

**KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF AUGUST 21, 2019
SMALL ASSEMBLY ROOM
4:00 PM**

Board Member - Present	Board Membership
Tim Hill	CBID Representative
John Thurman	Downtown Development Representative
Richard Foster	AIA Representative
Joey Natour	Business Development Representative
Mike Reynolds	Knoxville Knox-County Planning
Lisa Hood Skinner	Downtown Resident Representative
Sandi Swilley	Historic Zoning Commission Representative
Robin Thomas	Downtown Resident Representative
Joshua Wright	Urban Design Representative
Board Member - Absent	Board Membership
Anne Wallace	City of Knoxville Representative
Ex-officio & Staff Members	Department / Organization
Christina Magrans	City Law Department
Laura Edmonds	Knoxville-Knox County Planning
Lindsay Crockett	Knoxville-Knox County Planning
Tarren Barrett	Knoxville-Knox County Planning
Applicants & General Public	Affiliation
Dave McFarland	Owner / Applicant
Shannon Elliot	Johnson Architects
Hope Smith	Sycamore Sign Service
Jeffrey Johnson	McCarty Holsaple McCarty Architects

The meeting was called to order by Chair John Thurman. It was established that there was a quorum. Mr. Thurman asked that Board members and ex-officio members introduce themselves.

Action: A Motion was made by Comm. Thomas and seconded by Comm. Skinner to approve the July 17, 2019 Downtown Design Review Board Minutes. The Motion carried unanimously.

Certificates of Appropriateness

Certificate No. 8-C-19-DT

419 S. Gay St. / Parcel ID 094 L E 007 – Wild Wing Cafe (Dave McFarland)
Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. The proposal is for three awnings, one for each of the three storefront bays. They will have a minimum clearance with the sidewalk of 9'-0" and extend from the building 5'-8". The awnings will not extend over or be attached to the terra cotta tiles on the engaged pilasters that are to the sides and between the storefronts. They will be attached to the metal storefront system, which is new (non- historic), and will be located below the storefront cornice trim. The awnings will not cover the transom above the storefront cornice. Staff recommends approving Certificate 8-C-19-DT subject to one condition: Attaching the projecting sign to the building through the mortar joints of the terra cotta tiles. Staff may approve an alternative if it is shown that connecting solely through the mortar joints is not possible, however, this should be done so as to damage the terra cotta tiles as minimally as possible.

Shannon Elliot, Johnson Architect, was present and made herself available for any additional questions or concerns the Board may have.

David McFarland, owner of the property, was also present to discuss the application for review. Mr. McFarland stated that the design of the sign was inspired by Gay Street and Downtown Knoxville. Mr. McFarland also mentioned that he is the owner of the building, and is in agreeance with staff's recommendation of attaching the projecting sign to the building through the mortar joints of the terra cotta tiles. Mr. McFarland went into further detail about the reasoning behind the size and placement of the proposed sign.

Brief discussion ensued amongst Board Members. The Board reviewed information about the existing signs on this block of Gay Street. The Board requested additional information about other existing signs along Gay Street which staff addressed.

A Motion was made by Comm. Hill and seconded by Comm. Swilley to approve Certificate No. 8-C-19-DT per staff recommendation subject to the following condition: 1) Attaching the projecting sign to the building through the mortar joints of the terra cotta tiles. Staff may approve an alternative if it is shown that connecting solely through the mortar joints is not possible, however, this should be done so as to damage the terra cotta tiles as minimally as possible. The Motion carried unanimously.

Certificate No. 8-D-19-DT

505 S. Gay St. / Parcel ID 94 L E 01901 – Knox Mason / Embassy Suites (Sycamore Sign Service) Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. This proposal is a revision to the previously approved Knox Mason and Embassy Rooftop Lounge signs at the Embassy Suites hotel (7-D-19-DT). The Knox Mason signs were previously approved with two 19.5 sq. ft. signs attached to the glass handrail of the balcony and the Embassy Rooftop Lounge sign was 5 sq. ft. and hung below the balcony. In reviewing the Knox Mason sign proposal, a discrepancy was found with the dimensions of the balcony as approved by the Downtown Design Review Board and as constructed. The board approved the balcony with a condition that there be a minimum 5' separation between it and the adjacent street light. The maximum depth of the balcony could therefore only be 9'-11". The balcony was installed with a depth of 12'.

The building owner decided to reconstruct the new balcony so depth meets the requirements of the previous approval. The balcony also must be no wider than previously approved (approximately 51'), however, the contractor stated the balcony will most likely be about 42' wide. The revised staff recommendation is to approve with the condition that the sign parallel to Gay Street be scaled to fit the balcony as it is reconstructed and the "Knox Mason" text must not be any larger than proposed on the attached plans. The intent is to allow the sign to be reduced in width to match the balcony but not also require the size of the Knox Mason text to be reduced as well.

Hope Smith and Doyle Seiber with Pattison Sign Group were present and made themselves available for any questions or concerns the Board may have.

Sandi Swilley, requested clarification as to why the applicant is back before the Board when all of the proposed signs were approved at last month's meeting. Ms. Smith answered by stating that the owner of Knox Mason requested the change because he was not pleased with the design of the previously approved sign. Joshua Wright stated that the proposed sign before the Board today is much more appealing than the previous one and is happy with the new design.

A Motion was made by Comm. Thomas and seconded by Comm. Hill to recommend approval of

Certificate No. 8-D-19-DT per staff recommendation subject to the following condition: 1) Staff may review and approve revisions to the Knox Mason signs that are in-keeping with approval and the sign area is not increased. The Motion carried unanimously.

Certificate No. 8-F-19-DT

625 Market St. / Parcel ID 94 L G 013 – 625 Market Street Restaurant (Jeffrey Johnson / McCarty Holsaple McCarty Architects)

Pre-development meeting: N/A

Chair John Thurman and Richard Foster recused themselves from discussion due to their architecture firm representing the project.

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. The proposal is for the installation of a new exit door on the north (side) elevation of the structure. The door will be located about near the rear corner of the building and will have a similar design as the existing door on the elevation. The door will be metal and will be finished to look like the existing doorway to the left. A new emergency exterior LED light will also be installed between the existing and new doorway. The proposed door is on the north (side) elevation that is visible from Market Street. The new doorway will be cut into the sidewall of the building that had previously been covered with a stucco finish. No historic elements of the building will be damaged by this installation. Staff recommends approving Certificate 8-F-19-DT as submitted.

Jeff Johnson, McCarty Holsaple McCarty Architects, was present and made himself available for any questions or concerns the Board may have.

A Motion was made by Comm. Wright and seconded by Comm. Thomas to approve Certificate No. 8-F-19-DT as submitted per staff recommendation. The Motion carried unanimously.

Staff Reports:

1) Certificate No. 8-A-19-DT

211 Clinch Ave. – Non-illuminated projecting (hanging) sign that is 18” tall by 30” wide.

2) Certificate No. 8-B-19-DT

524 S. Gay St. – Non-illuminated projecting (hanging) sign that is a 36” diameter circle.

3) Certificate No. 8-E-19-DT

615 State St. – Repair front porch in-kind.

Other Business:

None

Tabled:

None

A Motion was made by Comm. Swilley and seconded by Comm. Skinner to adjourn the meeting. The Motion carried unanimously and the meeting was adjourned at 4:30 PM.