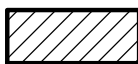


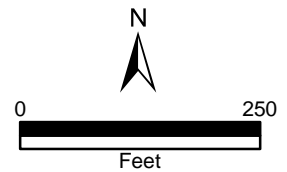
7-C-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



803 S. Gay St. 37902
Bijou Theatre Individual H Landmark

Original Print Date: 6/30/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Kelly Wilson Baird & Wilson
 Sheetmetal, Inc.





Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 7-C-20-HZ

PROPERTY LOCATION: 803 S. Gay St. / Parcel ID 95 P A 006

DISTRICT: Bijou Theatre Individual H Landmark

MEETING DATE: 7/16/2020

APPLICANT: Kelly Wilson Baird & Wilson Sheetmetal, Inc. (Contractor)

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

PROPERTY DESCRIPTION: Georgian; Federal; Commercial Vernacular. (c.1816; 1837; c.1900-1909)

The Lamar House/Bijou Theatre was built as a private residence, the Lamar House, sometime before 1816, and was designed as a late Georgian/early Federal style building. In 1837, a major regrading of Gay Street converted the present street-level entrance from a basement entrance to the building. A photograph from that era shows six over six sash windows, a standing seam metal roof, and a portico and balcony, with a pediment at the attic story and a standing seam metal gable roof. Changes made c.1900-1909 resulted in the current flat roof and overhanging cornice with modillions, the alternating arched and triangular window hoods and the details of the Gay Street entrance, as well as internal changes to the floor plan.

► **DESCRIPTION OF WORK:**

All work to be completed on north (side) elevation fronting Cumberland Avenue. Removal of existing fabric canopy above staircase; and removal of copper canopy above ground-level entry.

Canopies over doors: installation of four copper canopies over egress doors on side elevations; canopies will project 4' max from the masonry wall, with an approximately 14" eave overhang on each side of the door. Canopies over doors will have a hipped roof with a curved design, 1" standing seam, an 8" tall ogee fascia, and a flush soffit.

Canopy over stairs: in place of existing canvas canopy, a powder-coated aluminum canopy will extend from the second-story entry, northwards, down to the first-story entry. The flat canopy will extend 4' from the exterior wall and feature a 12" tall custom fascia with a flush soffit. Canopy will connect to walls with 1.5" by 1.5" square metal supports and triangular brackets.

Exterior lighting: new copper light fixtures to be installed in place of existing lights under stair canopy. Two new half-round lights to be installed in place of existing door lights.

Basic repairs: repair to existing metal side elevation doors, including patching holes, scraping, sealing, and painting. Masonry repointing (or replacement in-kind in small sections) as needed at anchor points for canopy attachments to brick wall.



Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 7-C-20-HZ

► **APPLICABLE DESIGN GUIDELINES:**

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

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.
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. The Bijou Theatre is listed individually on the National Register of Historic Places and is a local historic landmark.
2. Work is focused on the Cumberland Avenue elevation, which is a prominent side of the building that serves a utilitarian purpose, providing access to the auditorium and the rear of the theatre. This project was awarded funding from the City of Knoxville's Historic Preservation Fund.
3. Removal of the non-historic fabric canopy over the stairs is appropriate. Masonry repair in the canopy locations is appropriate; contractors should utilize mortar and replacement bricks that are consistent with the existing historic masonry materials.
4. The Theatre has identified 1909 as the central period of significance, drawing on the date the building was converted into the theatre. The majority of the building's exterior features date to the same period. This date provided inspiration for the design of the canopies and lighting fixtures.
5. The exterior door canopies are necessary to protect the large, custom-made egress doors on the side elevation. The patina which develops on a copper canopy will allow the canopy to blend in with the historic masonry wall over time.
6. The zoning ordinance specifies that when extending over a sidewalk, a fixed awning must not exceed more than 2/3rds of the width of the sidewalk. As proposed, the awnings meet this requirement. Fixed awnings over sidewalks must also have 9 feet of minimum vertical clearance from the ground level. The applicant has provided two sets of drawings: the first (computer-produced) drawings reflect the 9' clearance requirement. The second (hand-drawn) drawings reflect an 8' vertical clearance, and visually align more clearly with the historic door openings. The



Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 7-C-20-HZ

Commission could approve both sets of drawings to give the applicant capacity to explore options in permitting.

7. While the SOI standards discourage adding features that "create a false sense of historical development," the proposed stair canopy is thin in profile, simple in design, and utilizes materials that complement the historic building. The canopy will have a significantly smaller visual impact than the existing fabric canopy.

8. The lighting fixtures are modest in design and will not detract from the integrity of the building. The door lights will replace existing fixtures, and the stair lights will be minimally visible due to the canopy.

▶ STAFF RECOMMENDATION:

Staff recommends approval of the work as proposed, with the following conditions: 1) the masonry repair project utilize mortar and replacement bricks consistent with the historic structure; 2) when possible, the anchors installed to support the canopy attempt to be installed into mortar joints instead of new holes in bricks.



DESIGN REVIEW REQUEST

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

BAIRD & WILSON SHEETMETAL, INC
 Applicant 7-C-20-HZ

6/10/20 7/16/2020 File Number(s)
 Date Filed Meeting Date (if applicable)

CORRESPONDENCE

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

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

KELLY WILSON BAIRD & WILSON SHEETMETAL, INC
 Name Company

2703 BOND STREET KNOXVILLE TN 37917
 Address City State Zip

865-523-9982 office 865-389-8995 cell ckw105@aol.com
 Phone Email

CURRENT PROPERTY INFO

BISOU THEATRE CENTER 803 S. GAY STREET (513) 305-7508
 Owner Name (if different from applicant) Owner Address Owner Phone (cell)

803 S. GAY STREET KNOXVILLE, TN Parcel ID
 Property Address

Neighborhood Zoning

AUTHORIZATION

Lindsay Crockett Lindsay Crockett 6/11/2020
 Staff Signature Please Print Date

Clifford Kelly Wilson Clifford Kelly Wilson 6/10/20
 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: REMOVE EXISTING FABRIC & COPPER CANOPIES, INSTALL (1) NEW EXTRUDED ALUMINUM (POWDER COATED) ARCHITECTURALLY APPROPRIATE CANOPY OVER EXISTING EGRESS STAIRS, AND (4) FOUR NEW COPPER ARCHITECTURALLY APPROPRIATE CANOPIES OVER EGRESS & STAGE DOORS

INFILL HOUSING

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: _____

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:

FEE 2:

FEE 3:

TOTAL:

Bijou Theatre – Cumberland Avenue Elevation Projection Description and Evidence of Pre-Planning

The Lamar House Hotel/Bijou Theatre is located at 803 South Gay Street, at the corner of Cumberland Avenue. The building was constructed in multiple phases; the Lamar House was completed as a Georgian style building in 1817, and substantially remodeled with the construction of the Bijou Theatre in 1909. Although considerable change has occurred within the Lamar House, the theater remains largely intact and reflective of its period of construction. The Lamar House Hotel/Bijou Theatre was listed on the National Register of Historic Places in 1975 in response to the threat of demolition of the building. Shortly thereafter, the Bijou Theatre Center, a 501(c)(3) non-profit organization, was chartered to steward the Lamar House Hotel/Bijou Theatre.

