



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

PROPERTY ADDRESS: 1 Market Square 37902

FILE NO.: 12-E-18-HZ

DISTRICT: Market Square H-1

MEETING DATE: 1/17/2019

APPLICANT: Phillip Welker (Chief Manager)

LEVEL OF WORK: Level II. Window Replacement (Postponed from the December 20th HZC meeting)

PROPERTY DESCRIPTION: Vernacular Commercial (c. 1880)

Peter D. Kern Building. Three-story, three-bay brick building with similar design on each corner façade. Bracketed ornamental metal cornice. Segmental arched replacement windows. Ornamental metal window hoods. Ornamental brick string course between second and third stories. Applied keystones above windows. c. 1980 storefront. Entrance to upper stories on south elevation (407 Union). The first recorded occupancy of the building was by Peter Kern Co. bakers and confectioners in 1876.

► **DESCRIPTION OF WORK:**

Replacement of all windows except storefront, which are non-original c.1960s single-pane aluminum windows, with new insulated aluminum window system. Current windows are failing, are anodized bronze and square, mounted behind the rounded window opening tops. New windows will be square as well with black frames, but will provide a more appropriate fit. The mullions and muntins will be mounted on the inside and outside, and will exhibit the proportions of the original windows.

► **APPLICABLE DESIGN GUIDELINES:**

Market Square Design Guidelines and Designation Report, adopted by the Knoxville City Council on July 24, 2001.

B.Upper Story Design

- 1.If they are historic, second story windows should be retained, cleaned and repaired.
 - 2.If upper story windows have deteriorated and must be replaced, or have been removed in past remodeling, replacement windows shall match the size and shape of the original window openings, and shall be wood.
-

COMMENTS:

STAFF FINDINGS:

- 1) The building is a contributing building within the Market Square H-1 Overlay and the National Register Historic District.
- 2) The existing windows are single-pane aluminum and are not original and appear to have been installed during the 1960s.
- 3) The proposed windows will have a 2/2 configuration that will match the original windows.
- 4) The original window openings, which are segmentally-arched and have ornamental metal window hoods, are in tact. The replacement windows, which will have square tops, will be mounted behind the openings so that the original openings will still be visible.



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5) The scale of this corner building is much larger than the scale of the commonly more narrow two-and-three story buildings in Market Square, rendering it with 68 upper-story windows as opposed to the more typically 3 upper-story windows

6) Metal can be an appropriate material for the large-scale buildings on Market Square when it is treated with an appropriate finish. The proposed finish of a dark bronze or anodized finish is appropriate for this building. This material will facilitate the ability to replace all 68 windows with those that are appropriately mulled and muntined, and therefore having a more appropriate appearance than the existing windows.

7) The guidelines state that replacement windows shall match the size and shape of the original window openings. In this case, the original windows have been removed and the former replacement windows were installed in such a way that the original window opening is maintained and not obscured. Therefore, staff recommends waiving the guideline that the window itself is of the same shape as the original since it will appear to be, as mounted behind the original opening.

► **STAFF RECOMMENDATION:**

Staff recommends approval, with upon further research by the architect, any modifications to the proposal for wood or composite arched frames being approved by staff.

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

Please print all information:

1. **NAME OF APPLICANT:** Philip Welker

Address: 401 Union Street, 2FL, Nashville, TN 37219

Telephone: 917-325-4055 E-mail address: philip@bna-re.com

Relationship to Owner: Chief Manager

2. **NAME OF OWNER:** The Oliver Hotel

Address: 407 Union Street, Knoxville, TN 37902

Telephone: 865-521-0050 E-mail address: philip@bna-re.com

3. **LOCATION OF PROPERTY:**

Address: 407 Union Avenue Tax ID/Lot/Parcel No: 094LF01801

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.)

