

MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF JUNE 20, 2012
SMALL ASSEMBLY ROOM
4:00 P.M.

Present:

Joe Petre
Anne Wallace
Chad Boetger
Bob Alcorn
John Sanders
Carol Montgomery
Mark Donaldson
Mike Reynolds
Tom Reynolds
Jeffrey Nash
Suzanne Carlson
Rick Garrett
Christi Branscom
Bill Lyons
Jeff Gaylon
Nathan Honeycutt

Organization:

Business Representative
City of Knoxville
Architect/Resident Representative
Architect/Resident Representative
AIA Representative
HZC
MPC
MPC
City of Knoxville
The Courtland Group
Resident Representative
City of Knoxville
City of Knoxville
City of Knoxville
PBA
McCarty Holsaple McCarty Architects

The meeting was called to order by Vice-Chair Joe Petre. It was established that there was a quorum present. Board members present are shown in italics. Board members introduced themselves as did members of the public and other visitors.

Action: A Motion was made by Anne Wallace and seconded by Chad Boetger to approve the May 16, 2012 Minutes. The Motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 10-H-11-DT

710 Walnut St - 710 and 712 Walnut (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: The Applicant is again requesting postponement until July. Mike Reynolds noted he will contact the Applicant after the meeting and let them know that tabling their application is now an option and see if that is a path they want to pursue.

Action: A Motion was made by John Sanders and seconded by Carol Montgomery to postpone the application until the July meeting. The Motion carried with Bob Alcorn voting no.

Certificate No. 6-A-12-DT

109 S Gay St - 109 S Gay Street (Jeffrey Nash) Pre-development: N/A

Description of Work

Add new storefront in place of a previously removed storefront and add new second story windows.

The new storefront will be made of wood and have clear glass windows and doors. The front door is setback 9ft 4 inches from the façade, creating a vestibule. The door on the right side of the vestibule leads to the stairs that go down to the basement. There will be glass display boxes behind the storefront and within the vestibule. There is a glass wall that separates the stairs going to the basement and first floor retail space, which will allow visibility and light from the street space. A new cornice will be added above the storefront, which will also serve as the sign board area with a maximum of 45 square feet (see Proposed Elevation - Dimensions drawing for signage area). There will be recessed rope LED lighting within the crown molding to illuminate the signage.

The second story windows are proposed to be 6-over-6 double hung windows made of wood; one per window opening. The existing brick and concrete sills will remain. The existing cornice and brackets above the second story windows will be cleaned, repaired and painted.

Staff Comments

This building is in the Southern Terminal and Warehouse National Register Historic District. The historic photograph in the packet is circa 1923 and the storefront removed in 2007 was likely a modified version of the historic storefront. The historic storefront design has issues that would make it hard to recreate, mainly because of the low height of the building opening for the storefront. The proposed second story windows do not match the style of the structure. The windows should be 1-over-1 double hung, as shown in the historic photograph.

Staff Recommendation

APPROVE Certificate 6-A-12-DT with the following condition: The second story windows shall be 1-over-1 wood double hung.

Discussion: Mark Donaldson reviewed the work description and staff recommendation. The Applicant, Jeffrey Nash, was present and agreed with the staff recommendation including the condition.

Action: A Motion was made by Bob Alcorn and seconded by Anne Wallace to approve the staff recommendation with the condition that the second story windows shall be 1-over-1 wood double hung. The Motion carried unanimously.

Certificate No. 6-C-12-DT

215 Willow Ave - Willow Avenue Parking Lot (Jeffrey Nash) Pre-development: N/A

Description of Work

APPROVED BY STAFF 6/4/2012: Install a ticket dispenser, pay station, two parking gates and two informational signs. These will all be installed in the entry/exit driveway island. There will be a 4.275 square-foot sign attached to the back of the pay station that will be visible to customers entering the lot. This sign will have pricing and other lot information. There will be a .825 square-foot sign attached to the exit gate bar. See the attachments for additional information.

FOR REVIEW BY BOARD: Install a 17.5 foot pole for two hanging signs. The pole will be located in the island beyond the entrance gate, furthest from the street. The larger of the two signs is 18.3 square feet and will to advertise the parking lot. The smaller sign is 8.8 square feet and states that parking is free for Crown and Goose customers. The signs will be non-illuminated.

