



**KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 601 W Summit Ave 37902
DISTRICT: Old City Hall H-1

FILE NO.: 10-I-15-HZ

MEETING DATE: 10/15/2015

APPLICANT: Sparkman and Associates Daniel Scott Cooter (Architects)

LEVEL OF WORK: Level II. Major repair or replacement of materials or architectural elements

PROPERTY DESCRIPTION: (1899)

Two-story brick, low hipped metal roof, with large central dormers on the north and south planes. A pressed metal cornice with dentils and consoles is Classical in design and is repeated above the dormers. Seven bays wide and two bays deep, a stone water table and string coursing emphasize the major horizontal divisions of the building. The south elevation originally had recessed wooden porches (balconies) at both levels. These porches and the transoms and upper portions of all the windows have been infilled in brick to accommodate inappropriate metal windows. Rectangular in plan. National Register (1982).

► **DESCRIPTION OF WORK:**

1) Removal of existing non-historic steel fire stairs on south side of building where balconies were originally located, replacement of former balcony floors, and glassing in open balcony and basement-level openings with dark-tinted glass for use as office spaces. New glass wall to be placed behind the existing balcony railing. 2) Construction of additional paved parking lots with 28 new paces on south and western sides of building.

► **APPLICABLE DESIGN GUIDELINES:**

Secretary of the Interior's Standards for Rehabilitating Historic Buildings.

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environmental shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities and, where possible, materials. Replacement or missing features shall be substantiated by documentary, physical or



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pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures should be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. Wherever possible, new additions or alterations to structure shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

COMMENTS:

It has not yet been determined if the firestair will be required to meet the building code. If it is determined that the firestair is not required, the second-level window will remain intact. The building has a new use as office spaces, so new parking for daily users is requested given that the closest parking deck is at Locust Street and Summer Place.

STAFF FINDINGS:

1. The south façade of the building originally had two levels of open porches or "balconies."
2. The metal firestair was installed sometime prior to 1982 and inappropriately altered the south façade, along with brick infill of windows.
3. Although the porch balconies are proposed to be infilled with glass, the removal of the firestair would be more sympathetic to the original design.
4. The glass tinted glass will screen the office use within.
5. The new firestair on the west side will be somewhat visible from Broadway and from Western Avenue, especially since two trees had be removed.
6. An original window would be required to be replaced with a fire door (the original window opening would be enlarged). However, the firestair can be removed in the future without destroying substantial additional historic fabric. The exit door would be designed to match the existing panelled front entry door on the north side of the building.
7. The proposed new firestair will have structural support of brick to match the existing brick on the building
8. The firestair could be located on the east side of the building; however, it would intrude upon an important feature of the campus, which is a grassed green space with heavy tree cover.

► **STAFF RECOMMENDATION:**

Approval is recommended with the condition that confirmation is provided that possibilities for reducing the size of the parking lots have been exhausted. Additionally, the parking lot is to be landscaped with vegetation around the perimeter, especially along Broadway, and as much landscaping as possible is to be incorporated internally to the parking lot. A landscape plan will be required prior to final approval.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION

Please print all information:

1. APPLICANT NAME: DANIEL SCOTT COOPER / SPARKMAN & ASSOC. ARCHITECTS

Address: 3991 MIDLAND AVENUE

Telephone: 865.584.9885 E-mail address: daniel@sparkmanarchitect.com

Relationship to Owner: CLIENT REPRESENTATIVE

2. OWNER NAME: LMU DUNCAN SCHOOL OF LAW

Address: 601 W. SUMMIT HILL DR., KNOXVILLE, TN 37902

Telephone: 865.545.5300 E-mail address: _____

3. LOCATION OF PROPERTY:

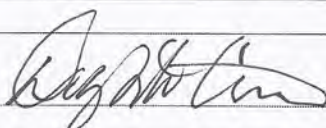
Address: 601 W. SUMMIT HILL DR. Tax ID/Lot/Parcel No: 094LC001

4. LEVEL OF WORK (circle Level)

- Level I Routine repair; replacement of deteriorated materials in-kind; removal of artificial siding; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure or a late addition; renewal of COA
- Level II Major replacement of materials or architectural elements; construction of an addition or outbuilding
- Level III Construction of a new primary building; subdivision of individually designated property
- Level IV Demolition or relocation of a contributing structure

5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

SEE ATTACHED DESCRIPTION OF WORK

6. SIGNATURE OF APPLICANT: 

Date: 9.28.15

Incomplete applications cannot be accepted.