Replacement of all the windows, which are non-original c.1960s single-pane aluminum windows, with new insulated aluminum window system. Current windows are failing, are anodized bronze and square, behind the rounded window opening tops. New windows will be square as well with black frames, but provided better performance and more appropriate fit. The mullions & muntins will be on the inside and outside, and will reflect the muntin-mullion proportions of the original windows.

6. **SIGNATURE OF APPLICANT:**  Date: 30 Nov 2018

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.**

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Date Received _____	Approved _____	Disapproved _____	Approved As Modified _____
Date Acted On _____			



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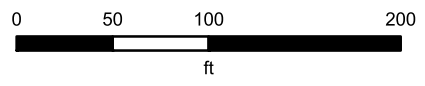
1 Market Square

Peter D.Kern Bldg. and Market Square

Knoxville - Knox County - KUB Geographic Information System



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1 Market Square/407 Union Avenue – Peter D. Kern Building

(Market Square elevation)

FACADE

NEW ENTRY



NEW PAINT



REFERENCE IMAGE







NORTHWEST GLASS

7616 Clinton Hwy. P.O. BOX 347 Powell, TN 37849
Phone: 865-938-5836 Fax: 865-947-4099

10/31/18

ATTN: Craig Bradford
Oliver Hotel
407 Union Ave.
Knoxville, TN

Regarding

**Cut Sheet as Requested for Proposed
Fixed Aluminum Windows
(Replacements)**

Jackie Reed

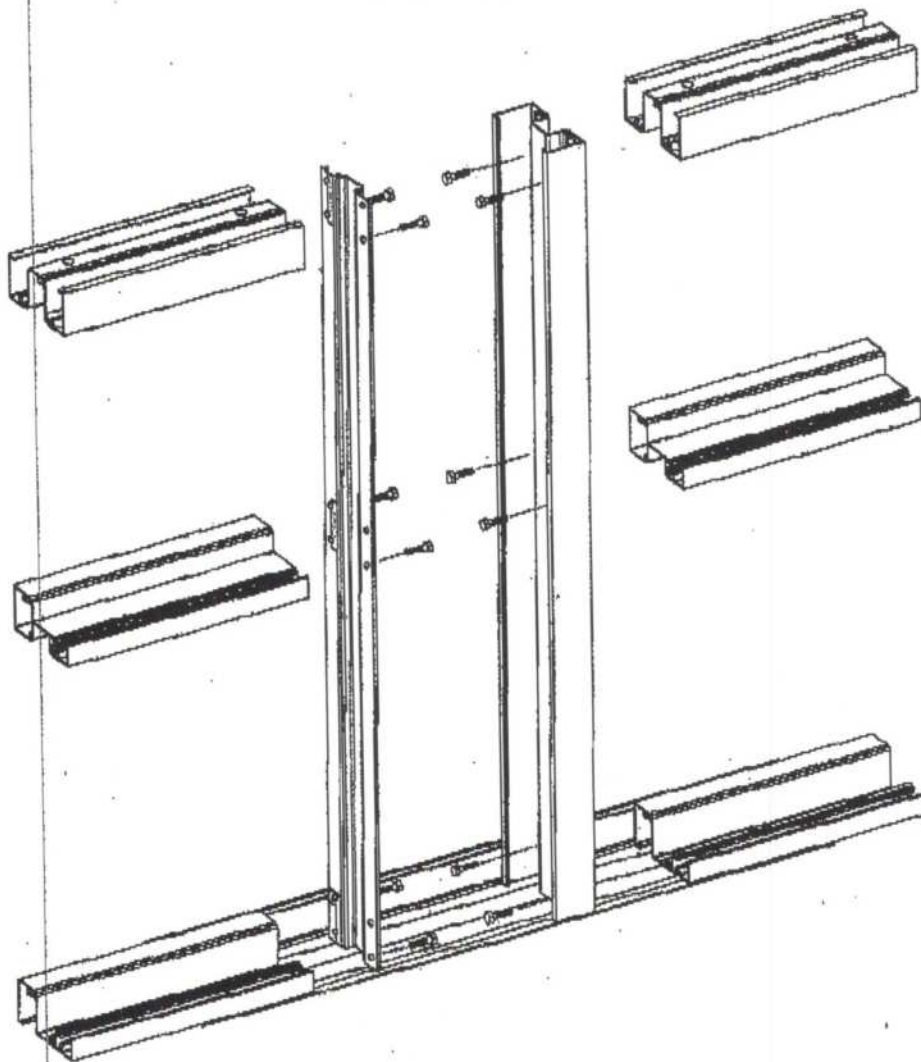


INSTALLATION INSTRUCTIONS

SERIES CT451 THERMAL

2" x 4½" STOREFRONT SYSTEM FOR 1" GLAZING

Exterior Glazed



501 E. Govan Street • Grenada, MS 38901 • 800.221.8408

vitroamerica.com • sales@vitroamerica.com

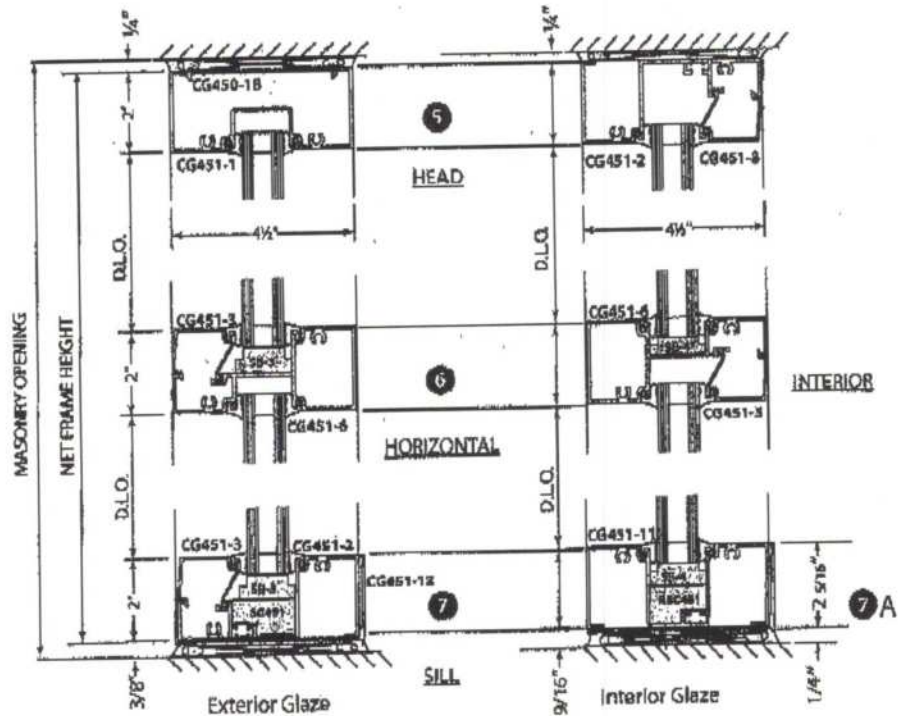
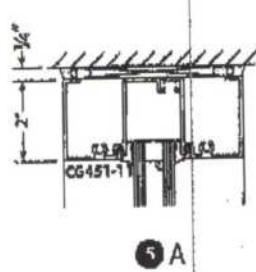
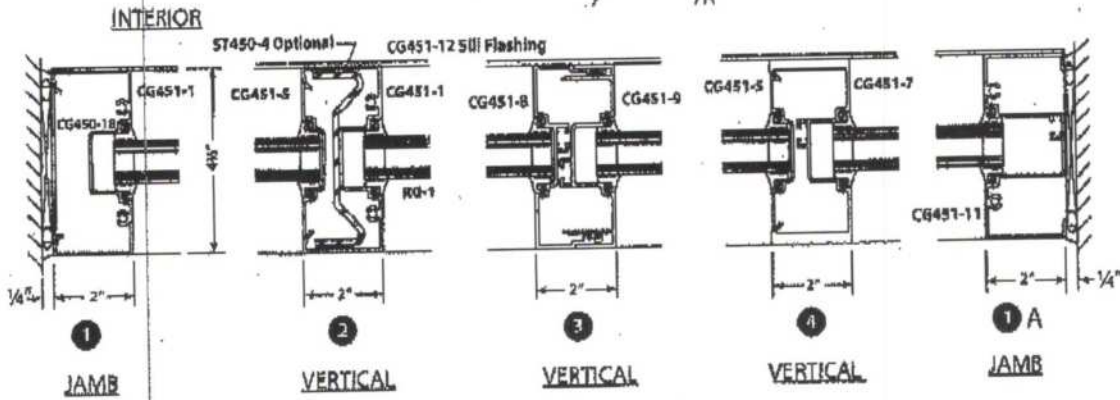
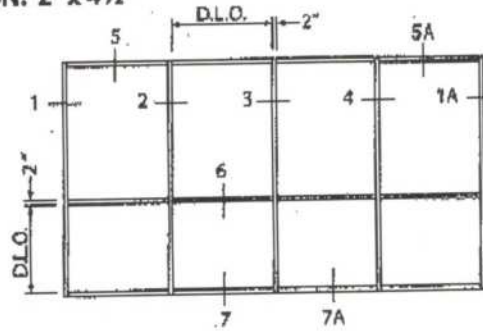
SERIES CG451² INSTALLATION INSTRUCTIONS



