



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

PROPERTY LOCATION: 835 N. Central St. /
Parcel ID 94 D Q 032

FILE NO.: 11-H-19-HZ

DISTRICT: Morton McCrary Motors H-1 Individual Landmark

MEETING DATE: 11/21/2019

APPLICANT: Design Innovation Architects Cody Rau

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

PROPERTY DESCRIPTION: 20th C. Commercial (c.1921, renovations c.1936)

Two-story commercial structure. Façade (east) is five bays wide, featuring metal frame storefront windows on the first story and multi-light industrial windows on the second story. Bays are divided by engaged brick pilasters topped by concrete coping. Decorative brick and concrete detailing is centered above each bay. A parapet topped by concrete coping extends the full length of the façade. The south elevation features a metal helical ramp, an exterior brick chimney, and multi-light metal windows. Rear (west elevation) includes two large massings, with the leftmost massing projecting further towards the southwest. The north elevation features exposed concrete siding, with brick veneer on the second story, and a series of multi-light metal windows of various sizes on the first story.

► **DESCRIPTION OF WORK:**

Full rehabilitation and adaptive re-use of historic Morton-McCrary building. To include replacement of ground-level infill wall and windows to appear in-kind with existing. New windows at upper level where historic photos show previous openings. Addition of modern canopy and screen wall entrance off Pruett Place. Addition of wood deck at rear of building in place of existing concrete ramp. Repointing and repair of brick walls and concrete structure.

Scope of work to include:

- Cleaning, repointing, and repair of the existing exterior brick
- Installation of energy-compliant windows to replicate the historic steel windows
- Installation of windows in historic fenestrations along Pruett Place
- Exterior, black, up/down lighting to be installed along north, east, and south elevations, centered on existing brick columns
- Repair as necessary to plaster and concrete exterior features, including pilasters, columns, walls, headers/sills, roof coping, and decorative elements

North elevation (fronting Pruett Place):

- Installation of multi-light new clear tempered insulated storefront windows with applied muntins on first, second, third, fifth, and sixth bays. Third bay will be enlarged to replicate size from historic photos.
- New ground-level entrance on third bay. To feature an asymmetrical flat metal canopy, exterior signage, a flush metal panel screen wall on the second story, and a recessed storefront under building cover.

East elevation (façade, fronting N. Central St.):

- Replacement of non-original, first floor, storefront systems with new aluminum storefront systems. First, fourth, and fifth bays to feature single glazed doors topped by transoms.
- Non-original garage door on second bay to be replaced by new storefront system to match

South elevation:



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- Existing first-story windows to be replaced with 3' tall, rectangular transom windows
- Exterior plaster to be replaced with new EIFS system to match existing plaster
- On the recessed section, three new storefront entry systems, featuring glazed doors and transoms, will be installed to provide access to two-story deck. Two first-story systems will be approximately 16' wide and 12'-3" tall, and the one second-story system will be 16' wide by 9' tall.

West (rear) elevation:

- Removal of existing helical concrete ramp; replacement with a steel and composite wood-framed courtyard deck. Upper and lower levels of deck to be visually connected with landscaping and include installation of covered bike storage at grade.
- Secondary egress stair to be installed
- Two additional storefront systems to provide access to deck and egress stair

► **APPLICABLE DESIGN GUIDELINES:**

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

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

COMMENTS:

N/A

STAFF FINDINGS:

1. Repair and repainting of the historic masonry, and repair as necessary to exterior plaster and concrete features,



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DISTRICT: Morton McCrary Motors H-1 Individual Landmark

meets the SOI Standards for Rehabilitation. Replacement of the deteriorating plaster on the south and west elevations with EIFS to match the existing plaster in color and texture is appropriate.

2. The proposed replacement storefront systems on the north and east elevations utilize a design and materials more consistent with the historic fabric than the existing. Installation of additional storefront systems on the south and west elevations are located on less prominent elevations, necessary to provide access to the deck and egress stairs, and do not alter any character-defining historic features.

3. The installation of a new entrance along Pruett Place does not alter any original character-defining features or materials. The second-story metal panel screen wall, flat metal canopy, and recessed storefront are adequately differentiated from the historic fabric via materials that are unique but compatible with the structure.

4. The installation of new windows on the north elevation (fronting Pruett Place) replicates the fenestrations from historic photographs and the proposed windows feature a design and materials appropriate for the historic fabric.

