

Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: SEAN M. WAGNER

Owner Contractor Architect Engineer Other _____

Date Filed: 2/28/12 Application accepted by: Michael Reynolds

Fee Amount: 950 Review Date: 3/21/12 File Number: 3-A-12-DT

PRE-APPLICATION CONFERENCE Date Completed: _____

PROPERTY INFORMATION
 Building or Project Name: ARNSTEIN BLDG.
 Street Address: 501 MARKET STREET
 Parcel Identification Number(s): 094LF024

PROJECT ARCHITECT/ENGINEER
 PLEASE PRINT
 Name: SEAN M. WAGNER, AIA
 Company: NEW STUDIO ARCHITECTURE
 Address: 4431 LAKE AVE. SOUTH
 City: WHITE BEAR LAKE State: MIN Zip: 55110
 Telephone: 651-207-5527
 Fax: 651-207-8247
 E-mail: swagner@newstudioarchitecture.com

PROPERTY OWNER
 PLEASE PRINT
 Name: DAVID DEWHIRST / MARK HEINZ
 Company: DEWHIRST PROPERTIES
 Address: 123 SOUTH GAY STREET
 City: KNOXVILLE State: TN Zip: 37902
 Telephone: 865-971-3137
 Fax: _____
 E-mail: mark@dewhirstproperties.com

PROJECT CONTRACTOR
 PLEASE PRINT
 Name: TBD
 Company: TBD
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 Fax: _____
 E-mail: _____

ACCOMPANYING MATERIALS
 Please see the reverse side of this form for a list of information required as part of this application.

FOR OFFICE USE ONLY

PROJECT INFORMATION

LEVEL 1: \$50
 Minor Alteration of an Existing Building/Structure
 Sign

LEVEL 2: \$100
 Major Alteration of an Existing Building/Structure
 Addition to an Existing Building/Structure

LEVEL 3: \$250
 Construction of New Building/Structure

PROJECT CONTACT
 All application-related correspondence should be directed to:

PLEASE PRINT
 Name: ADAM JARVI
 Company: NEW STUDIO ARCHITECTURE
 Address: 4431 LAKE AVENUE S
 City: WHITE BEAR LK. State: MIN Zip: 55110
 Telephone: 651-207-5527
 Fax: 651-207-8247
 E-mail: ajarvi@newstudioarchitecture.com

NOTE: Payment is due at time of application. Please make check payable to Knoxville Knox County Metropolitan Planning Commission.

The proposed alterations to **501 Market Street – The Arnstein Building** in this application for a Certificate of Appropriateness include the following:

1. **Canopy Sign (Above main entry on Market Street)**

- a. **General Description:** The proposed sign at this location is to be attached directly to the underside of a new entry canopy to be installed by the landlord (the canopy itself has already been granted a Certificate of Appropriateness). Like the historic “A-R-N-S-T-E-I-N” signage shown in the attached packet, the proposed sign features internally lit individual letters. Modern precedents from other Urban Outfitters stores are also included in the attached packet for reference.
- b. **Sign Materials:** The proposed materials for this sign include: hot-rolled steel for the body of the lettering, translucent wire glass (not plastic) for the letter faces, and “earth white” neon lighting behind the glass.
- c. **Size and Clearance:** The overall dimension of this sign is 1’-8” tall x 20’-0” long. It is to be mounted directly to the underside of the canopy, and would leave a clear height of 10’-2” from the bottom of the sign to the sidewalk below.
- d. **Sheets to Reference for this Sign:**
 - i. “A300” – Overall elevation of Market Street façade.
 - ii. “A303” – Detail elevation, perspective, and section.
 - iii. “R101” – Rendering from the corner of Market/Union
 - iv. “R102” – Rendering from Market
 - v. “Historical Photo – Exterior” – Shows historic signage with internally lit lettering
 - vi. “Entry Signage Precedents” – Two sheets showing similar signs from NYC/London Urban Outfitters stores.