TYPICAL DETAILS AND ELEVATION: 2" x 4 1/2"

Glass Formula
D.L.O. + 7/8"

D.L.O. = Daylight Opening



Effective September, 2010

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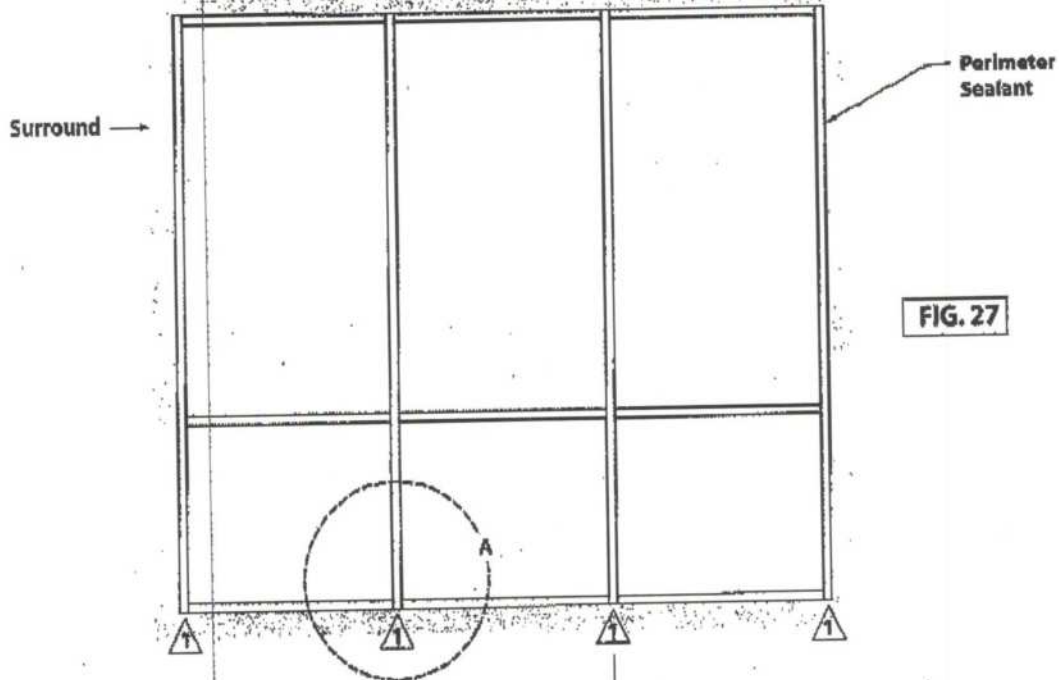
SERIES CG451S² INSTALLATION INSTRUCTIONS

STEP 18.

