

MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF AUGUST 19, 2009
SMALL ASSEMBLY ROOM

Present:

Kim Henry
Bob Alcorn
Anne Wallace
Joe Petre
John Sanders
David Dewhirst
Carol Montgomery
Mike Reynolds
David Conners
Chris Farr
Ollantay Corujo
Aaron Pennington
Carl McMahan
Charlotte West

Organization:

APA Representative
Bob Alcorn Architects
City of Knoxville
CBID Representative
AIA Representative
Dewhirst Properties
Green Village Green.com
MPC
Hilton Displays
Hilton Displays
Ollantay's Havana Nights
Dewhirst Properties
BB&T
MPC

Kim Henry, Chair, called the meeting to order. There was a quorum present, and they introduced themselves. Board members present are shown in italics.

Approval of Minutes of July 15.

A motion was made by John Sanders and seconded by Anne Wallace to approve the July 15 minutes. The motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 7-D-09-DT

900 S Gay St - BB&T (David Conners)

Pre-development meeting: N/A

Description of Work

This proposal is to add a burgundy background to the existing wall signs for BB&T. There are four existing wall signs that line the top of the building that are 10 feet by 32 feet 6.25 inches, or approximately 325 square feet, for a total of 1300 square feet. The sign with the burgundy background is 15 feet by 37 feet 6 inches, or 562.5 square feet, for a total of 2250 square feet. The burgundy background will have a depth of 3 inches and the sign total will have a depth of 10 inches.

Staff Comments

The BB&T building is located in the Traditional Grid District of the Downtown Design Overlay District. This district allows wall signs on the sign boards that are above the transom or first story and mounted flush to the building façade (Section 2.B.1a).

Staff Recommendation

APPROVE Certificate No. 07-D-09-DT with the following condition:
The signs meet all sign requirements for the C-2 zoning district.

Mike Reynolds stated that he talked to Scott Brenneman, the City Sign Inspector, regarding the sign and he said the burgundy background would count as part of the sign and felt that the size should be within the size limitations.

David Conners from Hilton Displays stated that want to replace four existing signs with four identical signs with the burgundy background. They want the sign to show up on the building better. They are replacing the neon lights with LED lights.

A motion was made by David Dewhirst and seconded by Bob Alcorn to approve the application. The motion carried unanimously.

Certificate No. 7-E-09-DT

137 S Gay St - Ollantay's Havana Nights (Ollantay Corujo)
Pre-development meeting: N/A

Description of Work

The proposal is for a 9 square foot projecting sign (43 inches wide by 30 inches tall). The sign is proposed to be attached to the second floor metal railing. The sign will have a clearance of approximately 13 feet with the sidewalk and will extend about 6 feet from the façade to the outside edge of the sign. The sign size is in accordance with the Design Guidelines, Section 2.B.1b

Staff Comments

In staff's opinion, the sign should not be attached to the second story metal railing. It should be attached to the façade of the building.

Staff Recommendation

APPROVE Certificate No. 7-E-09-DT with the following conditions: 1) The sign be attached to the façade of the building. 2) If the anchors for the sign are attached to brick, the holes for the anchors shall be drilled in the mortar.

Mike Reynolds stated that he wanted the board to review this application because of the location of the sign. We want it attached to the building instead of being attached to the metal railing. John Sanders stated that the location on the balcony would be the best place for the sign instead of attaching it to the building. David Dewhirst asked what the problem is with attaching it to the balcony. Mike stated that staff did not feel comfortable approving the sign attached to the balcony and felt it would be better for the board to decide.

A motion was made by David Dewhirst and seconded by Carol Montgomery to approve the

application and allow the applicant to attach the sign to the balcony. The motion carried unanimously.

Certificate No. 7-F-09-DT

501 Union Ave - Daylight Building (Mark Heinz)

Pre-development meeting: N/A

Description of Work

This proposal is for the renovation of the Daylight Building. The extent of the work is to restore the facades using the Secretary of Interior's Standards for Rehabilitation and there will be an addition of a clearstory to the roof.

