



- Call to Order and Welcome
- Introduction of Ex Officio Members and Visitors
- [Approval of Minutes of the Previous Meeting](#)
- Certificates of Appropriateness
- Staff Report
- Other Business: Workshop, Kress Building, 417 S. Gay Street

CERTIFICATES OF APPROPRIATENESS

1. **8-A-20-DT**

507 S. Gay St. / Parcel ID 094LE01901 - Ham & Goodys (Baker Jones, SignCo Inc.)

Description of Work

Installation of one non-illuminated projecting sign and one vinyl window sign on the leftmost Gay Street storefront of the Embassy Suites building.

Projecting sign will be 14 sq. ft. overall (4' wide by 3'-6" tall), with a clearance of 8'-5" from the sidewalk to the bottom of the sign. Projecting sign will be mounted to the metal storefront with two 3" thick by 1' long metal mounting tubes, attached to the transom of the storefront system, similar to the adjacent K Brew sign. Projecting sign is non-illuminated, painted aluminum.

Window sign is 2'-1" wide (2'-4" wide at widest section of text) by 2'-3" tall, approximately 5.25 sq. ft. The window sign's vinyl lettering will be installed on the leftmost storefront door on the Embassy Suites elevation fronting Gay Street.

Staff Comments

At approximately 14 sq. ft., the projecting sign is larger than the 9 square feet recommended for projecting signs in the guidelines. The proposed Ham & Goodys sign will be the eighth projecting sign on the Embassy Suites building. As the business will fill the final vacant storefront space fronting Gay Street, the placement of the sign is appropriate. The overall size of the Ham & Goody's sign is larger than the other projecting signs on the Embassy Suites building. The adjacent K Brew sign is 13 sq. ft. total; however, the actual surface area of the sign includes a

circle with an area of approximately 4.15 sq. feet, above a rectangular section with an area of approximately 4 sq. feet. The other hanging signs on the building measure 9 square feet or smaller. To avoid additional visual clutter, staff recommends the Ham & Goodys sign be revised to measure a maximum of 9 sq. feet.

The window sign will occupy less than 30% of the door and meets the design guidelines.

Applicable guidelines

SECTION 2.B.1. (RECOMMENDED SIGNS)

These recommendations for signs in the traditional grid district recognize that certain types of signs are more pedestrian-friendly and should be encouraged within the grid district.

GUIDELINES:

- 1a. Wall signs on sign boards that are above a transom or first story and mounted flush to the building façade.
- 2a. Projecting signs of modest size (9 square feet, maximum); a larger sign must be approved by the board.
- 1c. Window signs, less than 30 percent coverage, including neon signs.
- 1d. Building name sign and/or building directory.

Staff Recommendation

APPROVE Certificate 8-A 20-DT for the projecting sign and window sign, subject to the following condition:

- 1) The projecting sign is reduced to measure a maximum of 9 square feet.

2. 8-B-20-DT

530 S. Gay St. / Parcel ID 095IG019 - Hyatt Place Rooftop Expansion
(Patrick Core, DIA)

Description of Work

The Hyatt Place rooftop was reviewed and approved by the Design Review Board in November 2019; this proposal includes minor revisions to the existing rooftop design.

On the west elevation fronting Gay Street, a storage room will be removed and a cantilevered steel canopy is proposed to be installed around an existing ERV. The canopy is 7'-6" above the floor level, and is set back 13'-8" from the exterior edge of the building fronting Gay Street. The canopy measures roughly 21' wide on the north elevation, 30' long on the west elevation, and 17' wide on the south elevation.

On the east elevation fronting the alley, a new steel and canvas trellis will be installed above the existing rooftop deck. The roughly L-shaped trellis will extend along the rooftop's south elevation from the existing interior space, then along the east elevation. The trellis will be set back from the building's existing parapet fronting Clinch Avenue, and set back 17'-4" from the exterior edge of the building fronting the alley. The trellis will have a retractable canvas covering to provide moveable shade for the rooftop deck

Staff Comments

The Hyatt Place Hotel (Farragut Building) is within the Gay Street Commercial Historic District on the National Register of Historic Places, so the Historic Resources section of the design guidelines are applicable. The proposal meets the guidelines by preserving historic roofline features, and using materials that are complimentary to the historic building and the existing rooftop deck. The proposed cantilevered steel canopy on the west elevation is sufficiently set back to not be visible from Gay Street. The new steel and canvas trellis is located towards the rear of the building, fronting the alley. Renderings provided by the applicant show the steel trellis would be very minimally visible from Clinch Avenue, due to the building's height and the narrow width of Clinch Avenue. The trellis could be easily removed without effect on the building's historic features.

