



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

PROPERTY ADDRESS: 140 Major Reynolds Place 37919
DISTRICT: Knollwood Individual Landmark H-1

FILE NO.: 9-D-16-HZ

MEETING DATE: 9/15/2016
APPLICANT: Michael Brady, Inc. : Valerie Nipper (architect)
LEVEL OF WORK: Level II. Construction of addition

PROPERTY DESCRIPTION: Knollwood Building: Federal (1851);Wallace & Wallace Office Building (1997)
The 1851 Federal-style mansion was modified with Neoclassical Revival details in 1888. It is a two-story brick building with a hipped roof of slate shingles. The front elevation of the mansion has three bays.

► **DESCRIPTION OF WORK:**

Construct a two-story addition on the north side (rear) of a 1997 office building that is located to the east of the Knollwood Mansion. The exterior materials are to match the 1997 building, including the brick, windows, and other architectural elements and details.

► **APPLICABLE DESIGN GUIDELINES:**

Design Guidelines for Knollwood Mansion H-1

These guidelines are intended to allow a sensitive development of the site providing space for commercial buildings, while also preserving while preserving the setting of Knollwood.

- Buildings in the commercial area to the sides of the site must be designed with articulated bays. The intent of including these articulations is to reduce the apparent size of the new construction on site.
 - The design of new buildings constructed on site must be sympathetic in materials and construction to Knollwood.
-

COMMENTS:

STAFF FINDINGS:

1. The proposed addition is located on the rear (north side) of the 1997 office building to the east of the mansion.
2. The addition will not be highly visible from the mansion.
2. The addition is designed with articulated bays which reduce the apparent massing of the addition.
3. The design is compatible with that of the mansion and does not overwhelm it.
4. The brick masonry materials are compatible with those of the mansion.

► **STAFF RECOMMENDATION:**

Staff recommends approval.

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

Please print all information:

1. **NAME OF APPLICANT:** MICHAEL BRADY INC.
Address: 299 NORTH WEISGARBER ROAD, KNOXVILLE, TN 37919
Telephone: (865) 584-0999 E-mail address: Valerien@mbiarch.com
Relationship to Owner: OWNER'S REPRESENTATIVE / ARCHITECT

2. **NAME OF OWNER:** WALLACE & WALLACE PROPERTIES
Address: 140 MAJOR REYNOLDS PLACE
Telephone: (865) 414-7102 E-mail address: Gwallace@cbwn.com

3. **LOCATION OF PROPERTY:**
Address: 140 MAJOR REYNOLDS PLACE Tax ID/Lot/Parcel No: 121AA02810

4. **LEVEL OF WORK** (circle Level)
- Level I Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure; renewal of COA
 - Level II Major replacement of materials or architectural elements; construction of 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.)

A TWO-STORY ADDITION TO THE EXISTING WALLACE & WALLACE OFFICE BUILDING. THE EXTERIOR MATERIALS ARE TO MATCH THE EXISTING BUILDING, INCLUDING THE BRICK, WINDOWS, AND OTHER ARCHITECTURAL ELEMENTS. THE ADDITION INCLUDES TWO NEW INTERIOR STAIRS ALONG WITH OFFICE AND CONFERENCE ROOM SPACES.

6. **SIGNATURE OF APPLICANT:** Valerie Nipper Date: 8-25-16

Return 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. **Incomplete applications will not be accepted.**

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

PROPERTY OWNER	
PROJECT OWNER:	WALLACE WALLACE REYNOLDS 140 MAJOR REYNOLDS PLACE NOKXILLE, TN 37919
CONTACT:	BRYAN WALLACE BRYAN@WALLACE.COM

PROPERTY INFORMATION	
PARCEL ID:	ST14M890
CITY BLOCK NO.:	47800
LOT NO.:	1274
CITY:	0111
PROPERTY ADDRESS:	140 MAJOR REYNOLDS PLACE, NOKXILLE, TN 37919
PROPERTIES:	STRAVAGE (CAH), WASHINGTON SQUARE (WATERBURY)

SITE/IMPERVIOUS AREA	
TOTAL SITE AREA:	1.4 ACRES
TOTAL IMPERVIOUS AREA:	16 ACRES
TOTAL PAVED AREA:	21 ACRES
TOTAL IMPERVIOUS/PAVED AREA:	37 ACRES

PARKING AND SQUARE FOOTAGE	
BUILDING SQUARE FOOTAGE:	11,900 SF
PERMITTED PARKING SPACES:	46
PERMITTED PARKING SPACES:	46
EXIST'G. SPACES:	3
TOTAL:	65