5. The rectangular transom windows proposed for the south elevation are appropriately proportioned and compatible with the historic features of the overall building. The south and west elevations will be minimally visible from the public right-of-way.

5. While removal of the concrete helical ramp constitutes a substantial loss of a unique historic feature, the ramp has deteriorated to the extent that the cost of repair/reconstruction would negatively impact the overall rehabilitation work on the building as a whole. The applicant and staff have documented the ramp via photographs to mitigate the feature's loss.

6. The proposed two-story steel and wood deck is located on a secondary elevation, utilizes a minimal design with complementary materials, and does not detract from the overall historic integrity of the structure. The steel egress stair is also compatible with the historic fabric. Both of these elements could be removed without impairing the essential form of the building.

► STAFF RECOMMENDATION:

Staff recommends approval of the work as proposed.



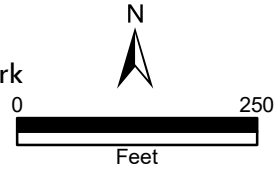
11-H-19-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



835 N. Central St. 37917
Morton McCrary Motors H-1 Individual Landmark

Original Print Date: 11/12/2019
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Design Innovation Architects Cody Rau





DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

DESIGN INNOVATION ARCHITECTS

Applicant

2019 / 11 / 04

NOVEMBER 21

11-H-19-HZ

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner Contractor Engineer Architect/Landscape Architect

CODY RAU

DIA

Name

Company

402 S. GAR ST.

KNOXVILLE

TN

37902

Address

City

State

Zip

865 243 8438

CRAUC@DIA-ARCH.COM

Phone

Email

CURRENT PROPERTY INFO

590 W. SUMMIT HILL DRIVE, #1005
KNOXVILLE TN 37902

BLUEPRINT GROUP LLC

888 440 1888

Owner Name (if different from applicant)

Owner Address

Owner Phone

835 N. CENTRAL ST.

#94DQ032

Property Address

Parcel ID

DOWNTOWN NORTH

C-3 / H-1

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

11/5/19

Staff Signature

Please Print

Date

Cody Rau

CODY RAU

2019 / 11 / 01

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs
- Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure
- Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

Brief description of work: _____

HISTORIC ZONING

Level 1:

- Signs
- Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials
- Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure
- Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: FULL RENOVATION AND ADAPTIVE RE-USE OF EXISTING HISTORIC BUILDING. TO INCLUDE REPLACEMENT OF GROUND LEVEL INFILL WALL & WINDOWS TO APPEAR IN-KIND WITH EXISTING. NEW WINDOWS AT UPPER LEVEL WHERE PREVIOUS HISTORIC PHOTOS SHOW OPENINGS. ADDITION OF MODERN CANOPY & SCREEN WALL ENTRANCE OFF FRONT PL.

Level 1:

- Driveways, parking pads, access point, garages or similar facilities
- Subdivisions

Level 2:

- Additions visible from the primary street
- Changes to porches visible from the primary street

Level 3:

- New primary structure
 - Site built
 - Modular
 - Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: _____

INFILL HOUSING

STAFF USE ONLY

ATTACHMENTS

- Downtown Design Checklist
- Historic Zoning Design Checklist
- Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500