Mail application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902; or Fax: (865) 215-2068; or E-mail to Kaye.Graybeal@knoxmpc.org
Phone: (865) 215-3795

FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			

Description of Work

Lincoln Memorial University Duncan School of Law

601 W. Summit Hill Dr., Knoxville

Proposed work to historic building to include:

1. Removal of existing non-historic steel stairs on outside of building, where balconies once were; replacement of former balcony floors; and glassing in new balcony spaces and basement-level openings, for use as office spaces, with dark-tinted glass. New glass wall shall be placed behind the existing balcony railing, to preserve the appearance of the balconies.
2. Construction of additional parking on western side of the building.

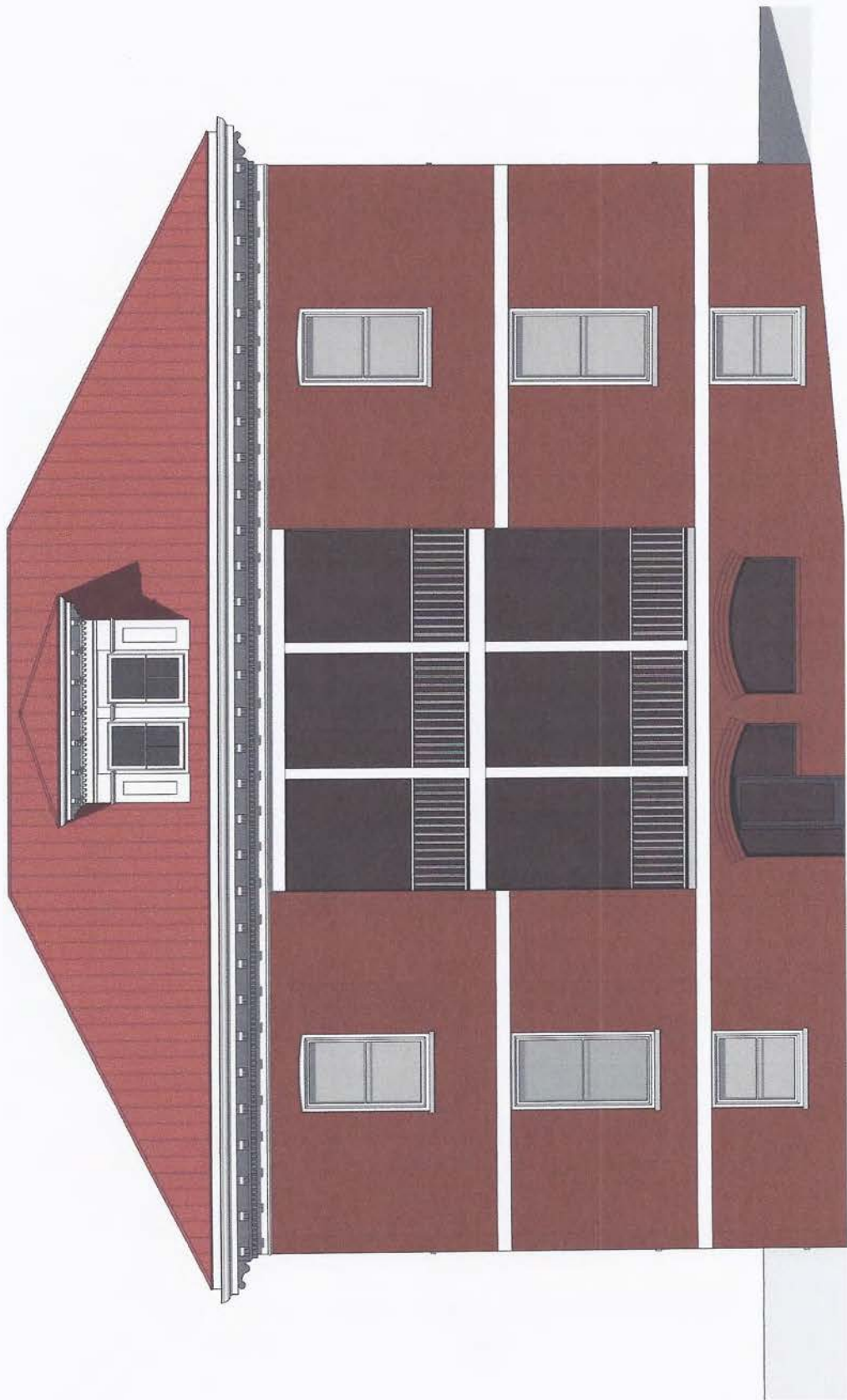


Contemporary photo of building, showing south elevation.



Non-historic steel stair to be removed







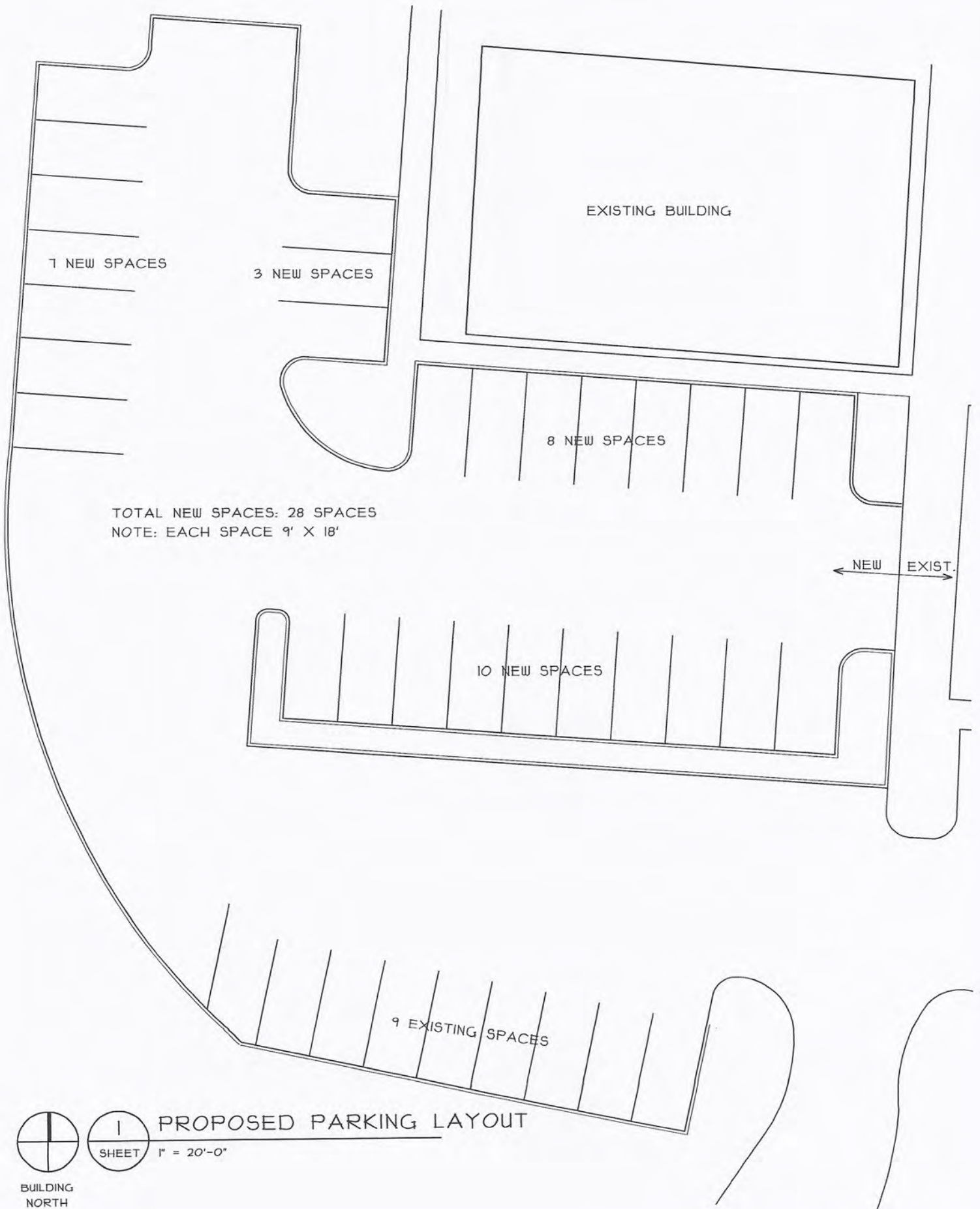
BUILDING
NORTH



SHEET

EXISTING PARKING LAYOUT

1" = 20'-0"



