

**MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW
BOARD MEETING OF NOVEMBER 19, 2014
MAIN ASSEMBLY ROOM
4:00 P.M.**

| Board member – Present | Board membership |
|--|--|
| Brian Pittman | Architect, Downtown Resident Representative |
| Chad Boetger | CBID Representative |
| Russ Watkins | Business Development Representative |
| Lorie Matthews | Historic Zoning Representative |
| Mark Heinz | Business Development Representative |
| Brandon Pace | AIA Representative |
| Anne Wallace | City of Knoxville |
| Kristina Wright | Downtown Resident Representative |
| Marleen Davis | Urban Design Professional |
| Mike Reynolds | Metropolitan Planning Commission (non-voting) |
| Board member – Absent | Board membership |
| None | |
| Ex-officio & staff members | Department / Organization |
| Crista Cuccaro | City of Knoxville – Law Department |
| Dori Caron | Metropolitan Planning Commission |
| Melvin Wright | City of Knoxville – Plans Review and Inspections |
| Applicants & general public | Affiliation |
| David Hutchins | Hutchins Associates PC |
| Nathan Honeycutt | McCarty Holsaple McCarty |
| Wayne Williams | One Centre Square, LLC |

The meeting was called to order by Chair Russ Watkins. It was established that there was a quorum. Mr. Watkins asked that the Board members and ex-officio members introduce themselves.

Action: A Motion was made by Mark Heinz and seconded by Anne Wallace to approve the October 15, 2014 Minutes. The Motion carried unanimously.

Board Chair Watkins asked the Board to consider adding the application for Certificate 11-A-14-DT to the Agenda today. Mike Reynolds confirmed the application was announced in the public notice for this meeting.

Action: A Motion was made by Chad Boetger and seconded by Brandon Pace to add the application for Certificate 11-A-14-DT to the Agenda for today. The Motion carried unanimously.

Certificates of Appropriateness:

- 1) **Certificate No.** [11-B-14-DT](#)
318 N Gay Street – Regas Building (Hutchins Associates P.C.)

Discussion: Mike Reynolds noted the parking lot is not being considered as part of this project. He noted the Board may want to consider removing the proposed precast cornice line on the parapet on the existing addition to raise the height up to the parapet of the original building. David Hutchins, project architect was present and noted they concur with staff recommendation. He noted they are not proposing at this time to replace the asphalt shingles. He noted the reasoning behind the cement stucco bulkhead is when they removed some of the lower interior finish there was lath and plaster indicating it should be smooth stucco on the outside. Subsequently he would use a solid cement board but they are breaking it down and trimming it on all edges with a slightly heavier trim. He stated they would agree to not add the precast cornice line if that is the preference of the Board and noted it was mostly to add to the screening of the mechanical equipment. He noted they have also reduced the height and length of the mechanical screening from what the Board has seen previously. It is about 5 feet from the equipment and set back from the parapet. The mechanical equipment visible from the rear or east elevation that served the restaurant will be removed. There will only be much smaller compressor units there which will be set back as well. Regarding the original entry along Gay Street Mr. Hutchins noted they would have put a fixed door there however there is an 8 inch difference in elevation and therefore problematic with regards to having steps and meeting code. He also noted they can reclaim the metal panel of the mansard awning and reuse it elsewhere for additional screening or perhaps for recladding the stairwell. He clarified that the replacement windows would be aluminum clad wood windows and all of the storefront systems would be stick built (wood). There was discussion surrounding the how the transom glass would look against the larger scale storefront windows. He clarified the storefront and transoms systems will be non-combustible wood. He clarified the window in the arch opening will be something like a Pella wood clad window.

A discussion ensued surrounding the interior ceiling construction options and height and that they will not die into the transoms however Mr. Hutchins noted they still had planned on having opaque glass in the transoms. Mr. Reynolds clarified that the guidelines state that all glass at the pedestrian level needs to be clear and noted the glass in the transoms are not specifically mandated to be clear with respect to the guidelines. Mr. Hutchins clarified the storefront glass will be clear, insulated glass. Board members noted the specific glass proposed to be used in the transoms was not included in the submittal and sought clarification. A discussion then ensued regarding exactly what kind of glass Mr. Hutchins would use in the transoms and multiple options and their potential maintenance issues were taken under consideration [Opaque vs. translucent vs. patterned vs. spandrel]. He noted they had anticipated using spandrel glass but wanted to maintain the historic façade of the building. It was noted a spandrel glass would be a more contemporary interpretation and perhaps a more applicable and typical solution would be to use translucent glass with the translucency being handled through the texture of the glass, giving Mr. Hutchins more flexibility behind it. Mr. Hutchins asked to consult with his colleagues who were present at the meeting. He stated their primary tenant, Knoxville Leadership Foundation, is a nonprofit organization and is concerned about cost implications with all aspects of this project. He then noted they would prefer a less costly opaque glass in the transom leaving them total flexibility with what is happening behind the glass, noting the use of anything translucent would require interior adjustments that would be costly. There was further discussion surrounding how to create an opaque option.

Action: A Motion was made by Anne Wallace to approve the application as submitted [excluding the glass for the transoms] with the condition that the actual final proposed glass product for the transoms comes back before the Board for approval.

