

**MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
SPECIALLY CALLED
MEETING OF OCTOBER 12, 2016
SMALL ASSEMBLY ROOM
9:00 AM**

Board Member – Present	Board Membership
Mike Reynolds	MPC Representative (non-voting)
Russ Watkins	Downtown Business Development Representative
Kristina Wright	Downtown Resident Representative
Lorie Matthews	Historic Zoning Commission Representative
Anne Wallace	City of Knoxville
Brian Pittman	Downtown Resident Representative
Marlene Davis	Urban Design Representative
Board Member - Absent	Board Membership
Chad Boetger	CBID Representative
Mark Heinz	Downtown Business/Development Representative
Brandon Pace	AIA Representative
Ex-officio & Staff Members	Department / Organization
Dori Caron	Metropolitan Planning Commission
Marty Clay	Plans Review and Inspections
Crista Cuccaro	City of Knoxville Law Department
Rick Emmett	City of Knoxville
Applicants & General Public	Affiliation
Carey Shirey	Applicant
Lisa Shirey	Applicant
Bill Spates	Applicant Contractor

The special 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.

Certificates of Appropriateness:

Certificate No. 9-B-16-DT

531 South Gay Street – Clinch River Brewing (Clinch River Brewing, LLC)

Pre-development meeting: 9/7//2016

Discussion: Mike Reynolds noted that last night, October 11, 2016 City Council voted to approve a License and Indemnity Agreement (a condition of approval in the Staff Recommendation) for the Applicant to be able to use a portion of Krutch Park Extension as patio space. Crista Cuccaro clarified that a sidewalk connection from the proposed patio to the paved portion of Krutch Park was not part of the approved Agreement with the City and subsequently would not be part of any approval today. It was clarified that there will be grass separation between the patio and the existing paved walkway in Krutch Park. It was also noted that some existing landscaping will need to be removed however the Applicant plans to install some shrubs along the east and west sides of the patio. Applicant Carey Shirey noted the patio railings would match the metal rails of the Holston Building balconies as closely as possible, and additionally, that they have found the source of the balcony medallions. He clarified that there is an existing flush mount exhaust fan on the rear of the building that they intend to use to vent the kitchen, with its motor located inside of the building. There was discussion surrounding the signage as proposed on the submitted elevation and the Applicant agreed to better address it going forward, noting the signage has not been finalized. Brian Pittman expressed concern that the proposed windows do not match existing windows on the building which are quite simple and do not have muntins. He felt an overall simpler pattern with less lights would be more appropriate. It was noted use of wood windows would also distinguish them from the existing ones. Marleen Davis also suggested the Applicant move away from so many verticals and noted concern about the wall

ultimately appearing “patched”. She expressed further concern that the stucco could end up with a “patchy” feel. Discussion moved onto the wall facing Krutch Park, which is not owned by the Applicant, and that any work done there needs to be approved by the Holston Building owners as well, further noting the wall is not in very good shape to begin with and will need stabilizing. The Mr. Shirey noted they had entertained framing in their entrance with some type of molding at the top to define it and distinguish it from the rest of the wall, further noting above their entrance would be stucco. After further discussion there was consensus that there should be some type of horizontal element across the top of the storefront system to better reflect transition and delineate old from new. After additional discussion surrounding the red brick color he noted they kept the brickwork red to match what the City has for their sidewalks allowing for another future use of the patio. Marleen Davis also suggested the Applicant consider breaking up the patio perhaps with additional stripes using pavers, aligning it with the brick pillasters such that there are more “zones” in the patio, making it look more like the sidewalk along Gay St. The Applicant was in Agreement with that suggestion. Mr. Shirey stated their intent is to keep the existing 5 tall willow oaks but they will be trimmed a bit for safety and visibility reason, also stating the City is in agreement with their plan for these trees. It was again clarified that there will be 10 to 15 feet of greenspace between the patio and the existing paved portion of the Park. Crista Cuccaro summarized the possible changes for the Applicant to consider and noted that any changes the Applicant wanted to make to the overall proposal could be brought back before the Board at a later date. Mr. Shirey touched on possible lighting packages. Mike Reynolds noted staff recommendation includes the condition that an exterior lighting [package] be brought back to DDRB staff for approval. Regarding the wall Mr. Shirey noted they would be open to reusing the bricks removed should they be in good enough condition but there would still be a patch of stucco further above where they would reuse them. He also clarified that they would be using hard stucco, not EIFS. They are also open to using the exiting original wall should it be in good shape and would like to have that option.

Action: A Motion was made by Anne Wallace and seconded by Brian Pittman to approve *Certificate 9-B-16-DT* as submitted today per staff recommendation and subject to its stated conditions: 1) Meeting the requirements of the License and Indemnity Agreement approved by City Council October 11, 2016; and 2) Meeting the requirements of the Public Works Department for landscaping that will be maintained by the City of Knoxville, including but not limited to the type and species of plants and installation methods; and 3) All exterior lighting, with the exception of the sign lights, shall be reviewed and approved by the DDRB staff to ensure a compatible design with the proposed improvements and Krutch Park in general, and all lighting requirements of the License and Indemnity Agreement; and 4) The location and design of the of all venting equipment that is not approved as part of this application must be approved by the Downtown Design Review Board. It is further conditioned that the Applicant come back before the Board for additional review of the transition based on the materials post demolition of the wall and what the Applicant determines is the best and most cost effective and appropriate way to deal with the transition between the top of the new storefront and total 26 foot height of the wall. The Applicant stated they would be willing to explore and consider simplification of the vertical elements of the windows. It is further conditioned that the Applicant bring the following back to staff for review and approval: final signage package, the grid on the patio and the window mullions. The Motion carried unanimously.

