



**KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 602 S Gay St 27902
DISTRICT: Individual H-1 Landmark

FILE NO.: 3-B-14-HZ

MEETING DATE: 4/17/2014
APPLICANT: Tom Allen; Allen Sign Company (contractor)
LEVEL OF WORK: Level I. Installation of signage

PROPERTY DESCRIPTION: Burwell Building (Knoxville Banking and Trust Company Bldg) (1907-08; 1928)

The Burwell Building and the Tennessee Theater form a building complex, with the construction date of the Burwell (1907-08) preceding the Tennessee Theater (1928) by approximately 20 years. The Burwell Building is a Renaissance Revival style ten-story plus mezzanine and basement office building. The Burwell Building is organized into three main divisions exhibited on the north and west (front) facades. The ground floor, mezzanine and second floor form a base with pilasters running from the ground floor to the mezzanine and a strong course that separates the mezzanine from the second floor and serves as an entablature. A cornice divides the second floor from the third floor. The third through the ninth floors form the middle portion and a terra cotta belt course separate the ninth from the tenth floor, with the tenth floor capping the building with a heavy cornice with massive dentils underlain with a second row of smaller dentils and supported by massive bracketed consoles, both singular and paired. Rustication formed by alternating protruding and receding brick courses typifies the base portion of the building. Terra cotta moldings form cornices, capitals, surrounds and decorative panels. The middle portion of the building is smooth brick, with flat brick lintels formed by projecting brick courses over rectangular windows.

The Gay Street façade (west elevation) is organized into seven bays defined by single window openings of one light metal sash, of recent vintage. The northern three bays were built in 1907-08 while the additional four bays were added in conjunction with the construction of the Tennessee Theater. The addition matches the original in design, with the exception of a slightly wider brick panel at the point where the buildings join. Three divisions and seven bays mark the Clinch Street (north) elevation. Single windows mark the first and seventh bays, which have slightly projecting pavilions. The second through the sixth bays have paired windows with single light sash. At the ground floor and mezzanine of both elevations are oversize windows with intricate wood frames with an elliptical arch at the top and a circular light and frame. At the tenth floor, the cornice of the west elevation extends only one bay to the north, although it may have intended the width of the façade originally. There has been an alteration of the brick at that level.

► **DESCRIPTION OF WORK:**

PROPOSAL POSTPONED FROM MARCH AND APRIL HZC MEETINGS: Install new signboard with indirect gooseneck lighting above the front door/windows on the Gay Street side and wrapping the north corner of the building on Clinch Avenue. The sign will be made of a metal composite panel (acm) with painted one-inch flat-cut letters applied to surface and will comprise 110 square feet.

► **APPLICABLE DESIGN GUIDELINES:**

Secretary of the Interior's Standards for Rehabilitating Historic Buildings:



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2. The distinguishing original qualities or character of a building, structure, or site and its environmental shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.

REHABILITATION OF BUILDING EXTERIOR Storefronts , p. 89

NOT RECOMMENDED

Using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

Introducing a new design that is incompatible in size, scale, [or] material . . .

RECOMMENDED

. . . the treatment of secondary design elements, such as awnings or signs, [should be] kept as simple as possible. For example, new signs should fit flush with the existing features of the façade, such as the fascia board or cornice.

COMMENTS:

STAFF FINDINGS:

1. Neither of the façades is designed to accommodate a sign board.
2. Creating the appearance of a sign board on a building where one did not historically exist is inappropriate because it changes the appearance of the building and creates a false sense of history.
3. The cornice and pilasters of the façade exhibit panels of decorative moldings of floral, vine, and vase images, documented to be of terra cotta. These motifs are typical of the Art Nouveau style which was most prevalent between 1890 and 1910.
4. The Art Nouveau moldings are a character-defining feature of both the north (Clinch Ave.) and front (Gay St) facades.
5. The proposed sign board will obscure some of the historic Art Nouveau moldings.
6. It appears that the mounting mechanism will damage the historic masonry of the building.

► **STAFF RECOMMENDATION:**

Staff recommends denial of the proposed sign board.