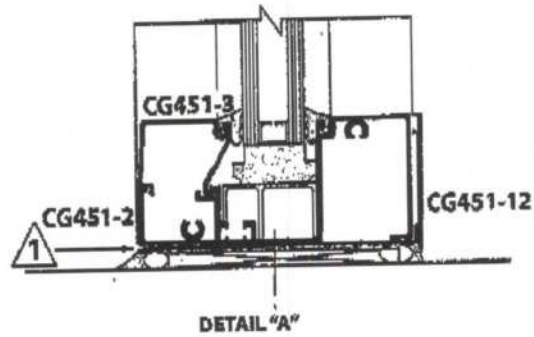
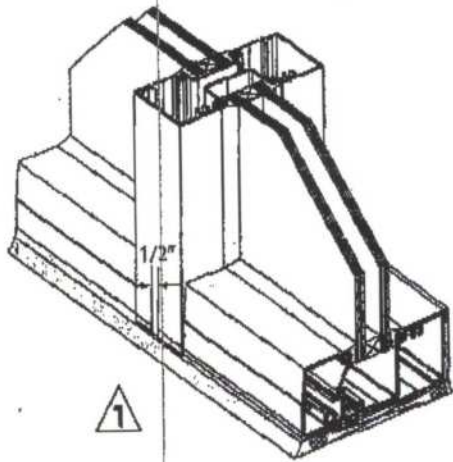
APPLY PERIMETER SEALANT.

Apply sealant as shown. Seal across intersection between sill and sill flashing. Leave approximately 1/2" to 3/4" gap in sealant for weepage where it overlaps onto vertical mullion as noted by symbol.

