

AGENDA (amended 10/18/2011)

Text in italics for Certificate No. 10-H-11-DT was added 10/18/2011.

KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD

MEETING OF OCTOBER 19, 2011 - SMALL ASSEMBLY ROOM, 4:00 P.M.

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

Certificates of Appropriateness:

[Certificate No. 10-B-11-DT](#)

525 Henley St - Holiday Inn (Design Innovation Architects)

Pre-development N/A

Description of Work

Add wood sign board above the main entrance, the width of two structural support bays. Add wall sign that is 3 feet tall by 12 feet 1 inch wide, or 36.25 square feet. The wall sign is made of metal and is non-illuminated. Add three flags, attached to the front façade above the proposed sign board. Add three exterior up lights to illuminate the proposed flags.

Replace the existing glass and metal frame main entrance with a new clear glass and metal frame entrance. There will be two new doors; a 10 to 12 foot electric revolving door and a 3 to 4 foot main door. Add wood panels to the right of the new entrance and to the ceiling of the recessed drop-off area, in front of the new entrance. Add wall sign to the right of the main entrance that is 2 feet 1 inch tall by 6 feet 1/2 inch wide, or 12.6 square feet. This wall sign will be made of metal and will be non-illuminated.

Staff Recommendation

APPROVE Certificate 10-B-11-DT as submitted.

[Certificate No. 10-C-11-DT](#)

131 S Gay St - Harry's (John L. Sanders)

Pre-development N/A

Description of Work

Refurbish and reinstall the projecting sign that was removed in 2009. The sign is 4 feet tall by 8 feet 1.5 inches wide, or 32.5 square feet. The original Harold's sign frame will be refurbished and new acrylic sign panels will be installed. The sign will be internally illuminated. There will be a steel outrigger with stainless steel guide wires to support the sign. The sign face will be acrylic.

Staff Comments

In the discussion for the renovation of the façade in 2008, the board indicated that the sign that was going to be retained/replicated on the corrugated metal was significant to the structure and should be retained in some form. After reviewing the minutes for the December 2008 board meeting, the significance of the projecting sign was not discussed. Once a sign is removed it cannot be reinstalled without a permit and must meet all current sign regulations.

The guidelines recommend projecting signs be no larger than 9 square feet, proportional to the building where they are located and not be internally illuminated (Section 1.C.7). The board has the option to consider a larger sign on a case-by-case basis, along with internal illumination which has typically been approved only when the light penetrates the letters or other design elements of the sign face.

Staff Recommendation

APPROVE Certificate 10-C-11-DT subject to the following: 1) The sign shall be no more than 9 square feet. 2) The sign shall be non-illuminated, or the letters and graphics should be illuminated only.

Certificate No. 10-D-11-DT

440 Walnut St - New Union Shops (Aaron Pennington)

Pre-development N/A

Description of Work

Replace dark storefront glass with clear glass. Enlarge storefront openings and install new aluminum storefront with clear glass and match mullion spacing and height of adjacent windows (see Union Ave Elevation and Partial Plan). Install new window opening along the alley and match mullion spacing and height of adjacent windows (see Alley Elevation).

Install new metal awning along the Union Avenue and Walnut Street facades. The awning will project from face of building 6 feet and have a 9 foot minimum clearance above the sidewalk (see Union Ave Elevation, Walnut Elevation and Partial Plan).

Staff Comments

The Union Avenue sidewalk is 12 feet wide, with tree wells that are 5 feet wide. The trunk of the trees are 2.5 feet from the back of the curb. The proposed awning would come within 3.5 feet of the trunk of the trees and would require some trimming of the branches in order to install the awning.

Staff Recommendation

APPROVE Certificate 10-D-11-DT as submitted.

Certificate No. 10-E-11-DT

412 W Jackson Ave - 412 & 416 W Jackson (Aaron Pennington)

Pre-development N/A

Description of Work

412 West Jackson Ave - Repair and tuck point the brick on all elevation, as necessary. Stabilize and repair stone base under the storefront. Repair and paint the existing wood storefront. Repair and paint existing full glass wood doors. Repair, service and paint existing garage door. Repair and paint existing steel windows and install new glass as required, on north and west elevations. Clean and paint existing cast iron vents. Clean and repair existing decorative finials. Flash parapet and repair stone coping on all elevations, as needed.

