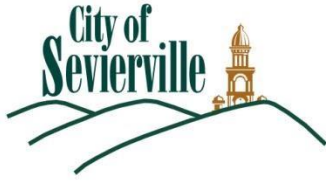


HISTORIC ZONING COMMISSION

8/20/2024

4:00 P.M. – Civic Center

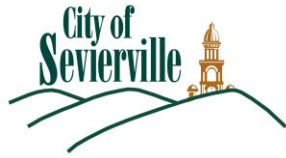


Historic Zoning Commission

AGENDA

8/20/2024

- A. Call to Order
- B. Approval of Minutes – 6/6/2024
- C. Old Business
 - 1. Four Peaks Construction LLC requests façade and signage approval – 110 & 112 Bruce Street.
- D. New Business
 - 1. Old Smoky Distillery requests awning approval – 101 Bruce Street.
- E. Adjournment



**HISTORIC ZONING COMMISSION
MINUTES
JUNE 6, 2024**

The special called meeting of the Sevierville Historic Zoning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, June 6, 2024, at 4:01 PM.

There were present and participating:

MEMBERS PRESENT

Doyle Jones, Chairman
Austin Williams, Vice-Chairman
Travis Bradley, Secretary
Justin Duncan

STAFF PRESENT

Dustin Smith, Deputy City Administrator
Corey Divel, Development Director
Kristina Rodreck, Senior Planner
Charles Valentine, Building Official
Justin Smith, Chief Building Inspector

MEMBERS ABSENT

Joey Ohman
Mark Pinkham
Rodney Tarwater

Chairman Jones declared a quorum present and announced the meeting would proceed.

APPROVAL OF MINUTES

Mr. Bradley made a motion to approve the minutes of the February 15, 2024 meeting. The motion received a second from Mr. Duncan and passed unanimously.

OLD BUSINESS

None

NEW BUSINESS

COMPASS VENTURES REQUESTS POOL APPROVAL FOR THE DAVIS – 212 COURT AVENUE.

Mr. Divel explained that fencing for the pool will be the only visible indication of this addition. The provided exhibit shows two fences; one separating the pool, which will only be seen internally. The other, which requires the commission's approval, will be visible from the street.

Action Taken

Mr. Duncan made a motion to approve the pool, which received a second from Mr. Bradley. The motion passed with all voting in favor, except Mr. Williams, who abstained.

FOUR PEAKS CONSTRUCTION LLC REQUESTS FAÇADE APPROVAL – 160 COURT AVENUE.

Mr. Divel explained that the commission previously approved most of the façade updates at a previous meeting. This is a request for additional siding on the exterior, extending Hardie Plank siding on the upper side of the window and around the corner of the building.

Action Taken

Mr. Bradley made a motion to approve the façade changes, which received a second from Mr. Duncan. The motion passed unanimously.

FOUR PEAKS CONSTRUCTION LLC REQUESTS FAÇADE APPROVAL – 110 & 112 BRUCE STREET.

Mr. Divel explained that the request previously presented for this location was deferred, with the commission requesting additional information. He further stated that the Code Enforcement Department addressed questions about ADA accessibility, requesting adjustments. The commissioners stated that the latest submittal doesn't provide adequate information on the façade proposal.

Action Taken

Mr. Jones made a motion to table the request, which received a second from Mr. Duncan. The motion passed unanimously.

PANAPPLE LP REQUESTS WINDOW REPLACEMENT APPROVAL – 134 COURT AVENUE.

Mr. Divel explained that this request is to replace the window at the back of the building, facing the gazebo plaza. The replacement would be a wooden double-hung window, a like for like exchange.

Action Taken

Mr. Williams made a motion to approve the window replacement, which received a second from Mr. Bradley. The motion passed with all voting in favor except for Mr. Jones, who abstained.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:13 PM.

Doyle Jones, Chairman

Travis Bradley, Secretary

Brooke Fradd, Recording Secretary



Historic Preservation Commission

Development Department Staff Report

ADDRESS – 110 and 112 BRUCE ST

PARCEL ID(S)- 049K C 043.00

PROJECT- JOLENE’S

CONTRIBUTING- YES

<u>Applicant(s):</u> Four Peaks Construction, LLC	<u>Owner(s):</u> Four Peaks Construction, LLC
<u>Current Use:</u> Vacant	<u>Proposed Use:</u> Boujee B Experience Aesthetic Spa

Property Background: According to tax records, the property was originally constructed in 1901 and improved in 1991. A request was made in December of 2022 and June of 2024 to create a direct entrance to the store from the sidewalk. At both times, the commission found that more information was needed. This proposal is for approval of the entrance, as depicted in the new drawing, and adds a request for approval of a sign. The sign is for the Boujee B Experience Aesthetic Spa.