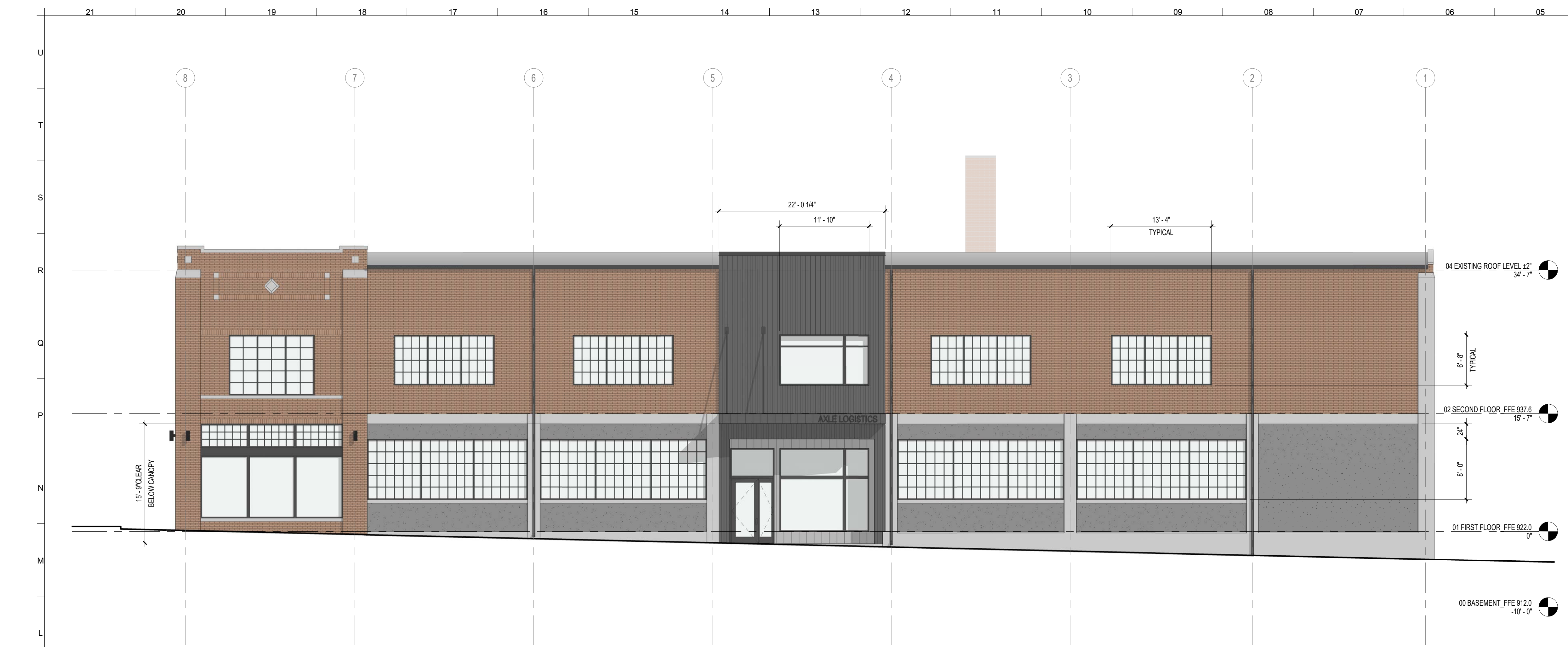
FEE 1:		TOTAL:
FEE 2:		
FEE 3:		

November 1, 2019

PROJECT DESCRIPTION

The proposed design for the planning, renovation, and adaptive reuse of the historic Morton McCrary Building at 835 N. Central Street is intended as the future home of Axle Logistics' offices, creating a new corporate headquarters for over 100 employees initially, while growing to upwards of 250 persons over the next 5 years. The project scope includes not only interior modifications, but also extensive exterior repairs to provide for a long life of this historic building. The project consists of "core and shell" improvements to not only preserve, but also recreate lost historic exterior elements and provide an opportunity for future tenant retail or restaurant within the building. Included in the scope of work are the life safety elements, mechanical, electrical, and plumbing upgrades required to meet current codes

Work for the exterior of the building shall include cleaning, re-pointing, and repair of the existing brick, as well as the installation of new energy compliant windows to replicate the historic look of the original steel windows. The current redesign also includes returning lost windows along Pruett Place from the original historic façade at the upper level. Exterior lighting will be added and maintained to highlight the primary elevations along Central Street and Pruett Place creating a landmark building for the district. As part of the latest value-engineering efforts, a new entrance is created at the ground-level of Pruett Place, highlighted by a metal canopy, exterior signage, addition of a metal panel "screen" wall above, and a recessed storefront under building cover at the existing sidewalk. At the rear alley side of the building, an existing helical concrete ramp is to be removed and replaced with a steel and composite wood framed courtyard deck. Upper and lower levels of the deck will be visually connected with landscaping and includes covered bike storage at grade with access to the secondary egress stair from the main building.



