

AGENDA
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF APRIL 1, 2009

- Call to Order
- Introduction of Ex Officio Members and Visitors
- [Approval of February 18th Meeting Minutes](#)
- Certificates of Appropriateness
- Staff Report
- Other Business

Certificates of Appropriateness:

Certificate No. 3-A-09-DT

524 S. Gay St. – Coolato Gelato (James Sherrod, Sherrod Signs)

Pre-development meeting: N/A

Description of Work

This proposal is for a 20 square foot projecting sign. The sign will be attached by a metal bracket to the right side of the façade, near the breezeway between this building (WROL building) and the Farragut building (see attached). The sign will be made of metal and will be painted.

Staff Comments

Section 2.B.1b (page 37) of the Guidelines states, “projecting signs of modest size (9 square feet, maximum); a larger sign must be approved by the board”. Larger signs can be approved if it can be demonstrated that the sign size is appropriate for the structure and location, and if the sign does not obstruct other signs. Recently, staff approved a 6 sqft projecting sign on the left side of the same storefront for the second and third floor tenants.

Staff Recommendation

APPROVE with the following conditions:

1. The sign be no more than 9 square feet.
2. The sign have a clearance of 10 feet with the sidewalk.

Certificate No. 3-B-09-DT

201,207 W. Church Ave and 615 State St – Glencoe and Elliott Condos (Camden Turner, Benchmark Development)

Pre-development meeting: N/A

Description of Work

This proposal is a revision to the previously approved plans for the renovation of the Glencoe and Elliott buildings. This plan revises the reuse of the ionic columns for the Elliott building (201, 207 W. Church Ave), adds lighting placement on the exterior of the building, and adds gates to private walkways between the buildings.

The approved plans state that the ionic columns on Elliott building will be protected from damage, repaired, cleaned and painted. It has been determined that the columns were deteriorated to the point that owners felt that they needed to be replaced. The new columns do not match the rounded ionic columns that were removed. The new columns

are square, fluted columns. The third story balconies posts and railings are to match the second columns and railings, which they did match to the new columns.

The approved plans do not show any lighting for the exterior planned for the building. The revised plan has three different lighting types. The Elliott building will have the Entrance Option 2 light at the front doors and the Glencoe building have one Flush Mount light on the first and second floor balcony, and two Flush Mount lights on the third floor balcony. The Elliott and Glencoe buildings will have the Cylinder lights lining the buildings as shown in the attached property map.

The approved plans do not show any pedestrian gates for the private walkways between buildings. An example of the gates is attached. They are to be made of a black metal. The approximate locations can be seen on the attached property map.

Staff Comments

The original columns on the Elliott building had two types, the round ionic columns and squared, fluted columns that were attached to the building on the back side of the balcony. When replacing the rounded ionic columns on the front side of the balconies, the owners decided to take the design cues from the columns attached to the building that were squared and fluted. The Historic Resources section of the guidelines state that they are based on the Secretary of Interior's Standards for Rehabilitation. There are questions in Appendix B in regard to the standards for rehabilitation and changes proposed to the exterior of a building in a Historic Register District. These questions need to be considered when determining the appropriateness of the proposed changes.

Lighting is only briefly addressed in the Guidelines in Section 1.C.9a, "Use indirect lighting of the building façade where appropriate." The amount of indirect accent lighting is to some degree a result of the lack of existing street lighting and alley lighting. The developer would like to have a safe environment for the people purchasing the condos.

Gates are not addressed in the guidelines and should be approved on a case-by-case basis.

Staff Recommendation

APPROVE with the following conditions:

1. There must be an agreement with any neighboring property owner that the proposed gates are allowed to encroach upon their property.

Staff Report:

Issued Certificates of Appropriateness

- 522 S. Gay St – Projecting sign (Elizabeth Eason Architecture and CRJ Architecture)
- 522 and 524 S. Gay St – WROL and Athletic House revision to storefronts as result of Park Service requirements for Historic Tax Credits.

Other Business:

- Review the [Knoxville CBID Parking Sign Study](#) by The East Tennessee Community Design Center for a recommendation to the Mayor that the City of Knoxville initiate a program to reduce the number of public signs downtown.