Surrounding Area: The adjoining building to the west, 160 Court Ave, was previously a restaurant and was approved for façade updates in 2020 and is proposed to become a pizzeria. The adjoining building to the east, 114 Bruce St, is an existing office space.

Request: Wood framing covered with Miratech and Hardie material and glass. Sign as shown.

Specific Considerations:

When considering whether to grant a Certificate of Appropriateness, the Historic Zoning Commission will consider:

- Are the proposed actions are in harmony with the intent of the District?
- Will the proposed alternation be esthetically consistent with other structures in the District?
- Do the changes comply with the Secretary of Interior’s Standards for Rehabilitation?
- Will the structure meet established zoning requirements?
- Does the project meet the standards set forth in this guidance document?

- In the case of removal, are there any other choices that could save the project in manner that was both consistent with the standards and economically viable?

The requirements for alterations are as follows:

Doors. The original size and shape of door openings should be maintained. Original transoms, side lights, and doors should be maintained. Replacement doors should be compatible with the original door in terms of style and material. Flush doors are generally appropriate. Generally, new door openings should not be introduced on facades visible from the street. Original door openings should not be filled in.

Architectural Details. Original details, including hardware, should not be removed. The replacement of irreparable details should be with close visual approximations of the originals. The replacement of missing original details should be based on accurate duplication, or should be close visual approximations of the originals, based on historic, physical or pictorial documentation. Architectural details of any period or style not original to the building shall not be introduced. Changes that have taken place in the course of time which are evidence of the history and development of a building and its environment may have acquired significance in their own right; their significance should be recognized and respected.

Windows. The original size and shape of windows should be maintained. The original number and arrangement of panes should be maintained. The characteristic window shape in the area is vertically rectangular higher than it is wide. Horizontal windows and picture windows are generally not appropriate. Do not use inappropriate materials or finishes that change the sash, depth of reveal, or appearance of the frame. New window openings should not be introduced unless they match the existing window configuration and their placement harmonizes with the existing rhythm of openings. Original windows should not be filled in. Where windows have been painted, it should be removed.

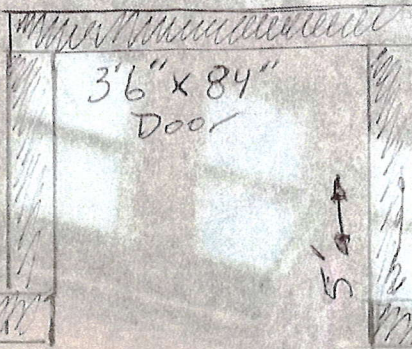
Materials. Original building materials include wood, brick, stone, terra cotta, and stucco. Original roof materials include slate, metal and, on twentieth century buildings, asphalt shingles.

Masonry. Masonry repainting should be done with care to match the original mortar color. The use of Portland cement should be avoided when repainting old brick. Original tooling configuration and joint width should be maintained. Cleaning should be done with the gentlest means possible. Sandblasting, open flames, or high pressure water should not be used, as those cause severe damage to brick and mortar. The painting of brick is inappropriate unless the existing paint is mismatched or so deteriorated that it cannot withstand weather. If painting is necessary, original natural color should be used. Painting of stone is inappropriate. Covering brick and stone with siding is inappropriate. Where this has been done, it should be removed to reveal the brick/stone.

Wood. Wood siding should be retained, if possible. Original siding should not be covered or replaced with a material or texture not original and not aesthetically compatible. Replacement wood siding should be consistent with the original in size, direction and lap dimension. Original wall shingles should be maintained. Hardi-plank is an appropriate substitute if wood siding is not attainable.