K21 BUILDING ELEVATION - NORTH
1/8" = 1'-0" PRUETT PLACE



A18 BUILDING ELEVATION - EAST
1/8" = 1'-0" N. CENTRAL STREET

GENERAL NOTES

- EXTERIOR ELEVATIONS
- A "C.J." INDICATES THE LOCATION OF A "CONTROL JOINT." "E.J." INDICATES THE LOCATION OF AN "EXPANSION JOINT."
 - B ALL MORTAR JOINTS TO BE CONCAVE UNLESS NOTED OTHERWISE.
 - C ALL EXTERIOR STEEL SHALL BE FULLY AND COMPLETELY PAINTED WITH HIGH PERFORMANCE COATINGS PRIOR TO INSTALLATION. VERIFY COLOR WITH ARCHITECT.
 - D COORDINATE ALL DEVICE ROUGH-INS TO CENTER IN FLUSH AREAS OF MASONRY, AVOIDING OVERLAPS WITH REVEALS, RECESSES, ETC. REFER TO PLANS, DETAILS, AND ENLARGED ELEVATIONS FOR SIZES AND DIMENSIONS.
 - E REFER TO WINDOW ELEVATIONS ON A500 SERIES SHEETS FOR SIZES AND TYPE OF GLAZING SYSTEMS.
 - F REFER TO DOOR SCHEDULE AND ELEVATIONS ON A600 SERIES SHEETS FOR SIZES AND TYPE OF DOORS AND FRAMES.
 - G REFER TO A600 SERIES SHEETS FOR GLAZING TYPES.
 - H REFER TO A6000 SERIES SHEETS FOR TYPICAL MASONRY AND METAL PANEL DETAILS.
 - I FOR MECHANICAL AND ELECTRICAL EQUIPMENT NOT SHOWN IN ELEVATIONS, REFER TO MECHANICAL AND ELECTRICAL.

KEYED NOTES

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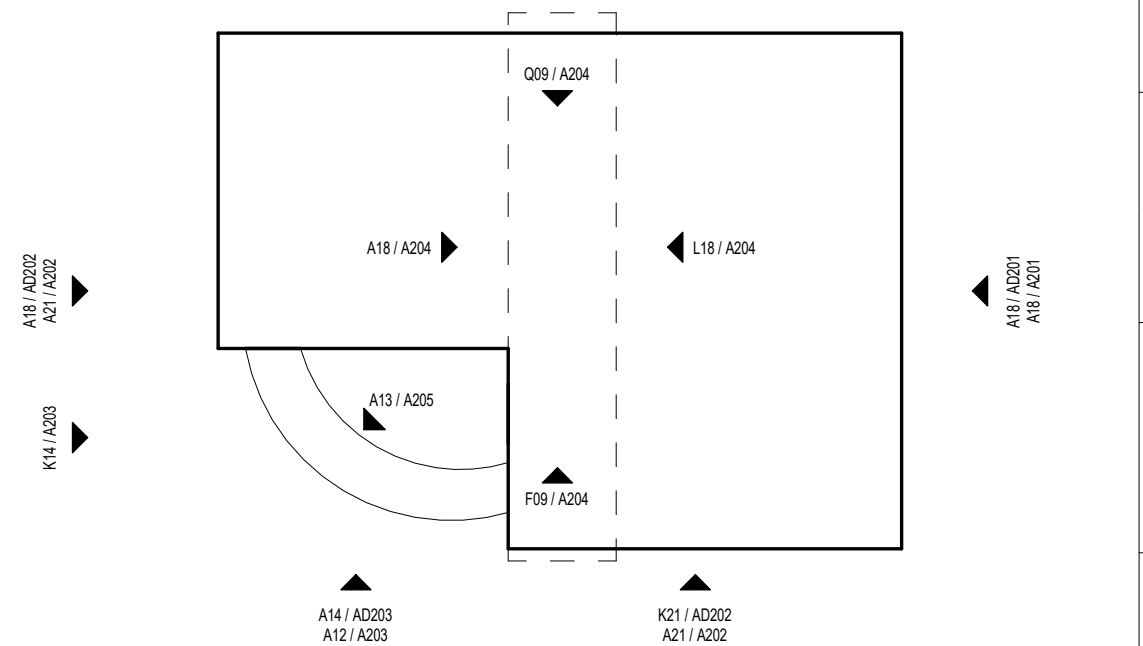
RENOVATION & ADDITION FOR:
BLUEPRINT GROUP, LLC. / AXLE LOGISTICS
HISTORIC MORTON MCRARY BUILDING
835 N. CENTRAL STREET, KNOXVILLE, TN 37917

NO.	ISSUED BY	DATE

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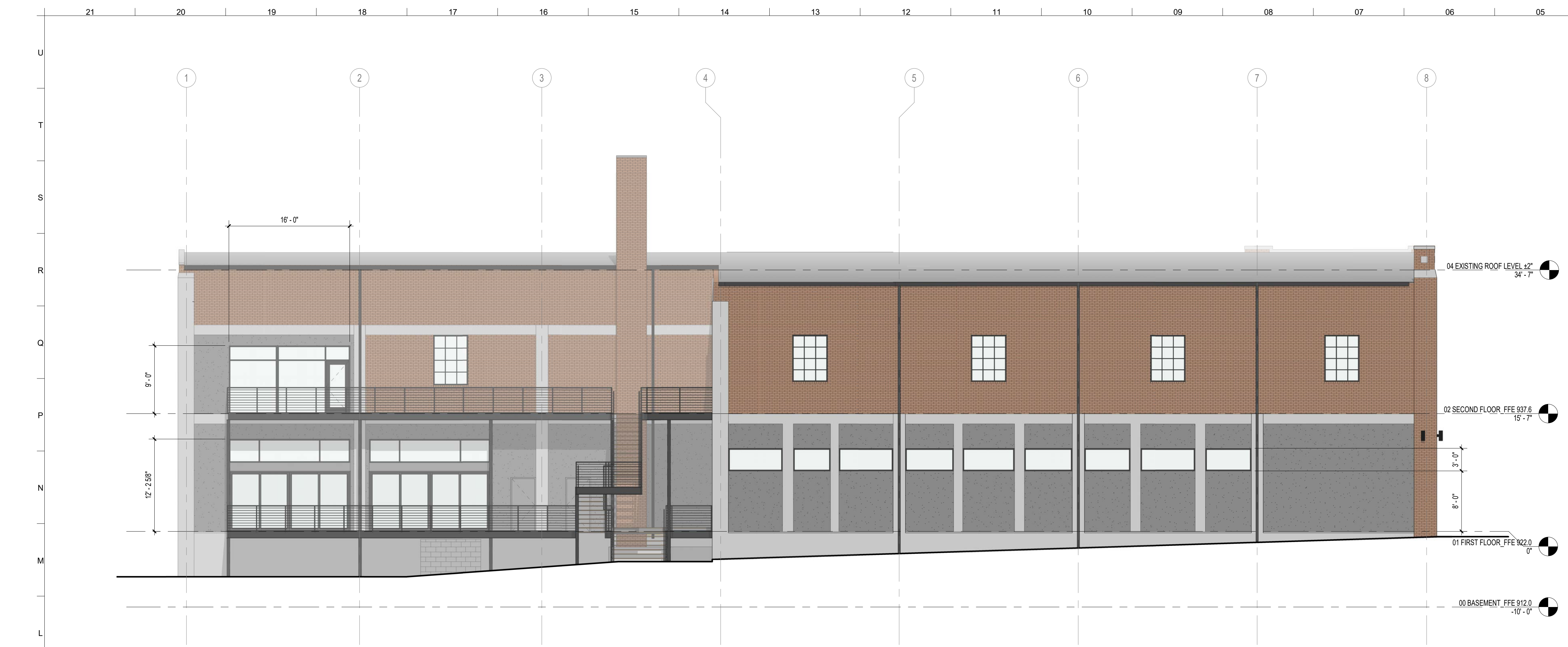
SHEET DESCRIPTION
EXTERIOR ELEVATIONS - NORTH & EAST

A201
PROJECT DATE: 2019-11-22
PROJECT NUMBER: 18030



A04 KEY PLAN
NOT TO SCALE

2019-11-04 9:19:02 AM



K21 BUILDING ELEVATION - SOUTH
1/8" = 1'-0" CLOSED PRIVATE ALLEY



A21 BUILDING ELEVATION - WEST
1/8" = 1'-0" PUBLIC ALLEY

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 - G REFER TO A600 SERIES SHEETS FOR GLAZING TYPES.
 - H REFER TO A6000 SERIES SHEETS FOR TYPICAL MASONRY AND METAL PANEL DETAILS.
 - I FOR MECHANICAL AND ELECTRICAL EQUIPMENT NOT SHOWN IN ELEVATIONS, REFER TO MECHANICAL AND ELECTRICAL.

