

MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF DECEMBER 19, 2012
SMALL ASSEMBLY ROOM
4:00 P.M.

<i>Bob Alcorn</i>	Architect, Resident Representative
<i>Kim Henry</i>	APA Representative
<i>Lori Matthews</i>	Historic Zoning Commission
<i>Brandon Pace</i>	AIA Representative
<i>Joe Petre</i>	Business Representative
<i>Anne Wallace</i>	City of Knoxville
Rick Emmett	City of Knoxville
Michelle Hummel	CBID
Dan Martin	Public Building Authority
Melvin Wright	City of Knoxville, Building Inspections
Josh Flory	Knoxville News Sentinel
Mike Reynolds	MPC
Dori Caron	MPC

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

Action: A Motion was made by Anne Wallace and seconded by Lorie Matthews to approve the November 14, 2012 Minutes. The Motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 11-B-12-DT

100 S Broadway - 100 S Broadway (John L. Sanders)
Pre-development - N/A

Description of Work

This property has a plan approved (Certificate 8-A-10-DT) to renovate the structure and grounds. This proposal will supersede the previous approval.

The demolition plans for the building are shown on sheets AD1.1, AD 2.0 and AD 2.1, which includes the demolition/removal of the following: storefront, windows, doors, ADA ramp, surface mounted lights under the canopy and roof overhangs, and expanding two window openings and creating a new opening on the north elevation to create three new doorways.

Portions of the impervious (concrete/asphalt) area will be removed for landscaping and will be edged with curbing (see sheet AS1.0). The existing bollards are to be removed and removal locations patched. Parking is not required in the C-2 (central business) district but there will be 16 parking spaces incorporated into the site. There will be a new 42 inch fence along the sidewalk as shown in sheet AS1.0 and example images of the proposed fence are attached.

A new aluminum framed storefront will be installed on the southeast elevation with matching aluminum framed windows and doors on the north elevation (see sheets A1.0, A2.0, A2.1 and A2.2). All new glass will be clear. The existing garage doors on the east elevation will remain. On the south elevation, the existing restroom doors and frames will be replaced with new hollow metal doors and frames. Above the garage doors and storefront, corrugated metal siding with exposed fasteners will be installed.

The area in front of the garage doors and under the canopy will have a new slab on grade patio to match the finished floor elevation of the building (see sheet A1.0). The patio areas will have a 36 inch metal railing at the edge (see sheets A1.0, A2.0, A2.1 and A2.2). The railing will either be painted steel, painted aluminum or wrought iron.

The existing perimeter lighting on the canopy will be restored and returned to working condition (see sheet A2.0). New lighting will be installed over the two bathroom doors on the south elevation and over the three new doors on the north elevation.

New stairs are proposed on the north end of the site, where existing grown over stairs exist, and will connect the sidewalk with the flat upper portion of the site (see sheets AS1.0 and AS2.0). The stairs will be made of wood and have concrete landings and painted steel railings.

Staff Comments

Within Section 2 of the guidelines, this property is in the Warehouse District, which includes all of Jackson Ave and the majority of the Old City. The original structures in this district are typical of most of downtown with buildings being multi-story and built at the sidewalk edge. This building is single story, sits well back from the sidewalk and is auto oriented. The guidelines are intended enhance the pedestrian experience along the public right-of-way and protect historic assets, so in this case the guidelines will need to be interpreted to make an auto oriented property as pedestrian friendly as possible.

Section 1.A.3d of the guidelines states, "Screen surface lots, where they abut a public sidewalk, with decorative walls, fencing and landscaping". This plan proposes a thin landscaping area between the parking lot and the sidewalk along Broadway and proposes a fence for the length of the Broadway frontage and separating the parking and sidewalk along Jackson Avenue.

Section 1.A.3e of the guidelines states, "Distribute shade trees within surface lots at a ratio of 1 tree per 8 parking spaces. Trees may be planted in wells between spaces". This proposal incorporates 16 surface parking spaces, so two shade trees are recommended by the guidelines.

Staff Recommendation

APPROVE Certificate 11-B-12-DT with the following condition: Two shade trees must be planted either in landscaping islands in the parking lot, or adjacent to the parking lot.

Discussion: The Applicant has requested postponement until the January 2013 meeting as they have not yet completed pricing.

Action: A Motion was made by Bob Alcorn and seconded by Anne Wallace to postpone this Application until the January 2013 meeting. The Motion carried unanimously.

Certificate No. 12-C-12-DT

912 S Gay St - Andrew Johnson Building (Public Building Authority)
Pre-development - N/A

Description of Work

Repair and/or replace architectural elements as shown and described in the attached plans and summarized below:

1. Repoint/relay upper portion of brick chimney on east elevation, rear of building.
2. Repoint soldier course above 16th floor windows.
3. Replace approximately 70 damaged balusters at 3rd floor and 14th floor.

4. Replace an estimated 20 lintels above windows, which require the removal and replacement of brick above the windows as shown in sheet S3.0.
5. Scrape and point sheet metal coping and replace loose or damaged "dentil" elements.
6. Remove horizontal mortar joints to expose and clean steel shelf angles, as shown in the plans. Removal of one course of brick above and below the steel shelf angles may be necessary to allow for closer inspection of delamination of the steel exists.
7. Replace spalled face of brick, approximately 16 square feet, on the north elevation (see sheet S2.0).

Staff Comments

The Andrew Johnson Building is listed on the National Register of Historic Places so the Historic Resources section of the Downtown Knoxville Design Guidelines apply and the proposed work should comply with the Secretary of the Interior's Standards for Rehabilitation.

Section 1.C.5a of the guidelines states, "Repair masonry with stone or brick and mortar that match the original" and the Standards for Rehabilitation states, "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials". The scope of work as described does not specifically state that the mortar or architecture elements will be replaced in-kind so this has been added as a condition of the recommendation to the Mayor and City Council.

Staff Recommendation

RECOMMEND scope of work as presented in the attached plans dated 11/16/2012 with the following conditions:

- 1) Repoint mortar joints in accordance with the National Park Service Preservation Brief #2: Repointing Mortar Joints in Historic Buildings.
- 2) Replacement of architectural elements must be done in-kind.

Discussion: Mike Reynolds noted this is a public building and therefore the Board's role is to make a recommendation to the Mayor and City Council. Mr. Reynolds noted the 2 conditions for approval on the staff recommendation. Dan Martin with the Public Building Authority felt this was an excellent description of the work and noted if approved they will begin the work in the spring when the weather eases up. He clarified their intent is to replace bricks as necessary in-kind wherever possible.

Action: A Motion was made by Joe Petre and seconded by Brandon Pace to approve staff recommendation, with the noted conditions, to recommend approval to the Mayor and City Council. The Motion carried unanimously.

Staff Report:

- 608 S Gay Street (Certificate # 12-A-12-DT) – Small non-illuminated hanging sign, approximately 5.5 square feet.
- 531 S Gay Street (Certificate # 12-B-12-DT) – Repair and/or replace architectural features in-kind.

Mike Reynolds reviewed the 2 Level 1 Certificates approved by staff this month.

Anne Wallace noted that the Downtown Wayfinding project meeting was held on December 4th and the presentation is posted online at www.cityofknoxville.org/wayfinding. She stated their timeline to get through the TDOT required approvals this year and end the project this time next year. She further stated we should be seeing the signs in 2014.

There was no further business.

Action: A Motion was made by Anne Wallace and seconded by Lorie Matthews to adjourn. The meeting was adjourned.