GENERAL NOTES	
1.	COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, ISSUED BY A.S.C. OF AMERICA, INC. AND THE DEPARTMENT OF LABOR, 28 CFR 1926.804.
2.	THE APPROPRIATE TRAFFIC CONTROL SIGNS AS DEFINED BY THE MANUAL ON THE SIGNAGE AND SIGNALING OF CONSTRUCTION SHALL BE PROPERLY MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION. ALL SIGNS SHALL BE REMOVED IMMEDIATELY AFTER THE WORK IS COMPLETED AND SHALL BE REMOVED IMMEDIATELY AFTER THE WORK IS COMPLETED.
3.	NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR OF ANY LIABILITY TO THE PUBLIC. THE CONTRACTOR SHALL MAINTAIN THE CONVENIENCE OF THE GENERAL PUBLIC.
4.	VERIFY THE LOCATIONS OF ALL PROPOSED ITEMS PRIOR TO COMMENCING CONSTRUCTION. NOTIFY IMMEDIATELY OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE CONSTRUCTION OF ANY ITEMS.
5.	ANY AREA THAT IS DETRIEVED OUTSIDE THE LIMITS OF CONSTRUCTION DURING CONSTRUCTION, NOTIFY IMMEDIATELY OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE CONSTRUCTION OF ANY ITEMS.
6.	O.C. IS TO COORDINATE THE BUILDING FOUNDATION PLAN WITH THE SITE PLAN AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE START OF CONSTRUCTION.
7.	O.C. IS TO COORDINATE ALL SITE GRADING AND DRAINAGE W/ DEVELOPER AND DEVELOPER'S ENGINEER TO ENSURE PROPER SITE DRAINAGE.
8.	AT NEW LANDSCAPING BLENDS TO BE RECONSTRUCTED DUE TO IMPROVING ADJACENT LANDSCAPING TO BE REPAIRED TO MATCH EXISTING.

DEMOLITION NOTES	
1.	ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO DEMOLITION. UTILITIES SHALL BE PROTECTED AND SHALL REMAIN IN PLACE UNTIL THE DEMOLITION IS COMPLETE. ALL UTILITIES SHALL BE PROTECTED AND SHALL REMAIN IN PLACE UNTIL THE DEMOLITION IS COMPLETE.
2.	CONTRACTOR SUBMITTING PROPOSALS SHALL DETERMINE THE QUANTITIES OF DEMOLITION WORK REQUIRED BY FIELD OBSERVATION OF THE BUILDING AND SITE. DEMOLITION WORK REQUIRED BY FIELD OBSERVATION OF THE BUILDING AND SITE SHALL BE INDICATED ON THE DEMOLITION PLAN. DEMOLITION WORK SHALL INCLUDE REMOVAL OF ALL STRUCTURAL MEMBERS, EXCEPT FOR FOUNDATION, FOUNDATION WALLS, AND CONCRETE FOUNDATION WALLS.
3.	DEMOLITION SCHEDULE TO THE PROJECT MANAGER PRIOR TO DEMOLITION OF THE BUILDING AND SITE. DEMOLITION SCHEDULE TO THE PROJECT MANAGER PRIOR TO DEMOLITION OF THE BUILDING AND SITE. DEMOLITION SCHEDULE TO THE PROJECT MANAGER PRIOR TO DEMOLITION OF THE BUILDING AND SITE.
4.	MAINTAIN TEMPORARY BARRICADES FOR PROTECTION OF JOB PERSONNEL AND THE PUBLIC. REMOVE BARRICADES AS WORK PROGRESSES AND RECONSTRUCT AS WORK PROGRESSES.
5.	CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES WITHIN THE CITY BLOCK NO. 47800. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES WITHIN THE CITY BLOCK NO. 47800. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES WITHIN THE CITY BLOCK NO. 47800.
6.	EXISTING UTILITIES KNOWN TO REMAIN SHALL BE KEPT IN SERVICE AND PROTECTED FROM DAMAGE DURING DEMOLITION OPERATIONS.
7.	DO NOT INTERRUPT EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED IN THE DEMOLITION PLAN. DO NOT INTERRUPT EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED IN THE DEMOLITION PLAN. DO NOT INTERRUPT EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED IN THE DEMOLITION PLAN.
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MBI
Michael Brady, Inc.
www.michaelbrady.com
909 N. WASHINGTON ST.
NOKXILLE, TN 37919
TEL: 615-895-1111
FAX: 615-895-1111