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0 50 Feet

602 S. Gay Street

HZC COA item

Burwell Building Individual H-1

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - www.kgis.org

Printed: 4/9/2014 at 5:59 PM

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Knoxville/Knox County Metropolitan Planning Commission
Knoxville/Knox County Historic Zoning Commission

Certificate (File) No.: 3-B-14-42

Date Filed: 3/20/14



APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

I (we) make application for a Certificate of Appropriateness for the plans and proposals described for the following property.

1. NAME OF APPLICANT: TOM ALLEN - ALLEN SIGN CO.

Address: 2408 CHAPMAN HWY
KNOXVILLE TN. 37920

Telephone: 865-573-3524

Fax: 865-579-0354

Relationship to Owner: NONE - SIGN COMPANY FABRICATOR/INSTALLER

2. NAME OF OWNER: CLANCY'S TAVERN - DANNY CLANCY

Address: 602 S. GAY ST.
KNOXVILLE, TN. 37902

Telephone: 865-384-6861

Fax:

3. LOCATION OF PROPERTY (Address, Lot, and Parcel No.):

Address: BURWELL BLDG.
602 S. GAY ST. - KNOXVILLE, TN. 37902

Tax ID: 95/6/01029

095 IF001

4. TYPE OF WORK:

Level: II. Installation of New Sign

5. DESCRIPTION OF WORK:

(See Part 2 of this application for additional information to be submitted with the application. A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

SIGN FABRICATION & INSTALL

6. SIGNATURE OF APPLICANT: Tom Allen

Date: 2-7-14

Return application to: Knoxville/Knox County Historic Zoning Commission,
Suite 403, City/County Building, 400 Main Street,
Knoxville, Tennessee 37902.

FOR STAFF USE ONLY			
Date Received	3/20/14	Approved	_____
Disapproved	_____	Date Acted On	_____
Approved As Modified	_____		



**CITY OF KNOXVILLE APPLICATION
SIGN PERMIT**

400 W. Main St., Suite 505, Knoxville, TN 37902 - (865)-215-2993/(865)-215-2627

LOCATION	Street Address <u>602 S. GAY ST.</u>	OWNER	Name <u>Clancy's Tavern - DANNY CLANCY</u>
	Ward/Block <u>6/01029</u>		Street Address <u>602 S. Gay Street</u>
CONTRACTOR	Subdivision/Shopping Ctr. <u>The Burwell Condominiums</u>	ARCHITECT	City, State, Zip <u>Knoxville TN 37902</u>
	CLT <u>95</u> Zoning <u>C-2/H-1</u>		Area Code/Telephone Number <u>865-384-6861</u>
CONTACT	Name <u>Allen Sign Co</u>	TENANT	Name <u>CLANCY'S TAVERN</u>
	Street Address <u>p.o. box 20021</u>		Street Address <u>602 S. GAY ST.</u>
DESCRIPTION	City, State, Zip <u>Knoxville Tn 37920</u>	SIZE	City, State, Zip <u>KNOXVILLE, TN. 37902</u>
	Area Code/Telephone Number <u>865-573-3524</u>		Area Code/Telephone Number <u>865-384-6861</u>
Name <u>Tom Allen - ALLEN SIGN Co.</u>		Name <u>CLANCY'S TAVERN</u>	
Street Address <u>2408 CHAPMAN Hwy</u>		Street Address <u>602 S. GAY ST.</u>	
City, State, Zip <u>Knoxville Tn 37920</u>		City, State, Zip <u>KNOXVILLE, TN. 37902</u>	
Area Code/Telephone Number <u>865-573-3524</u>		Area Code/Telephone Number <u>865-384-6861</u>	
DESCRIPTION: <u>BLACK ACM COMPOSITE PANEL w/ 1" FLAT CUT LETTERS/LOGO PAINTED GOLD - APPLIED TO SURFACE</u>		<u>36" x 239" x</u> <u>36" x 204" x</u>	

Located on State Route: Yes No
 Public Owned: Yes No
 VALUATION \$ 3700.00 including materials, fabrication and installation costs 110.74ft²
INDIRECT LIGHTING BY CUSTOMERS GENERAL CONTRACTOR