Restoration of the building's façade began in 2017 with a focus on the exterior of the Lamar House, which faces Gay Street. The City of Knoxville's Preservation Fund allocated \$33,903.00 to repaint the stucco exterior of the building and re-lamp the Bijou's iconic vertical blade and marquee. Restoration work continued in the summer of 2019 with a focus on stabilization of the building's façade. The Bijou contracted WASCO, Inc. to complete an extensive 4-month project to restore and stabilize all of the brick masonry and roof copings on the exterior of the building. The City of Knoxville's Preservation Fund supported this project with an investment of \$84,500 towards the total cost of \$135,018.

In the summer of 2020, the Bijou Theatre Center intends to address the aging fixtures on the Cumberland Avenue elevation of the building that are currently approaching disrepair.

Project Areas of Focus:

Restore & Repair Existing Metal Fixtures

- Fire Escape Staircase & Railings – the paint on the staircase has peeled away, exposing the metal to the elements; as a result, the metal is rusting and corroding. CertaPro will hand clean and scrape all loose/peeling paint and rusty areas, prime and repaint. This will extend the life of the fixtures, as well as enhance the appearance.
- Exterior Doors – the Cumberland Ave elevation has four exterior doors: two emergency exit doors for that serve the auditorium and two large stage doors used to access the back of the theatre. These doors are costly as they're custom made to accommodate the size and soundproof needs of the theatre. Currently, the doors are flush with the exterior wall and have no overhead protection from the elements. As a result, moisture penetrated the doors from the top, allowing water to accumulate inside and pool at the bottom of the doors, resulting in corrosion. CertaPro will repair stage door #1 where holes are present at the bottom, and scrape, seal and paint all doors and frames.

Canopies

- Replace Existing Canopy Over Stairs – the canvas on existing canopy covering the fire escape stairs is nearing the end of its functional life. The fabric is weathered and tattered and does not provide adequate weather protection. We will contract Baird & Wilson Sheetmetal, a small local business, to fabricate and install a custom canopy that is architecturally and historically appropriate. Using a metal canopy will offer a much longer lifespan than canvas. B&W will also remove the existing canopy, and WASCO, Inc. will repoint the bricks where the existing canopy is currently anchored.
- Add New Canopies to Exterior Doors – Baird & Wilson will fabricate and install architecturally and historically appropriate canopies over each exterior door. These will provide weather protection to extend the life of the doors and add curb appeal for the building. These canopies will follow the same design as the current copper canopy over door #1, but new canopies will be deeper and wider to allow for better weather protection. Baird & Wilson fabricated and installed the existing copper canopy over door #1 in the 1970s.

Lighting

- Canopy Lights – existing lights on the canopy covering the stairs will be removed along with the canopy frame, and new architecturally and historically appropriate fixtures will be secured from SESCO and installed by McGaha Electrical Co.
- Door Lights – there are currently two small door lights, only one of which is operational, both fixtures will be replaced with historically appropriate fixtures that operate on LED bulbs. Improving lighting on the elevation will also increase the safety of the public who use the sidewalk.

More in-depth details on the design of the canopies and the lighting fixtures can be found on the estimates/quotes to follow.

Point of Historical Significance:

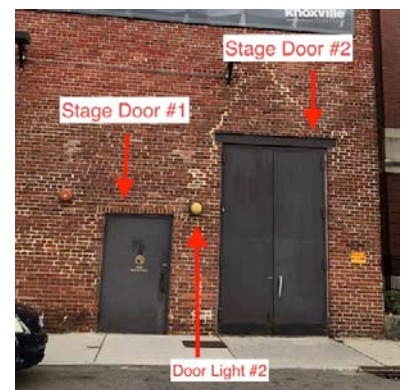
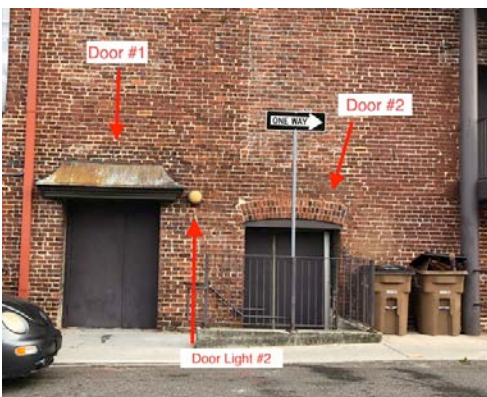
Our historic structures report, conducted in 2018, established 1909 as the Bijou's point of historical significance. That is when the building was converted into a theatre, which is the building's longest-running operation, and the majority of the building's current materials date back to that year. 1909 will be the year that dictates the "historically appropriate" design of the canopies and lighting fixtures.

These improvements make up the Cumberland Avenue Project and will complete the FINAL phase of the Bijou Theatre's exterior façade restoration.

Bijou Theatre - Cumberland Avenue Elevation Existing Conditions



CUMBERLAND AVENUE ELEVATION



EXPLANATION OF DOORS & LIGHTS



HOLES IN STAGE DOOR #1



RUSTED METAL FIXTURES



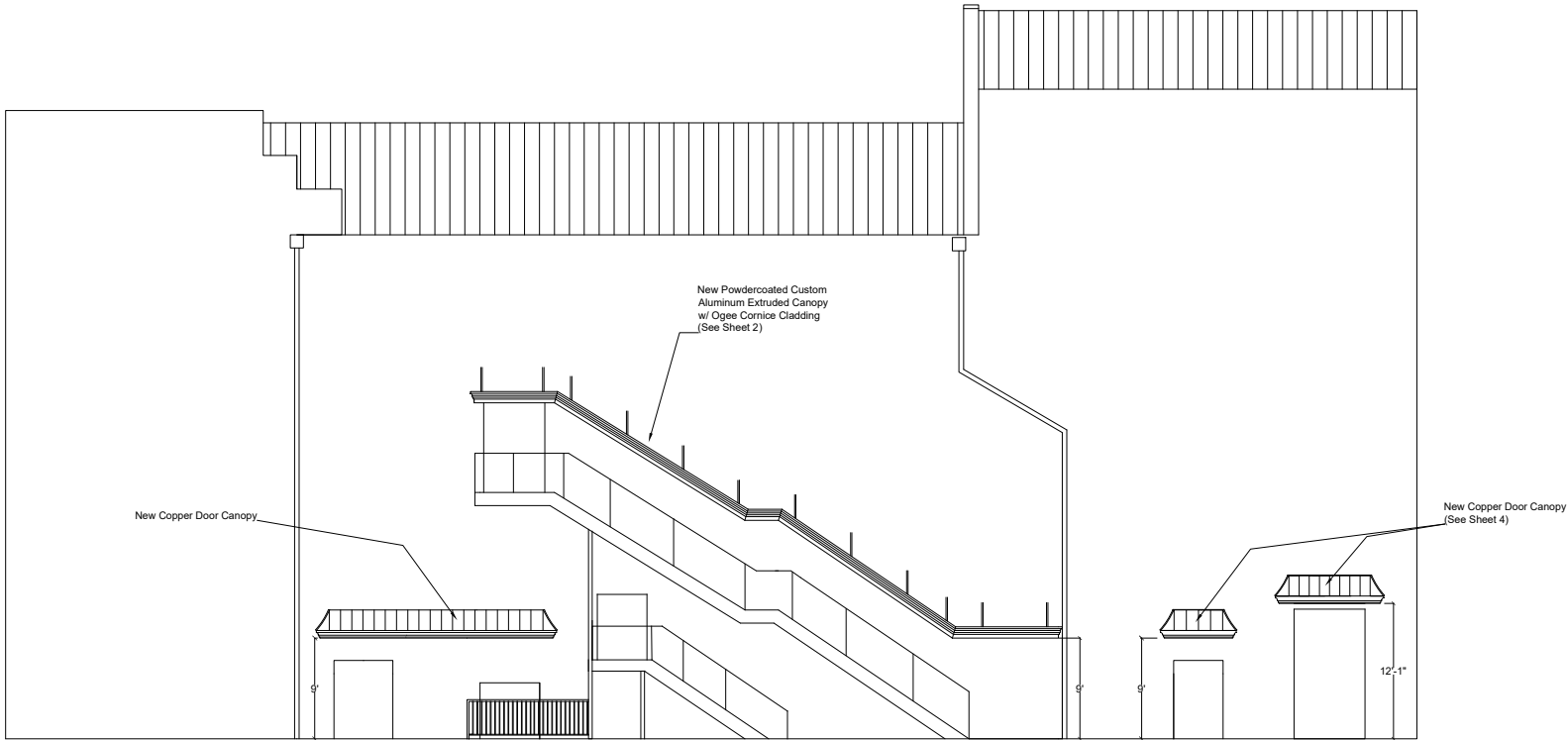
EXISTING FIRE ESCAPE STAIRS CANOPY

Existing Bijou Building

SIDE WALK

CUMBERLAND AVE.