Mike Reynolds stated the Board would convene again for its regularly scheduled October meeting at 4:00 PM on October 19, 2016 in the Small Assembly Room of the City County Building.

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

**MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF OCTOBER 19, 2016
SMALL ASSEMBLY ROOM
4:00 PM**

Board Member – Present	Board Membership
Mike Reynolds Russ Watkins Chad Boetger Brandon Pace Brian Pittman Marlene Davis Mark Heinz	MPC Representative (non-voting) Downtown Business Development Representative CBID Representative AIA Representative Downtown Resident Representative Urban Design Representative Downtown Business/Development Representative
Board Member - Absent	Board Membership
Anne Wallace Kristina Wright Lorie Matthews	City of Knoxville Downtown Resident Representative Historic Zoning Commission Representative
Ex-officio & Staff Members	Department / Organization
Dori Caron Marty Clay Crista Cuccaro Rick Emmett	Metropolitan Planning Commission Plans Review and Inspections City of Knoxville Law Department City of Knoxville Downtown Coordinator
Applicants & General Public	Affiliation
Duane Grieve Kassie Holmes Keith Pankey Daniel Smith	Grieve Associates Architects CDM Smith Signco, Inc. Smith Ventures, LLC

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 Chad Boetger and seconded by Brandon Pace to approve the September 21, 2016 Minutes. The Motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 10-A-16-DT

531 Henley St. - The Tennessean (Signco, Inc)
Pre-development - N/A

Discussion: Mike Reynolds reviewed the submittal and staff report. Keith Pankey was present and had nothing further to add other than noting that the “iris” will actually be aluminum, dimensional and non-lit.

Action: A Motion was made by Chad Boetger and seconded by Mark Heinz to approve Certificate No. 10-A-16-DT as submitted and per staff recommendation. The Motion carried unanimously.

Certificate No. 10-B-16-DT

115 Willow Ave. (120/122 S. Central St.) - The Crozier (Smith Ventures LLC)
Pre-development - N/A

Discussion: Mike Reynolds reviewed the submittal and staff report. He noted this is a revision to a previously approved Certificate. Duane Grieve was present and noted they hope to keep the top floor corner on Central Street as submitted as they feel it really engages the staircase.

Mr. Grieve noted the entire façade on the north side will be all brick, exceeding the previously approved minimum of 50% coverage with brick. Daniel Smith noted each floor has a 12 ft. ceiling height with the top floor having a ceiling height over 12 ft. but under 14 ft. There was substantial discussion surrounding the overall height of the building, most notably from the Central Street elevation. This discussion included several potential options on how to best present the now proposed top (5th) floor. There was general consensus that the overall design of the project is good, highlighting the 3 distinct vertical facades to represent 3 separate buildings, however the concern rests with the height and could the height of the top floor be reduced. Mr. Reynolds clarified that the guidelines regarding the stepback stem from the Secretary of Interior Standards which are reflected in the historic section of the guidelines, and which note that the height of lower stories should be similar to the height of adjacent historic structures and that upper floors may be “stepped back” behind the front façade. Discussion returned to the height of the 5th floor, overall and relative to the other 4 stories and again options were discussed to reduce the overall height and scale while keeping the internal height the developer desires.

Action: A Motion was made by Mark Heinz and seconded by Chad Boetger approve Certificate No. 10-B-16-DT as submitted subject to the following condition: 1) All portions of the 5th floor be reduced in height a minimum of 12 inches from the proposed height, allowing for all or portions of the 5th floor to have additional reduction in height. The Motion carried unanimously.

Certificate No. 10-C-16-DT

W Jackson Ave. - Old City Streetscapes (City of Knoxville)
Pre-development N/A

Discussion: Mike Reynolds reviewed the submittal and staff report. Kassie Holmes clarified that the reason for both round and square planters is that their intent is to reuse existing round ones as much as possible. She then described where they intended to place the new, rectangular ones. She also clarified that there are some existing stairs coming out of the buildings that may require handrails to be ADA compliant. She further noted there are no trees on the south side as the sidewalk is much narrower in width in addition to underground utilities that would have caused problems with trees. There was a brief discussion surrounding the proposed 7 trees to be planted as the existing trees need to be removed to work with the widened sidewalks.

Action: A Motion was made by Chad Boetger and seconded by Marleen Davis to recommend to City Council that the streetscape improvements be installed as proposed. The Motion carried unanimously.

Staff Reports:

There were no staff reports.

Other Business:

There was no other business.

Tabled:

File No. 2-A-16-DT

100 N Central St. - Project: Lonesome Dove

A Motion was made by Chad Boetger and seconded by Mark Heinz to adjourn. The Motion carried unanimously and the meeting was adjourned.

WORKSHOP – The Downtown Design Review Board held a workshop immediately following the regularly scheduled board meeting (10/19/2016) to discuss potential amendments to the design guidelines regarding the sign recommendations.