

**MINUTES**  
**KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD**  
**MEETING OF SEPTEMBER 16, 2009**  
**SMALL ASSEMBLY ROOM**

**Present:**

*Kim Henry*  
*Amy Haynes*  
*Anne Wallace*  
*John Sanders*  
*Carol Montgomery*  
*Mike Reynolds*  
*Michele Hummel*  
*Tom Reynolds*  
*Ann Bennett*  
*Joyce Feld*  
*Rafik Hanna*  
*Gloria Ray*  
*Julie Webb*  
*Gene Burr and students*  
*Charlotte West*

**Organization:**

*APA Representative*  
*Resident*  
*City of Knoxville*  
*AIA Representative*  
*Historic Zoning Commission*  
*MPC*  
*CBID*  
*City of Knoxville*  
*MPC*  
*Resident*  
*Applicant*  
*Knoxville Tourism and Sports*  
*Resident*  
*UT Planning School*  
*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.

**A motion was made by Amy Haynes and seconded by Anne Wallace to approve the August 19 minutes. The motion carried unanimously.**

**Certificates of Appropriateness:**

***Certificate No. 9-A-09-DT***

301 S Gay St - Knoxville Tourism and Sports Corp (Knoxville Tourism & Sports Corporation)  
Pre-development meeting: N/A

**Description of Work**

This request is for the approval of an existing electronic message center for the Knoxville Tourism and Sports Corporation (KTSC). The sign is located in the sign board area of the storefront. The sign is 16 inches tall and has a length of 37ft 3 inches along Gay Street and 9ft 5 inches along Summit Hill Drive. The sign has a continuous scrolling message. KTSC installed the sign when their building was renovated in the spring of 2004.

**Staff Comments**

There are new sign regulations in the City of Knoxville that requires this sign to receive a Certificate of Appropriateness. The new regulations are as follows: No sign shall have scrolling, intermittent, flashing, running or blinking lights or animated illumination except... a sign within the D-1 (downtown design overlay) district, which has received approval from the

downtown design review board as being compatible and in character with the downtown design guidelines and surrounding established development.

### **Staff Recommendation**

APPROVE Certificate 9-4-09-DT without conditions.

Mike Reynolds stated that staff looks at the guidelines when they are making a decision, but the board needs to make the final decision. In this case the guidelines do not address scrolling signs.

Gloria Ray, representing Knoxville Tourism and Sports Corporation, stated that they market attractions and local events going on in our community. They renovated the building and included the sign in their design to get messages out to the community. They promote 1,500 events a year. There is no advertising and no charge to the community.

Joyce Feld, representing Scenic Knoxville, stated that City Council passed the new sign ordinance, and they feel the moving sign is unsightly and a potential for car accidents. Two types are exempt if they are in the H-1 or D-1 districts, for such signs as the Tennessee Theatre. This sign is an eyesore and potential hazard for drivers. She has not heard anything positive about this sign. The sign should adhere to all other signs.

Amy Haynes stated that the sign is not in keeping with our guidelines and does not fit this area. She suggested maybe slowing down the message.

John Sanders asked how we would decide on a brightness standard. Ms. Ray stated she does not know.

Carol Montgomery stated that she agrees and does not think it is appropriate.

John is concerned about people trying to read the sign and not paying attention to the crosswalks. Pedestrians have been struck by cars there, which may or may not have been caused by the sign. He suggested slowing down the message. Ms. Ray stated that the sign can be slowed down about 40 percent. She does not think the lighting is obtrusive.

Anne Wallace asked Tom Reynolds to discuss what his office would allow in this district. Tom Reynolds, Building Chief for the City of Knoxville, stated that he thought the new ordinance was written to leave historic signs in place. Mike Reynolds added that the ordinance states all existing signs can remain as long as they meet the new operational standards, but there is a ban on new signs with some limited exceptions. In the D-1, an EMC can remain scrolling only if the Design Review Board approves it. Ms. Ray stated that the sign was a part of the design of the building at the beginning, and they met all the standards in 2004 when they renovated the building. She thinks it is a valuable asset.

Joyce Feld stated that all the other EMC signs have come into compliance in the city. It has been demonstrated that people want to see the whole information that is on the sign and will stand and wait until the complete message is finished, which causes a hazard.

Carol Montgomery stated that if the sign was coming before us for the first time, it would not pass. She asked if the sign could be changed.

Anne Wallace stated that it has already been legally permitted, and we are only voting on the exception of the timing and lighting.

**A motion was made by Anne Wallace to approve the function of the sign at the slowest time available and that the Sports Corporation get a verification from the manufacturer that the sign can be slowed down. There was no second and the motion failed.**

John Sanders stated that the developers across the street need to know what is going on concerning the brightness. We need to make sure we have the sign manufacturer's data before we vote. We understand the financial dollars this involves.

**A motion was made by John Sanders and seconded by Amy Haynes to postpone the application until the current sign, as installed, is presented as to its capabilities, scrolling, speed, stilled and foot candle output for further review prior to the next meeting. The motion carried unanimously.**

Tom Reynolds stated that if his office has an issue of compliance and the applicant is seeking a remedy and is working on it, his office would wait until action by this board. Mike stated that he would need the application by October 14. Tom asked that the information be supplied from the manufacturer.