PLAN VIEW



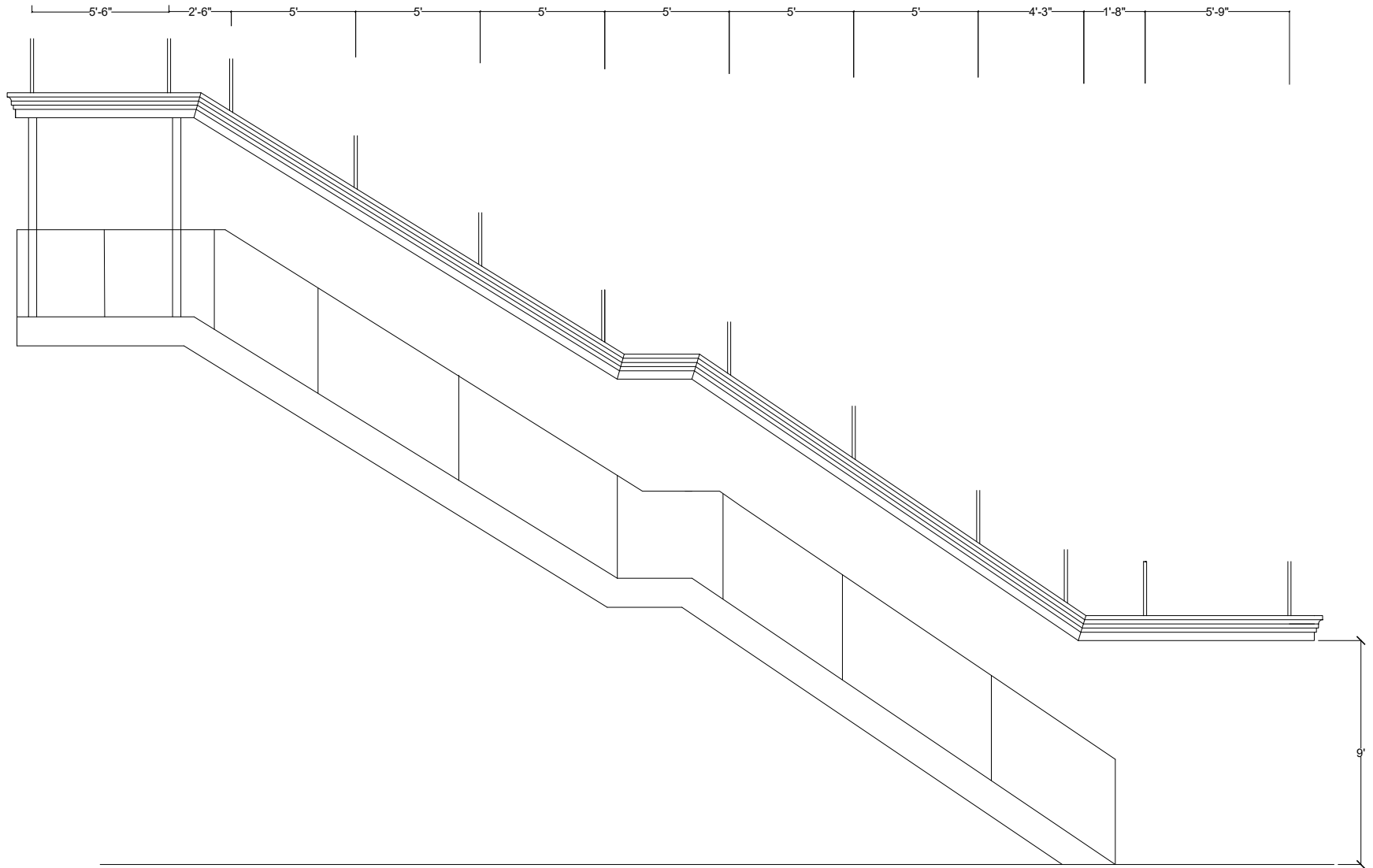
ELEVATION

Project:	Bijou Theater Canopy
Architect:	
Contractor:	
JOB #:	06222020

Sheet # 1 of 6

Note:
 * FIELD VERIFY ALL DIMENSION
 PRIOR TO FABRICATING

**BAIRD &
 WILSON**
 SHEETMETAL
 2703 Bond Street
 Knoxville, TN 37917
 Phone: (865) 523-9982
 Fax: (865) 523-4531

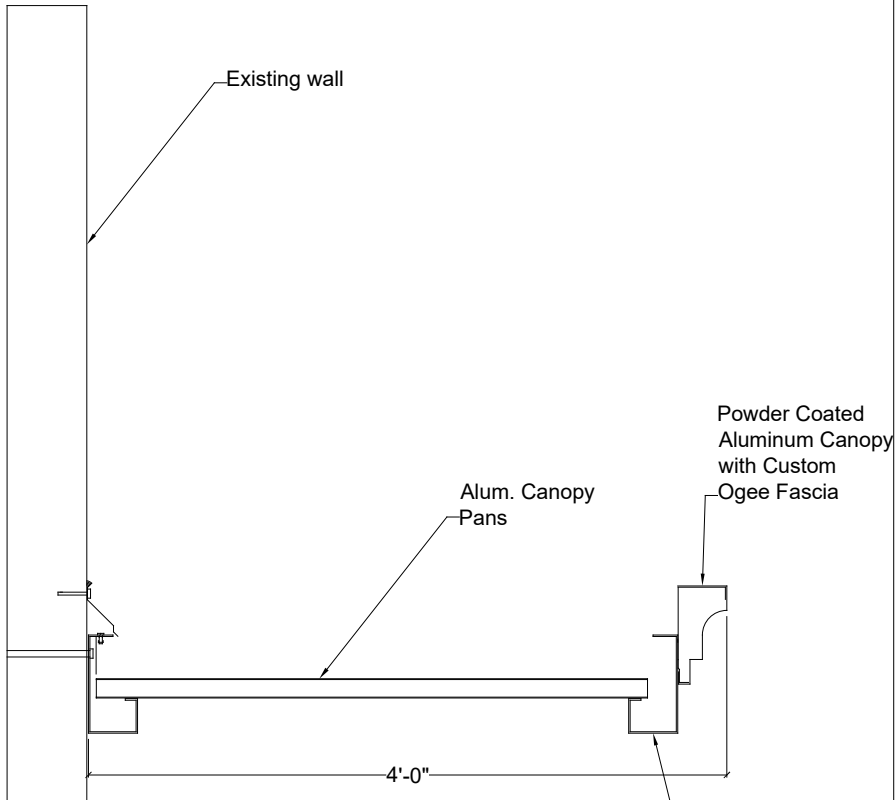


Project:	Bijou Theater Canopy
Architect:	
Contractor:	
JOB #:	06222020

Sheet # 2 of 6

Note:
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PRIOR TO FABRICATING

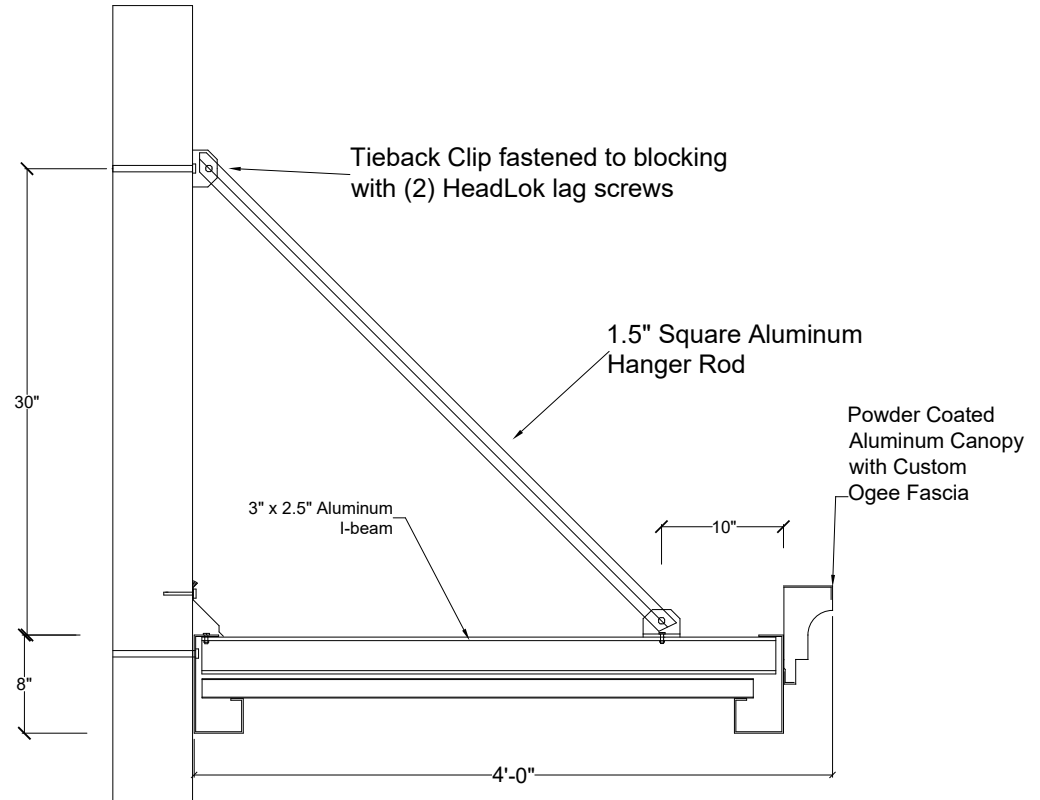
BAIRD & WILSON SHEETMETAL	2703 Bond Street
	Knoxville, TN 37917
	Phone: (865) 523-9982
	Fax: (865) 523-4531



1
4

Canopy Section @ Hanger Rod

Extruded Alum.
Gutter Fascia



1
4

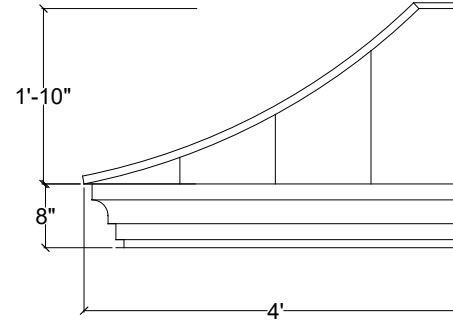
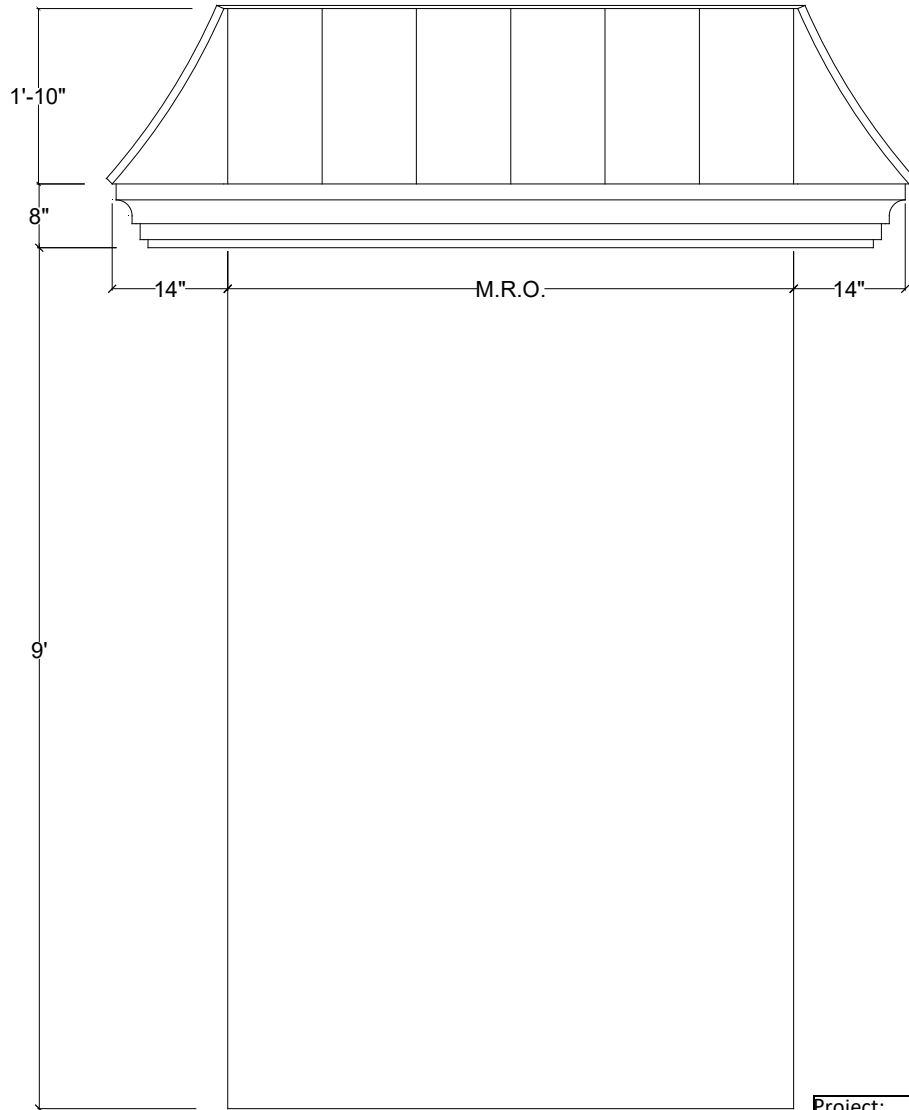
Canopy Section @ Hanger Rod

Project: Bijou Theater Canopy
 Architect:
 Contractor:
 JOB #: 06222020 Sheet # 3 of 6