2. **Building Mounted Signs (On the corners of Market/Union and Union/alley)**

- a. **General Description:** There are two proposed building mounted signs: one at the corner of Market/Union and another at the corner of Union and the adjacent alleyway. The sign at Market/Union features projecting letters that have been cut and folded out of the attached steel plate. The sign at the alleyway features simple cut-out lettering within the steel plate. Both signs will have exposed white neon lighting in the lettering cut-outs.
- b. **Sign Materials:** Both building mounted signs include: hot-rolled steel plate with routed letter cut-outs, and exposed “earth white” neon lighting.
- c. **Size and Clearance:** Both signs have two faces, each of which is 6’-2-3/4” tall x 1’-1” wide. The sign at Market/Union features lettering that projects 6-3/4” out from the face of the steel plate. The plate itself is mounted 3” off the face of the building in both locations. The bottom of the sign at Market/Union is 9’-1-3/4” above the sidewalk. The sign at the alleyway on Union is 8’-2” above the sidewalk.
- d. **Sheets to Reference for these Signs:**
 - i. “A301” – Overall elevation of Union Avenue façade.
 - ii. “A304” – Detail elevations, perspectives, and sections.
 - iii. “R101” – Rendering from the corner of Market/Union.
 - iv. “R103” – Rendering from Union.
 - v. “Entry Signage Precedents” – One sheet showing an inspiration image of the cut and folded steel lettering at an Urban Outfitters store in Charlottesville.

3. **Main Entry Doors (Center bay on Market Street façade.)**

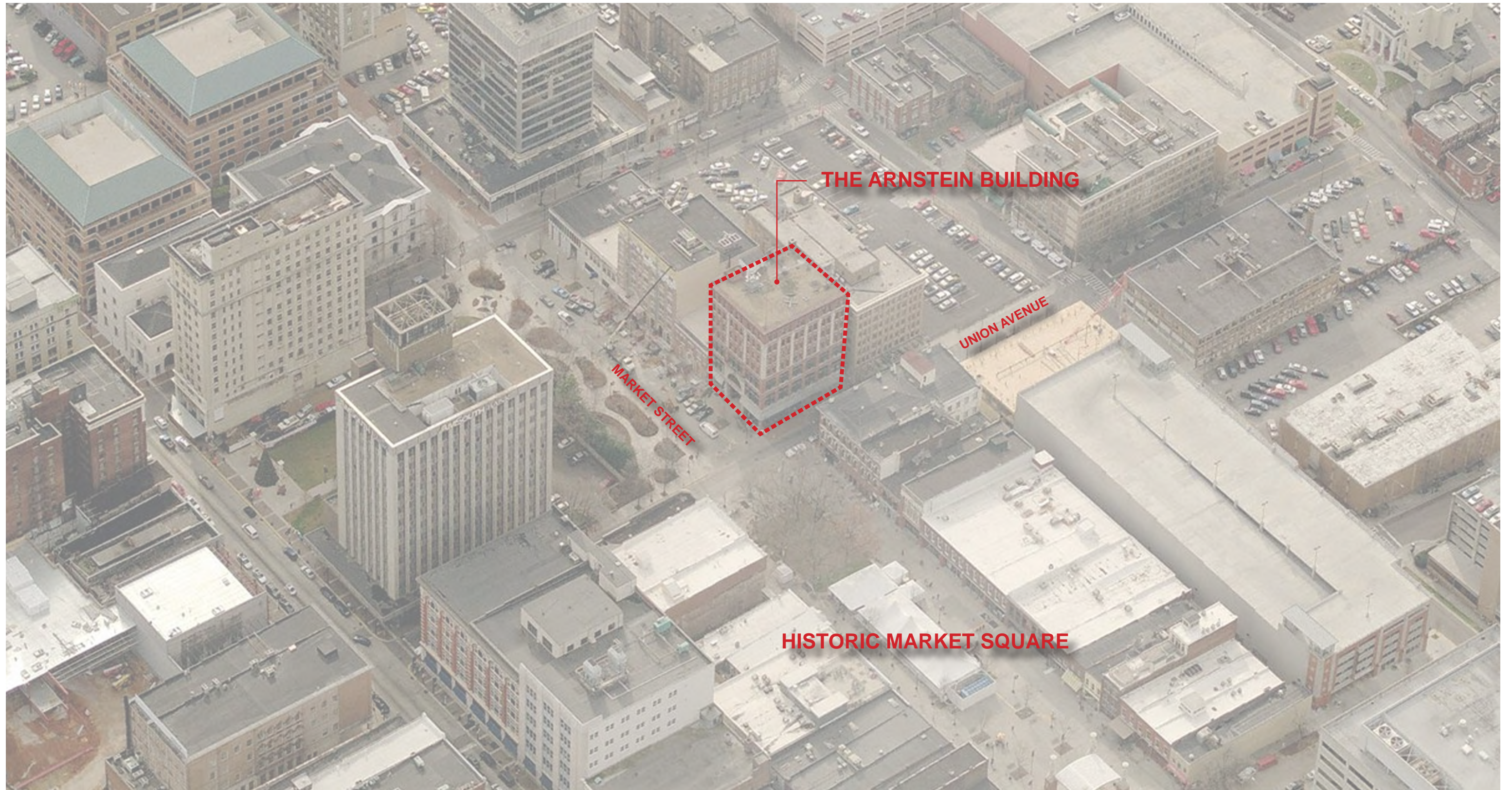
- a. **General Description:** While the overall layout of this main entry has already been granted a CoA, Urban Outfitters has designed the doors and door handles themselves in greater detail than what was previously approved.
- b. **Door Materials:** The doors themselves are to be tube steel with steel angle glazing stops and 1” clear glazing. The door handles are to be steel plates finished with wood.
- c. **Dimensions:** Overall dimension of 9’-0” tall and 7’-2-1/4” wide.
- d. **Sheets to Reference for Entry Doors and Handles:**
 - i. “A300” – Overall elevation on Market Street.
 - ii. “A306” – Detail elevations, perspectives, and sections of doors and handles.
 - iii. “R101” – Rendering from the corner of Market/Union.
 - iv. “R102” – Rendering from Market.

