

**MINUTES**  
**KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD**  
**MEETING OF APRIL 17, 2013**  
**SMALL ASSEMBLY ROOM**  
**4:00 P.M.**

<i>Bob Alcorn</i>	Resident Representative
<i>Chad Boetger</i>	Resident Representative
<i>Mark Heinz</i>	Business Representative
<i>Kim Henry</i>	Urban Design Representative
<i>Lorie Matthews</i>	Historic Zoning Commission
<i>Brandon Pace</i>	AIA Representative
<i>Joe Petre</i>	Business Representative
<i>Matt Synowicz</i>	CBID Representative
Aaron Pennington	Dewhurst Properties
Mike Reynolds	MPC
Dori Caron	MPC

The meeting was called to order by Chair Kim Henry. It was established that there was a quorum. There were no Ex Officio Members or Visitors present. Attendees who wished to speak were asked to sign in. Board members present are shown in italics.

**Action: A Motion was made by Chad Boetger and seconded by Joe Petre to approve the March 20, 2013 Minutes. The Motion carried unanimously.**

**Certificates of Appropriateness:**

***Certificate No. 10-H-11-DT***

710 & 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.

**Discussion:** Mike Reynolds noted the Applicant is requesting a one month postponement until the May meeting. He noted he would like to set up a face to face meeting with church representatives in order to ascertain if there has been any real movement, and to see if staff can be of any assistance to the Applicant in pursuing this application.

**Action: A Motion was made by Mark Heinz and seconded by Lorie Mathews to approve postponement of the application until the May meeting. The Motion carried with Joe Petre and Bob Alcorn Voting no.**

Chair Kim Henry agreed that there should be some guidance to the Applicant going forward that the Board would at least expect them to attend the meeting should they need to request further postponement.

***Certificate No. 4-A-13-DT***

412 & 416 W Jackson Ave – Dewhirst Properties  
Pre-development – N/A

**Description of Work**

This is a request to revise Certificate 10-E-11-DT and the property is located in the Southern Terminal and Warehouse (National Register) Historic District.

Add new up/down lights on brick piers on the front façade of both buildings.

412 W. Jackson Avenue, exterior elevations sheet - North elevation: 1) Create a vestibule behind the existing garage door, which will remain and serve as a security gate. On the street facing wall there will be salvaged garage doors that can open and double full glass wood doors on either side (see Partial Plan At Entry drawing). East elevation: 1) Create a new door opening about halfway back the elevation. It will have full glass doors with a transom above, 2) Add new wall pack downlights in three locations, and 3) Install new metal stair, at the rear of the elevation, with metal cable guardrail.

Rooftop additions, see 412 & 416 W. Jackson Ave exterior elevations and Roof Plan - 1) Add a new walkway over and behind the one story portion of 412 W Jackson Avenue for the second story egress. The walkway will be made of metal, 2) Add a new stair tower and egress stair to the rear of 416 W Jackson Avenue. The stair tower will have painted siding and trim, and 3) Add a new deck behind 412 W Jackson Avenue that is connected to the new egress walkways.

**Staff Comments**

The additions proposed on the roof (walkway, stair tower) at the rear of the building and behind the second story portion of 412 W Jackson Avenue, and will have minimal visibility from the street.

**Discussion:** Mark Heinz recused himself on the discussion and vote on this application. Mike Reynolds reviewed the scope of work on the application. He noted the Board was reviewing the new entry even though it is interior space, the garage doors will be up during the day and therefore the work will be visible from the street. He noted they are also creating a new door on the side of the building which will empty into the adjacent parking lot. It was clarified that 416 W. Jackson will share access to the walkway and deck. It was noted that the proposed work will be only minimally visible from the street. Aaron Pennington, Dewhirst Properties, representative for the Applicant, had no further comments.

**Staff Recommendation**

APPROVE Certificate 4-A-13-DT as submitted.

**Action: A Motion was made by Matt Synowicz and seconded by Chad Boetger to approve the application as submitted per staff recommendation. The Motion carried unanimously.**

**Staff Report:**

415 W Vine Avenue (4-B-13-DT) – Minor alteration to an Existing Building.

- General repairs, including replacing one window and repairing deteriorated brickwork.

**Action: A Motion was made by Chad Boetger and seconded by Matt Synowicz to adjourn. The meeting was adjourned.**