TOTAL NEW SPACES: 28 SPACES
NOTE: EACH SPACE 9' X 18'

← NEW EXIST. →



1
SHEET

PROPOSED PARKING LAYOUT

1" = 20'-0"

BUILDING
NORTH



Gray and Bronze Tinted Glasses



*Victory Building
Location: Little Rock, AK
Products: Solargray®/Solarban® 60 Glass*

*Architect: Cromwell Architects Engineers
Glazing Contractor: Ace Glass
Glass Fabricator: Trulite Glass and Aluminum Solutions*

Aesthetic Description

Gray and bronze tinted glasses have long been popular with architects because of their ability to harmonize with other building materials and add sleekness to building profiles. PPG offers three distinct gray tints with varying levels of visible light transmittance (VLT), including ultra-neutral, light-gray **Optigray**® glass, cool-gray **Solargray**® glass and dark-gray **Graylite**® II glass – along with classic **Solarbronze**® glass, which architects have specified for commercial buildings for more than 40 years.

For a broader aesthetic palette, some PPG gray and bronze tinted glasses are available with reflective **Solarcool**® glass coating.

Performance Characteristics

Versatile gray and bronze tinted glasses are available with **Solarban**® solar control, low-e glasses or combined in insulating glass with **Sungate**® passive low-e glasses to fulfill a wide range of performance demands.

Fabrication and Availability

Gray and bronze tinted glasses, as well as **Solarban**® and **Sungate**® low-e glasses, provide maximum processing flexibility and can be easily laminated, tempered or heat-strengthened to satisfy increased strength or safety glazing requirements. Tinted and **Sungate**® glasses are available from hundreds of PPG-qualified glass fabricators in the U.S., Canada and throughout the world. **Solarban**® low-e glasses are available through the **PPG Certified Fabricator**® Network.



Additional Resources
Ecological Solutions from PPG™



encompass a number of environmentally sustainable architectural glass products, including uncoated gray and bronze tinted glasses, and those with **Solarcool®**, **Solarban®** and **Sungate®** glass coatings. For more information, or to obtain samples of any PPG tinted glass product, call 888-PPG-IDEA (774-4332) or visit www.ppgideascales.com.

PPG is the first U.S. float glass manufacturer to have its products recognized by the **Cradle to Cradle Certified™** program, and offers more C2C-certified architectural glasses than any other float glass manufacturer.