We appreciate the Board’s time and are happy to address any questions that members may have.

URBAN OUTFITTERS

501 MARKET STREET - KNOXVILLE, TN
THE ARNSTEIN BUILDING

CERTIFICATE OF APPROPRIATENESS APPLICATION
SUPPORTING MATERIALS
02.27.2012



SITE CONTEXT
BIRD'S EYE LOOKING SOUTH



**EXISTING CONDITION
UNION STREET BOX WINDOWS**

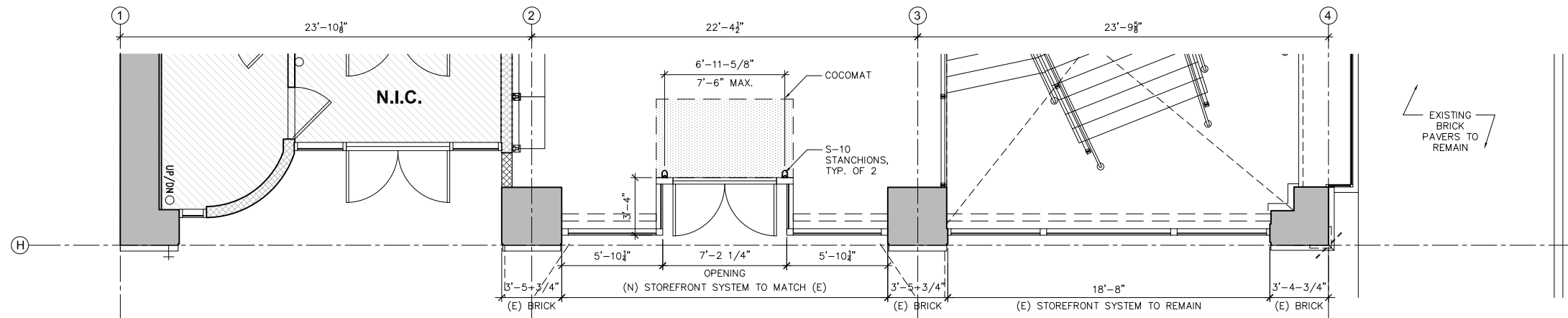


**EXISTING CONDITION
MARKET STREET STOREFRONT**



EXISTING CONDITION
ALLEY

DESIGN CHECK-IN	01.31.2012
SCHEMATIC	02.14.2012
DESIGN DEVELOPMENT	02.28.2012



2 ENLARGED STOREFRONT PLAN - MARKET STREET

A300 SCALE: 1/4"=1'-0"



EL.: 19'-1-3/4" A.F.F.
 T.O. STONE CORNICE

EL.: 1'-3-1/2" A.F.F.
 T.O. SIDEWALK

AREA OF WORK

(E) BRICK MASONRY TO REMAIN, TYP.