KEYED NOTES

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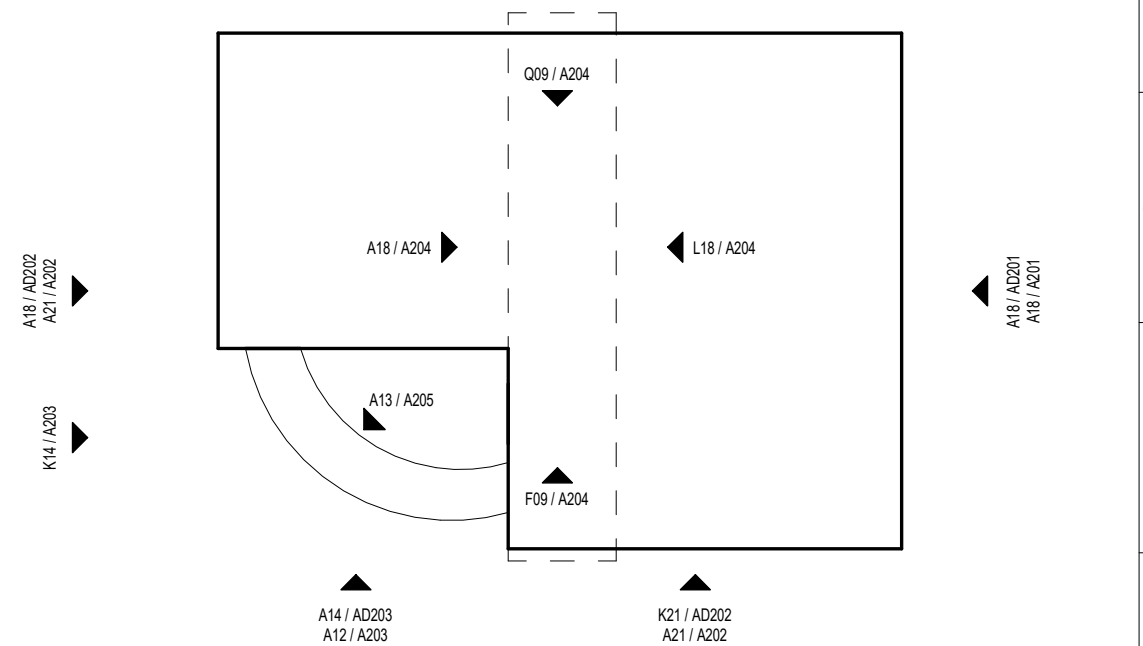
RENOVATION & ADDITION FOR:
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835 N. CENTRAL STREET, KNOXVILLE, TN 37917