Further discussion: Mr. Hutchins agreed to remove the proposed precast cornice on the addition maintaining the current, lower parapet.

Anne Wallace revised her Motion to include that the new storefront windows be stick built per the conversation today at the meeting, that the proposed additional parapet (cornice) on the brick addition be removed, and further amended her Motion that any reference to the use of EIFS in the project be removed.

Mr. Hutchins clarified that no EIFS would be used. Brandon Pace requested that when Mr. Hutchins returns to the Board he bring an enlarged detail of the storefronts. Mr. Hutchins agreed to do so.

The Amended Motion was seconded by Mark Heinz. The Motion carried unanimously.

- 2) **Certificate No.** [11-C-14-DT](#)
620 Market Street – Generator at One Centre Square (One Centre Square LLC)

Discussion: Mike Reynolds noted a staff comment for the Board to consider is for the Applicant to use a precast concrete coping that is the same color as the precast concrete bands on the building (and which would also be compatible with the adjacent East Tennessee History Center which has a stone exterior) as opposed to their proposed bronze metal coping. Wayne Williams from 1 Center Square LLC / Century 21 was present to answer any questions. He clarified the structure will be full brick, not brick veneer. Concern was noted that this was placed at particularly nice pedestrian space. Mr. Williams noted that there were structural and weight issues regarding putting this on the roof as well as issues with fuel access. It was noted that the proposal is within the guidelines and would be on private property.

A Motion was made by Brian Pittman and seconded by Anne Wallace to approve the application with the condition that a precast concrete coping be placed on the top of the structure instead of the proposed metal coping. The Motion carried unanimously

- 3) **Certificate No.** [11-D-14-DT](#)
701 Henley Street – Convention Center Pedestrian Enhancements (City of Knoxville)

Brian Pittman recused himself.

Discussion: Mike Reynolds noted the Board is being asked to make a recommendation on this proposal to the City. Project architects representative Nathan Honeycutt clarified that the current project does not include the colored flooring. The glass roof will be translucent and similar to the glass roof at the State Street garage bridge. There will be color changing LED lights on the bridge which can reflect seasonal and sporting events.

Action: A Motion was made by Marleen Davis and seconded by Chad Boetger recommend the proposal to the City Administration. The Motion carried unanimously.

- 4) **Certificate No.** [11-A-14-DT](#)
112 S. Gay Street

Mark Heinz recused himself.

Discussion: Mike Reynolds clarified these windows are not original. He also noted they are going from wood windows to aluminum clad wood windows, all double hung. He noted the window openings on Jackson Ave. are somewhat constricted by additional trim work to make the current windows fit.

Aaron Pennington with Dewhirst Properties was present. He clarified the reasoning behind their request is that there are maintenance issues with the current openings with all of the exposed wood on the outside in addition to the fact that their tenant would prefer larger windows. He also noted the proposed windows are more in line proportion wise to the Gay street windows. Anne Wallace noted this building is in an historic district and therefore there are 4 parameters to work with: repair rather than replace windows, replace windows if repairs are not possible with matching windows including duplicate design, operational material, glass size, muntin arrangements, profiles and trim, insert windows with the same pane configuration, materials and size and lastly maintain the relationship with solids to voids. Realizing that these are not the historic windows we do have record of what the historic pattern was like and noted she would not be comfortable approving the larger window as we have a basis for the current double configuration. Mr. Pennington again stressed the maintenance issues with the Jackson Ave. windows and noted that when they need to repair them they have to shut the street down. He also noted their proposal preserves the historic window openings. The Cook Lofts were discussed and it was noted that the Board approval was to keep the same historic 3 pane division of the glass and original exterior muntins. Mr. Pennington noted they were going to remove the additional bucking and all of the plywood that has been added to these windows over years.

Motion: A Motion was made by Anne Wallace and seconded by Marleen Davis to approve the application per staff recommendation with Option 1 for the Jackson Avenue windows: The current configuration consisting of two one-over-one double hung windows per window opening, and allowing the proposed changes on the Gay Street side to move forward as proposed. The Motion carried unanimously.

Staff Report: Mike Reynolds reviewed the Level One Certificate approved this month.

- *Certificate No. 10-F-14-DT* – COA approved 11/7/2014 Keller Building (106 W Summit Hill Drive)
New projecting sign less than 9 square feet.

Other Business:

Anne Wallace noted Wayfinding is going in the ground.

Crista Cuccaro noted she is working on a demolition delay proposal with the Metropolitan Planning Commission and is hoping to have something in the not too distant future.

Tabled:

- *Certificate No. 11-B-12-DT*
100 S Broadway – Project: 100 S Broadway (old BP station)
Brandon Pace noted this property is under new ownership and this tabled application is no longer applicable. It was clarified that the Applicant needs to notify Mike Reynolds that they want to un-table it and then move to withdraw it. He noted that there will be an entirely new submittal at some point in the future.
- *Amendments to the Downtown Design Overlay District, Downtown Knoxville Design Guidelines, and Administrative Rules and Procedures.*
Initiated by the Downtown Design Review Board.

There was no further business.

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