

MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF OCTOBER 17, 2012
SMALL ASSEMBLY ROOM
4:00 P.M.

Present:

Brandon Pace
Anne Wallace
Bob Alcorn
Kim Henry
Mark Heinz
Lorie Matthews
Jesse Galbraith
Farris Eid
Melvin Wright
Kaye Graybeal
Dori Caron

Organization:

AIA
City of Knoxville
Architect and Resident Representative
APA Representative
Dewhirst Properties / Business Representative
Knoxville Historic Zoning Commission
Design Innovation Architects
Design Innovation Architects
City of Knoxville
MPC
MPC

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

Anne Wallace noted a correction in the September 19, 2012 Minutes. With regards to the downtown way finding project, Ms. Wallace stated that the City will obtain environmental clearance, preliminary engineering approval, right of way certification and construction approval from TDOT. It had been incorrectly noted in the Minutes that these had already been obtained.

Action: A Motion was made by Anne Wallace and seconded by Brandon Pace to approve the September 19, 2012 Minutes as corrected. Then Motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 10-A-12-DT

808 State St - CTV awning (Community Television of Knoxville) Pre-development N/A

Description of Work

Add an awning to the north elevation of the building, facing Cumberland Avenue, with a valence sign (see the attachment).

The awning will extend 6 feet 2 inches from the building (the same as the roof over the door to the left of the awning). The awning will be 28 feet 3 inches long.

Staff Comments

This building is not in a National Register Historic District, therefore the guidelines are silent on the style of awning.

Staff Recommendation

APPROVE Certificate 10-A-12-DT as submitted.

Discussion: Applicant representative David Vogel was present and noted the addition of the awning was strictly functional. It was clarified that the awning will be a darker blue than shown on the drawing.

Action: A Motion was made by Bob Alcorn and seconded by Anne Wallace to approve the application, as submitted, and as recommended by staff. It was clarified by Melvin Wright that the awning would need to comply with the building code and in order for him to obtain a permit from the City, in addition to the Approved Certificate of Appropriateness from the Downtown Design Review Board, he would need to have the drawing of the awning stamped by a licensed design professional registered in Tennessee. Mr. Vogel indicated he understood. **The Motion carried unanimously.**

Certificate No. 10-B-12-DT

128 S Gay St - 128 S Gay Street (Design Innovations Architects)

Pre-development: N/A

Description of Work

Remove existing raised concrete parking platform and retaining wall, and construct an addition to the rear of the building, adjacent the alley. This building is in the Jackson Avenue Warehouse National Register Historic District. The addition will have a garage on the ground floor (basement level of the main building) and two levels of balconies above the garage (first and second level of main building).

The addition will be setback from the rear property line 4 feet 2 inches, at its nearest point on the northern corner (Sheet A-101 & 104). There will be a zero setback between the addition and the neighboring building to the north. The existing parking platform is setback 4 feet 5 inches from the rear property line and does have a zero setback with the neighboring building (Sheet A-111).

The addition will have a brick veneer for the ground level and the walls/columns on the first level (Sheet A-102). The brick wall and columns will have cast stone caps. The first and second level balconies will also have cement board encased columns and beams, and wrought iron railings. The garage will have a "wood-look" metal garage door. The alley facing door will be a standard metal security door (Sheet A-103).

The first level balcony will have a water feature (Sheet A-109 & 110). Both balconies will have tile paver floors. Access to the balconies will be through existing window openings by removing the brick below the sill. The first level balcony will have two doors (Sheet A-105 & 108). Both window openings to be modified have an existing double-hung window on the bottom with a fixed single pain window above. The double- hung window, sill and brick below to the floor elevation, will be removed for a door. The single fixed window will remain above the door. On the second level balcony, there will be one door (Sheet A-103). The existing window has two double-hung windows stacked on top of each other. The lower double-hung window, sill and brick below to the floor elevation, will be removed for a door. The upper double-hung window will remain above the new door. The balcony doors will have a wood exterior.

The new retaining wall will extend out perpendicular to the existing and new structure, and will turn east to follow the angled south property line (Sheet A-104, 106 & 107). This will create the area for the driveway with access from the alley. The retaining wall will have a brick veneer and a wrought iron fence along the top.

Staff Comments

This building is in a National Register Historic District which means the Secretary of Interior's Standards for Rehabilitation should be consulted during the review of the request. There are two relevant standards: 1) New additions... will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated form the old and will be compatible with the historic

materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment", and 2) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired". The proposed addition does a good job of meeting these standards. In order to best meet the requirements of #2 above, the window sills and brick that are removed to create the balcony door openings should be saved and available for reuse if the addition is ever removed.

In Section 1.C.1 (Historic Resources) of the guidelines, it states "do not alter, obscure or destroy significant features of historic resources when constructing additions". The addition does not cover any significant building features.

In regard to the placement of the addition, in general, it is more ideal to locate additions to the rear of a

Staff Recommendation

APPROVE Certificate 10-B-12-DT as submitted.

Discussion: Applicant representative Jessie Galbraith from Design Innovation Architects noted he had no additional information. Mr. Galbraith clarified that there was no exit way from the main building through the small boarded up structure in the rear out to the alley. Regarding the size of the garage, he noted that the owner explored egress options but wanted to have room for 2 vehicles so it would not be possible to reduce the size of the garage and maintain its intended function. It was further noted that the roof was structurally designed so that another balcony could be added to the third level in the future, however, currently, there are no plans to do so. Farris Eid, also of Design Innovation Architects, noted that this building will have its own wall on its own foundation which will be deep enough not to impact the foundation of the adjacent building. The existing pad and foundation wall will be removed and replaced with a larger foundation. Mr. Galbraith also stated that they have received an email from City Engineering indicating that the alley will be established as one way, south to north, and will have signage. It was further clarified by Mr. Galbraith that the wall that would be bridging the 5 foot gap between the existing building on the subject property and the existing building on the adjacent property does go above Gay street level. He noted that it would block off that area to a height above the Gay Street elevation. Therefore, future egress from that area would need to be elevated above Gay Street.

Action: A Motion was made by Mark Heinz and seconded by Lorie Matthews to approve the Application as submitted and as recommended by staff. The Motion carried unanimously.

Staff Report:

508 Union Avenue (10-C-12-DT) – Reintroduce windows where the window opening was filled during a previous building renovation. The new windows will match the windows on the rest of the building.

Other Business: There was no other business.

Action: A Motion was made by Bob Alcorn and seconded by Lorie Matthews to adjourn. The Motion carried unanimously.