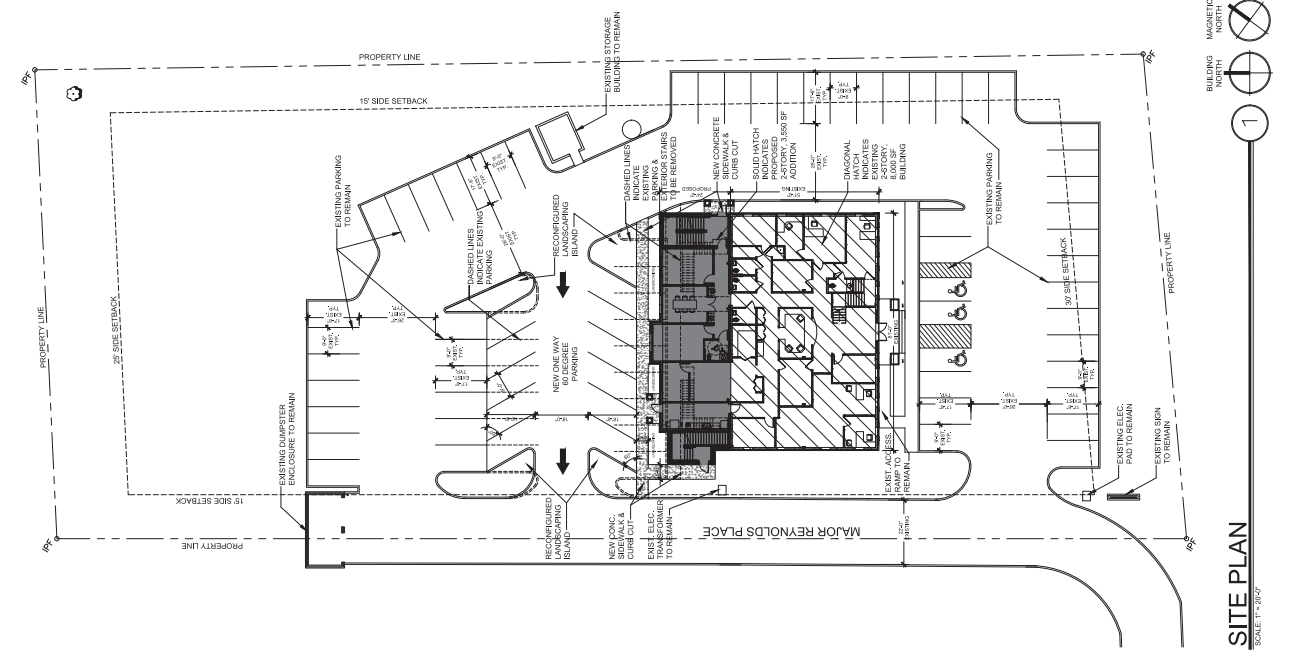
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THIS DRAWING HAS BEEN RELEAS...
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NOT FOR CONSTRUCTION OR PERMITS

WALLACE & WALLACE REALTY
140 MAJOR REYNOLDS PLACE
NOKXILLE, TN 37919

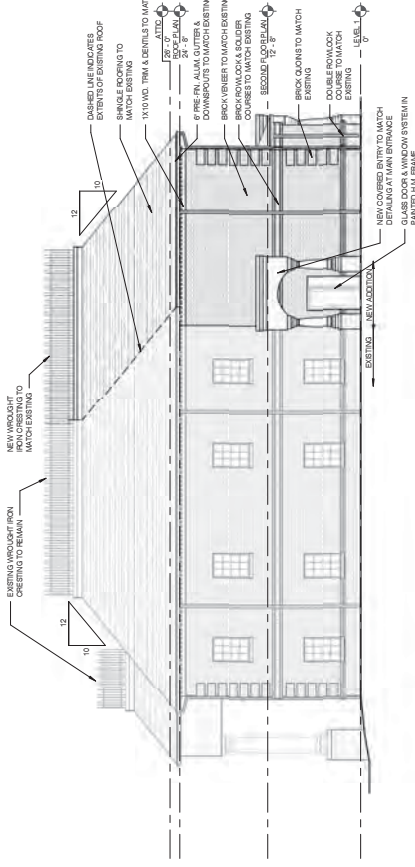
DATE: 8-25-2016
DESIGNED BY: CMG
DRAWN BY: VON
REVIEWED BY: CMG
CONTROL NO.: 162248
REVISIONS:

Sheet No. of C1.1



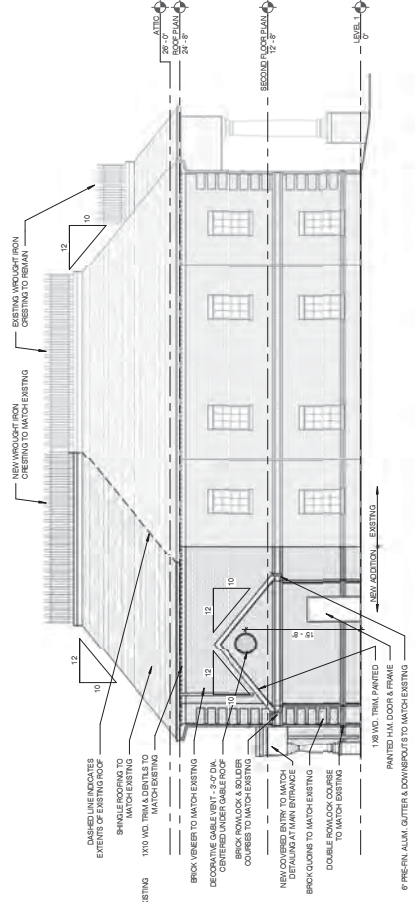
SITE PLAN
SCALE: 1/8" = 1'-0"

811
Know what's below.
Call before you dig.
In Tennessee call 811 or 1-800-351-1111



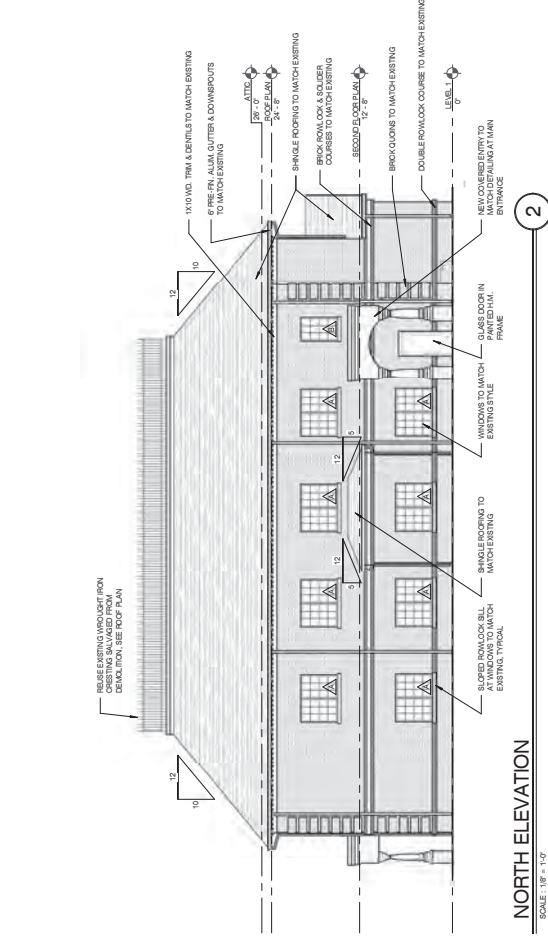
EAST ELEVATION
SCALE: 1/8" = 1'-0"

1



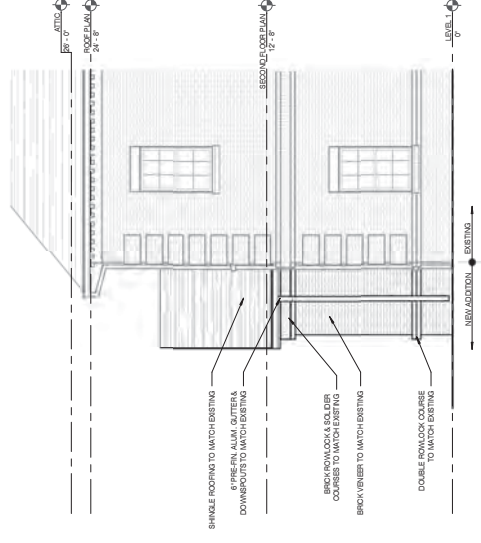
WEST ELEVATION
SCALE: 1/8" = 1'-0"

3



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2



PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

4

WALLACE & WALLACE REALTY
140 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919

A NEW ADDITION FOR

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THIS DRAWING HAS BEEN REVISIONED:
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 FOR PERMITTING ONLY
 FOR CONSTRUCTION ONLY
 FOR ARCHITECTURAL RECORDS
 DRAWING TITLE:
 EXTERIOR ELEVATIONS

Date: 08/25/2016
 Designed By: CMG
 Drawn By: CMG
 Reviewed By: CMG
 Comm. No. 160288
 Revisions:

Sheet No. of A4.1

MBI
 michael brady inc.
 architects - engineering - interiors
 299 N. WISSAMEN RD.
 KNOXVILLE, TENNESSEE 37919
 PHONE: 606.494.1913
 WWW: MICHAELBRADY.COM

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 CONCEPT BY: MICHAEL BRADY INC.

