



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

**PROPERTY ADDRESS:** 220 Carrick St  
**DISTRICT:** Individual landmark

**FILE NO.:** 11-F-15-HZ

**MEETING DATE:** 11/19/2015

**APPLICANT:** McCarty Holsapple McCarty Architects Brian Pittman, AIA (Architect)

**LEVEL OF WORK:** Level II. Installation of signage

**PROPERTY DESCRIPTION:** Collegiate Gothic (c. 1917)

Two-story seven-bay brick with raised basement. Flat roof with cast-stone trimmed raised parapet. Replacement aluminum clad windows that duplicate original window pane and transom configuration. (Original windows were removed from the building c. 1960.) One-story projecting front entry with parapet roof and duplicated entry on west elevation. Brick foundation. Irregular plan. (contributing)

► **DESCRIPTION OF WORK:**

Install two double-sided painted metal signs. Profile of sign to mimic historic parapet shape over main door. 15 s.f. per side, 2 sides, equal 30 s.f. per sign. Located at each end of new driveway -- one perpendicular to Carrick Street and one perpendicular to Arthur Street. Request to allow existing painted metal wall-mounted sign at 158.44 s.f. to remain within decorative brick framing on east elevation.

► **APPLICABLE DESIGN GUIDELINES:**

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

The Secretary of the Interior's Standards (SOI) for Rehabilitation -- Guidelines for Rehabilitating Historic Buildings.  
2. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible..

SOI REHABILITATION OF BUILDING EXTERIOR 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.

**COMMENTS:**

The Emerald Academy is a private charter school use, which represents a change in use from the non-profit Boys and Girls Club. With change of use, nonconforming signs must come into compliance with the city sign code, which allows 24 s.f. In the O-1 zoning district. The HZC can conditionally approve signs larger than 24 s.f., but final approval for a sign permit is contingent on the applicant receiving a variance from the Board of Zoning Appeals (BZA). One ground sign identification of the size proposed is allowed on the property. A second would need approval from the BZA.



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**STAFF FINDINGS:**

- 1) The decorative brickwork on the east elevation was not intended to provide a location for a sign. There is no documentation of a sign historically being in that location.
- 2) The addition of a sign panel within the decorative brickwork partially obscures, and therefore alters, the appearance of a character-defining historic masonry feature.
- 3) A sign of this size (158.44 s.f.) is not compatible with the historic building in size, design, material or placement.
- 4) The sign is not compatible with the surrounding residential-use historic district.
- 5) The two identification signs at each end of the driveway are of appropriate scale, dimension, material and location for the historic site.

► **STAFF RECOMMENDATION:**

Denial of retaining the existing east side wall sign, or replacing it with another sign (based noncompliance with the Secretary of Interiors Standards). Approval (contingent on BZA approval) of the two proposed ground signs.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION

Please print all information:

1. NAME OF APPLICANT: MCCARTY HOLSAPLE MCCARTY - BRIAN PITTMAN

Address: 550 W. MAIN STREET, SUITE 300, KNOX, TN. 37902

Telephone: 865-544-2000

E-mail address: bpittman@mhminc.com

Relationship to Owner: ARCHITECTS

2. NAME OF OWNER: EMERALD ACADEMY

Address: 220 CARRICK STREET

Telephone: 865-637-3227

E-mail address: \_\_\_\_\_

3. LOCATION OF PROPERTY:

Address: 220 CARRICK STREET

Tax ID/Lot/Parcel No: \_\_\_\_\_

4. LEVEL OF WORK (circle Level)

- Level I Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure; renewal of COA
- Level II Major replacement of materials or architectural elements; construction of addition or outbuilding
- Level III Construction of a new primary building; subdivision of individually designated property
- Level IV Demolition or relocation of a contributing structure

5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal 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.)

2 NEW DOUBLE SIDED PAINTED METAL LAWN SIGNS WHERE NONE EXIST NOW. PROFILE OF SIGN TO MIMIC HISTORIC PARAPET SHAPE OVER MAIN DOOR. 15 S.F. PER SIDE, 2 SIDES, EQUAL 30 S.F. PER SIGN. REQUEST FOR TWO OF THESE SIGNS TO BE LOCATED AT EITHER END OF NEW DRIVEWAY - ONE PERPENDICULAR TO CARRICK STREET & ONE PERPENDICULAR TO ~~DEBORAH~~ GUY ARTHUR STREET. • ADDITIONAL REQUEST/VARIANCE TO ALLOW EXISTING WALL MOUNTED PAINTED METAL SIGN WITHIN DECORATIVE BRICK FRAMING ON EAST ELEVATION FOR A TOTAL OF 158.44 S.F. FOR THIS SIGN.