Staff Comments

The large parking lot sign states "Public Parking". This could be confusing for customers thinking it is a lot owned by the City or County, which in most cases offer free parking on nights and weekends. The city will be installing new public parking signs as part of the wayfinding program and these will have the large letter "P" with the word "PUBLIC" (see attached examples). This signage will be installed on the adjacent public parking under James White Parkway/Hall of Fame Blvd. The proposed sign will have a different design than the wayfinding signage but it can still be confusing. Most other private parking lots simply say "Parking", or another option could be "Open to the Public".

Staff Recommendation

APPROVE Certificate 6-C-12-DT with the following conditions: 1) Each hanging sign shall be no more than 9 square feet apiece, and 2) Use a term other than "Public Parking" or "Public" on the signs.

Discussion: Mark Donaldson reviewed the work description and staff recommendation. Discussion ensued regarding the use of the word "public" and the general public's perception of the phrase "public parking". There was concern stated by board members that use of the phrase "public parking" could convey that the parking area was owned and managed by a public entity and therefore would offer free parking on nights and weekends. The Applicant, Jeffrey Nash was present. Mr. Nash stated he wanted to use "public" on the sign to let people know parking would be available not only to Crown and Goose patrons but others just wanting to park in the area. Mr. Nash further noted the size of the proposed sign is as large as it is because it is further away from the Crown and Goose and he wanted to make the sign easy enough to see not only for quick and easy access but for enhanced safety as well. Further, reference was made by Mr. Nash to the wayfinding effort being perhaps 2 years out. Mr. Nash clarified that paid vs. non-paid lot parking would be distinguished by the Crown and Goose patrons being able to trade the parking ticket, issued by a machine to all drivers entering the lot, for a token from their server, which will allow them to exit the lot without paying. Those paying to park will pay a flat rate of \$4.00 for up to 24 hours of parking. Mr. Nash further clarified the Crown and Goose will no longer be utilizing the lot across the street. Further discussion ended in a consensus that the word "public" would not be appropriate for the proposed signage however a different word could be used in front of the word "parking". The size of the proposed upper sign, although exceeding the guidelines for size, would be appropriate given its location.

Action: A Motion was made by Bob Alcorn and seconded by Chad Boetger to approve the application with the proposed sign sizes as drawn with the condition that the word "public" be omitted. The Motion carried unanimously.

Certificate No. 6-D-12-DT

500 State St - State Street Garage expansion (Public Building Authority) Pre-development: N/A

Description of Work

Add one story to the State Street Garage. This includes the addition of one parking deck, extending the two stairwells one story and adding a new roof, add one new stair and elevator tower along State Street, add precast shear walls to break up the façade and add a pedestrian bridge. The additional story to the parking garage will be designed to look like the existing garage.

The stairwell on the north and south elevations will be extended one story and will have new flat roofs (see sheets A401 and A403). The exterior walls, above the new top parking level, will have the same concrete wall design as the shear wall detail (see sheet A207). There will be one new stairwell/elevator core along State Street (see sheet A404 and A208 for alternative proposals). The existing stairwell/elevator core along State Street will remain unaltered.

There will be shear wall panels added to the outside of the garage on all elevations to break up the facade (see sheets A401, A402, A403 and A404). The wall panels will have a smooth concrete finish with reveals to provide interest (see sheet A207).

There will be a pedestrian bridge that connects the parking garage with the pedestrian walkway next to the movie theater (see sheet A207). The bridge will connect to the parking garage adjacent to the new stairwell/elevator core and will connect to the pedestrian walkway in the same location as the existing escalators, which will be removed. The canopies attached to the movie theater over the escalators will also be removed. The bridge will be made of precast concrete and will be supported by precast concrete columns. The handrails will either be metal railings (cable or other open design) or concrete railings. The concrete railings may be needed to carry the span of the bridge. There will be a staircase located adjacent to the movie theater, in front of the elevator at the pedestrian walkway, that provides access to the bridge and pedestrian walkway from State Street. The elevations of the staircase facing State Street and the pedestrian walkway elevators will have concrete shear walls that match the new shear walls on the parking garage. The hand railings will match those of the pedestrian bridge.

The new trash collection area that was installed in 2011 in front of the parking garage, along the State Street sidewalk, will be relocated to a site to-be-determined. There are existing mature trees along State Street and Central Street. Some of these trees may need to be removed but this has not yet been determined. A landscaping replacement plan has yet to be produced.