Note:
 * FIELD VERIFY ALL DIMENSION
 PRIOR TO FABRICATING

**BAIRD &
 WILSON**
 SHEETMETAL

2703 Bond Street
 Knoxville, TN 37917
 Phone: (865) 523-9982
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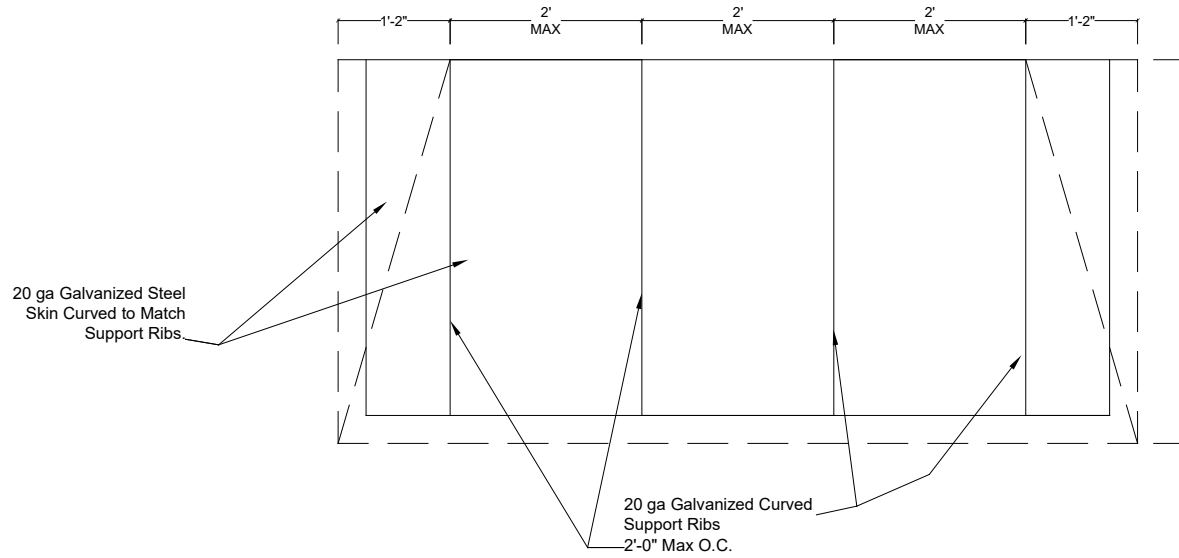
Project:	Bijou Theater Canopy
Architect:	
Contractor:	
JOB #:	06222020

Sheet # 4 of 6

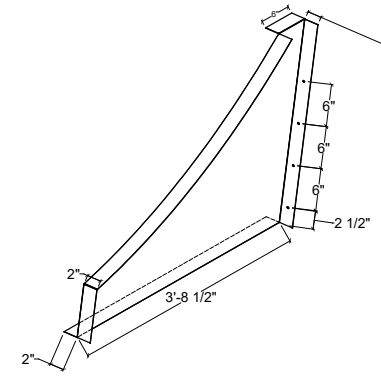
Note:
* FIELD VERIFY ALL DIMENSION
PRIOR TO FABRICATING