6. SIGNATURE OF APPLICANT: \_\_\_\_\_

Date: 11-5-15

Return application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902 or Fax: 865-215-2068. Incomplete applications will not be accepted.

FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			



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0 50 Feet

### 220 Carrick Street

former Moses School & Boys and Girls Club  
Mechanicsville H-1

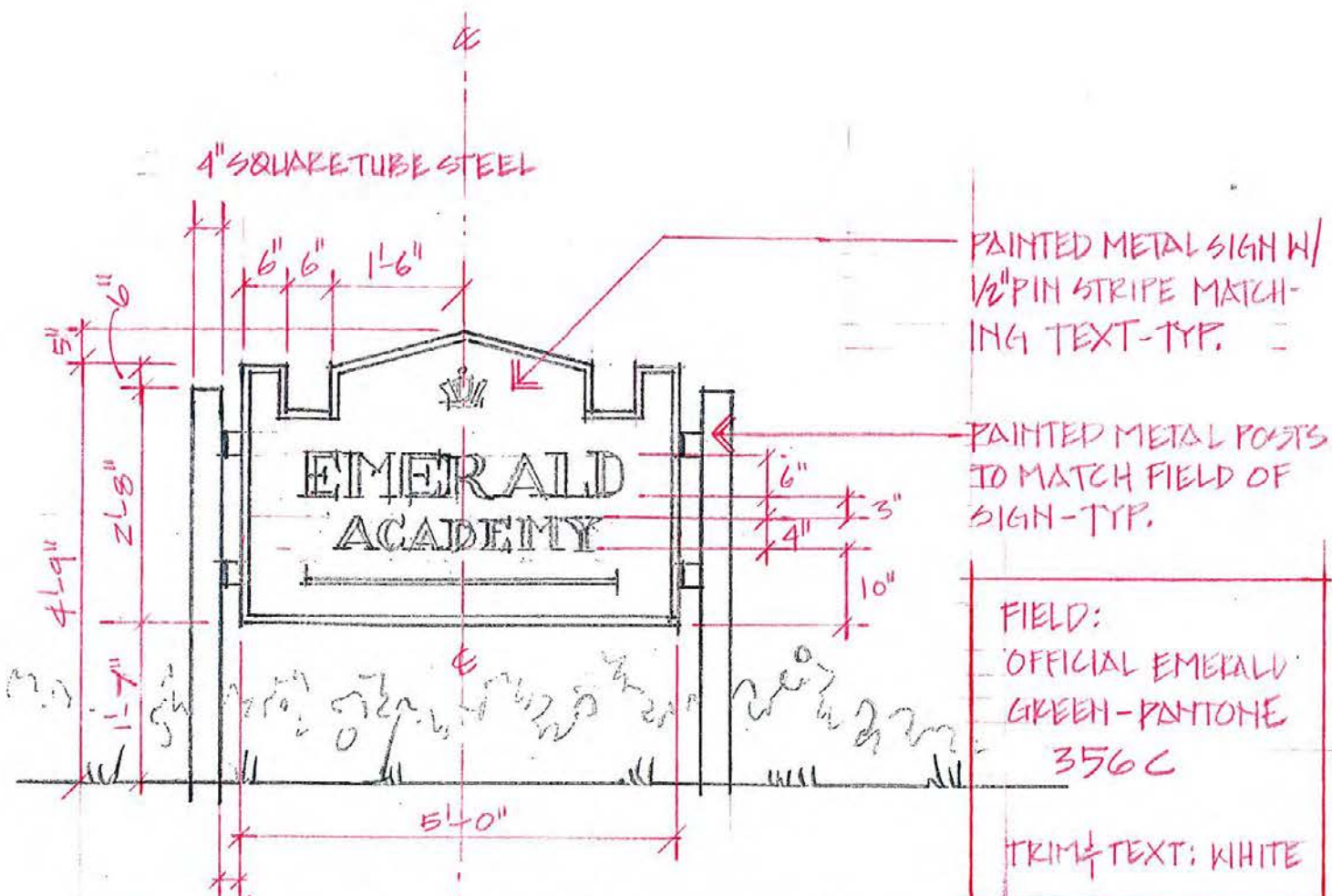
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Printed: 9/10/2014 at 10:29 AM

