

**MINUTES  
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD  
MEETING OF APRIL 1, 2009**

**Present:**

*Kim Henry  
Finbarr Saunders  
David Dewhirst  
Bob Alcorn  
Amy Haynes  
Joe Petre  
John Sanders  
Steve King  
Mike Reynolds  
Anne Wallace  
Charlotte West  
Robin Easter Reeves  
Camden Turner  
Craig Belitz*

**Organization:**

*APA Representative  
Historic Zoning Commission  
Dewhirst Properties  
Resident - Bob Alcorn Architects  
Resident  
CBID Representative  
AIA Representative  
City of Knoxville  
MPC  
City of Knoxville  
MPC  
Robin Easter Design  
Benchmark Development  
Craig Belitz Construction*

Kim Henry, Chair, called the meeting to order. There was a quorum present. Board members present are shown in italics.

**A motion was made by Finbarr Saunders and seconded by Amy Hayes to approve the February 18 minutes. The motion passed unanimously.**

**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. 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 square foot 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.

Robin Easter stated she is with the design firm that is working on the sign, and she is speaking for Coolato Gelato. They feel that 9 square feet is too small, and they want the sign to be 20 square feet. She said that since there is a walkway between this sign placement and the next building, there will not be a sign adjacent to it. Mike Reynolds stated that there were two signs recently approved for the WROL building on the opposite side of the storefront. These signs are for the second and third floor tenants and total 6 square feet. The two signs share a single wall bracket. They are not for retail but for professional offices. Joe Petre stated that the tenant could install an awning, which would block any signs so he feels the sign size would be fine. Ms. Easter stated that it would not block any other signs. Mike Reynolds responded that if someone wants something bigger than 9 square feet, they need board approval and approval should be based on whether the size is appropriate for the location. Joe Petre added that this sign competes with the brightly lit sign for Regal Cinema. David Dewhirst stated that the existing guidelines call for signs that are too small. We have to keep all of them in perspective. He suggested that the width not be any wider than 5 feet.

Steve King responded that regulations in the zoning ordinance state that signs have to clear the sidewalk by 10 feet. It might have to go to City Council if the sign extends over the right-of-way further than the zoning ordinance allows.

**A motion was made by Joe Petre and seconded by Finbarr Saunders to approve the request for a sign that should not exceed 5 feet in horizontal width, and the bottom of the sign should have a 10 foot clearance on the sidewalk. The motion carried unanimously.**

### ***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.

Camden Turner, representing Benchmark Development, stated that the Entrance Option 2 lighting was for the entrance of both the Elliott and Glencoe building (the Description of Work states that only the Elliott building would have the Entrance Option 2 light). Mike Reynolds stated that he was presented a letter from Camden Turner, by the Keystone Homeowners Association stating they will give Benchmark Development an easement on their property to attach the proposed gates to their building with terms agreed upon by the two parties.

Mike Reynolds drew a diagram of the approximate location of the proposed "cylinder" lights and gates, and stated the committee has to discuss the location of the lights. The guidelines state that accent lighting can be used where appropriate. Both buildings will be receiving accent lighting approximately where shown on the diagram.

The Elliott building façade and column changes were discussed. Mike stated that the issue is that the guidelines require historic elements to be replaced in kind and that was what the original approval by the board required. The rounded columns were removed and replaced with square columns. If these changes are acceptable, the board has to approve them. Camden Turner pointed out that the half columns that sit against the building façade are square and fluted like the new ones they installed.

**A motion was made by Joe Petre and seconded by David Dewhirst to approve the columns, lighting and gates with approval of the gates from the Keystone Homeowners Association. The motion carried unanimously.**

John Sanders asked what Ann Bennett said about the columns on the Elliott building. Mike Reynolds stated that Ann was not pleased with the change of columns.

**Staff Report:**

***Issued Certificates of Appropriateness***

- 522 S. Gay St – Projecting sign (Elizabeth Eason Architecture and CRJ Architecture)
  - This is the 6 foot sign that went on the other side of the above building.
- 522 and 524 S. Gay St – WROL and Athletic House revision to storefronts as result of National Park Service requirements for Historic Tax Credits.
  - The board gave approval to renovate this building, and the National Park Service changed their mind on what era they wanted. The revised development plan reflects the requirements of the National Park Service to receive 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.

Ann Wallace stated that the Wayfinding group will not be dealing with regulatory signage because that would have to have TDOT and City Engineering approval. We want to reduce visual clutter.

Mike Reynolds stated that the parking study will be discussed at the next regularly scheduled meeting.