EL.: 19'-1-3/4" A.F.F. T.O. STONE CORNICE

EL.: 0'-0" A.F.F. T.O. DISPLAY FRAME

(N) ILLUMINATED CORNER SIGN

EL.: 11'-5-5/16" A.F.F., VIF B.O. ENTRY CANOPY

EL.: 10'-2" A.F.F., VIF B.O. ENTRY SIGN

EL.: 9'-1-3/4" A.F.F., VIF B.O. CORNER SIGN

EL.: 9'-0" A.F.F., VIF T.O. ENTRY DOOR

(E) DISPLAY WINDOWS TO REMAIN, TYP.

EL.: 3'-5" A.F.F. T.O. CONC. BASE

EL.: 3'-3-1/2" A.F.F. B.O. DISPLAY GLAZING

EL.: 0'-8-3/4" A.F.F. T.O. CONC. CURB

EL.: 0'-0" A.F.F. T.O. SIDEWALK

(E) STONE PIERS, TYP.
 (N) INTERNALLY ILLUMINATED SIGN
 (N) STOREFRONT CANOPY BY LANDLORD

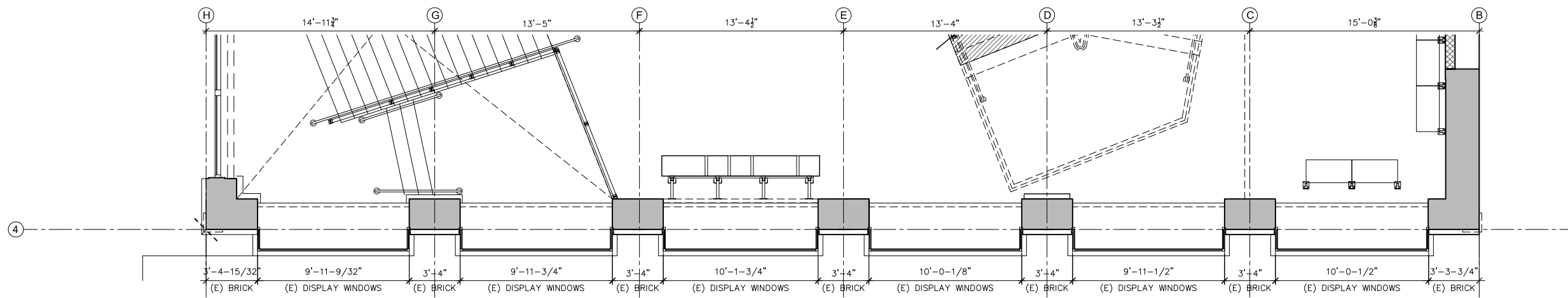
(N) STOREFRONT TO MATCH ADJACENT EXISTING. SEE A306 FOR DETAILS.

MARKET STREET

1 NORTHEAST ELEVATION - MARKET STREET

A300 SCALE: 1/4"=1'-0"

DESIGN CHECK-IN	01.31.2012
SCHEMATIC	02.14.2012
DESIGN DEVELOPMENT	02.28.2012



2 ENLARGED STOREFRONT PLAN - UNION AVENUE

A301 SCALE: 1/4"=1'-0"