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SHEET DESCRIPTION
EXTERIOR ELEVATIONS - SOUTH & WEST

A202
PROJECT DATE: 2019-11-22
PROJECT NUMBER: 18030

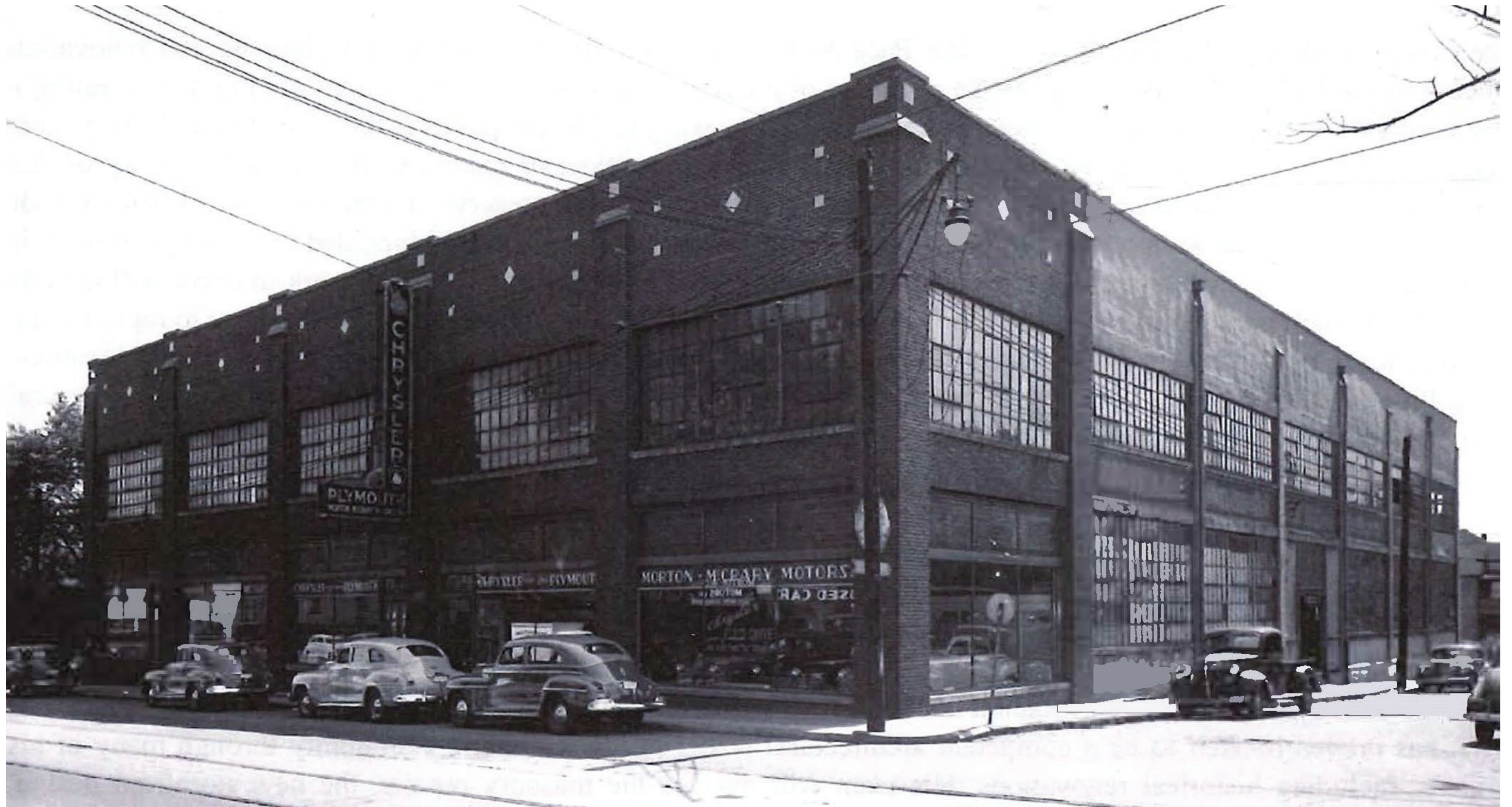


A04 KEY PLAN
NOT TO SCALE

KNOXVILLE HISTORIC ZONING COMMISSION

**HISTORIC MORTON McCRARY BUILDING
835 N. CENTRAL STREET**

**HZC RESUBMITTAL
NOVEMBER 21, 2019**



18030 - AXLE LOGISTICS
ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
MORTON McCRARY MOTORS, INC., 1936

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ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
HULL DOBBS FORD DEALERSHIP, 1958



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ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
NORTH EAST, CORNER OF N. CENTRAL & PRUETT



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ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
EXISTING NORTH ELEVATION, CORNER OF PRUETT & PUBLIC ALLEY



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ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
NORTH WEST, CORNER OF PRUETT & PUBLIC ALLEY



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ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
EXISTING WEST ELEVATION, ALONG PUBLIC ALLEY



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ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
SOUTH WEST, ALONG PUBLIC ALLEY



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ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
EXISTING COURTYARD & RAMP



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ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
EXISTING COURTYARD & RAMP



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ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
EXISTING COURTYARD & RAMP



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ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
SOUTH EAST, ALONG N. CENTRAL

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18030 - AXLE LOGISTICS
ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
PROPOSED NORTH ELEVATION, PRUETT PLACE



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ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
PROPOSED MAIN ENTRANCE, PRUETT PLACE



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ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
FUTURE TENANT RETAIL OR RESTAURANT, CORNER OF N. CENTRAL & PRUETT



18030 - AXLE LOGISTICS
ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
PROPOSED SIGNAGE & LIGHTING, CORNER OF N. CENTRAL & PRUETT

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ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
PROPOSED EAST ELEVATION, 835 N. CENTRAL

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ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
PROPOSED EAST ELEVATION, 835 N. CENTRAL

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18030 - AXLE LOGISTICS
ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
TYPICAL STOREFRONT ENTRANCE DETAIL, N. CENTRAL



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ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
PROPOSED SOUTH EAST ELEVATION, ALONG N. CENTRAL & CLOSED ALLEY



18030 - AXLE LOGISTICS
ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
PROPOSED PARTIAL SOUTH ELEVATION, CLOSED ALLEY



18030 - AXLE LOGISTICS
ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
PROPOSED COURTYARD & DECK, FROM SOUTH WEST ALLEY



18030 - AXLE LOGISTICS
ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
PROPOSED COURTYARD & DECK, FROM SOUTH WEST ALLEY



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ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
PROPOSED COURTYARD & DECK, FROM SOUTH WEST ALLEY



