenda packet.

Joe Petre moved to postpone this agenda item to the March 2012 meeting. Anne Wallace seconded the motion.

Discussion: John Sanders asked whether or not this can be postponed indefinitely. Mike Reynolds noted that the Board can choose not to postpone, or they could formally ask the applicant to drop the application until they were ready to go forward. Mark Donaldson (MPC) noted there was no rule defining the number of postponements and that the Board could table it.

Kim Henry noted there was a motion and a second on the floor to postpone until the March 2012 meeting. The motion carried unanimously.

Certificate No. 2-A-12-DT

116 S Central St - Old City Entertainment Venue - Roof Terrace (Odlé & Young Architects)
Pre-development: N/A

Description of Work

Add rooftop deck to one story building. The deck will not be visible from the street. The structure for the deck will span from the brick walls of the neighboring buildings with steel bar joists. The decking will be made of wood or composite material. There will be low barrier landscaping framing on either end of the deck that is 18 to 24 inches tall, made of iron or steel. The landscape barrier will be set back approximately 10 feet from the front of the building. There will be multiple 2 or 3 gallon plants in this landscaping framing. The plants will be approximately 18 inches tall.

Add access/entry to the deck from the neighboring two story building, a minimum of 30 feet back from the front facade. The new arched doorway will be 6 feet 5 inches wide, which matches the arched doorways that connect the two buildings on the first level (interior). The deck will be approximately 4 feet above the second story floor level. The exterior stairs up to the deck will have a barreled roof enclosure of translucent glass or plastic glazing with the stairs paralleling the wall face and extending about 4 to 5 feet from the wall. There will be an egress from the back of the deck to the alley.

There will be lighting on the deck, but the fixtures will not be visible. The lighting will likely be deck mounted bollards, poles or up lights. The existing brick walls may be illuminated at night from below.

The brick walls to either side of the deck may require some repair or maintenance but there will not be a change in form or materials.

Staff Comments

These buildings are within the Southern Terminal and Warehouse (National Register) Historic District. The Historic Resources section of the design guidelines state, "Design rooftop additions so that they are not seen from adjoining streets and sidewalks". This proposal appears to meet all the guidelines for rooftop additions by making all permanent elements non-visibility.

Staff Recommendation

APPROVE Certificate 2-A-12-DT as submitted.

Discussion: Mike Reynolds reviewed the Work Description. The main concern is the visibility. John Sanders asked if the city had acquired the right-of-way for the alley. Mike Reynolds stated that that is something the city would have to work out. Kim Henry noted that the city had discussed making that a public alley but that would require owner to be willing to sell. It has just changed hands to Jeffery Nash so the board is still waiting to hear whether or not that will be moving forward.

Jim Odle, Odle & Young Architects, Inc. stated when they had obtained a permit for the Old City Entertainment Venue which has existing exits to that alley, as do all the buildings along that block, it was realized that that was a private alley, but the city did not seem to have a problem with that at that time.

Kim Henry asked for clarification on, and Jim Odle so noted, that this would need to be addressed on the city/engineering permit. Ann Wallace noted that at this point in time the Design Review Board has the purview to approve the design concept but that the challenge is without a secondary means of egress to a public right-of-way or to a joint permanent easement that Codes would not be able to approve a building permit due to lack of an egress.

Jim Ogle stated that he did not do the title research on this and was presently unaware if there was a joint permanent easement but is ware that that is something that needs to be addressed going forward. Ann Wallace noted that this was really beyond the scope of the Board and that at this point in time everyone needs to realize this is private property and there would need to be some sort of agreement reached, either a public easement or an agreement with the property owner.

Jim Odle stated that there were still a number of issues that still remain to be addressed in terms of Codes; structure and all sorts of design issues. What they are looking for from the Board, at this point, is conceptually some idea of whether or not "this would fly" as they do not want to invest a lot of time and engineering and other things into it until they find out whether this will be acceptable to the Downtown Design Review Board.

Mike Reynolds, reflecting on Secretary of Interior Standards for Rehabilitation, felt that as this project will not be seen that it meets the intent of those guidelines.

Mike Reynolds asked Jim Ogle to discuss the water feature on the front of the deck. Jim Ogle

stated that the drawings were conceptual and that they had been throwing out ideas of what they could do up on the deck. He stated that the owner wanted this to be pleasing space rather than a plain deck so they introduced the greenery as a barrier in addition to a water feature. He has seen water features that use water cannon which shoots a stream of water that makes arcs. It could be placed just off the side of the deck with lighting to illuminate the water. These are very controlled and precise devices and use a small amount of water.

Ann Wallace asked if the water feature would be visible from the street level. Jim Ogle indicated they had not looked into that as this is still this very conceptual in nature.

Mike Reynolds noted there would be lighting on the deck but that there would not be any lighting fixtures visible for m the street.

Jim Ogle noted most of the lighting would be at the deck level, and that all these things need to be moveable as it is an entertainment venue, including any seating as its usage is anticipated to be varied.

John Sanders made a motion to approve the request, seconded by Joe Petre.

Discussion: Ann Wallace stated as long as the water feature is not visible from the street level and meets Codes it would be OK but if it does become visible from the street the Board may want to have an understanding of it before it is installed.

Mike Reynolds, again referencing the Secretary of Interior Rehabilitation Standards, stated it would be good for the Board to see the actual water feature before is installed should there be any chance it would be visible from the street.

Kim called for a vote on the motion on the floor. The motion carried unanimously.

Staff Report:

Other Business:

There being no other business Kim Henry made motion to adjourn.