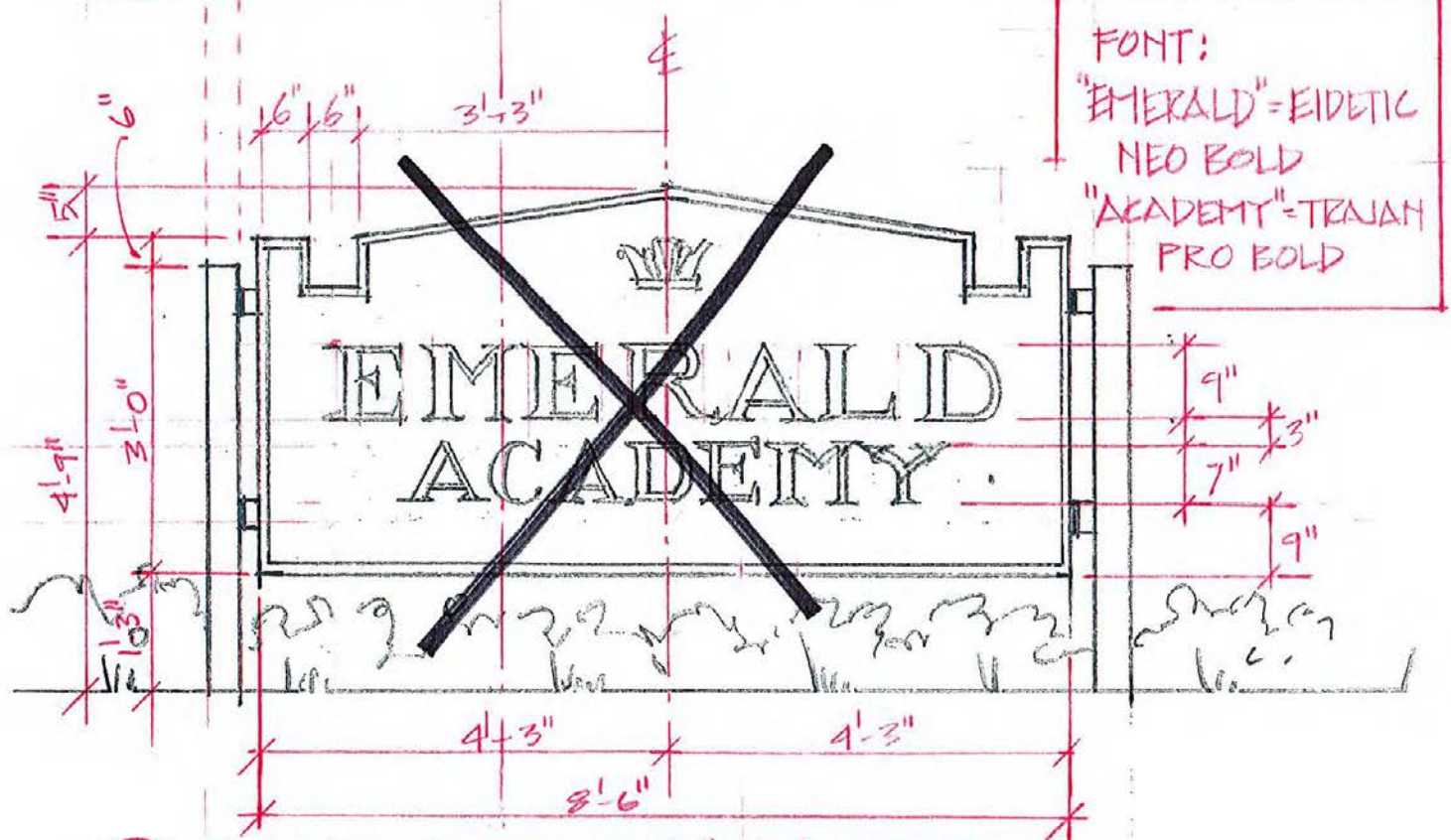
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Emerald Academy - Overall south façade showing existing Boys and Girls Club metal signage proposed to be replaced.