Glass Type (Coating if Any (Surface) Glass) Outdoor Lite: + Indoor Lite:	Transmittance ²			Reflectance ²		U-Value ³ NFRC (BTU/hr·ft ² ·°F)		European U-Value ⁴ EN 673 (W/m ² ·°C)	Shading Coefficient ⁵	Solar Heat Gain Coefficient ⁶	Light to Solar Gain (LSG) ⁷
	Ultra-violet %	Visible %	Total Solar Energy %	Exterior Light %	Interior Light %	Winter Night-time	Summer Day-time				
Monolithic (6mm)											
OPTIGRAY	33	63	51	6	6	1.02	0.93	5.2	0.74	0.64	0.98
SOLARGRAY	24	44	42	6	6	1.02	0.93	5.8	0.67	0.58	0.76
SOLARBRONZE	25	53	50	6	6	1.02	0.93	5.8	0.73	0.63	0.84
GRAYLITE II	2	9	8	4	5	1.02	0.93	5.8	0.41	0.36	0.25
Insulating Vision Unit Performance Comparisons 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites											
OPTIGRAY GLASS											
SOLARBAN 70XL (2) OPTIGRAY + Clear	4	47	18	8	12	0.28	0.26	1.5	0.28	0.24	1.96
SOLARBAN 67 (2) OPTIGRAY + Clear	6	38	17	12	15	0.29	0.27	1.5	0.27	0.24	1.58
SOLARBAN 60 (2) OPTIGRAY + Clear	10	50	23	8	11	0.29	0.27	1.5	0.35	0.30	1.67
SOLARBAN R100 (2) OPTIGRAY + Clear	6	29	13	18	13	0.29	0.27	1.5	0.22	0.20	1.45
OPTIGRAY + SOLARBAN 70XL (3)	3	45	17	9	11	0.28	0.26	1.5	0.33	0.29	1.55
OPTIGRAY + SOLARBAN 67 (3) Clear	6	38	17	10	18	0.29	0.27	1.5	0.36	0.32	1.19
OPTIGRAY + SOLARBAN 60 (3) Clear	10	50	23	8	9	0.29	0.27	1.5	0.40	0.35	1.43
OPTIGRAY + SUNGATE 400 (3) Clear	16	54	34	9	12	0.32	0.31	1.8	0.52	0.46	1.17
SOLARGRAY GLASS											
SOLARBAN 70XL (2) + SOLARGRAY + Clear	3	34	13	6	12	0.28	0.26	1.5	0.23	0.20	1.70
SOLARBAN 67 (2) SOLARGRAY + Clear	5	27	13	8	15	0.29	0.27	1.6	0.23	0.20	1.35
SOLARBAN 60 (2) SOLARGRAY + Clear	8	35	18	6	10	0.29	0.27	1.6	0.29	0.25	1.40
SOLARBAN R100 (2) SOLARGRAY + Clear	5	21	10	12	13	0.29	0.27	1.6	0.19	0.17	1.24
SOLARGRAY + SOLARBAN 70XL (3)	2	32	13	7	11	0.28	0.26	1.5	0.27	0.24	1.33
SOLARGRAY + SOLARBAN 67 (3) Clear	5	27	13	8	18	0.29	0.27	1.6	0.30	0.26	1.04
SOLARGRAY + SOLARBAN 60 (3) Clear	8	35	18	7	9	0.29	0.27	1.6	0.33	0.29	1.21
SOLARGRAY + SUNGATE 400 (3) Clear	12	38	27	7	12	0.32	0.31	1.8	0.44	0.43	0.97
SOLARBRONZE GLASS											
SOLARBAN 70XL (2) SOLARBRONZE + Clear	3	40	15	7	12	0.28	0.26	1.5	0.25	0.21	1.90
SOLARBAN 67 (2) SOLARBRONZE + Clear	5	32	15	10	15	0.29	0.27	1.6	0.25	0.22	1.45
SOLARBAN 60 (2) SOLARBRONZE + Clear	8	42	21	7	11	0.29	0.27	1.6	0.32	0.28	1.50
SOLARBAN R100 (2) SOLARBRONZE + Clear	5	25	11	15	13	0.29	0.27	1.6	0.21	0.18	1.39
SOLARBRONZE + SOLARBAN 70XL (3)	3	38	15	8	11	0.28	0.26	1.5	0.30	0.26	1.46
SOLARBRONZE + SOLARBAN 67 (3) Clear	5	32	15	9	18	0.29	0.27	1.6	0.33	0.29	1.10
SOLARBRONZE + SOLARBAN 60 (3) Clear	8	42	21	7	9	0.29	0.27	1.6	0.37	0.32	1.31
SOLARBRONZE + SUNGATE 400 (3) Clear	12	46	32	8	12	0.32	0.31	1.8	0.50	0.44	1.05
GRAYLITE II GLASS											
GRAYLITE II + SOLARBAN 70XL (3)	0	6	3	4	10	0.28	0.26	1.5	0.13	0.11	0.55
GRAYLITE II + SOLARBAN 67 (3) Clear	0	5	3	4	18	0.29	0.27	1.6	0.14	0.12	0.42
GRAYLITE II + SOLARBAN 60 (3) Clear	1	7	4	4	8	0.29	0.27	1.6	0.14	0.13	0.54
GRAYLITE II + SUNGATE 400 (3) Clear	1	8	5	4	11	0.32	0.31	1.8	0.17	0.15	0.53

All performance data calculated using LBNL Window 6.3 software and represents center of glass performance data. European U-values are calculated using WinDat version 3.0.1 software. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit www.ppgideascales.com or request our Architectural Glass Catalog.

