

**MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF JUNE 18, 2008**

Present:

*Amy Haynes
Finbarr Saunders
Kim Henry
John Sanders
Madeleine Weil
Joe Petre
Gregg White
Bob Alcorn
Mike Reynolds
Tom Reynolds
Anne Wallace
Bill Lyons
Steve King
Charlotte West
John Craig
Harry Borden*

Organization:

*Resident
Historic Zoning Commission
Development Corporation
AIA
City of Knoxville
Conversion Properties
GWC, LLC
Bob Alcorn Architects
MPC
City of Knoxville
City of Knoxville
City of Knoxville
City of Knoxville
MPC
500 Block, LLC
InSignia Sign Group*

Amy Haynes, Chair, called the meeting to order. There was a quorum present. Board members present are shown in italics. Everyone introduced themselves.

A motion was made by Kim Henry and seconded by Gregg White to approve the May 21 minutes. The motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 06-A-08-DT

506 S. Gay St. – Gridiron Burger (Harry Borden, InSignia Sign Group, LLC)
Pre-development meeting: N/A

Description of Work

Gridiron Burger is proposing a 17.25 square foot projecting sign per face for their restaurant to the left of the Regal Riviera ticketing office, which is part of the new construction of the theater. The sign will be 10' tall and 3.5' wide at its maximum width. The sign will be outlined in red neon. The word Gridiron will be made of aluminum channel letters with acrylic translucent faces and two colors of 1st surface vinyl overlays and back lit. The word Burgers will be red neon on top of red vinyl overlay. The body of the sign will be a solid color and will not be backlit.

Staff Comments

The building is located in the Gay Street Commercial Historic District and the designated Traditional Grid District. The maximum allowable square feet for a hanging (projecting)

sign is 6 square feet. The proposed sign will not block the view of others signs and is appropriately scaled for the building.

Staff Recommendation

APPROVE with the following condition:

- a. The sign meet all minimum/maximum location and size requirements for the C-2 zoning district.

Mike Reynolds stated the sign is 11.25' over the maximum allowable hanging (projecting) sign. This sign should be evaluated based on its own location and qualities because it would otherwise be considered a blade sign which are commonly larger and higher on a building than a traditional shingle/hanging sign. This sign will be placed above the letterboard and below the cornice line which is appropriate for this sign type.

A motion was made by Kim Henry and seconded by Finbarr Saunders to approve the staff recommendation with the condition. The motion carried unanimously.

Certificate No. 06-B-08-DT

518, 522, 524 S. Gay St. – John Craig, 500 Block, LLC

Pre-development meeting: N/A

Description of Work

This project includes four facades to the right of the Regal Riviera ticketing office (one being a walkway entrance). The facades (including storefronts) will be renovated to mimic the original facades as close as possible (see attached documentation). The storefronts will be made of wood, glass, and iron posts. The storefront glass will be clear. The upper story windows will have a wood exterior. All decorative moldings will be recreated. The S&W façade will retain space for a future sign where the original projecting sign was located.

Staff Comments

This project meets the requirements set forth in Section 1: C. Historic Resources as follows: 2a) Restore and maintain storefronts as the were originally; 3a) Establish recessed entries... which are appropriate in storefronts; 3d) Maintain original height and materials for doors that are consistent with the use of the building...; 4c) Insert windows with the same pane configuration, materials and size as other buildings of the same general construction date, if no original windows are present.

Staff Recommendation

APPROVE with the following condition:

- a. Repair masonry brick or porcelain and mortar that match the original

John Craig, 1226 Brighton Court, stated that they are trying to take the buildings back to as close to the original as possible. A couple buildings were converted in 1938 to the

S&W Cafeteria. They will make the S&W as much like it was when opened in 1938 as possible.

John Sanders asked about how the transoms will be installed in relation to the columns for the two buildings to the right of the S&W. John Craig answered that the transom will flank the columns, they will not be recessed. John also stated that they will come back when they are ready to add signs, they are not part of this request for approval.

It was asked about the material that will be between the second story windows on the two buildings to the right. John said the infill material between the windows will be brick to match the existing brick.

John Sanders stated that exterior lighting was prominent on the original S&W Cafeteria building and it should have exterior lights. John Craig added that there will be plenty of lighting and will mimic the original lighting scheme of the S&W.

It was asked about the purpose of the walkway to the far right of the drawing. John Craig said the walkway will take you to the back for entrance to the basement of the S&W. The space may also be utilized for restaurant sitting and is currently not planned to be gated. The walkway is not an alley, it is private property.

A motion was made by Joe Petre and seconded by Finbarr Saunders to approve the staff recommendation with the condition as recommended by staff. The motion carried unanimously.

John Sanders stated that this drawing submittal does not meet the requirements. The dimensions and materials are not listed on the drawing (*the materials were listed on a separate sheet*). Anne Wallace stated that the application has a place on the back to put the details of dimensions and materials. Mike Reynolds stated that the architect emailed a new version of the plan with a scale but it was not attached properly. Before the Certificate of Appropriateness (COA) is finalized there will be a scaled drawing included.

Amy Haynes stated that the board approved the Regions Bank sign, and they did not put the time and temperature back like we thought they were supposed to do. Tom Reynolds, Chief Building Inspector for the city, stated that he needs to get what the board approves with a detailed description of the work because he can enforce the guidelines better with paperwork to back him up. Mike Reynolds stated he will continue to provide all relevant documentation with the COA. Joe Petre stated that he just reviewed the lease for the bank, and they are planning to install a digital display on top of the building and maybe at street level, also. Tom stated that the ordinance requires a dimmer for day or night. He asked if there is anything in the guidelines regarding mechanical equipment. It was stated there are guidelines for mechanical equipment to be screened and consider noise impacts of neighboring structures. Bob Alcorn asked if the board should send a letter asking them to install the sign with the temperature on the sidewalk. Tom will look for a sign permit in his office. If they do not have a permit, they may not be planning to put a clock there.

Ann Wallace stated that there is no expiration on the COA. Stated we may want to consider including a requirement of two years to meet the COA. If the work is not complete within this time frame the board will reissue a permit if the applicant is making progress. If a COA becomes invalid, a stop work order would have to be issued.

Other Business

Modifications/Additions to the Downtown Knoxville Design Guidelines

- Review for approval the recommendations for modifications and additions to the Downtown Knoxville Design Guidelines. The recommendations were discussed at the May 21, 2008 workshop.

Downtown Knoxville Design Guidelines Update Proposal

1. Update the table of contents with all changes.
2. Update all maps with current maps (Page 2, 20, 31, 41)
 - a. Removing "Proposed" from title
 - b. Updating the maps with dates of creation and disclaimer to see current map at MPC office.
 - c. Maps will be left in document even though there may be a need to update at some time because they serve an essential visual reference.
3. Remove D-1 and C-2 ordinance from the Appendix
 - a. Add a Reference page to the back of the guidelines Downtown Design Overlay District in the Zoning Ordinance (www.knoxmpc.org)
4. Add to Section A. Public Realm 3. Parking Facilities
 - a. 3g. Parking garages shall not have access through surface parking that would inhibit its future development.
5. Demolitions
 - a. Add Section B. Private Realm 8. Demolition and Removal of Building Features:
The demolition of buildings in areas of downtown outside Historic Overlay Districts and National Register Districts, or properties listed individually on the National Register, can be appropriate in compliance with the following conditions. Also, the removal of building features can be approved with appropriate façade treatment.
 - i. If a building is demolished, all visible unutilized building material must be removed from site and vegetated or otherwise brought into compliance with the guidelines.
 - ii. Any building features facing a publicly-oriented space shall not be removed/demolished without a Certificate of Appropriateness.
 - iii. See Section 1.C for guidance on demolitions and removal of building features in National Register Districts.
 - b. Add Demolition to list of staff approvals for D-1 District
 - i. Demolition of non-historic features on publicly-oriented facades
 - ii. Demolition of historic features to be replaced in kind
 - iii. Demolition of structures that are not located in a National Register District or designated a National Register Property, accompanied with an appropriate post demolition plan.
6. Change all references of hanging signs to projecting signs (Page 26, 35, & 38).
7. Change all hanging (projecting) sign size references from 6 sqft to 9 sqft (Page 26, 35, & 38).
8. Add a new district to Section 2: The Districts

a. D. The Promenade District

The Promenade is a unique structure downtown that is located behind the buildings that front on the east side of the 400 block of South Gay Street. The Promenade was created in the 1950's in an attempt to coordinate business interests to compete with the suburban mall. A convenient rear parking lot was created with direct access to the Promenade and a rear façade covering was installed to give the buildings a unified look. The buildings have direct access to the Promenade walkway which acts as a secondary entrance/storefront for the buildings.

Recommended Signs: These recommendations for signs recognize that the uniqueness of the Promenade and needs of the businesses that access the walkway. The signage shall count toward the maximum allowable signage for the associated buildings.

i. Arcade signs of modest size, not over 6 square feet and centered on the Promenade.

ii. One Promenade sign per building located above the concrete support structure and at the bottom edge of the metal awning. The sign should be no wider than the distance between two concrete support structures, no taller than 5 feet and not over 60 square feet. The signs should be located in every other concrete support structure bay.

iii. The signs should be lighted externally and the Promenade sign should not have upward facing lights.

9. Change ground floor Visible Transmittance requirement (Page 15)

a. Change Section 1: B.5e to the following: All windows at the pedestrian level should be clear.

Item #4 of the Update Proposal above was discussed, parking garages and access through a surface lot. The only access for a garage should not be through a surface parking lot because if a building was built on the surface lot they would not have access to the parking garage. Tom Reynolds stated that currently if the garage is for private use, it is O.K., but if used for the public, it has to go to MPC for a Use on Review. It was discussed that the sentence regarding parking garages should read "*Parking garages should be replaced with shall . . .*"

Mike Reynolds stated that we are in the process of submitting a one year update to city council in July on the progress of the Downtown Design Overlay District and then in August take the approved changes/modifications to City Council for approval.

Kim stated that if no one has an issue with any of the updates besides #4 we could approve all the changes. Amy Haynes suggested this wording for parking garages. "Access to parking garages should not limit options for development of contiguous or adjoining space." Gregg White suggested this wording "Parking garage access should be that it does not inhibit future development, especially on a corner."

Mike Reynolds spoke on the behalf of David Dewhirst who could not make the meeting who would like to remove 5b iii from the staff approval list. Gregg White agreed and

suggested removing 5b iii (Demolition of structures that are not located in a National Register District or designated a National Register Property, accompanied with an appropriate post demolition plan.) from the updated code.

Tom Reynolds stated that demolition permits are very sensitive downtown, and the Director of Engineering has to sign off on all of them. He asked that alleys not be included as a publicly oriented façade. Tom Reynolds stated that there have been only approximately four demolitions in the last few years downtown. He really needs a Certificate of Appropriateness (COA) stating exactly what work will be done.

Change No.7. to “All hanging (projecting) sign size references from 6 square feet to 9 square feet. If the sign is larger, it will be reviewed by the board.” Madeleine Weil would like to add the wording “Discourage internally lit signs.” Gregg White stated that backlit signs are approved now.

Mike Reynolds stated regarding No. 9, the intent of the guidelines are to have clear pedestrian level windows and the existing wording does not adequately address this. The proposed language will require the pedestrian level windows to be clear and if someone would like a tinted window they can provide a sample to the board for approval.

Summary of amendments to proposed changes/modifications:

- Change 4.a. to the following (*Access to parking garages should not limit options for future development of contiguous or adjoining space, especially on corners*)
- Change 5.a.i to not include alleys as a publicly oriented facade
- Delete 5.b.iii (*Demolition of structures that are not located in a National Register District or designated a National Register Property, accompanied with an appropriate post demolition plan.*)
- Change 7 to say, ... *If the sign is larger, it will need to be approved by the Board.*

A motion was made by Kim Henry and seconded by Finbarr Saunders to approve the changes to the design guidelines with the noted amendments. The motion carried unanimously.

Staff Report:

Issued Certificates of Appropriateness

- ❖ 5-B-08-DT, 100 N. Broadway – Board Approval, 5/21/2008
 - Rehabilitation/Addition to Existing Structure

Other Business:

Anne Wallace stated that Amy Haynes and Joe Petre have agreed to serve another term. Their initial term was for one year.