PERIMETER SEALANT



1/2" to 3/4" weep gaps in sealant at overlap onto vertical mullions

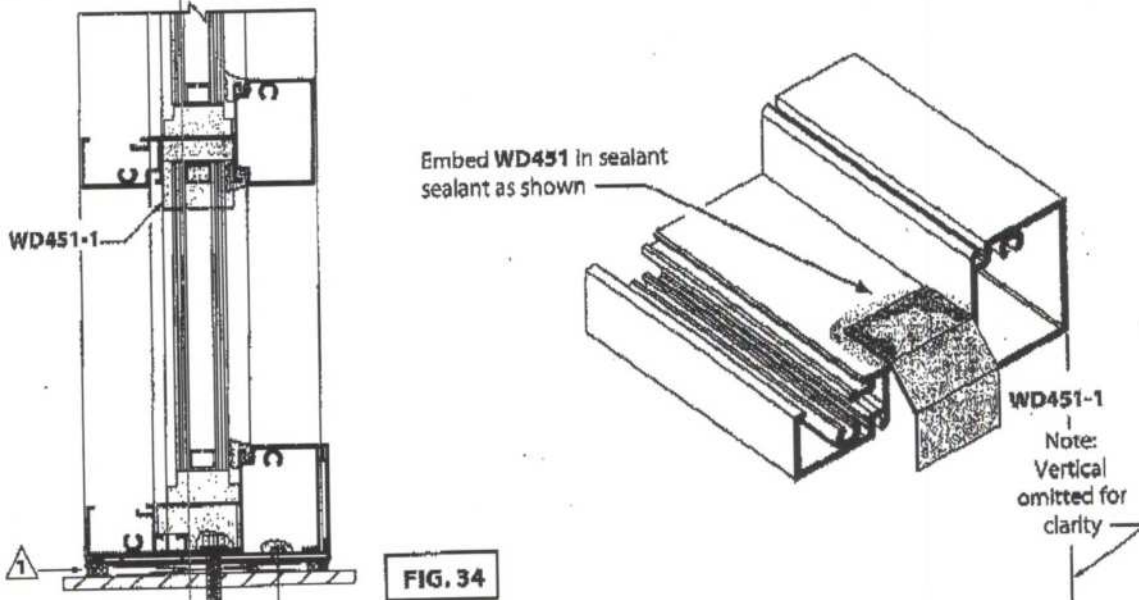




SERIES CG4515² INSTALLATION INSTRUCTIONS

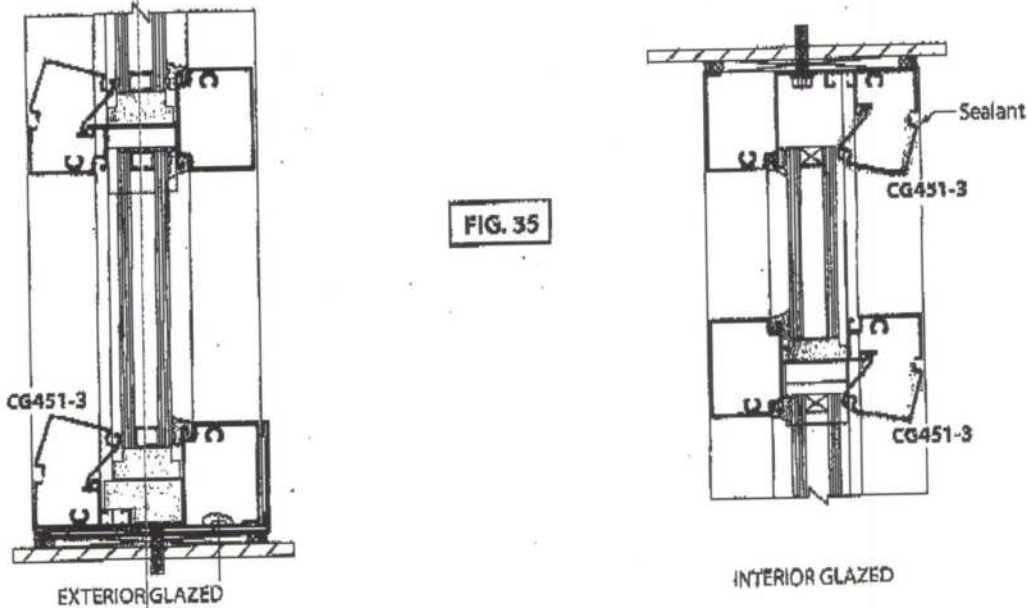
STEP 20

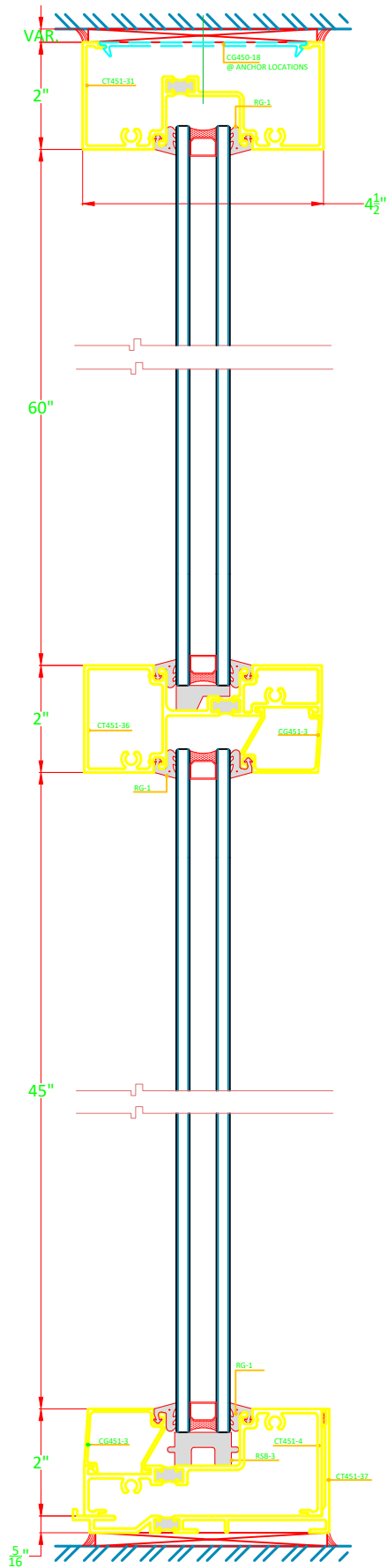
Install **WD451-1** water deflectors at each end of intermediate horizontals during sequential glazing process after the bottom lite of glass has been installed. Repeat process for each subsequent intermediate horizontal. Embed water deflectors in bed of sealant. See **FIG. 34**.