**BAIRD &
WILSON**
SHEETMETAL

2703 Bond Street
Knoxville, TN 37917
Phone: (865) 523-9982
Fax: (865) 523-4531



Typical Framing Plan



Typical Support Rib

Project:	Bijou Theater Canopy
Architect:	
Contractor:	
JOB #:	06222020

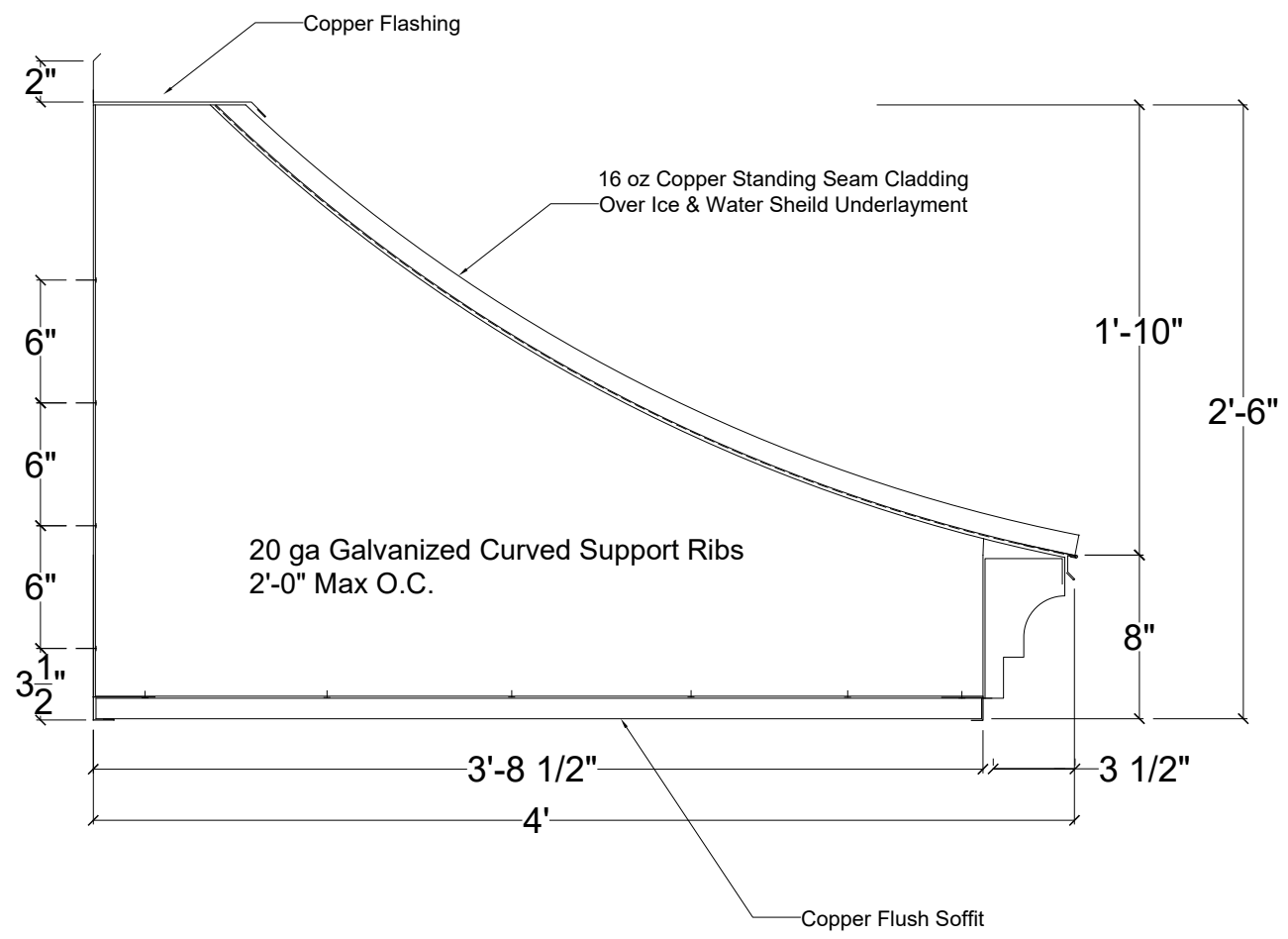
Sheet # 5 of 6

Note:
* FIELD VERIFY ALL DIMENSION
PRIOR TO FABRICATING

**BAIRD &
WILSON
SHEETMETAL**

2703 Bond Street
Knoxville, TN 37917
Phone: (865) 523-9982
Fax: (865) 523-4531

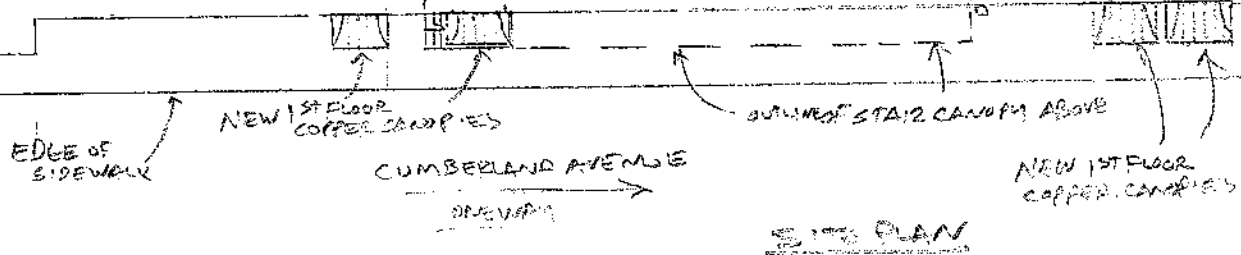
20 ga Galv. (0.0396") 1.66#/SF
 16 oz Copper 1.00#/SF
 Wt = 42#/LF



Project:	Bijou Theater Canopy	Note:	BAIRD & WILSON SHEETMETAL 2703 Bond Street Knoxville, TN 37917 Phone: (865) 523-9982 Fax: (865) 523-4531
Architect:		* FIELD VERIFY ALL DIMENSION	
Contractor:		PRIOR TO FABRICATING	
JOB #:	06222020	Sheet # 6 of 6	

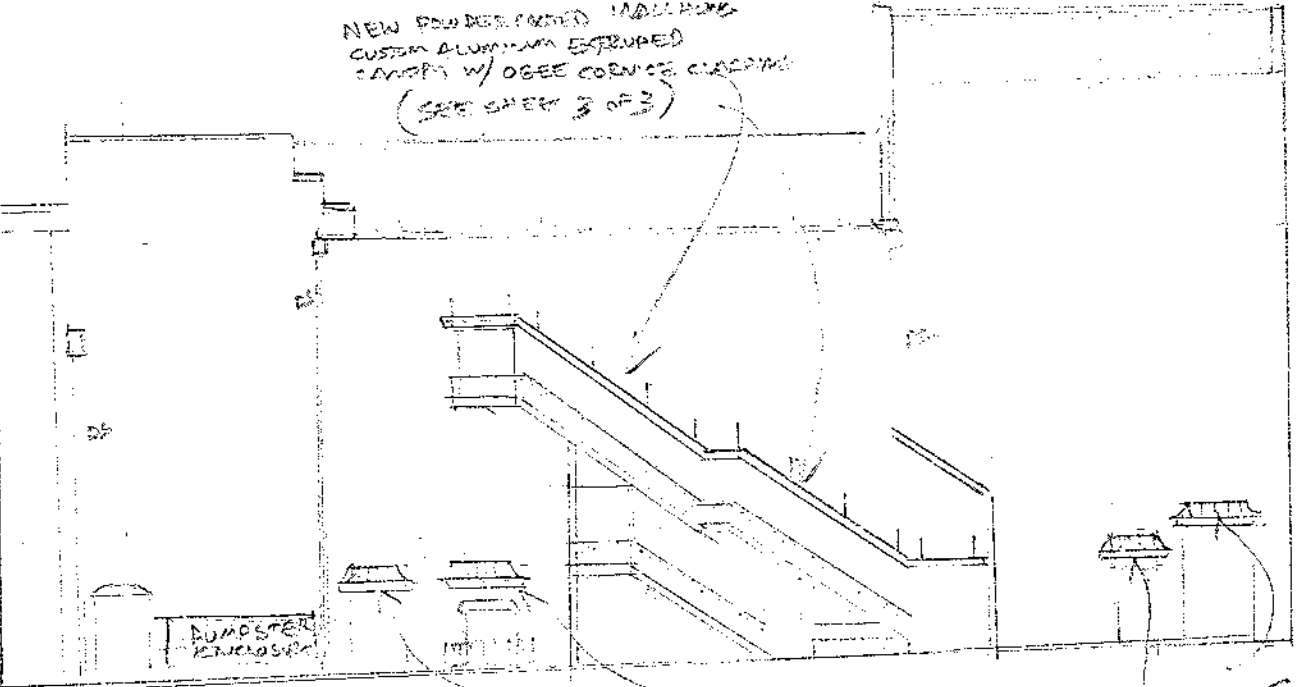
BACK
150
COURT
HOUSE

EXISTING BLOU THEATRE SIGN



SITE PLAN

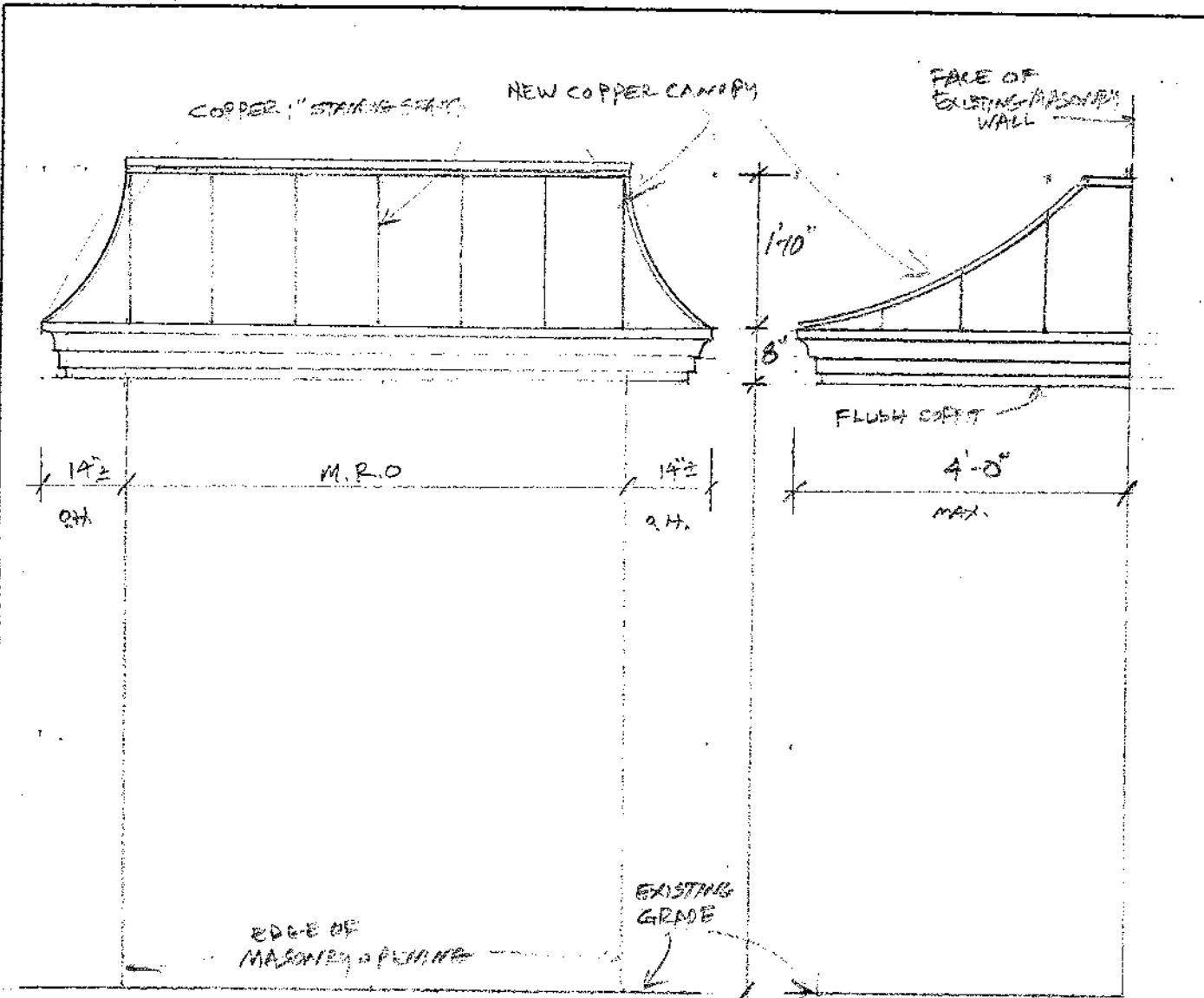
NEW POWDER COATED ALUMINUM
CUSTOM ALUMINUM EXTRUDED
CANOPY W/ OGEE CORNICE CLIPPING
(SEE SHEET 3 OF 3)