The renovations of the exterior will include the following: repair brick façade and repoint masonry, repair existing steel windows, replace missing windows with matching windows, replace demarked transoms along Union Avenue and Walnut Street with new windows, reglaze windows with clear glass, remove paint from canopy glass, repair and repaint existing tin ceiling of canopy, replace existing downspouts and clean existing limestone base.

The clearstory addition to the roof is stepped back from the edges of the building. The addition is wedge-shaped with the lowest part of the clearstory being along the Union, with it rising toward the rear of the building. There will be windows in the addition that face the rear of the building and these will match other windows on the building in material and style.

Staff Comments

In the opinion of staff, the restoration techniques for the façade, windows, and addition meet the requirements of Section 1.C, Historic Resources of the Design Guidelines.

Staff Recommendation

APPROVE Certificate No. 7-F-09-DT with the following conditions:

1) The mortar used to repair the façade must match the original.

Mike Reynolds asked Aaron Pennington with Dewhirst Properties if they intend to match the original mortar and he stated they do.

Joe Petre asked what our stance is on the addition, and Anne read from the guidelines to “Design rooftop additions so that they are not seen from adjoining streets and sidewalks.”

Mike stated that they are applying for a National Register Nomination so they are complying with the Secretary of the Interior’s Standards for Rehabilitation.

A motion was made by John Sanders and seconded by Anne Wallace to approve the application. The motion carried with David Dewhirst recusing.

Other Business:

- Kim Henry stated that a group from our board and the Historic Zoning Commission took a tour of 37 Market Square yesterday. Mike stated that the Historic Zoning Commission

extended an invitation to the Downtown Design Review Board to look at the building because of the sidewalk being extended on Wall Street. Anne Wallace stated that the city is going to work with the East Tennessee Design Center to redesign Wall Street for pedestrians. The city wants the owner of 37 Market to replace the trees that will be lost when the loading zone is used for a wider sidewalk.

- Mr. Corujo stated that he wants to paint a wall sign on the side of a building in the 100 block of Gay Street and have a light shining on it. Anne Wallace stated that he would have to have the restaurant opened in the building before he can advertise his restaurant on it. Bob Alcorn and John Sanders said the looks like a billboard. Mr. Corujo stated that it will not have a white background, which is shown in the picture. Mike Reynolds had asked Ann Bennett about this sign, and she does not like the painted sign. She thinks a sign should be attached to the building. The brick has already been painted. David Dewhirst thinks the brick wall is actually a remnant wall for the building next door when it was removed. He feels it is more appropriate to paint it on like they did on the old buildings instead of hanging a sign. Mike stated that Mr. Corujo will have to come back to the board with his application.
- John Sanders stated that Gregg White will no longer be on the board. Mayor Haslam will be accepting nominations to replace Gregg and he will pick a nominee to send before City Council for approval. Those submitting a nomination should turn in a bio to Mike or Anne. Gregg will need to send in a letter of resignation.
- Anne Wallace stated the city has a new special event parking sign stating “Temporary No Parking – Tow Away Zone”. There are no dates and times on sign, which were confusing previously.
- Anne stated that the city is working with property owners of 401 W Jackson Avenue to extend the city’s lease. The parking lot lease will expire September 1.
- Anne stated that the corner of Hill and across from James White Fort will be converted into parking spaces to access the waterfront. Appropriate lighting will be added, and it will be handicapped accessible. The area is at Ruth’s Chris Steak House.
- Anne announced there will be a public meeting on September 1 at 6:30 East Tennessee History Center regarding redesigning the sidewalks on Market Street between Cumberland Avenue and Church Avenue, and Union Avenue between Market Street and Gay Street. The money has been budgeted for construction. It will come before the Board at a later date.

There being no further business, the meeting was adjourned.