18030 - AXLE LOGISTICS
ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
PROPOSED SOUTHWEST ELEVATION, PUBLIC ALLEY



18030 - AXLE LOGISTICS

ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019

PROPOSED WEST ELEVATION, PUBLIC ALLEY

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21 NOVEMBER 2019
PROPOSED NORTH WEST ELEVATION, CORNER OF PRUETT & PUBLIC ALLEY



18030 - AXLE LOGISTICS
ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
PROPOSED CANOPY & ENTRANCE DETAIL, PRUETT PLACE



18030 - AXLE LOGISTICS
ADAPTIVE REUSE OF THE HISTORIC MORTON McCRARY BUILDING

21 NOVEMBER 2019
PROPOSED CANOPY & ENTRANCE DETAIL, PRUETT PLACE

FLUSH WALL PANELS

MATERIALS

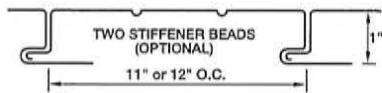
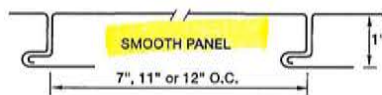
.032 aluminum 24 gauge steel

.040 aluminum* 22 gauge steel*

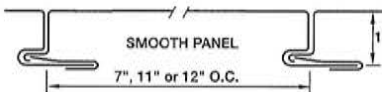
SPECS

7' 11" or 12" O.C. 1" High

FLUSH PANEL

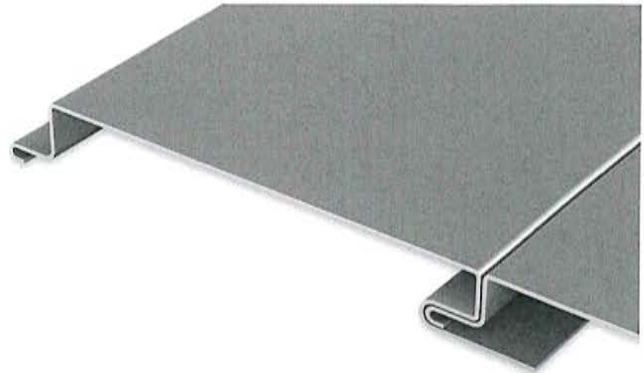


FLUSH PANEL W/ CLIP (OPTIONAL)



*Limited color availability. 12" O.C. has reduced fastening flange. A complete specification is available online at pac-clad.com.

**Clip is available only on 12" panels.



FLUSH PANEL



FLUSH PANEL W / CLIP (OPTIONAL)**

PRODUCT FEATURES

- ▶ Levelled for flatness
- ▶ Available with up to two stiffener beads
- ▶ Rounded interlock leg provides improved flush fit
- ▶ 30-year non-prorated finish warranty
- ▶ Panel lengths from 4' to 25'
- ▶ 22 stocked colors (.040 aluminum)
- ▶ Galvalume Plus available

ASTM TESTS - FLUSH

- ▶ ASTM E330 tested - 12" only
- ▶ ASTM 1592
- ▶ ASTM E283
- ▶ ASTM E331
- ▶ AAMA 501.1-05

MATERIAL

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 16 Stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)

FLORIDA BUILDING PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Flush panels.

1/2" & 7/8" CORRUGATED PANEL

MATERIALS

.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel
.050 aluminum	Galvalume Plus

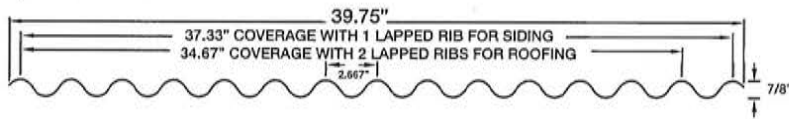
SPECS

39.75" Wide, 7/8" High

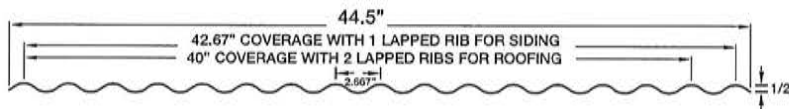
44.5" Wide, 1/2" High



7/8" CORRUGATED



1/2" CORRUGATED



PRODUCT FEATURES

- ▶ 30-year non-prorated finish warranty
- ▶ Matching screws and rivets
- ▶ Closure strips available
- ▶ Precut short lengths (5'-0" minimum)
- ▶ Panel lengths up to 38'

MATERIAL

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 15 stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ 29 stocked colors (.050 aluminum)
- ▶ Galvalume Plus available

FLORIDA BUILDING PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for exposed fastener panels.