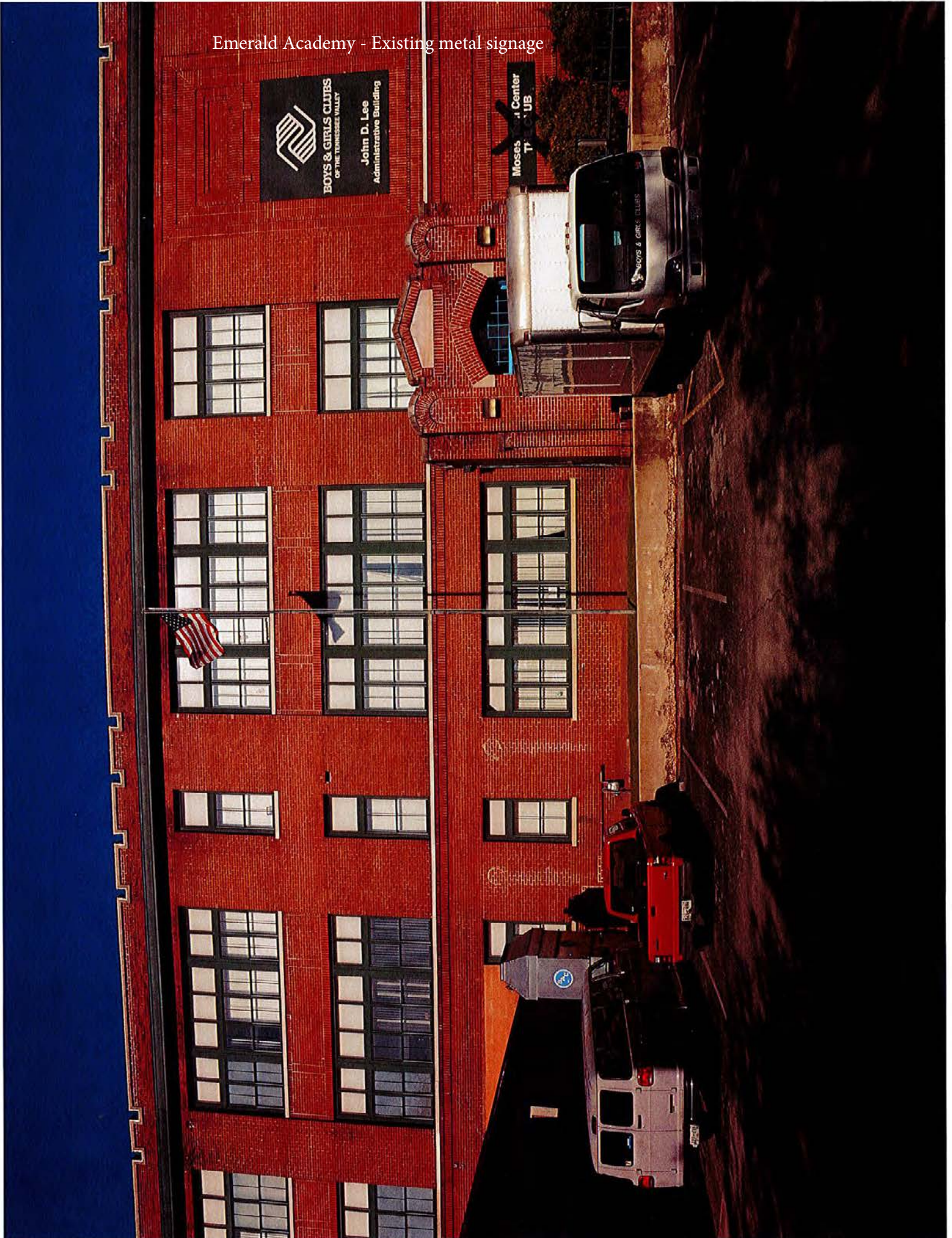


**A** 15 sq. ft. SIGN x 2 SIDES = 30 sq. ft. TOTAL = 2 SIGNS ALLOWED  
OPT. 1/2" = 1'-0"



**B** 30 sq. ft. SIGN x 2 SIDES = 1 SIGN (MAX.) ALLOWED  
OPT. 1/2" = 1'-0"

Emerald Academy - Existing metal signage



BOYS & GIRLS CLUBS  
OF THE TENNESSEE VALLEY  
John D. Lee  
Administrative Building