416 West Jackson Ave - Repair and tuck point brick on all elevations, as needed. Repair and/or rebuild damaged area of brick façade above the storefront. Stabilize and repair masonry base below storefront. Replace existing storefront with new painted wood or metal storefront with transoms, to resemble the design of the storefront at 412 West Jackson Ave. Replace existing front door with new full glass painted wood or metal door. Repair base of garage door. Repair, service and paint garage door. Add new metal collector box and downspout. Clean and repair existing decorative finials. Flash parapet and repair stone coping on all elevations, as needed. Paint and repair original metal sign on roof.

Staff Recommendation

APPROVE Certificate 10-E-11-DT as submitted.

Certificate No. 10-F-11-DT

701 Henley St - Convention Center solar (FLS Energy, Inc.)

Pre-development N/A

Description of Work

Add solar panels to the roof of the Convention Center, near the Cumberland Avenue façade. The solar panels will be setback from the edge of the façade and will be mounted on low profile racks, with a height of approximately 16 inches.

Staff Comments

This proposal will not be visible from street level.

Staff Recommendation

APPROVE Certificate 10-F-11-DT without conditions.

Certificate No. 10-G-11-DT

137 and 141 S Gay St - 137 S Gay St (McCamy Construction, LLC)
Pre-development N/A

Description of Work

These two buildings had previously been approved for storefront renovations and the storefront to the left has not yet been renovated.

Add awnings above both storefronts (see example attached).

At 137 S. Gay Street (building to the right), paint the unpainted brick and add trim molding along the parapet that matches 141 S. Gay Street.

Add a hanging sign between the two storefronts. Add wall sign on the side of 141 S. Gay Street that is 10 feet tall by 16 feet wide, or 160 square feet.

Staff Comments

The guidelines recommend not painting masonry that has never been painted (page 27). The addition of trim and moulding to the top of the parapet on 137 South Gay Street would add architectural elements that are not in keeping with the architectural style of the building.

Staff Recommendation

APPROVE Certificate 10-G-11-DT with the following conditions: 1) The awnings maintain a 9-foot clearance with the sidewalk, 2) The second story of 137 South Gay Street shall remain as-is, unpainted and without trim and molding on the top of the parapet, 3) The hanging sign shall be no more than 9 square feet, and either be non-illuminated or the letters and graphics should be illuminated only, and 4) The total sign area shall be within the maximum limits for the C-2 zoning district.

Certificate No. 10-H-11-DT

710 and 712 Walnut St - Total Demolition Services, Inc.
Pre-development:

Description of Work

Demolition of 710 and 712 Walnut Avenue and removal of all structures, foundations and footings. Seed and straw the property after demolition.

Staff Comments

These two buildings are not in a National Register Historic District or individually listed on the National Register of Historic Places, so Section 1.B.8 (page 19) of the Downtown Knoxville Design Guidelines would apply. The Downtown Knoxville Design Guidelines states that "The demolition of buildings... may be appropriate when in compliance with the guidelines". It also states, "If a building is demolished, all visible unutilized building material must be removed and the site must be vegetated or otherwise brought into compliance with the guidelines".

The buildings conform to many aspects the guidelines recommend for how private development should interact with the public realm to create a cohesive streetscape experience for pedestrians. If these building are razed without any immediate use for the site, the cohesive streetscape will be lost. For a similar situation, such as surface parking lots, the guidelines require decorative fencing, walls and landscaping as a means to define the public realm and create an edge to the sidewalk. A treatment such as this could be used for this site to mitigate the loss of the buildings that added to the pedestrian experience, which the guidelines where enacted to enhance. (Amended 10/18/2011)

Staff Recommendation

APPROVE Certificate 10-H-11-DT with the following condition: 1) Screen the site using the requirements for parking facilities, Section 1.A.3d (page 7), of the Downtown Knoxville Design Guidelines which states "Screen surface lots, where they abut a public sidewalk, with decorative walls, fencing and landscaping". (Amended 10/18/2011)

Staff Report:

10-A-11-DT (129 S. Gay Street) – Hanging sign for lululemon athletica.

Other Business: