

**Meeting:** 1/20/2021  
**Project:** Daylight Building  
**Applicant:** Julie Shelby-Davis/Sycamore Sign Service

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## Property Information

**Location:** 513 Union Ave. **Parcel ID** 94 L H 02000A  
**Zoning:** DK (Downtown Knoxville)  
**Description:** Two-story brick commercial building with an Art Deco metal canopy on the façade (south elevation). N

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## Description of Work

Level I Sign

Installation of illuminated projecting sign. Round sign measures 2'-9" in diameter (7.56 square feet if measuring the square outline around the sign), with white neon lettering mounted off the face of the sign cabinet. The sign will hang from the canopy similar to adjacent Union Ave Books sign, and the bottom of the sign will be 11'-0" above the sidewalk level.

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## Applicable Design Guidelines

Downtown Knoxville Design Guidelines

C. Historic Resources

7. Recommended Signs

7a. Locate signs above storefront windows, below second-story windows on the sign board, or on the storefront windows themselves (30% is maximum coverage), or off the front of the building as a projecting sign (maximum size: 9 square feet).

7b. Create signs that are proportional to the building where they are located.

7c. Do not light signs internally.

7e. Preserve signs that are historic elements of buildings.

Secretary of the Interior's Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired

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## Comments

The Daylight Building is individually listed on the National Register of Historic Places, so the Historic Resources section of the design guidelines applies. Previous reviews of signs below the canopy of the Daylight Building (including the adjacent Union Avenue Books sign, 8-B-11-DT) have encouraged signs to stay within the guidelines' recommendation of 9 square feet to avoid visual clutter under the historic canopy. Union Avenue Books' sign is internally illuminated and measures a total of 9 square feet.

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Similar to the adjacent sign for Union Avenue Books, the proposed sign will hang from the underside of the canopy with two metal brackets. The proposed sign is under 9 square feet and limits the internal illumination to white neon lettering which is mounted on the sign cabinet. Conduits and wiring will be painted black and adjacent to the bracket. The sign will meet City zoning ordinance requirements with the bottom of the sign cabinet 11'-0" above the sidewalk level.

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## **Recommendation**

Staff recommends approval of 1-B-21-DT as submitted.





# DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Sycamore Sign Service

Applicant

12/14/2020

January 20, 2021

1-B-21-DT

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Julie Shelby-Davis

Sycamore Sign Service

Name

Company

3315 Riverside Drive

Knoxville

TN

37914

Address

City

State

Zip

865 247 0466

juliesd@sycamoress.com

Phone

Email

## CURRENT PROPERTY INFO

DAYLIGHT PARTNERS LLC % DAVID DWHIRST

123 S Gay St

Owner Name (if different from applicant)

Owner Address

Owner Phone

513 Union Ave SW

094LH020

Property Address

Parcel ID

DAYLIGHT BLDG CONDOS COMMON AREA

DK-G

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

12.14.20

Please Print

Date

*Julie Shelby-Davis*  
Applicant Signature

Julie Shelby-Davis

12/14/2020

Please Print

Date

# REQUEST

**DOWNTOWN DESIGN**

**Level 1:**  
 Signs     Alteration of an existing building/structure

**Level 2:**  
 Addition to an existing building/structure

**Level 3:**  
 Construction of new building/structure     Site design, parking, plazas, landscape

**See required Downtown Design attachment for more details.**

Brief description of work: sign for coffee shop

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**HISTORIC ZONING**

**Level 1:**  
 Signs     Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

**Level 2:**  
 Major repair, removal, or replacement of architectural elements or materials     Additions and accessory structures

**Level 3:**  
 Construction of a new primary building

**Level 4:**  
 Relocation of a contributing structure     Demolition of a contributing structure

**See required Historic Zoning attachment for more details.**

Brief description of work: \_\_\_\_\_

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**INFILL HOUSING**

**Level 1:**  
 Driveways, parking pads, access point, garages or similar facilities     Subdivisions

**Level 2:**  
 Additions visible from the primary street     Changes to porches visible from the primary street

**Level 3:**  
 New primary structure  
 Site built     Modular     Multi-Sectional

**See required Infill Housing attachment for more details.**

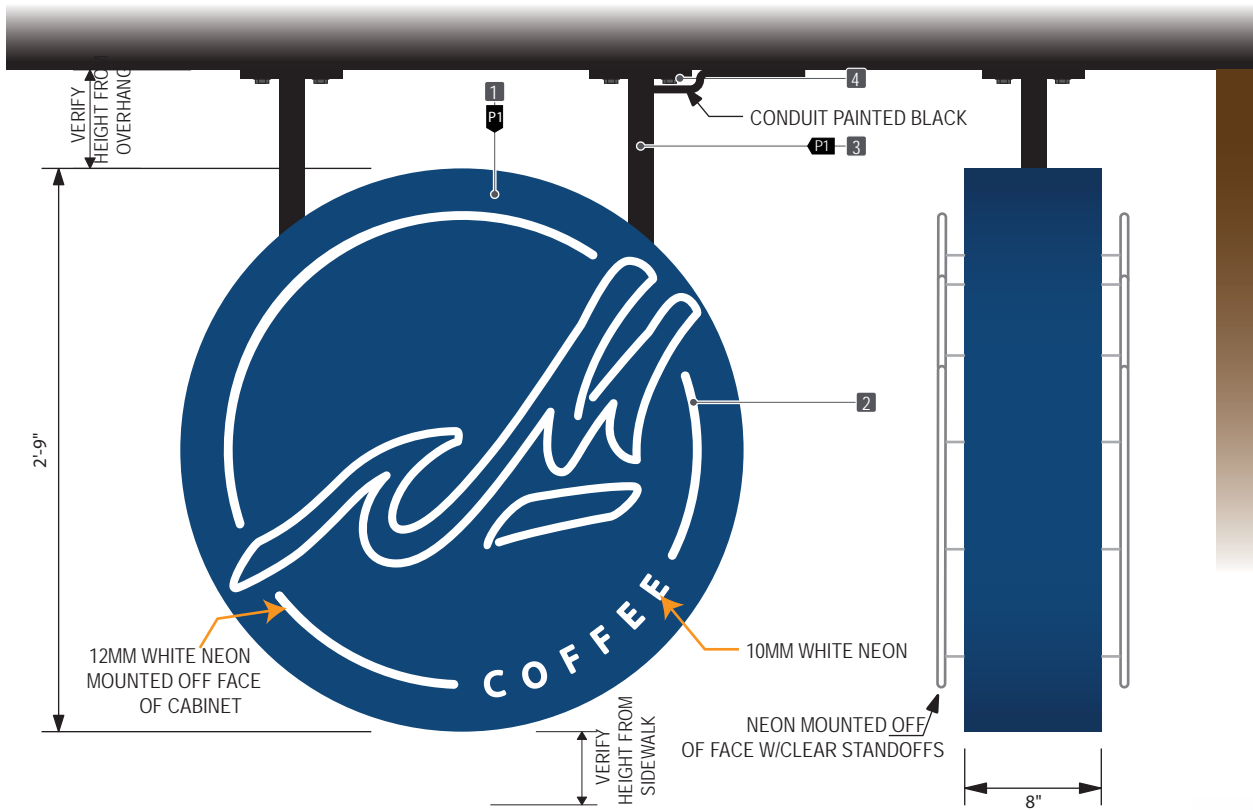
Brief description of work: \_\_\_\_\_

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<b>STAFF USE ONLY</b>	<b>ATTACHMENTS</b>	<b>FEE 1:</b>	<b>TOTAL:</b>
	<input type="checkbox"/> Downtown Design Checklist		
	<input type="checkbox"/> Historic Zoning Design Checklist	<b>FEE 2:</b>	
<input type="checkbox"/> Infill Housing Design Checklist			
<b>ADDITIONAL REQUIREMENTS</b>		<b>FEE 3:</b>	
<input type="checkbox"/> Property Owners / Option Holders			
<b>Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500</b>			



### FABRICATION SPECIFICATIONS

1	CABINET	CONSTRUCTION	FABRICATED ALUMINUM 8" DEEP D/F ILLUMINATED
		TYPE	D/F ILLUMINATED
		ILLUMINATION	WHITE NEON
		FINISH	PER COLOR KEY [P1]
		RETAINER SIZE	NOT VISIBLE
2	M LOGO	MATERIAL	12MM OR 10MM WHITE NEON
		FINISH	WHITE COATED - NOT CLEAR
3	PIPE	DIAMETER	1 1/2" SQ. TUBE WELDED TO INSIDE FRAME
		PAIN T COLOR	PER COLOR KEY [P1]
4	PLATE	MATERIAL	1/2" X 6" SQ. ALUM.
		PAIN T COLOR	PER COLOR KEY [P1]



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Project: Mahalo Coffee  
Address:

Contact:  
Phone:  
Designer: August Stringer  
Date: 12/9/2020  
Revision:

Warranty: All signs are covered under limited warranty for one year (1) on workmanship. Ballasts and transformers carry the manufacturer's own one year (1) warranty from the dates of manufacture. Labor associated with replacement of ballasts or transformers is not covered under this warranty. Fluorescent lamps are covered for the first thirty (30) days from the date of the installation. After thirty (30) days this warranty does not cover the cost to replace them. LED illumination units warranted for up to five (5) years from date of installation. This warranty does not cover loss or damage due to accidents involving the product, acts of criminal aggression, other property disasters or acts of God. All other warranties, either expressed or implied, including any implied warranties of merchantability and/or fitness for a particular purpose are excluded

Payment Terms: Sycamore Sign Service requires a 50% deposit with all orders which have product. An invoice for the balance due will be submitted upon completion of contract and is payable when received. Buyer agrees that invoices which are not paid on or before the due date will accrue interest at the rate of 20% per annum. If buyer's account is turned over to an attorney for collection, buyer agrees to pay all cost incurred by Sycamore Sign Service, including court cost and other cost, expenses and attorney's fees.

Returned check fee: \$250.00 per incident.

Client/purchaser grants to Sycamore Sign Service a security interest in all products identified in this contract. Sycamore Sign Service reserves the right to enter the property on which the product described herein is installed or stored and remove such property if any charges are not paid as agreed in these payment terms and client/purchaser expressly grants Sycamore Sign Service this right.

Lead time and Delivery: Our normal lead time is four (4) to six (6) weeks from receipt of signed contract, deposit check, customer approvals, artwork and any other required information. This lead time assumes that sign permits can be secured within the first week. If there is a permitting delay, lead time will be extended accordingly. Payment of such fees is governed by the Payment Terms herein above.

Permits: Permits will be billed at actual cost plus staff time of \$70.00 per hour to secure permit with minimum of two (2) hours. Local engineering fees that may be required to obtain the permit are not included in the quote and would also be billed as a separate item.

Removals: If not separately quoted, Sycamore Sign Service has excluded cost for the removal of the existing signage, if any. If required, costs for such removal is in addition to the price quoted herein, and such costs are governed by the Payment Terms herein above.

Building Structure: It shall be the responsibility of the customer to ensure that the wall(s) and/or roof which any required signs are attached be waterproof, have in place adequate vertical and/or horizontal bracing, be engineered and constructed (in accordance with the appropriate construction drawings) to support said required signs and shall be ready for the sign installation as scheduled. Wall construction is assumed to be brick, concrete, metal or similar type construction and to have suitable access behind wall or roof for installation purposes.

Primary Electrical Power and Hook-Up: Sycamore Sign Service is not responsible for costs associated with providing a primary power source to the letters and/or signs. Costs for the final electrical hook-up to the existing primary power source is included if the primary is available at time of installation and is within 6ft of new installation. Certain areas of the state may require that a licensed electrical contractor do the final hook-up. If this condition exists, this would be billed at costs plus charge and is not included in our initial quote. Such billing is governed by the Payment Terms herein above.

Underground Obstructions: Sycamore Sign Service will call state locating services to stake out utilities to avoid underground obstructions. However, any utilities not located by the state will be the customers responsibility and liability. Our installation price is based on not encountering any underground obstructions, rock or water, sprinkler lines, etc., and assumes normal 300 PSI soil conditions exist. Customer is responsible for any and all additional cost which may result from encountering unusual conditions, including, but not limited to poor soil, landfill, special footing requirements, excavation through asphalt or concrete surfaces, special windload requirements or any special height for free-standing signs.

Behind the Wall Access and Blocking: Customer is responsible for providing minimum 2'x2' access behind the wall for sign attachment and that wall is of adequate design to support signs in accordance to unified building codes. If blocking is required to be provided by Sycamore Sign Service, those charges shall be additional to the provided quote.

Changes: Any changes in the work desired by the buyer or any other changes in the Contract requested by the buyer must be made in writing and signed or authorized by an officer of Sycamore Sign Service. Any additional cost associated therewith becomes the responsibility of the buyer and will be subject to the Payment Terms in this contract. Sycamore Sign Service will not honor any additional work or extra's unless they are put in writing.

Waiver and Forbearance: Any forbearance or waiver by Sycamore Sign Service of any breach of this contract or the enforcement of any of the terms and conditions of this contract is limited and shall not apply generally. reserves the right to enforce the terms of this contract at any time, regardless of any prior forbearance or waiver.

Entire agreement: This document constitutes the entire agreement between the parties hereto and supersedes any and all previous proposals, contracts or agreements, whether written or oral.

**TERMS AND CONDITIONS** Customer Acceptance: \_\_\_\_\_ Date: \_\_\_\_\_



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