

**MINUTES  
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD  
MEETING OF APRIL 20, 2016  
SMALL ASSEMBLY ROOM  
4:00 PM**

<b>Board Member – Present</b>	<b>Board Membership</b>
Brian Pittman Anne Wallace Mike Reynolds Lorie Matthews Chad Boetger Marlene Davis Brandon Pace Russ Watkins	Downtown Resident Representative, Architect City of Knoxville Representative MPC Representative (non-voting) Historic Zoning Commission Representative CBID Representative Urban Design Representative AIA Representative Business Development Representative
<b>Board Member - Absent</b>	<b>Board Membership</b>
Mark Heinz Kristina Wright	Downtown Owner Representative, Developer Downtown Resident Representative
<b>Ex-officio &amp; Staff Members</b>	<b>Department / Organization</b>
Crista Cuccaro Dori Caron Heather Dodge	City of Knoxville - Law Department Metropolitan Planning Commission Plans Review and Inspections
<b>Applicants &amp; general public</b>	<b>Affiliation</b>
Mary Kay Lanzillotta John Sanders Michael Davis Joey Hargis Duane Grieve	Hartman-Cox Architects Sanders Pace Architecture Sanders Pace Architecture Baker Donaldson Grieve & Associates Architects

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

**Action: A Motion was made by Anne Wallace and seconded by Brandon Pace to approve the March 16, 2016 Minutes. The Motion carried unanimously.**

**Certificates of Appropriateness:**

***Certificate No. 2-A-16-DT***

100 N. Central St. - Lonesome Dove (Design Innovation Architects) Pre-development - N/A

**Discussion:** The Applicant has requested that Certificate No. 2-A-16-DT be tabled.

**Action: A Motion was made by Chad Boetger and seconded by Lorie Matthews to table Certificate No. 2-A-16-DT. The Motion carried unanimously.**

***Certificate No. 3-C-16-DT***

210 W. Church Ave. - Dual Brand Hotel (Rick Blackburn) Pre-development - 2/8/2016

**Discussion:** The Applicant has requested postponement until the May 18, 2016 meeting.

**A Motion was made by Anne Wallace and seconded by Chad Boetger to postpone consideration of Certificate No. 3-C-16-DT, per staff recommendation, until the May 18, 2016 meeting. The Motion carried unanimously.**

*Certificate No. 4-A-16-DT*

706 Walnut St. - Verizon Wireless Rooftop Antenna (Verizon Wireless Tennessee Partnership) Pre-development - N/A

**Discussion:** Joey Hargis was present and briefly described the reasoning behind the requested tower upgrades.

**A Motion was made by Anne Wallace and seconded by Brandon Pace to approve Certificate No. 4-A-16-DT as submitted and per staff recommendation. The Motion carried unanimously.**

*Certificate No. 4-B-16-DT*

900 Henley St. - Church Street UMC addition/renovation - Phase 1 (Church Street United Methodist Church)  
Pre-development - 3/16/2016

**Discussion:** Mike Reynolds reviewed the changes to the previous submittal. Project architect, Mary Kay Lanzillotta was present to answer any questions. It was noted the windows are now proposed to be Hope's University series windows (with true divided lites). She clarified that in the drop off area the doors will be wood with limestone surround which is consistent with the historic structure. Here, she noted, the window itself will likely be wood to be more consistent with the balance of the existing architecture. She noted the doors on the building are white oak which is acceptable to use in an exterior application and clarified that the one differing window at the drop off area was not under the canopy and therefore they distinguished it [although it could become a door]. She noted they are adding more glass to the doors [at the drop off] as the original doors on the church are solid with smaller window panels and they felt that more glass is more welcoming [as opposed to the historic ones]. Further, she noted that at the drop off area the line of glazing has pulled out to the face of the new building eliminating the potential for habitation in that space, as recommended by the board at the workshop.