Applicable guidelines

SECTION 1.C.1. (ROOFLINES AND ADDITIONS)

Alterations of the rooflines of historic buildings are not appropriate. A one-story rooftop addition, including railings, may be possible on taller buildings if it is inconspicuous from the public right-of-way. Additions should be set back from the primary elevation of the building, and should not damage character-defining features, including parapets and side walls. These walls are often topped by coping stones offering contrasting color or texture, or contain cornices, decorative grills, chimneys, corbelled brickwork, and other architectural elements. Rooftop additions are almost never inappropriate on buildings less than four stories in height.

GUIDELINES:

1a. Preserve or restore historic roofline features, including parapet walls and cornices.

- 1b. Design rooftop additions to be complimentary to the historic building in terms of materials and color.
- 1c. Avoid construction that maintains only the historic façade.
- 1d. Do not alter, obscure, or destroy significant features of historic resources when constructing additions.
- 1e. Design rooftop additions so that they are not seen from adjoining streets and sidewalks.

Staff Recommendation

APPROVE Certificate 8-B-20-DT as submitted.

3. 8-D-20-DT

709 Locust St. / Parcel ID 094MC01503 - Supreme Court Revisions
(Jarrod Arellano, DIA)

Description of Work

This proposal addresses revisions to the design approved under Certificate 5-B-20-DT for rehabilitation of the Tennessee State Supreme Court Building. The application includes an expansion of the previously approved rooftop deck area, and modifications to the "ribbon" addition on the five-story tower section which fronts Cumberland Avenue and Henley Street. All other aspects of the design approved on May 20, 2020 remain the same.

Rooftop Deck: Additional area has been added to the rooftop deck on the Tower section and the Courthouse section. Metal canopies extending from the north and south sides of the Courthouse clerestory were approved under 5-B-20-DT as part of the rooftop deck design. The two canopies have been revised to be deeper, extending approximately 10' deep.

Ribbon Addition: The ribbon addition has been modified from the design approved under 5-B-20-DT. On the east elevation fronting Locust Street, the metal-clad ribbon addition now terminates at the bottom of the adjacent window. On the west elevation fronting Henley Street, the depth and geometry of the ribbon have been revised. The metal-clad ribbon projects out at an angle from the uppermost levels and extends closer to the building as the addition moves down towards the termination point at the second story.

Staff Comments

The property is not listed on the National Register of Historic Places so the Historic Resources section of the guidelines does not apply. The building is considered "eligible" for the National

Register. Overall, the proposed revisions are modest and meet the guidelines. The modified "ribbon" addition serves to differentiate the addition from the historic section of the building, with elevations that provide visual interest along both the Locust Street and Henley Street elevations. The expanded deck maintains a modest profile and does not detract from the historic integrity of the Courthouse section.

Applicable guidelines

SECTION 1.B.1 (BUILDING MASS, SCALE, AND FORM)

Building form should be consistent with the character of downtown as an urban setting and should reinforce the pedestrian activity at the street level. Creating pedestrian-scale buildings, especially at street level, can reduce the perceived mass of buildings. Historically, building technology limited height and subsequently created pedestrian-scaled buildings typically less than 10 stories. Building technology no longer limits the height of buildings and there are no height limitations imposed by the zoning ordinance for downtown Knoxville. However, there is still a need for buildings that respond to pedestrians. The use of 'human-scale' design elements is necessary to accomplish this. Human-scale design elements are details and shapes that are sized to be proportional to the human body, such as, upper story setbacks, covered entries, and window size and placement.

GUIDELINES:

- 1a. 1c. Use building materials, cornice lines, signs, and awnings of a human scale in order to reduce the mass of buildings as experienced at the street level.
- 1d. Divide larger buildings into 'modules' that are similar in scale to traditional downtown buildings. Buildings should be designed with a recognizable base, middle, and top on all exposed elevations.
- 1e. Avoid blank walls along street-facing elevations.

SECTION 1.B.3. (BUILDING MATERIALS)

New building materials should relate to the scale, durability, color, and texture of the predominate building materials in the area.

GUIDELINES:

- 3a. Use complimentary materials and elements, especially next to historic buildings.

SECTION 2.A. (THE BOULEVARD DISTRICT)

2. BUILDING CONSIDERATIONS

Enhance the architectural harmony of all buildings along the street.

GUIDELINES:

- 2a. Design building entrances to be clearly oriented to the street.
- 2b. Encourage building forms that are complimentary to the mass of adjacent buildings.
- 2c. Design building elevations to compliment the buildings along the side or back streets when buildings are to face more than one street.

Staff Recommendation

APPROVE Certificate 8-D-20-DT subject to the following conditions:

- 1) Approval by the City of Knoxville of any changes to the development agreement.

STAFF REPORT

4. CERTIFICATE NO. 7-A-20-DT

102 W. Summit Hill Drive / Parcel ID 094EH012: Installation of a non-illuminated wall sign of stud-mounted acrylic letters on an existing sign board above the east (left) storefront.

OTHER BUSINESS

5. WORKSHOP: KRESS BUILDING, 417 S. GAY STREET