

**KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF NOVEMBER 20, 2019
SMALL ASSEMBLY ROOM
4:00 PM**

Board Member - Present	Board Membership
Tim Hill	CBID Representative
John Thurman	Downtown Development Representative
Joey Natour	Business Development Representative
Mike Reynolds	Knoxville Knox-County Planning
Joshua Wright	Urban Design Representative
Anne Wallace	City of Knoxville Representative
Robin Thomas	Downtown Resident Representative
Richard Foster	AIA Representative
Sandi Swilley	Historic Zoning Commission Representative
Lisa Hood Skinner	Downtown Resident Representative
Board Member - Absent	Board Membership
None	
Ex-officio & Staff Members	Department / Organization
Christina Magrans	City Law Department
Laura Edmonds	Knoxville-Knox County Planning
Lindsay Crockett	Knoxville-Knox County Planning
Peter Ahrens	Plans Review and Inspections
Rick Emmett	City of Knoxville
Applicants & General Public	Affiliation
Jeffrey Johnson	McCarty Holsaple McCarty Architects
Carl Keaney	Applicant
Faris Eid	Design Innovation Architects
Andrew Spots	Hedstrom Landscape Architecture

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

Action: A Motion was made by Comm. Skinner and seconded by Comm. Swilley to approve the October 16, 2019, Downtown Design Review Board Minutes. The Motion carried unanimously.

Certificates of Appropriateness

1) Certificate No. 10-A-19-DT

625 Market St. / Parcel ID 094 L G 013 – 625 Market St. (Jeffrey Johnson / McCarty Holsaple McCarty Architects)

Pre-development meeting: N/A

Chairman John Thurman and Comm. Foster recused themselves from Certificate No. 10-A-19-DT due to their architectural firm working on the proposal.

Chairman John Thurman turned the meeting over to Vice Chair Tim Hill.

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. The proposal involves the replacement of the existing revolving door that faces Market Street with a single metal door with sidelites.

The door will have a full lite glass panel and sidelites that closely match the original doors on the building. The door will be located in the opening that is adjacent to the sidewalk, not recessed like the doorway to the right (north). The staff recommendation is to approve Certificate 10-A-19-DT for the new Market Street entry door and sidelites, and new exterior emergency light on the north elevation. The second-floor canopies and illuminated sign must be submitted as a new application with the information outlined on the application checklist.

Jeffrey Johnson, McCarty Holsaple McCarty Architects, was present and made himself available for any questions or comments the Board may have. Mr. Johnson verified that the material of the proposed door is stained wood.

A Motion was made by Comm. Wallace and seconded by Comm. Thomas to approve Certificate No. 10-A-19-DT as submitted per staff recommendation. The motion carried unanimously.

2) Certificate No. 11-A-19-DT

205 W. Jackson Ave. / Parcel ID 94 E F 042 - Jackson Terminal (Carl Keaney)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. This proposal is for the installation of a new identification wall sign that is 14" tall by 144" (12'-0") wide and internally illuminated. The face of the sign is aluminum with routed copy and white acrylic in the copy. The sign identifies the name of the building (Jackson Terminal) and is located near to the top of the west elevation of the building (facing the Gay Street viaduct). The staff recommendation is to approve Certificate 11-A-19-DT as submitted.

Carl Keaney, 203 W. Jackson Avenue, was present and made himself available for any questions or comments the Board may have.

A Motion was made by Comm. Thomas and seconded by Comm. Wright to approve Certificate No. 11-A-19-DT as submitted per staff recommendation. The motion carried unanimously.

3) Certificate No. 11-B-19-DT

428 S. Gay St. / Parcel ID 95 I A 032 - Hope Brothers (Oren Yarbrough / Design Innovation Architects)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. This proposal is to clean, retouch and paint the existing masonry façade, install new metal and glass suspended canopy on the Gay Street façade, remove existing double hung windows and replace with new aluminum windows, remove existing decals on the ground floor storefront glazing and restore transom glazing with a backlit frit pattern based off the historic photos, replaced existing storefront at the promenade with a moveable partition wall and retail entry for the ground floor tenant and new private entry for upstairs tenants, enlarge one window opening on the rear of the building for each upper floor to install a door, and install one new metal balcony on each of the upper floors. The staff recommendation is to approve Certificate 11-B-19-DT subject to the following conditions:

- 1) Repair the existing windows on the upper floors of the Gay Street elevation or replace them in-kind, duplicating design, operation, material, glass size, profiles and trims.
- 2) Obtaining approval from the City of Knoxville and/or City Council to install the balconies over the Promenade structure on the rear (east) elevation. If the applicant does not obtain approval for the balconies or otherwise decides not to install the balconies, windows shall be installed within the existing opening rather than the proposed doors.

3) Obtaining approval from the City of Knoxville and/or City Council to allow the storefront and entry for upstairs tenants to be located on the Promenade structure.

Fair Eid, Design Innovation Architects, was present to discuss the application for review. Mr. Eid explained that while he understands that staff recommendation is to replace the front windows in-kind, with a similar look and profile as the original windows, they would ask that the Board consider approving aluminum-clad windows. However, the windows will still remain in-kind, with transom, and double-hung similar to that of the original window. Mr. Eid explained the reasoning behind the request is because they are worried about the durability of the wood windows. He also stated that they do not have an exact design on the canopy supports but will submit those and work with staff for final approval or come back before the Board, whichever the Board chooses. Mr. Eid stated that the objective is to install the canopy supports with as minimal damage to the existing stone. Lastly, Mr. Eid explained the reasoning behind the glass canopy is to be as simple and transparent as possible. He is also aware that City Council's approval is needed for the rear storefront and balconies.