TYPE	STRUCTURE	DIMENSIONS	SETBACKS
<input type="checkbox"/> Ground	<input type="checkbox"/> Wood	<u>11.5</u> Ft. Overall Height	<u>10'</u> Front
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Steel	<u>36</u> Ft. Bottom Clearance	<u>113'</u> Right
<input type="checkbox"/> Projecting	<input checked="" type="checkbox"/> Aluminum	<u>0</u> Ft. Above Roof Height	<u>10'</u> Left
<input type="checkbox"/> Temporary	<input type="checkbox"/> Pipe	<u>670'</u> Street Frontage of Lot	<u>300</u> Rear
<input type="checkbox"/> Roof	<input type="checkbox"/> Masonry	<u>600'</u> Lineal Face of Building	<u>15'</u> To Curb
<input type="checkbox"/> Monument	DISPLAY AREA		
<input type="checkbox"/> EMC	<input type="checkbox"/> Metal	<u>4200</u> Sq Ft. Usable Floor Area	
<input type="checkbox"/> Reader Board	<input type="checkbox"/> Enameled	<u>0</u> Sq. Ft. Existing Signs	
<input type="checkbox"/> Other	<input type="checkbox"/> Illuminated	<u>110.7</u> Sq. Ft. Proposed Signs	
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Wood	<u>110.7</u> Sq. Ft. Total Signs	
<input type="checkbox"/> Remodel	<input checked="" type="checkbox"/> Aluminum		
<input type="checkbox"/> Replace	<input type="checkbox"/> Plastic		
	<input type="checkbox"/> Other		

The applicant of this permit does hereby covenant and agree to comply with the ordinances of this jurisdiction pertaining to said building and site, and to construct the proposed signs in accordance with the plans and specifications submitted herewith, and certify that the information and statement given on this application, drawings, and specifications are to be the best of their knowledge, true and correct. It is understood and agreed by the applicant that any error, misstatement, or misrepresentation of fact, either with or without intention on his part, such as might, if known cause a refusal of this application or any alteration or change in plans made without approval of the Sign Inspector subsequent to the issuance of the sign permit shall constitute sufficient grounds for revocation of such permit. [and the outdoor advertising device will be declared illegal].

THIS APPLICATION EXPIRES 6 MONTHS FROM DATE OF SUBMITTAL

Fees must be paid at time of submittal. Fees are calculated at \$50.00 base fee plus \$3.00 per \$1,000 or fraction thereof for sign construction and installation costs.

TWO (2) COMPLETE SETS OF PLANS (Including Site Plans to comply with Article 5, Section 10.L.4 of City Zoning Ordinance) AND SIGN DESIGN DETAIL MUST ACCOMPANY ALL APPLICATIONS

APPLICANT'S SIGNATURE Tom Allen DATE 2/7/14

1.5" square tube frame construction

1" flat cut letters, stud mounted flush to board

moulding/trim style TBD



side 1



side 2

203.25 in



ALLEN SIGN SOUTH
 888 573-3524
 24DB CHAPMAN HWY
 ALLEN, MO
 FAX 579-0356

This is an original unpublished drawing created by Allen Sign Co. It is for your personal use only. It may not be shown outside of your business, reproduced, or used without the written consent of Allen Sign Co.