NEW COPPER DOOR CANOPY (4 EA)
(SEE SHEET 2 OF 3)

NORTH ELEVATION (CUMBERLAND AVE)
1/20" = 1'-0"

NOTES: * FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATING.	PROJECT	BLOU THEATRE REPAIR/RENOVATION	
	ARCHITECT		
BAIRD & WILSON SHEETMETAL 2703 Bond Street Knoxville, Tennessee 37917 Phone: (865) 523-9982 Fax: (865) 523-4531	CONTRACTOR	BAIRD & WILSON SHEETMETAL, INC.	
	JOB#	SHT#	1 OF 3



TYPICAL FRONT ELEVATION

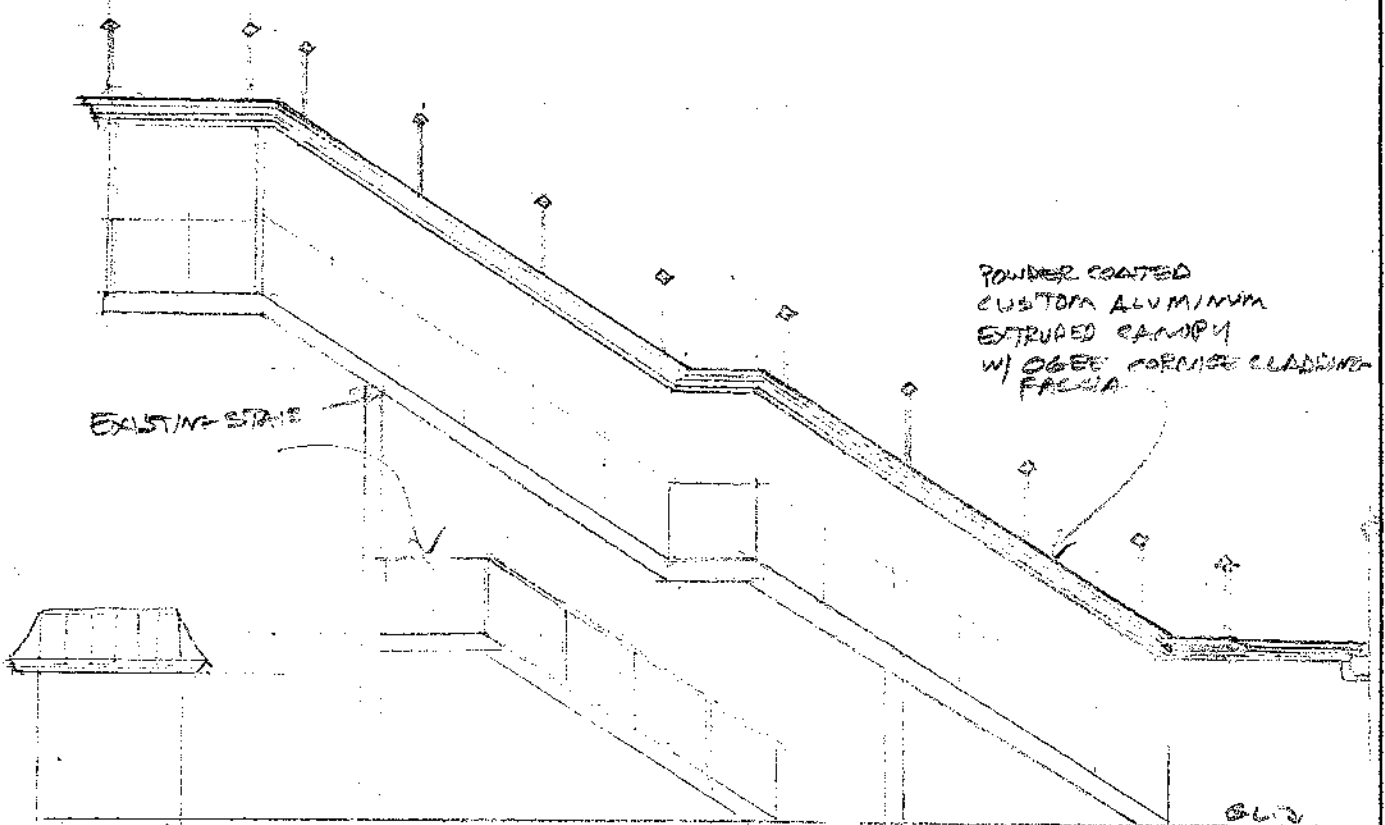
1/2" = 1'-0"

RIGHT SIDE ELEVATION

1/2" = 1'-0"

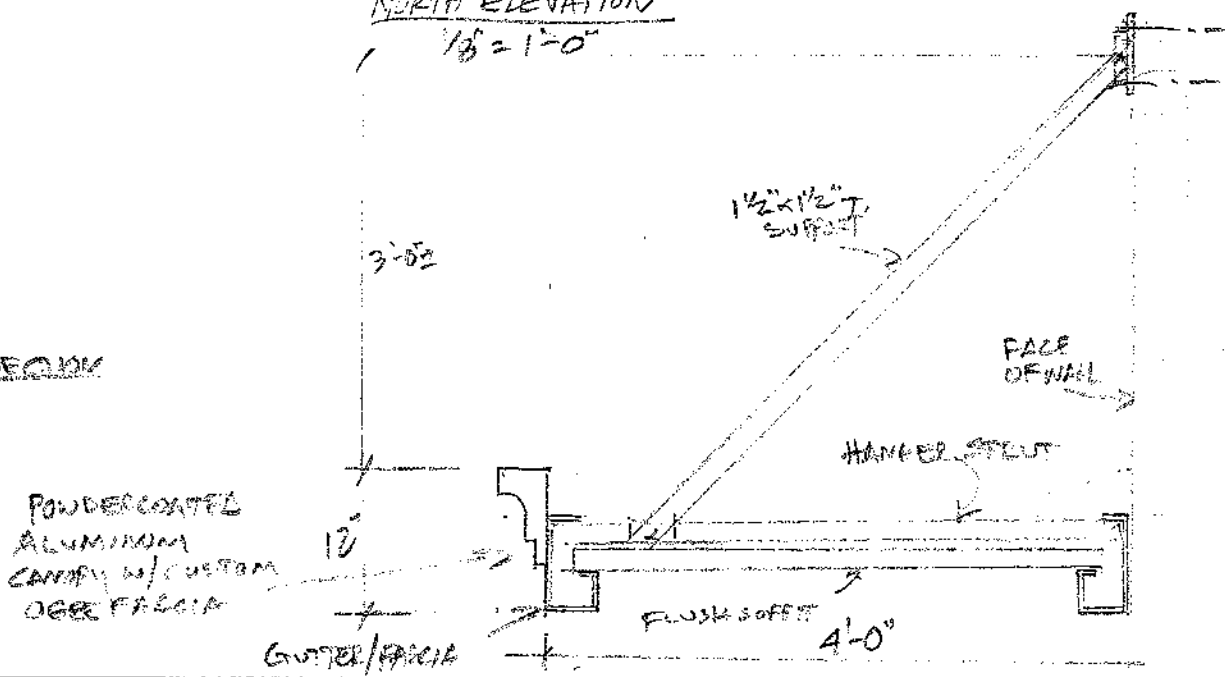
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NOTES: * FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATING.	PROJECT:	BINOU THEATRE METAL ADDITIONS	
	ARCHITECT:		
BARD & WILSON SHEETMETAL	CONTRACTOR:		
	JOB# 12/16/19 - 1	SHT#	2 OF 3
2703 Bond Street Knoxville, Tennessee 37917 Phone: (865) 523-9982 Fax: (865) 523-4531			