STEP 21.

Install snap-in glass stops. Apply sealant to ends of glass stops for interior glazing only. Install remaining glazing gaskets.



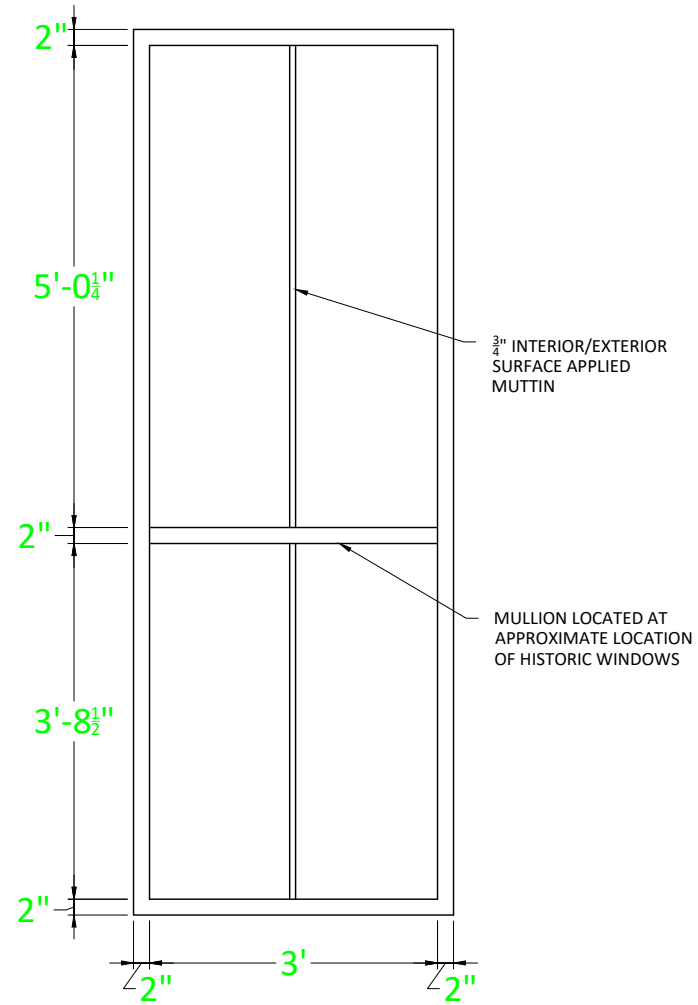


Proposed Window Section

Proposed Oliver Hotel Window Replacement



HISTORIC WINDOW



PROPOSED RECTANGULAR WINDOW
TO MATCH EXISTING WINDOW

NOTES:

1. EXISTING WINDOWS ARE RECTANGULAR WINDOWS MOUNTED BEHIND ARCHED BRICKED OPENINGS.
2. APPROXIMATE MEASUREMENTS CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE ORDERING WINDOWS
3. LOCATION OF MULLION TO MATCH HISTORIC VS CURRENT WINDOW