Moses  
Center  
TV  
UB

BOYS & GIRLS CLUBS

EMERALD ACADEMY

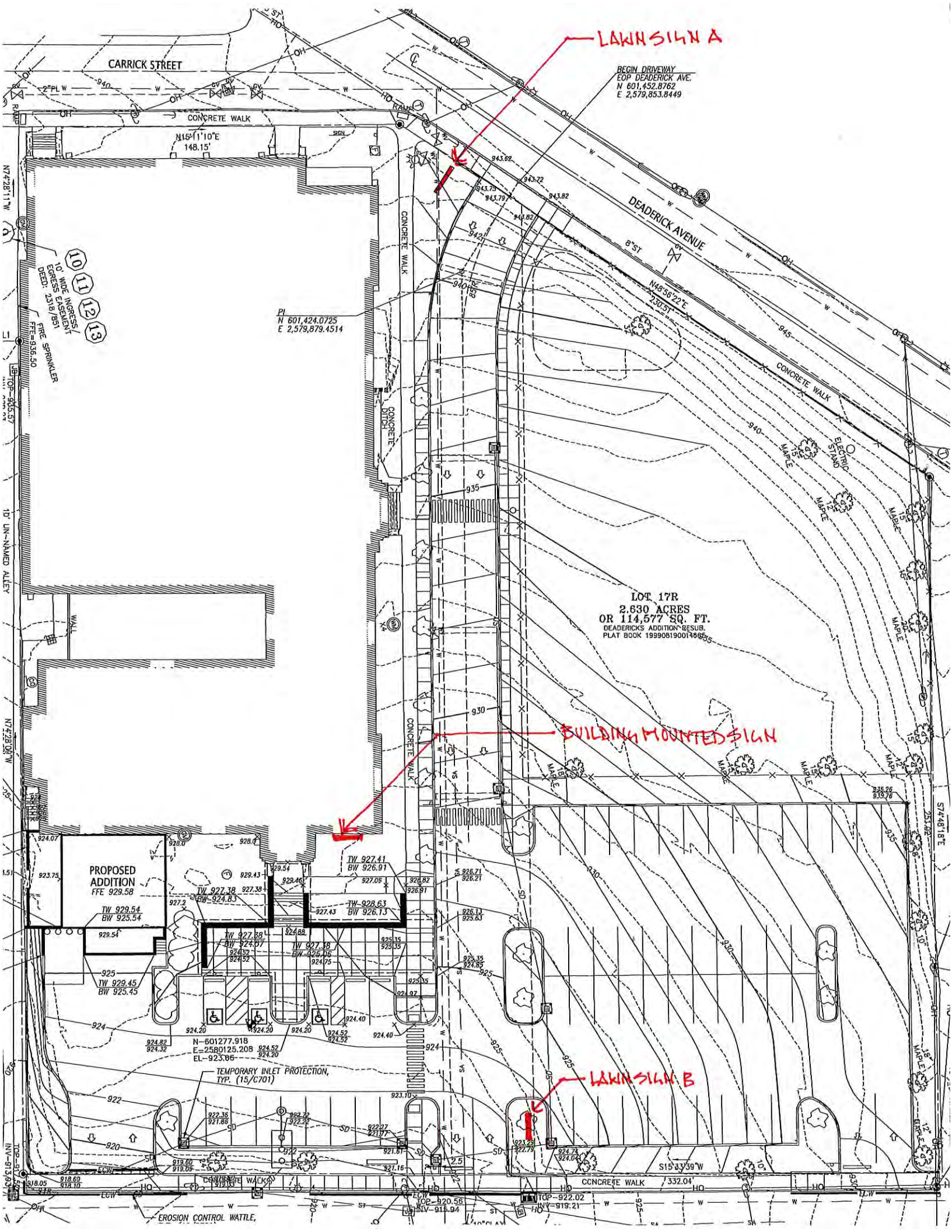
EMERALD ACADEMY

EMERALD ACADEMY



Emerald Academy - Proposed metal signage





CARRICK STREET

LAWN SIGN A

BEGIN DRIVEWAY  
EOP DEADERICK AVE.  
N 601,452.8762  
E 2,579,853.8449

N15°11'10"E  
148.15'

PI  
N 601,424.0725  
E 2,579,879.4514

DEADERICK AVENUE

LOT 17R  
2.630 ACRES  
OR 114,577 SQ. FT.  
DEADERICKS ADDITION RESUB.  
PLAT BOOK 1999081900146655

BUILDING MOUNTED SIGN

PROPOSED  
ADDITION  
FFE 929.58

LAWN SIGN B

TEMPORARY INLET PROTECTION,  
TYP. (15/C701)

EROSION CONTROL WATTLE