EXISTING PHOTOS

PROJECT: Wallace & Wallace Realty

ADDRESS: 140 Major Reynolds Place, Knoxville, TN 37919



Existing Front Entry (to remain)

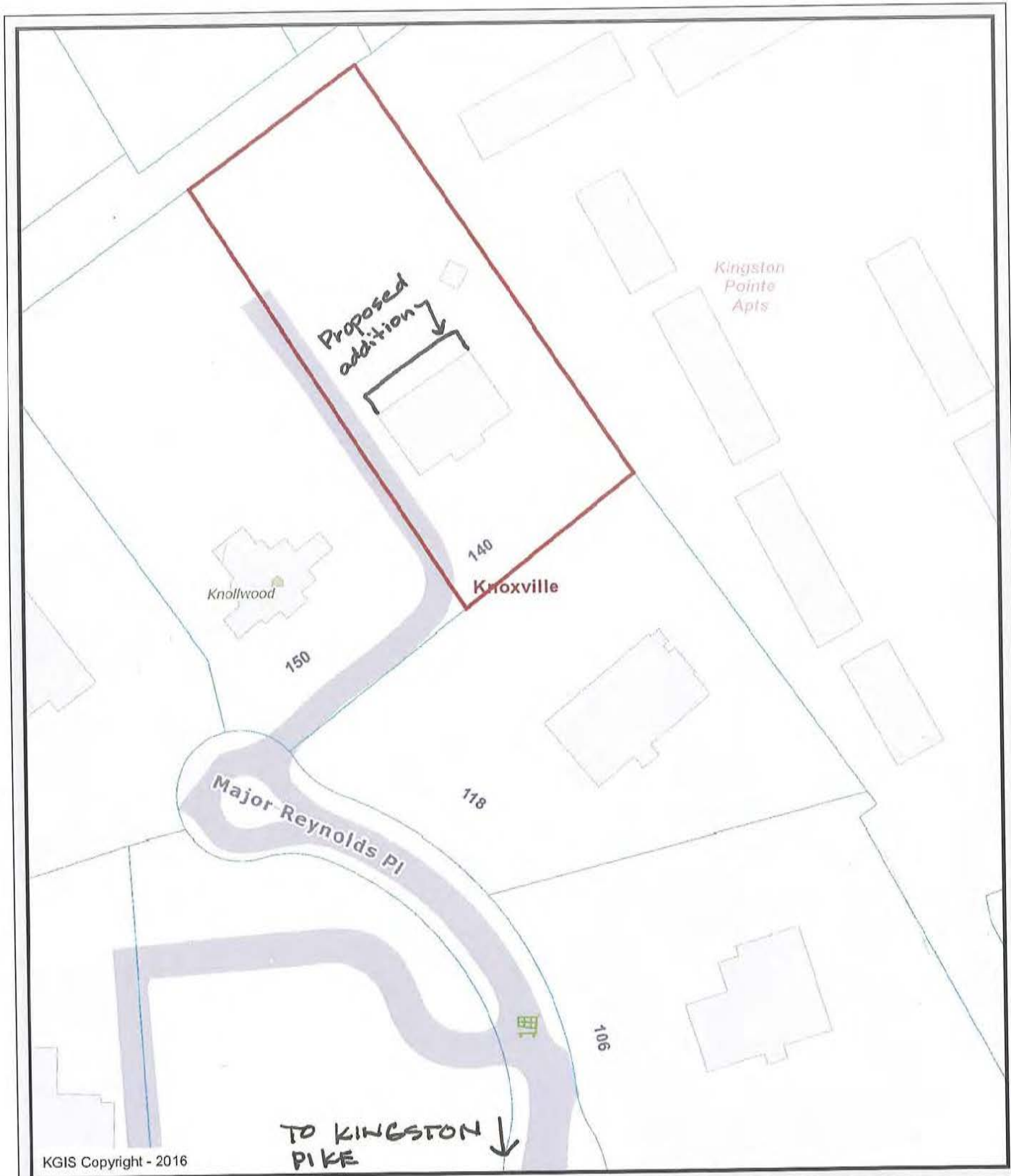


Existing Rear Entry (existing exterior stairs to be removed)

EXISTING PHOTOS



Existing East Elevation

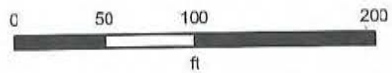


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Bearden Hill - Knollwood H-1
 140 Major Reynolds Place

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