Staff Comments

In regard to the cable railing, the City has had issues with maintenance of these railings at other locations so it is suggested to consider alternatives that can provide the desired aesthetic.

Staff Recommendation

RECOMMEND File 6-D-12-DT with the following considerations: 1) The hand railing on the pedestrian bridge should have a transparent design but should not incorporate tensioned cable, and 2) Any trees that are removed should be replaced with trees with a similar mature height.

Discussion: Jeff Gaylon, Director of Property Development and Information Technology for the Public Building Authority, reviewed the work description of the project. Mr. Gaylon clarified that the garage can actually be expanded to add a maximum of 2 additional decks upon this addition. He noted the new plans take great care in ensuring the possibility of further future expansion. It was clarified that the Board's role in this project at this juncture is making a recommendation and sending a report to the City on its findings. Mr. Gaylon further clarified they have already addressed several potential issues identified in the application as submitted: they will locate the trash pad south of the garage entrance, the handrails will be pipe rails in keeping with the existing design though there may be some modification to their size, and though their intent is to keep all of the existing trees, there will be a landscape design for the entire site which would include replacing any trees that may be impacted. It was also clarified that everything is precast other than perhaps the interior face of the elevators.

Anne Wallace recused herself.

Action: A Motion was made by Chad Boetger and seconded by Carol Montgomery to recommend to the City that they approve the proposal as recommended by staff. The Motion carried unanimously.

Staff Report:

215 Willow Ave (The Courtland Group) – Ticket dispenser, pay station, two parking gates and two informational signs for a new parking lot in the Old City.

Mark Donaldson reviewed the Staff Report.

Other Business:

1. Briefing by the Public Building Authority on the restoration of the windows at the historic Knox County Courthouse.

Discussion: Jeff Gaylon noted PBA wanted to bring an update to the Board. He noted initially they wanted to replace the badly deteriorating windows. After further exploration they decided to restore, not replace the windows. They also installed exterior storm windows and although there was an initial concern that they would be distracting to the appearance of the building, they indeed have a very low profile. They feel this will be a huge improvement to the Courthouse. He noted the Historic Zoning Commission has approved the work.

2. Briefing by a City of Knoxville representative on where they are in the process with the proposed parking garage at Summer Place that is to be constructed by TVA, and a discussion of the role the board has as the process moves forward.

Discussion: Christi Branscom, Director of Public Works, reviewed handouts presented to the Board. Ms. Branscom noted that for some time TVA has expressed the need for additional parking. The City has also experienced a need for additional parking. In early 2012 the City and TVA began discussions to see if these 2 entities could work together to get both their parking needs addressed. The City became aware of property at Summer Place between Locust and Walnut Streets and presented it as an option to TVA. The City crafted a Draft Memorandum of Understanding (MoU) between the parties with the City providing the property and TVA building a parking garage consisting of 800 to 1000 parking spaces. The Final Draft MoU was sent to City Council who unanimously approved that the City administration move forward with performing Due Diligence on the property, and purchasing the property should Due Diligence prove favorable. Ms. Branscom further noted the garage would be made available for public parking from 6 PM to 6 AM Monday through Friday, and from Friday 6 PM until Monday 6 AM, as well as federal holidays. There will also be a covenant that will run with the land such that regardless of what happens with the

parking garage, the City will always have access to that parking.

Once the Due Diligence has started the city has 90 days to complete. TVA is responsible for the design. There is no design yet but when one is available they will bring it back to the Board as they would like to have a letter of recommendation from the Board. Due Diligence will include looking at sidewalks/street repair, as well environmental and geotechnical investigations.

3. Nominations of Chair and Vice-chair the coming year.

Discussion: Nominations made today can be voted on at the July meeting. Joe Petre noted that the Board is losing John Sanders, David Dewhirst and Carol Montgomery and thanked them for their work on the Board.

Mr. Reynolds noted the Mayor was nominating Mark Heinz to replace David Dewhirst.

John Sanders nominated Joe Petre for Chair. The nomination was seconded by Chad Boetger.

John Sanders nominated Bob Alcorn for Vice-Chair.

Anne Wallace nominated Kim Henry for both Chair and Vice-Chair.

4. Mr. Reynolds referenced the handout regarding parking passes and encouraged Board members who wanted to get an ID to secure easier entry into the building for meetings to obtain one.

Action: A Motion was made by Anne Wallace and seconded by Carol Montgomery to adjourn the meeting. The Motion carried unanimously and the meeting was adjourned.