***Certificate No. 9-B-09-DT***

415 S Gay St - 415 S Gay St (Rafik Hanna)

Pre-development meeting: N/A

**Description of Work**

This proposal is for the rehabilitation of a façade and storefront. The building was extensively altered with old façade covered entirely with tiles and the storefront removed and replaced with windows only, no doors (see attached Image 1). The current owners have removed the tiles and storefront to expose the condition of the original façade and it has been extensively damaged (see attached Image 2).

The owner proposes to cover the brick façade with stucco. The existing cornice line will be retained and painted.

The second story windows will have French doors with a half round window on top that have a wood exterior (see attached Diagram 1&2). The original window openings were reduced in size approximately one foot from the sides and the arch. The sill was raised approximately two feet (see Image 3). The existing window opening is recessed approximately four inches from the façade and this will be retained (see attached Image 3). The dimension of the doors/windows will be 46 3/4 inches wide by 105 1/4 inches tall. The glass in the doors/windows will be clear. There will be a 3.5 foot tall wrought iron guard rail at the bottom of the window/door opening.

The storefront will be made of wood and clear glass. The storefront opening is approximately 15 feet tall. There is a wood header above the storefront that will be incorporated into the storefront design (see attached Image 4). The bulkhead will be made of wood and will be approximately 18 inches tall. The doors will be recessed four feet from the façade. The doors will be similar in design as the French doors proposed on the second floor (see attached Diagrams 3&4). The doors will be 6' 7 1/2" tall.

### **Staff Recommendation**

APPROVE Certificate No. 09-B-09-DT without conditions.

Mike Reynolds stated that this is not a contributing structure because of the changes that have been made to the building. Ann Bennett stated it could be a contributing structure based on the National Register rehab guidelines. Mike received an email from Ann to this regard and this was summarized.

1. The arrangement of the storefront windows and entrances. The drawing shows those divisions to be out of alignment with the second story windows. The uprights in the design should fall in between the upstairs windows. The transom above the entrance doors should not be divided horizontally. Either the doors should be recessed so their relatively short height is not apparent, or the doors should be taller than the standard size so the transom is the same size as that above the storefront windows. There is no indication of how the bulkhead/kickplates below the storefronts will be designed.
2. The second story windows appear to be designed as paired French doors. Originally there would have been windows in those spaces, and the windows should be placed back in the openings. While one over one sashes can be appropriate, the size of the window openings should not be reduced in size. The use of a full-arch transom can be acceptable.
3. The use of stucco coating on the brick is not allowed by the Standards. A preferable treatment would be to repair the existing brick, using replacement brick where necessary, matched to the color and size of the original and using mortar that meets the standards in Preservation Brief No. 2.
4. There is no signboard remaining on the building above the storefront windows. It should be replaced to serve as a backing for eventual signage for the building.

In addition, the drawing do not contain enough detail to be reviewed adequately and should be revised to reflect the intended details of the façade renovation.

Rafik Hanna is the applicant, and Kim Henry asked him if he had any more information to add. He stated that he cannot find windows to buy and would have them custom made.

John Sanders asked Ann Bennett what she thought about the recesses on the windows on the second floor. Ann said this type of recess is typical for this era of a building. He asked if Mr. Hanna thinks the window recess is original, and he thinks it is.

Carol Montgomery stated that the board would like to have a drawing of what the windows will look like. Mike responded that the guidelines state the applicant should submit a scaled drawing with a graphic scale or graph or photo. The drawing details of the french door windows are on a separate sheet in the agenda packet.

John asked if the owner understands what Ann Bennett is saying about breaking up the front into thirds. John showed Mr. Hanna a drawing representing this idea.

John stated that building codes needs to know that the door is not swinging to the other property line. He asked what type of door he will be using and whether it will be clear glass. John stated the plans need to be revised to reflect the changes.

Anne Wallace added that our guidelines state to repair bricks rather than cover them with stucco, unless it is not feasible.

**A motion was made by Anne Wallace and seconded by Carol Montgomery to postpone a decision pending additional information and the applicant submitting revised drawings. The motion carried unanimously.**

### **Staff Report:**

- 106 W. Summit Hill Drive (9-C-09-DT) – Keller Building
  - Minor alteration

Mike Reynolds stated that he approved the application at 106 W. Summit Hill Drive where they were replacing elements of the storefront inkind and painting.

John Sanders asked when we are getting a new board member. Anne Wallace stated that a CBID board member is not being represented on the board. Joe Petre may take the place of Gregg White as a downtown business owner, and Mayor Haslam has to approve the appointment. David Dewhirst has nominated Jeffrey Nash to be on the board and he is also on the CBID board so he may be the CBID representative if the CBID board makes that recommendation.

Anne Wallace gave an update on the sidewalk project and stated it is posted on City's website. Option A was chosen. They are talking to consultants to pick the right kind of trees that are suitable for pedestrians downtown.

There being no further business, the meeting was adjourned.