Client: Clancy's Tavern

Date: 2-7-14 Price: \$-

Ph/Email: -

NOTE: The job will not proceed without a signed approval

Title: drawing

Approved by: _____



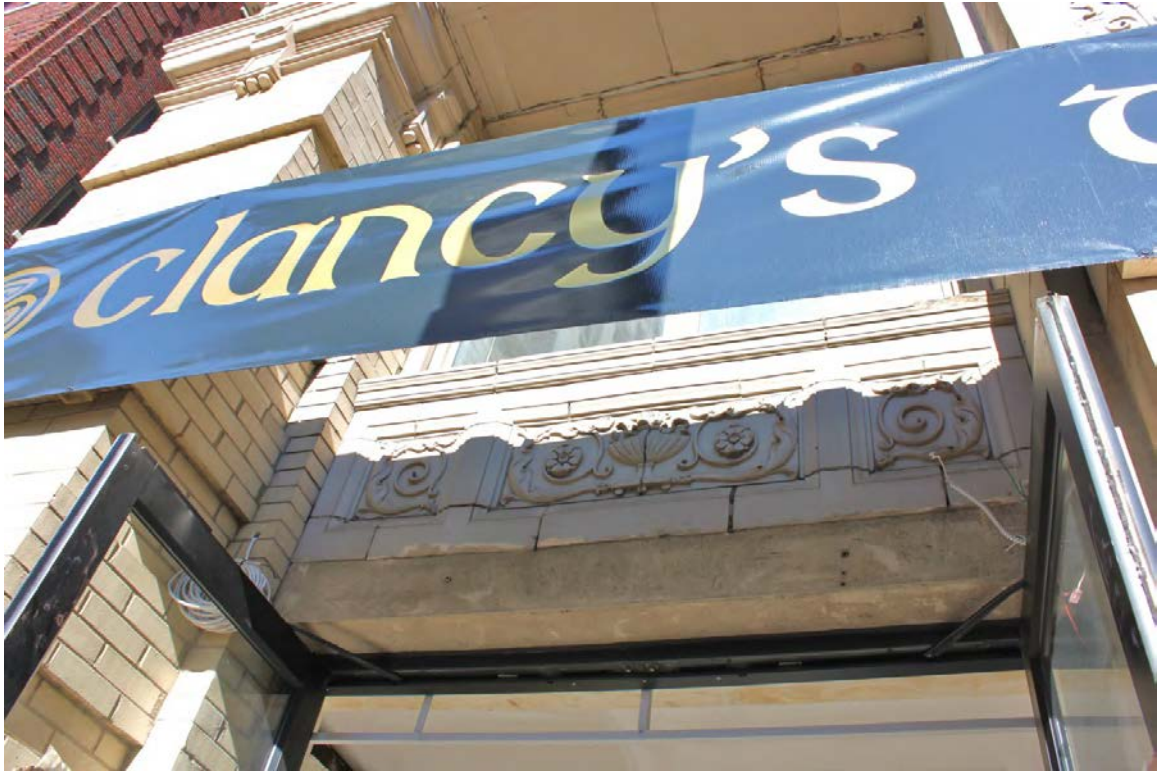
602 S. Gay St. - From south



602 S. Gay St. - From southwest



602 S. Gay St. - Banner close-up



602 S. Gay St. - Behind banner on front



602 S. Gay St. - From north



602 S. Gay St. banner - North side



602 S. Gay St. - Behind banner on north side



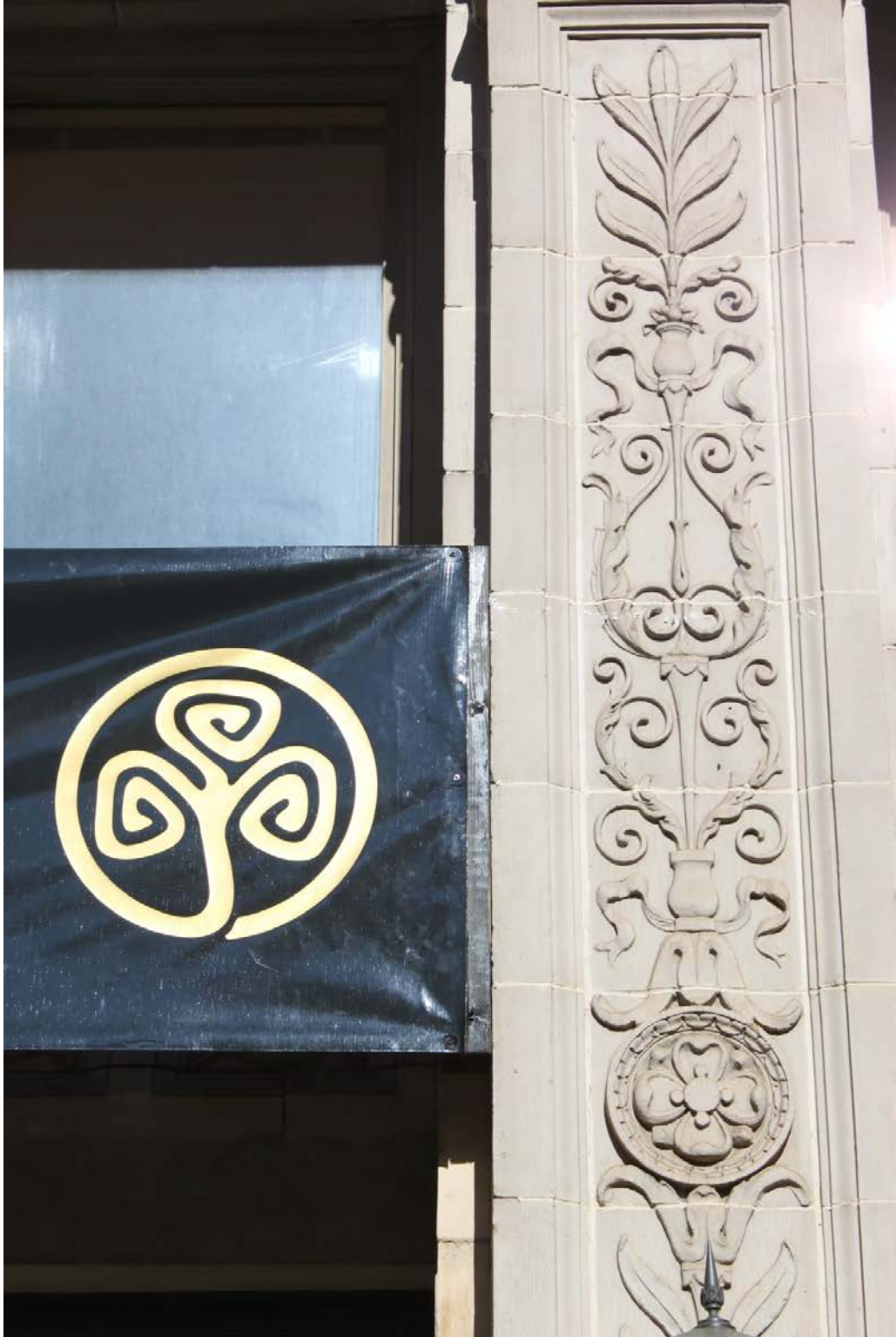
602 S. Gay St. - From northeast



602 S. Gay St. - From north



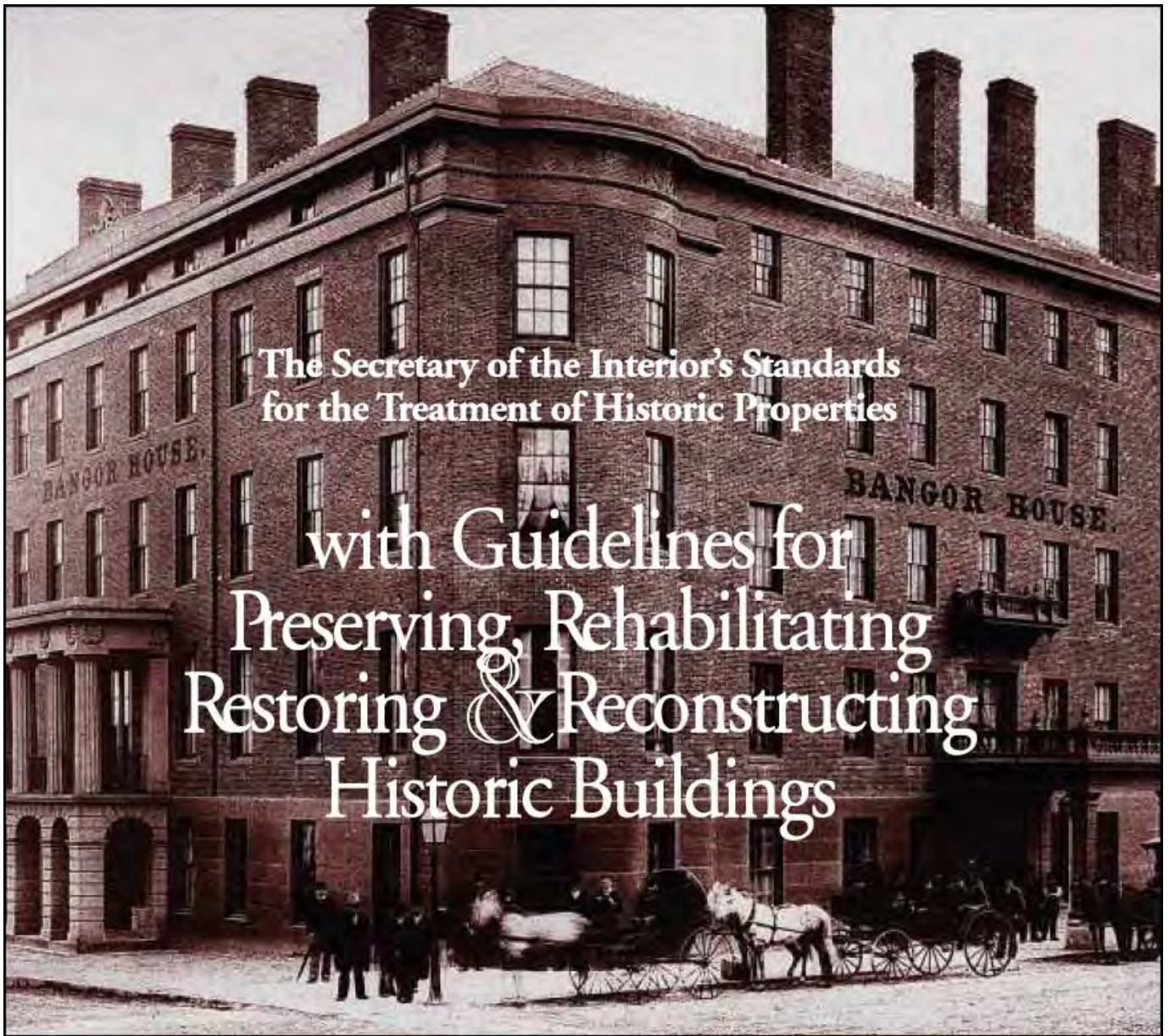
602 S. Gay St. - Carved stone frieze



602 S. Gay St. - Carved stone pilaster



Regions Bank Building signage



The Secretary of the Interior's Standards
for the Treatment of Historic Properties

with Guidelines for
Preserving, Rehabilitating
Restoring & Reconstructing
Historic Buildings

Updated Version 1995