- (N) CORNER SIGN
- EL: 19'-1-3/4" A.F.F.
T.O. STONE CORNICE
(E) GLASS BLOCK INFILL, TYP.
- (N) ILLUMINATED CORNER SIGN
- (N) STOREFRONT CANOPY BY LANDLORD
- EL: 11'-5-5/16" A.F.F., VIF
B.O. ENTRY CANOPY
- EL: 10'-2" A.F.F., VIF
B.O. ENTRY SIGN
- EL: 9'-1-3/4" A.F.F., VIF
B.O. CORNER SIGN
- (E) BRICK MASONRY TO REMAIN, TYP.
- MARKET STREET**
- EL: 3'-5" A.F.F.
T.O. CONC. BASE
- EL: 3'-3-1/2" A.F.F.
B.O. DISPLAY GLAZING
- EL: 0'-0" A.F.F.
T.O. SIDEWALK

- (E) PLATFORM STRUCTURE FOR MECHANICAL UNITS SUPPORT
- (E) WIRE GLASS WINDOW
- (N) ILLUMINATED BLADE SIGN
- EL: 8'-2" A.F.F., VIF
B.O. BLADE SIGN

(E) DISPLAY WINDOWS TO REMAIN, TYP. (E) HISTORIC LIGHT FIXTURES TO REMAIN (E) HISTORICAL LIGHT FIXTURE RELOCATED OUTRIGGERS AT WINDOW, TYP. OF 4 OUTRIGGERS AT WINDOW, TYP. OF 3

1 NORTHWEST ELEVATION - UNION AVENUE

A301 SCALE: 1/4"=1'-0"

THE ARNSTEIN BUILDING
 501 MARKET STREET
 KNOXVILLE, TENNESSEE
 UNITED STATES

URBAN
 OUTFITTERS

CONSULTANT :

DRAWN BY :

VL / DR / MR

ISSUE / DATE :

DESIGN CHECK-IN 01.31.2012

SCHEMATIC 02.14.2012

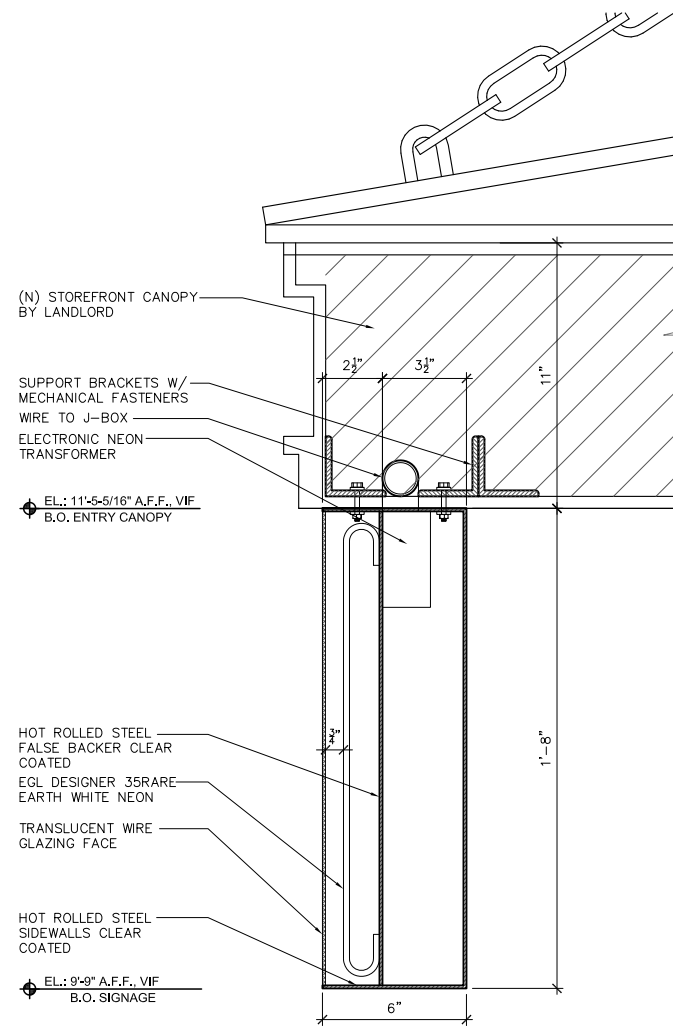
DESIGN DEVELOPMENT 02.28.2012

REVISION :