Comm. Foster inquired about the color and finish of the proposed aluminum-clad windows on the rear storefront and the construction of the rear balconies. Mr. Eid answered by stating that a structural analysis and color study will be conducted, so he cannot speak to the exact color and structural materials until the building is evaluated but he understands if the Board would like for him to bring those components back before them for final approval before moving forward.

Comm. Wright asked if the current guidelines allow residential use, such as the proposed mailboxes on the first-floor level.

Comm. Thomas requested a few clarifications in regards to the residential entrance and how it relates to the retail space.

Peter Ahrens, City Chief Building Official, brought to attention the exhaust hoods for Downtown Grill and Brewery on the rear elevation of the adjacent building that were permitted prior to his arrival with the City. The Code requires separation between the exhaust hoods and operable windows. Therefore, the proposed addition of the rear balconies is non-compliant. The applicant would either need to build a wall separating the two, or provide new elevations showing the distance required in the City Code.

A Motion was made by Comm. Foster and seconded by Comm. Thomas to approve Certificate No. 11-B-19-DT as submitted per staff recommendation with the requirement that the balconies on the rear be approved in concept and brought back to the Board with further detail, and also allowing aluminum clad windows.

After further discussion amongst the Board, Comm. Foster withdrew his motion. Comm. Thomas seconded the motion. Motion carried unanimously and the previous motion was withdrawn.

Lindsay Crockett, Historic Preservation Planner, stated that aluminum clad windows are appropriate and do not detract from the properties National Register listing or eligibility. Even though the Market Square Guidelines speak specifically to wood windows, the Historic Zoning Commission has begun approving alternative materials on a case by case basis in Market Square.

A Motion was made by Comm. Foster and seconded by Comm. Hill to approve Certificate No. 11-B-19-DT as submitted per staff recommendation with the exception of the rear balconies must come back for review and approval by the board, and allowing aluminum clad windows on the front elevation. The motion carried unanimously.

4) Certificate No. 11-C-19-DT

530 S. Gay St. / Parcel ID 95 I G 019 - Hyatt Place (Design Innovation Architects)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. This proposal is to expand the existing rooftop deck by constructing 1,337 sq. ft. of interior space with a bar and seating, and a new 1,294 sq. ft. exterior deck. Only a small portion of the existing rooftop deck and structures will be modified to accommodate the new construction. The staff recommendation is to approve Certificate 11-C-19-DT as submitted.

Fair Eid, Design Innovation Architects, was present to discuss the application for review and made himself available for any questions or comments the Board may have.

Chair John Thurman asked if the new railing will match the style and material of the existing railing.

A Motion was made by Comm. Wallace and seconded by Comm. Swilley to approve Certificate No. 11-C-19-DT as submitted per staff recommendation. The motion carried unanimously.

5) Certificate No. 11-D-19-DT

125 E. Jackson Ave. / Parcel ID 95 H A 023 - (Meagan Grohol / R2R Studio, LLC)

Pre-development meeting: N/A

Comm. Hill recused from Certificate No. 11-D-19-DT because his real estate firm owns the building.

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. The proposal is a revision to COA 9-C-19-DT and includes modifications to the courtyard only.

- 1) Modify the large planter located on the central axis in the upper terrace into seating around a fire table element.
- 2) Add a bar at the upper terrace, located below the stairs to the balcony at the rear of the courtyard. These elements have been added to provide more equal amenities for the two future restaurant tenants. See sheets L101 and L14 for the current layout and planting plan.
- 3) Modify the entry wall adjacent to Jackson Avenue to address the changes in elevation and screen the low interior walls and ramp elements. See plan sheet L200.

Staff recommendation is to approve Certificate 11-D-19-DT as submitted.

Andrew Spots, Hedstrom Landscape Architecture, was present to discuss the application for review. Mr. Spots explained that minor corrections to wall elevations took place in order to accommodate a ramp along the left side of the terrace. He also briefly explained the reasoning behind the addition of the bar and fire pit on the top terrace.

A Motion was made by Comm. Wallace and seconded by Comm. Thomas to approve Certificate No. 11-D-19-DT as submitted per staff recommendation. The motion carried unanimously.

Staff Report:

None

Other Business:

- 6) Review the amendments to the Administrative Rules and Procedures and make recommendation of approval to the Planning Commission. Mike Reynolds briefly reviewed the summary of changes.

Chair John Thurman suggested three edits prior to approval:

- 1) Section A. Composition: raising the total number of Board members to 11 members, specifically stating that 9 of those members are voting members.

- 2) Section A. 2. Rotating Members: Adding that these are voting members.
- 3) Section A & B: Correcting “AIA Knoxville” to “AIA East Tennessee.”

Comm. Tim Hill recused himself from the proposal.

A Motion was made by Comm. Thomas and seconded by Comm. Wallace to approve the Design Review Board Administrative Rules and Procedures subject to three additional corrections as noted by Chair John Thurman. The motion carried unanimously.

- 7) Review the amendments to the Downtown Design Guidelines and make recommendation of approval to the Planning Commission and City Council. Mike Reynolds briefly reviewed the summary of changes.

Discussion ensued amongst Board members in regards to when the updated Design Guidelines will go into effect and how that will affect future applicants. The Board further suggested postponement to allow time for all the corrections to be made and having a completed document to approve before recommending approval to Planning Commission.

A Motion was made by Comm. Wright and seconded by Comm. Wallace to postpone amendments to the Downtown Design Guidelines until the December 18, 2019 Board meeting. The motion carried unanimously.

- 8) A workshop to discuss a proposal at the former State Supreme Court building, located at the corner of Locust Street and Cumberland Avenue, will begin immediately following the board meeting in the Small Assembly Room.

Tabled:

None

With there being no further business, the meeting was adjourned at 5:17 PM.