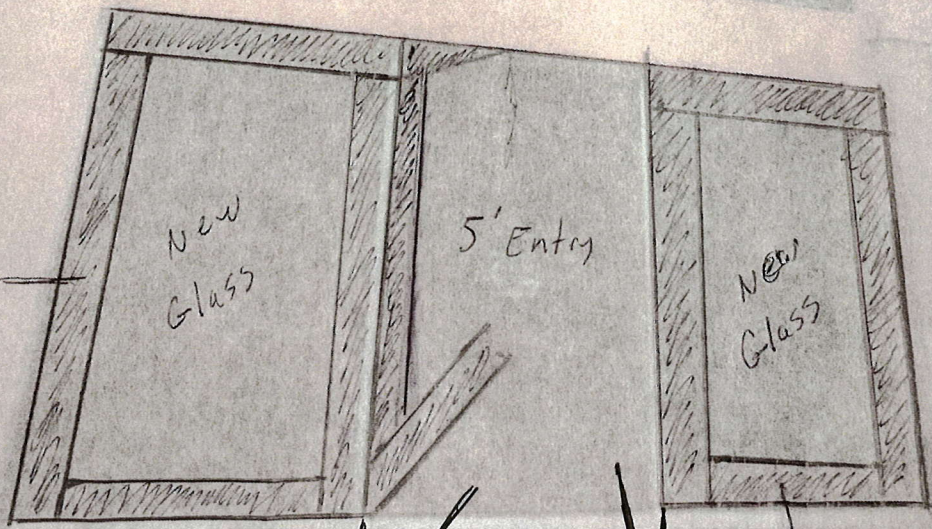
Paint and Color. Colors that are consistent with the era when the Downtown Historic District was established, or when a building was built should be maintained. If possible, a property owner should determine the original color of the structure and make every attempt to preserve that color.

$7\frac{1}{4}''$



5'

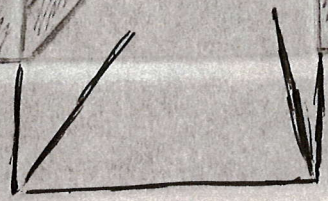
$7\frac{1}{4}''$



New Glass

5' Entry

New Glass



~~Black~~
Khaki to Match



JOHN'S
RESTAURANT


The Sign & Exposure
Specialty Printing
1818 25th Street
St. Louis, MO 63104
© The Sign & Exposure
By appointment only



Replacement font

Original font **AESTHETIC SPA**

46" diameter x 2" high-density urethane sign face.
Double-sided, to be hung from existing sign bracket.

	phone, 865.654.6221	job name	Hanging sign
	charles@ottolinistudios.com	scale	not to scale
	p.o. box 4416 sevierville, tennessee 37864 www.ottolinistudios.com	date	9 June, 2024

Copyright © 2024 Ottolini Studios. This design remains the sole property of Ottolini Studios. Its use is for customer approval only. Design fees and legal penalties apply if artwork is used for any other purpose or by any other company. User must have prior written consent from Ottolini Studios.



Historic Preservation Commission

Development Department Staff Report

ADDRESS – 101 BRUCE ST

PARCEL ID(S)- 049N A 002.00

PROJECT- OLE SMOKY DISTILLERY OFFICE

CONTRIBUTING- YES

<u>Applicant(s):</u> Ole Smoky Distillery	<u>Owner(s):</u> Ole Smoky Distillery
<u>Current Use:</u> Ole Smoky Distillery Office	<u>Proposed Use:</u> Ole Smoky Distillery Office

Property Background: The Ogle Building is a three-story brick building which was erected in 1923 as the home of the First National Bank. On the upper facade is arched brickwork with a central arched window on the third floor. At the roofline is a stepped parapet and decorative brick panels. For several years it has been the Ole Smoky Distillery office.

Surrounding Area: The adjoining building to the east, 109 Bruce Street, is Operation Barber Co. To the north is Bruce Street, West is Court Avenue, and south is a parking lot.

Request: Black Awning over the doorway.

Specific Considerations:

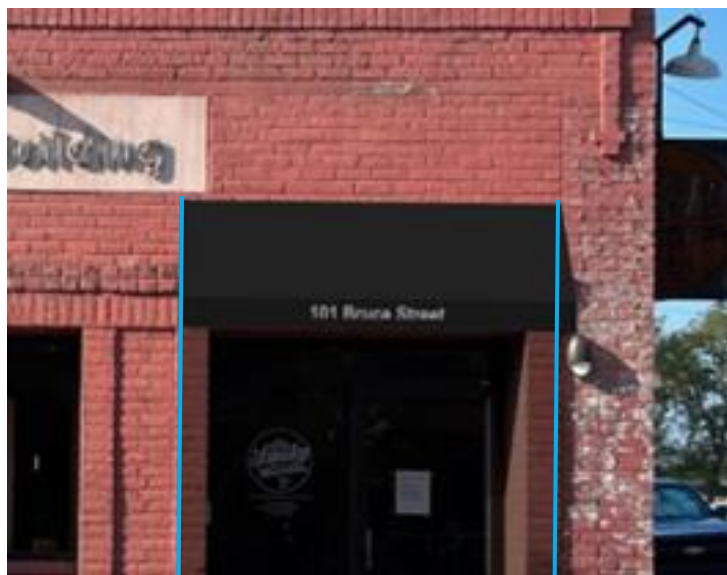
When considering whether to grant a Certificate of Appropriateness, the Historic Zoning Commission will consider:

- Are the proposed actions are in harmony with the intent of the District?
- Will the proposed alternation be esthetically consistent with other structures in the District?
- Do the changes comply with the Secretary of Interior’s Standards for Rehabilitation?
- Will the structure meet established zoning requirements?
- Does the project meet the standards set forth in this guidance document?
- In the case of removal, are there any other choices that could save the project in manner that was both consistent with the standards and economically viable?

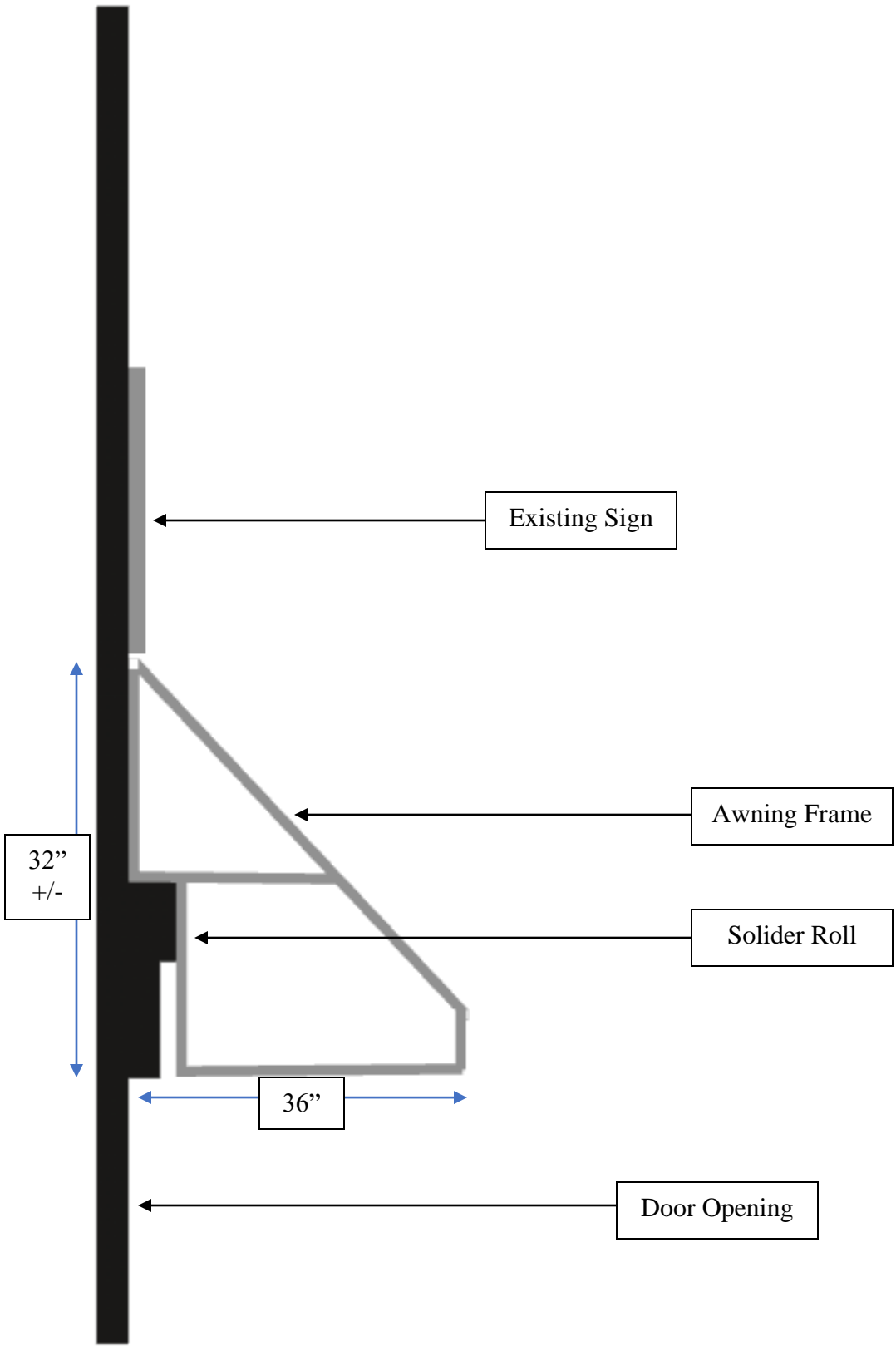
The requirements for the request are as follows:

Elements. No less than 50% of the horizontal distance of any building front shall be designed with arcades, windows, entrances, awnings, or similar features.

Paint and Color. Colors that are consistent with the era when the Downtown Historic District was established, or when a building was built should be maintained. If possible, a property owner should determine the original color of the structure and make every attempt to preserve that color.



94"





owned and operated by Knoxville Canvas Crafters, Inc.
 "Canvas Craftsmen Since 1919"

PRICE QUOTATION

Lead Time – 8-12 Weeks +/-

Validity – 30 Days

CUSTOMER: Ole Smoky Distillery	TELEPHONE: 865-654-4877
CONTACT: Dale Huffman	E-MAIL: dhuffman@osdistillery.com
ADDRESS: 101 Bruce Street, Sevierville, TN	
WORK LOCATION: Front entrances.	

QUANTITY	PRODUCT TYPE AND DESCRIPTION	PRICE
1.	Shelf-Style Awnings - Tempotest Canvas (COATED): Black - No Loose Valance - Painted Graphics: White *Due to age of building, if attachment areas are deemed inadequate, blocking is to be added by customer/GC. *Camel to field verify all dimensions.	
	Materials and Labor:	\$1660.00
*Optional	Powder Coated Frames: Black YES <input type="checkbox"/> -or- NO <input type="checkbox"/>	
	Add:	\$685.00
*Optional	Engineering YES <input type="checkbox"/> -or- NO <input type="checkbox"/> *Revisions may incur additional fees.	
	Budget:	\$700.00

COMMENTS: Thank you for the opportunity to quote!

AWNING FABRIC WARRANTIES ARE FROM THE MANUFACTURER AND ARE PRO-RATED.
 ALL WELDED ALUMINUM FRAMES HAVE A LIFETIME WARRANTY.
 ALL FRAMES ARE MILL-FINISH UNLESS NOTED OTHERWISE.
 ELECTRICAL AND PERMITTING BY OTHERS, IF APPLICABLE.
 PAYMENT TERMS: 50% AT TIME OF CONTRACT SIGNING AND 50% UPON COMPLETION.

FOR CAMEL CUSTOM CANVAS SHOP

BY: *Alec Evans*

Alec Evans

DATE: 8/13/24

FOR BUYER

BY:

DATE:

ACCEPTANCE OF PROPOSAL - PLEASE READ

This document when signed by both parties constitutes a binding contract. The above pricing, specifications and conditions are satisfactory and hereby accepted. The Seller is authorized to do the work in accord with above specifications. To avoid additional charges, customer will provide camera-ready art, where applicable unless otherwise specified. Payment will be made as agreed above. It is further agreed that the ownership and title to the material and property delivered in accordance herewith shall remain in the name of the Seller until the full amount of the contract has been received and cleared. The Buyer hereby authorizes the Seller to repossess the said material and property in the event of any default in payment of the contracted price and the Seller shall not be liable for any damages which occur as a result of the Seller exercising this right of possession. In the event the Buyer fails to pay in full the contracted price according to the above terms the Buyer agrees to pay all the Seller's costs of collection, including reasonable attorney's fees, court costs, all costs associated with the exercise by the Seller of its right of repossession, and interest at the rate of 18% per annum from the date of the installation. This order is for custom made merchandise and therefore is not subject to cancellation after a mandated three day period.

THE BUYER SHALL NOT SIGN A CONTRACT IF IT IS BLANK. BUYER IS ENTITLED TO A COPY OF THIS CONTRACT AT TIME OF SIGNING.

8910 VALGRO ROAD • KNOXVILLE, TN 37920
PHONE: 865-573-2804 800-524-2704 • FAX: 865-573-9677