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NEW FIRE STAIR TO BE CONSTRUCTED

FIRE STAIR TO BE REMOVED

601 N. SUMMIT HILL AVE., DUNCAN LAW SCHOOL 10.15.2015



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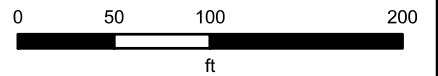
601 W. Summit Hill Drive

Duncan School of Law
H-1 Overlay

Knoxville - Knox County - KUB Geographic Information System



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Duncan Law School – South side facing Summit Hill



Duncan Law School – Closer view of south-facing side with balconies



Duncan Law School – Parking lot and landscaping along south side



Duncan Law School – Parking lot and landscaping along south side and to the east



Duncan Law School – South side showing late-added fire escape in open balcony area



Duncan Law School – West and south sides showing location of proposed additional parking



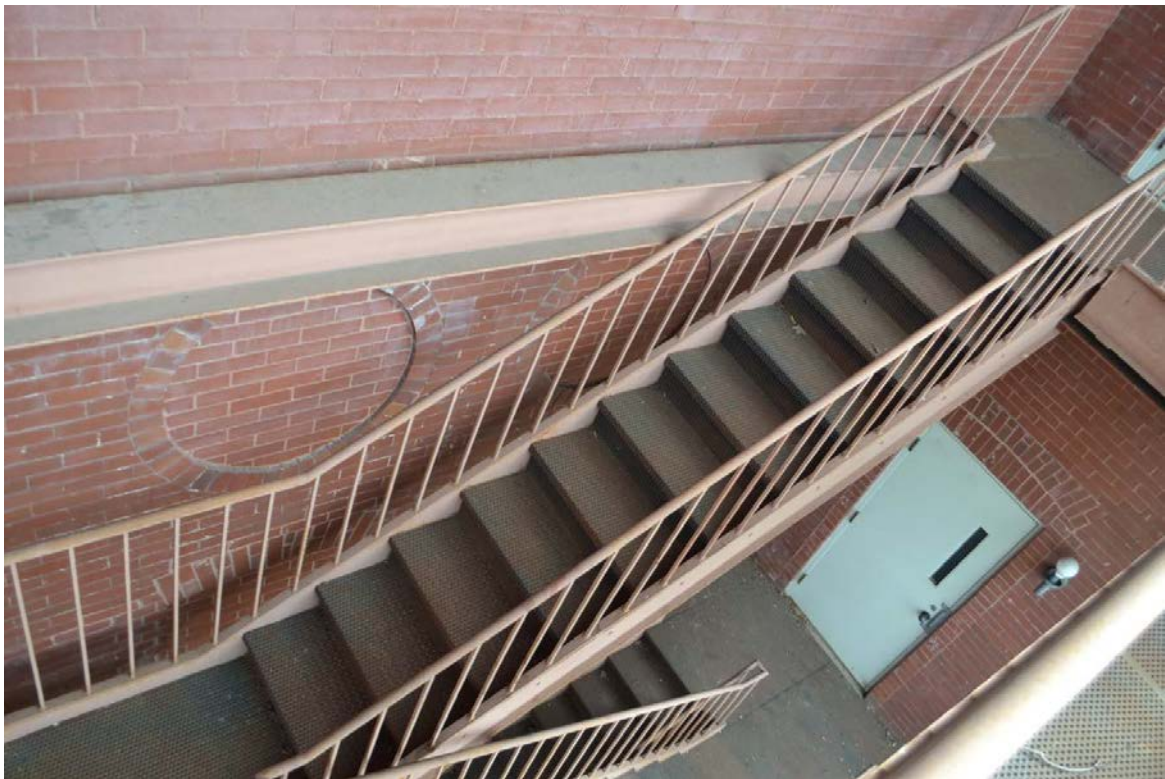
Duncan Law School – West side showing proposed location of fire escape



Duncan Law School – North side showing main entry



Duncan Law School – Fire escape (to be removed) in atrium space showing brick-infilled windows



Duncan Law School – Fire escape in atrium space to be removed