The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation and protection of all cultural resources listed in or eligible for listing in the National Register of Historic Places. **The Secretary of the Interior's Standards for the Treatment of Historic Properties**, apply to all proposed development grant-in-aid projects assisted through the National Historic Preservation Fund, and are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects, and districts. They address four treatments: Preservation, Rehabilitation, Restoration, and Reconstruction. The treatment Standards, developed in 1992, were codified as 36 CFR Part 68 in the July 12, 1995 *Federal Register* (Vol. 60, No. 133). They replace the 1978 and 1983 versions of 36 CFR 68 entitled, "The Secretary of the Interior's Standards for Historic Preservation Projects." The Guidelines in this book also replace the Guidelines that were published in 1979 to accompany the earlier Standards.

Please note that **The Secretary of the Interior's Standards for the Treatment of Historic Properties** are only regulatory for projects receiving federal grant-in-aid funds; otherwise, the Standards and Guidelines are intended only as general guidance for work on any historic building.

Finally, another regulation, 36 CFR Part 67, focuses on "certified historic structures" as defined by the IRS Code of 1986. The "Standards for Rehabilitation" cited in 36 CFR 67 should always be used when property owners are seeking certification for Federal tax benefits.

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Rev.

Recommended

Repairing storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind—or with compatible substitute materials—of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs.

Replacing in kind an entire storefront that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Recommended

Design for the Replacement of Missing Historic Features

Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended

Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible in size, scale, material, and color.