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

SECTION



NOTES: * FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATING.	PROJECT:	BISOU THEATRE METAL AWNINGS	
	ARCHITECT:		
BARD & WILSON SHEETMETAL 2703 Bond Street Knoxville, Tennessee 37917 Phone: (865) 523-9982 Fax: (865) 523-4531	CONTRACTOR:	BARD & WILSON SHEETMETAL, INC.	
	JOB# 12/16/19-1	SHT# 3 OF 3	

BIJOU THEATER

HISTORIC EXTERIOR LIGHTING PROPOSAL

OVERVIEW

SESCO LIGHTING WILL WORK AS A LIGHTING CONSULTANT FOR THE BIJOU THEATER BY PROVIDING ERA SPECIFIC LIGHTING SELECTIONS, LIGHTING FIXTURE LOCATION RECOMMENDATIONS, AND LIGHTING FIXTURE PRICING. THIS PRICING IS AN ESTIMATED END USER COST PER FIXTURE.

SPECIFICATION OPTIONS (OVER DOOR FIXTURE)

1. SCOTT ARCHITECTURAL LIGHTING S9035
AVAILABLE IN BRASS, PEWTER, COPPER, AND VERDIGRIS
\$486.00 x 2



1. TEKA ILLUMINATION 20" ARCHITECTURAL
COPPER \$794.00 x 3



816 Willow Avenue Suite 101
Knoxville, Tennessee 37915
Phone (865) 281-9196
FAX (865) 281-8733

WASCO, Inc.

estimating facsimile

To: Courtney Bergmeier **Email:** courtney@knoxbijou.org

Co: Bijou Theater **Phone:** 865-522-0832 ext 201

From: Shawn Gallant **Date:** November 20, 2019

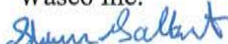
Re: Canopy masonry repair at connections **Pages:** 1

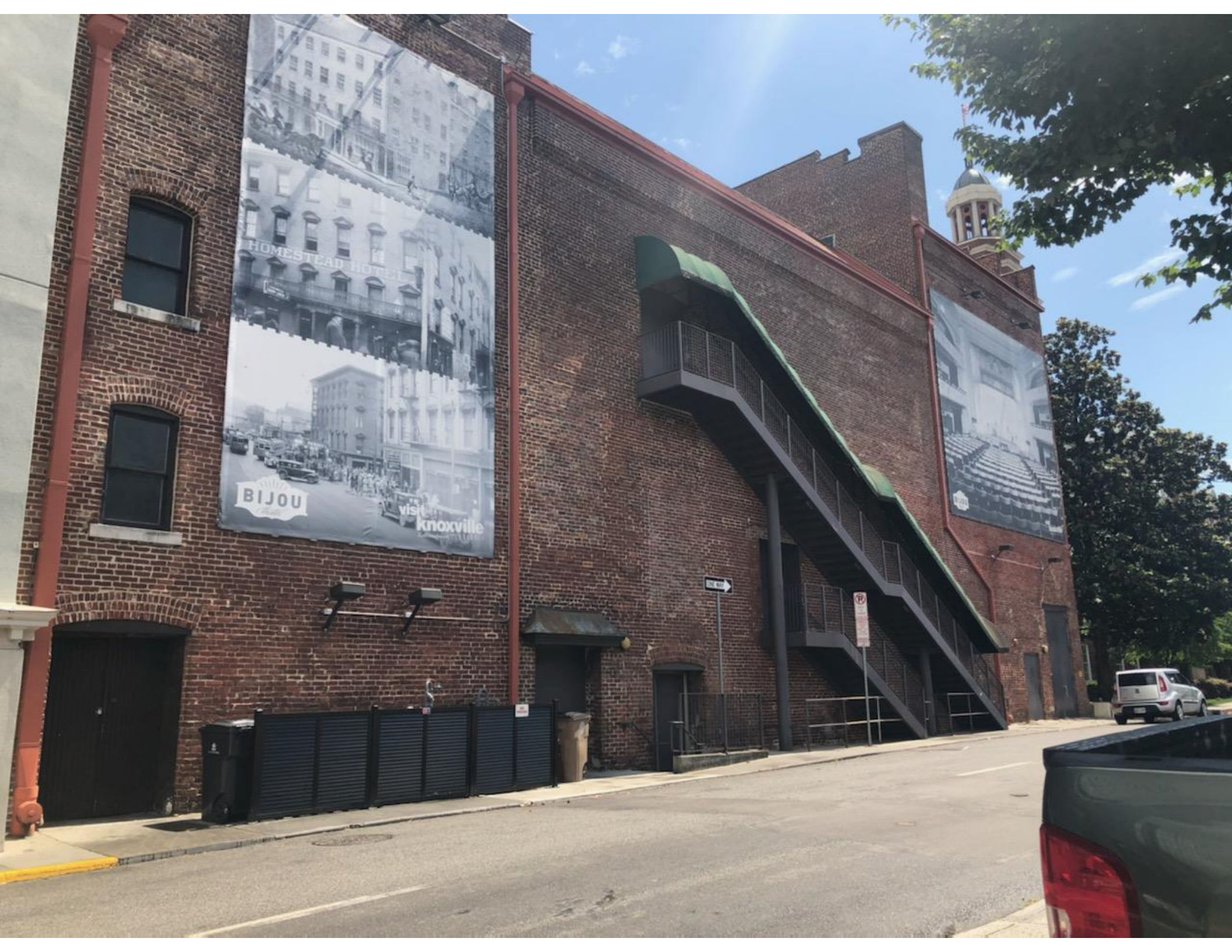
The following bid is subject to and conditioned upon the usage of the AIA A401 Document Standard Form of Agreement Between Contractor and Subcontractor, AIA Document A101 Standard Form of Agreement Between Owner and Contractor or a subcontract form otherwise acceptable to WASCO, Inc.

Budget Pricing: \$4,146.00 for the following scope of work.

- Repoint and or replace brick units as needed at anchor points for canopy attachments to masonry wall.
- Clean area of new masonry work and rinse wall to the base.
- Collection of waste water.
- Access work by use of man lift.
- Clean up and remove debris from site.

Respectfully
Wasco Inc.


Shawn Gallant





ONE WAY

NO STOPPING