SHEET TITLE :
 STOREFRONT
 SIGN DETAILS -
 AT ENTRY CANOPY

SHEET NO. :

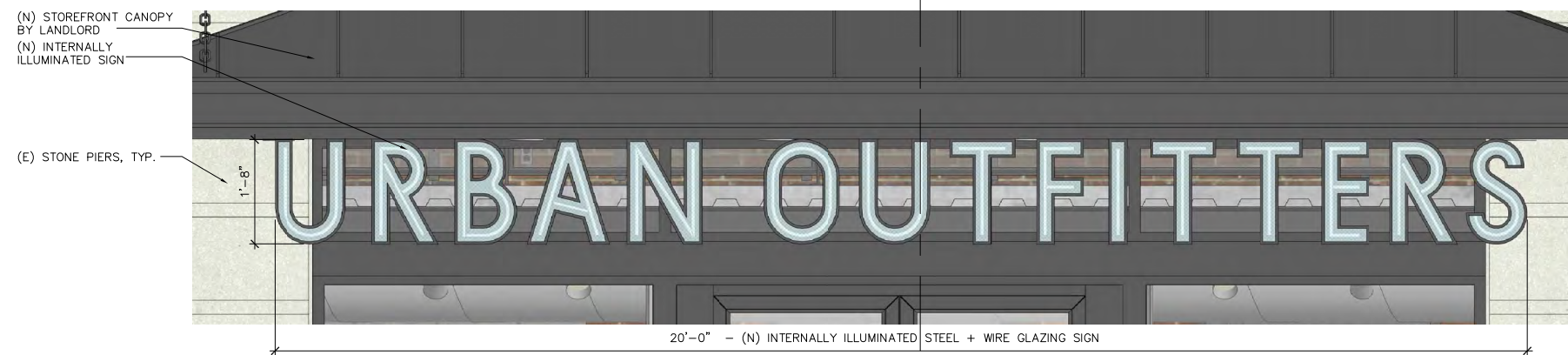
A303



3 SIGN SECTION
 A303 SCALE: 3/4"=1'-0"

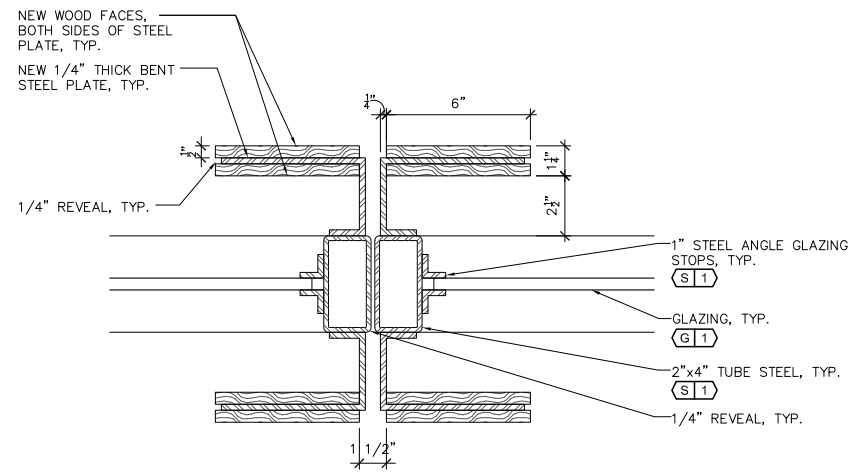


2 SIGN PERSPECTIVE - MARKET STREET
 A303 SCALE: N.T.S.



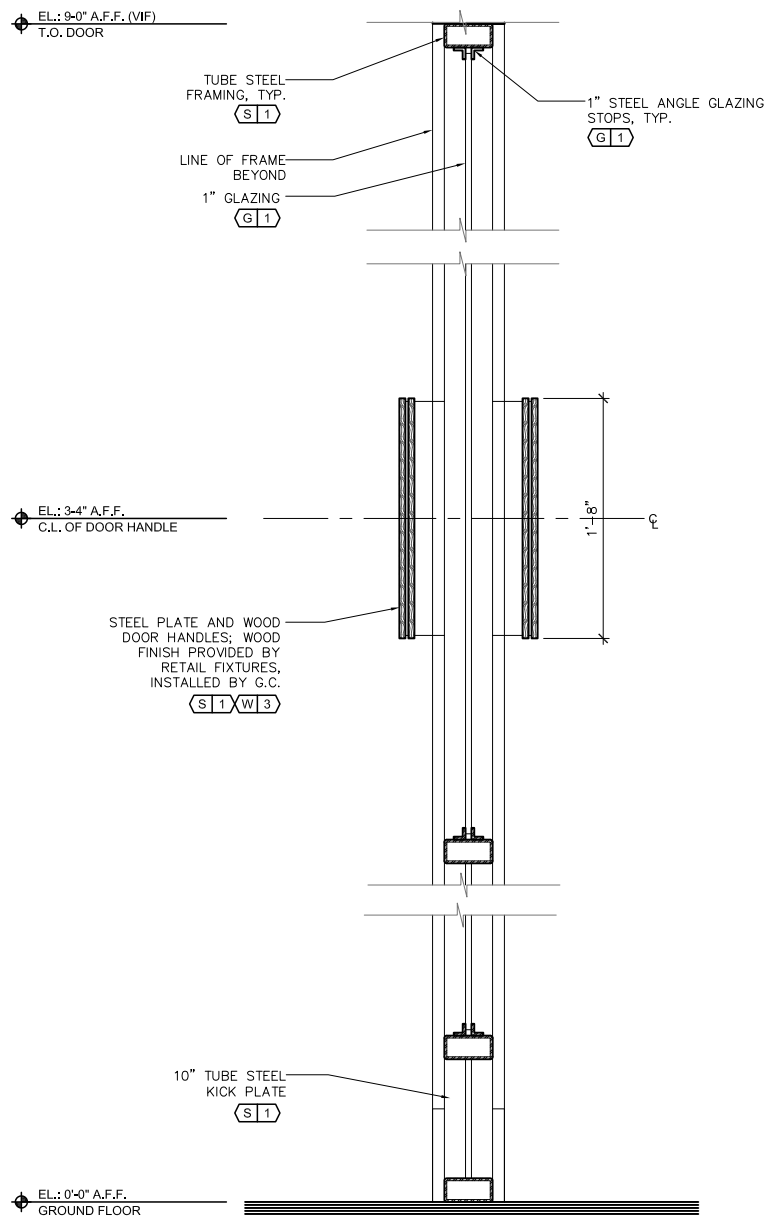
1 SIGN ELEVATION - MARKET STREET
 A303 SCALE: 3/4"=1'-0"

NOTE: AOR TO PROVIDE
DETAIL FOR CODE