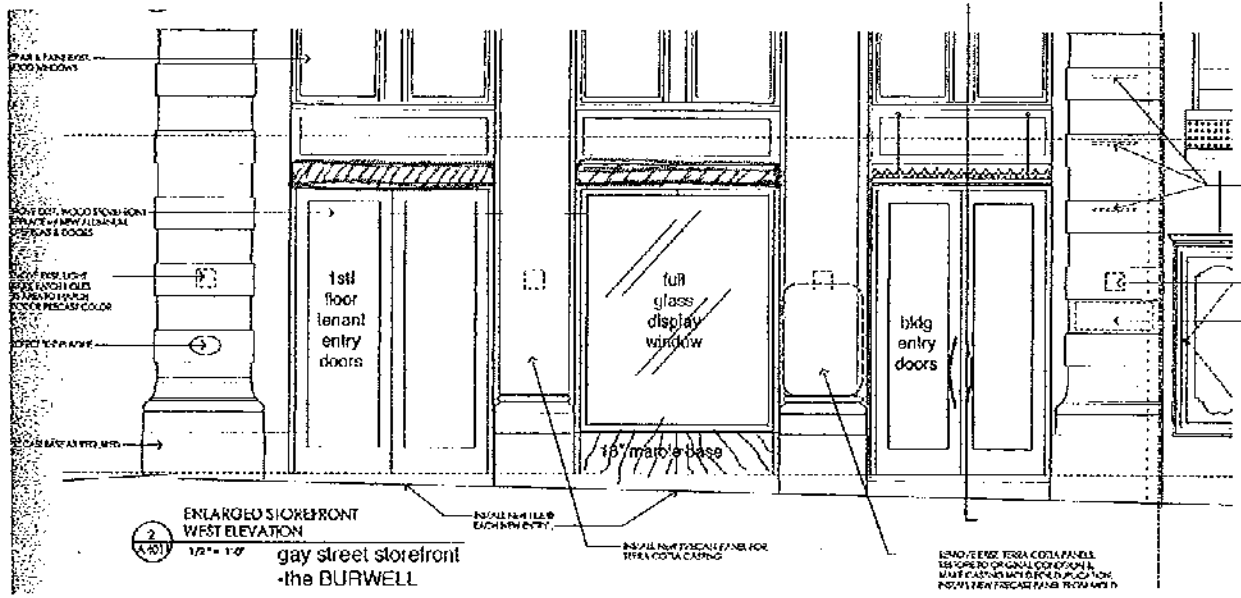
Using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

Not Recommended

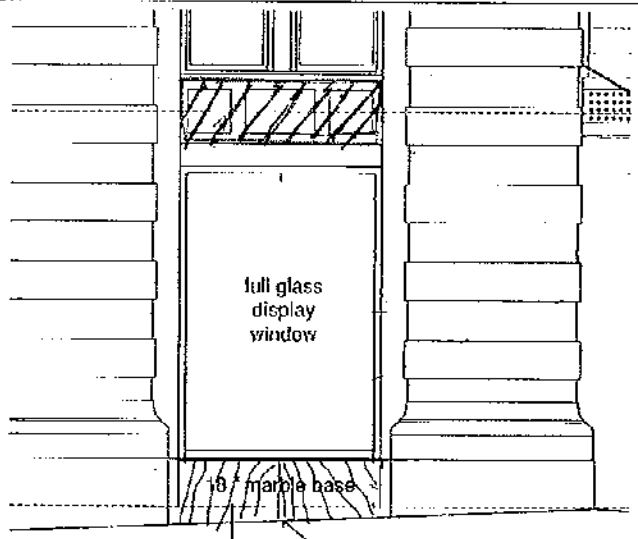
Replacing an entire storefront when repair of materials and limited replacement of its parts are appropriate.

Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.

Removing a storefront that is unrepairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.



**FRONT (WEST) SIDE
GAY STREET**



1
A401

ENLARGED STOREFRONT
NORTH ELEVATION
1/2" = 1'-0"

INSTALL NEW TILE @
NEW ENTRY

clinch avenue storefront
-the BURWELL



**NORTH SIDE
CLINCH AVE.**