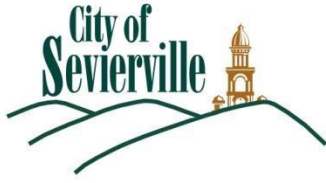


HISTORIC ZONING COMMISSION

11/12/2024

4:00 P.M. – Civic Center

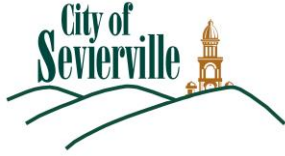


Historic Zoning Commission

AGENDA

11/12/2024

- A. Call to Order
- B. Approval of Minutes – 8/20/2024
- C. Old Business
- D. New Business
 - 1. Buffalo Breakfast Co. requests sign approval – 127 Bruce Street.
- E. Adjournment



**HISTORIC ZONING COMMISSION
MINUTES
AUGUST 20, 2024**

The special called meeting of the Sevierville Historic Zoning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Tuesday, August 20, 2024, at 4:20 PM.

There were present and participating:

MEMBERS PRESENT

Doyle Jones, Chairman
Travis Bradley, Secretary
Justin Duncan
Mark Pinkham

STAFF PRESENT

Corey Divel, Development Director
Kristina Rodreick, Senior Planner
Brooke Fradd, Recording Secretary

MEMBERS ABSENT

Austin Williams, Vice-Chairman
Joey Ohman
Rodney Tarwater

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

APPROVAL OF MINUTES

Mr. Duncan made a motion to approve the minutes of the June 6, 2024 meeting. The motion received a second from Mr. Pinkham and passed unanimously.

OLD BUSINESS

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

Mr. Divel reminded the commission that the request previously presented for this location was deferred, with the commission requesting additional information. The applicant has provided additional information as well as adding a sign for consideration.

Ashley Johnson, representing Four Peaks Construction, addressed the commission. He explained the proposed color scheme, trim finishings, and façade structure. He also stated that the sign for approval is for the new tenant for this location.

Action Taken

Mr. Pinkham made a motion to grant approval to both the façade and sign proposals. The motion received a second from Mr. Duncan and passed unanimously.

NEW BUSINESS

OLD SMOKY DISTILLERY REQUESTS AWNING APPROVAL – 101 BRUCE STREET.

Mr. Divel provided documentation detailing the material and colors of the proposed awning, in addition to its dimensions and a rendering. He explained that the proposed awning would be placed over the entrance on the right of the building.

Action Taken

Mr. Duncan made a motion to approve the awning, 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 4:31 PM.

Doyle Jones, Chairman

Travis Bradley, Secretary

Brooke Fradd, Recording Secretary



Historic Preservation Commission

Development Department Staff Report

ADDRESS – 127 BRUCE ST

PARCEL ID(S)- 049N A 006.00

PROJECT- BUFFALO BREAKFAST CO

CONTRIBUTING- YES

<u>Applicant(s):</u> Buffalo Breakfast Co	<u>Owner(s):</u> Buffalo Breakfast Co
<u>Current Use:</u> Former Trotter’s BBQ	<u>Proposed Use:</u> Buffalo Breakfast Co

Property Background: The structure is a brick building which was erected in the 1920’s. A Certificate of Appropriate was issued in 2020 to demolish the previous façade and return the structure to it’s original brick. A second Certificate of Appropriateness was issued in November of 2022 approving the signage for Trotter’s BBQ. Most recently the structure was the site of Trotter’s Whole Hog BBQ.

Surrounding Area: The adjoining building to the east, 129 Bruce Street, is Wanderlust Salon and Spa. A vacant building is situated to the east between the subject property and Craze Burgers. To the north is Bruce Street and the gazebo and city parking area.

Request: Redo wall signage and new projecting sign in similar sign and style as existing.

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:

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.

• OMELETTES • WAFFLES •

• PANCAKES •

ADDC

SUEFALO
BREAKFAST
CO.

SUEFALO
BREAKFAST
CO.



• OMELETTES • WAFFLES •
• PANCAKES •