**A Motion was made by Brian Pittman and seconded by Marleen Davis to approve Certificate No. 4-B-16-DT as submitted, and as presented at today's meeting and per staff recommendation; The Motion carried unanimously.**

*Certificate No. 4-C-16-DT*

620 S. Gay St. - Tombras Group Headquarters (John Sanders) Pre-development - 4/7/2016  
Brandon Pace recused himself.

**Discussion:** Applicant John Sanders was present and noted they have brought material samples of the new rainscreen [concrete] panel system proposed for the main building, noting it has a 75 year life-span, which they feel is appropriate for the downtown area. He clarified that the shadow box at the floor level, where the windows go below the floor elevation, is to make the windows work better in relation to the size of the building. He noted the metal portion of the façade system will be anodized with a smooth finish although they have not yet determined the color. Marleen Davis noted this building has dramatically changed over the years and felt this new chapter suits it well, however felt the proposed color may be too dark. Mr. Sanders pointed out that like brick, the skin panels will have a range of shades. He further noted the proposed glass will offer much more transparency to the building, further noting they were committed to adding as much natural light as possible. Brian Pittman felt a darker grey color adds sophistication to the building. With regards to the smaller building, Mr. Sanders noting they revisited their proposal as requested, stating that they are proposing 87 sq. ft. of glass [above the storefront level] as opposed to the existing 84 sq. ft. Adding the glass they are proposing at the storefront level they would be tripling the amount of glazing on the smaller building. Anne Wallace noted 2 concerns; first the rhythm of the window spacing and the windows being pulled below the floor level. She noted the guidelines state that window spacing be kept complimentary with surrounding structures. Michael Davis described their reasoning for that presentation, noting they were trying to get a taller looking window within the constraints of the existing infrastructure. It was noted that if they pull up the sill they will have to compress the width which would reduce the overall window space. Ms. Wallace again noted concern that the proposed window placement lacks symmetry. A brief discussion ensued surrounding the overall pattern of windows on Gay St. Secondly Ms. Wallace noted the lack of a kick plate on the storefront, which are typically present along Gay Street. She respects the intent to develop a more modern building but feels again it is not complimentary to surrounding buildings. A brief discussion ensued with Mr. Sanders describing their reasoning supporting their decision not to go in that direction. He did not feel it made sense to reduce the amount of glazing currently proposed on the storefront with a sill condition, raising it for no real architectural reason. Mr. Sanders noted that the coffee shop is integral to the Tombras Group but it will be

open to the public.

Marleen Davis supports the overall proposed window alignment and their vertical staccato, however agreed that there was a horizontal line perhaps 8 to 12/14 inches tall along the Gay St. sidewalk and suggested the Applicant revisit that design aspect. It was noted by the Applicant that they would be seeking approval for the proposed sign package which Mr. Sanders briefly reviewed.

**Action: A Motion was made by Chad Boetger and seconded by Marleen Davis to approve Certificate No. 4-C-16-DT as submitted. The Motion carried with Anne Wallace voting no.**

***Certificate No. 4-D-16-DT***

115 Willow St. - The Crozier (formally Central Street Condos) (Daniel Smith) Pre-development - N/A

**Discussion:** Architect Duane Grieve was present and had nothing further to add. He clarified the reason for the door being offset. He stated that the entryway on the street is lined up with the windows above and the door is offset 18 inches as required by ADA on one side, and also there is a door from the retail space into that area, and offsetting the door allows for that space. He noted they were looking to include a decorative brick panel over this entryway at a similar scale to the storefront transoms. There was discussion surrounding the use of a full vs. half glass door as well as possible use of translucent glass.

**A Motion was made by Brian Pittman and seconded by Anne Wallace to approve Certificate No. 4-D-16-DT as submitted with the option to install the (half glass) door as submitted or a full height glass door, with or without translucent glass for both door options, revising the previously approved Certificate of Appropriateness 5-E-15-DT. The Motion carried unanimously.**

**Staff Report:** There were no Staff Reports.

**Other Business:** There was no other business.

**A Motion was made by Chad Boetger and seconded by Brandon Pace to adjourn the meeting. The Motion carried unanimously and the meeting was adjourned.**