COMPLIANT STOREFRONT
SYSTEM



3 DOOR HANDLE DETAIL

A306 SCALE: 1-1/2"=1'-0"



4 SECTION @ DOOR

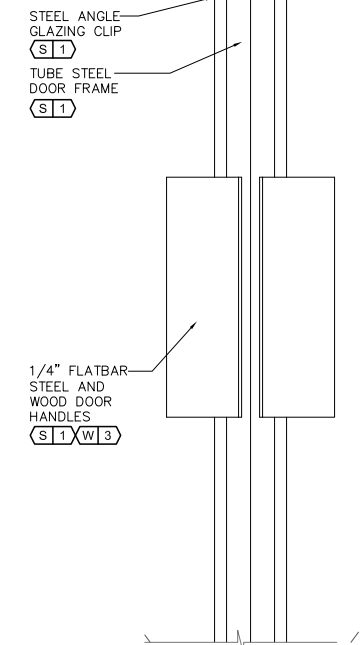
A306 SCALE: 1 1/2"=1'-0"

BRONZE ANODIZED ALUMINUM STOREFRONT FRAMING TO MATCH LANDLORD'S EXISTING ADJACENT STOREFRONT FRAMING SYSTEM. (MT 1)
CANOPY AND STOREFRONT FRAMING AND GLAZING ABOVE BY LANDLORD
RECESSED DOWNLIGHTS UNDER CANOPY



3 RENDERING OF ENTRY DOOR

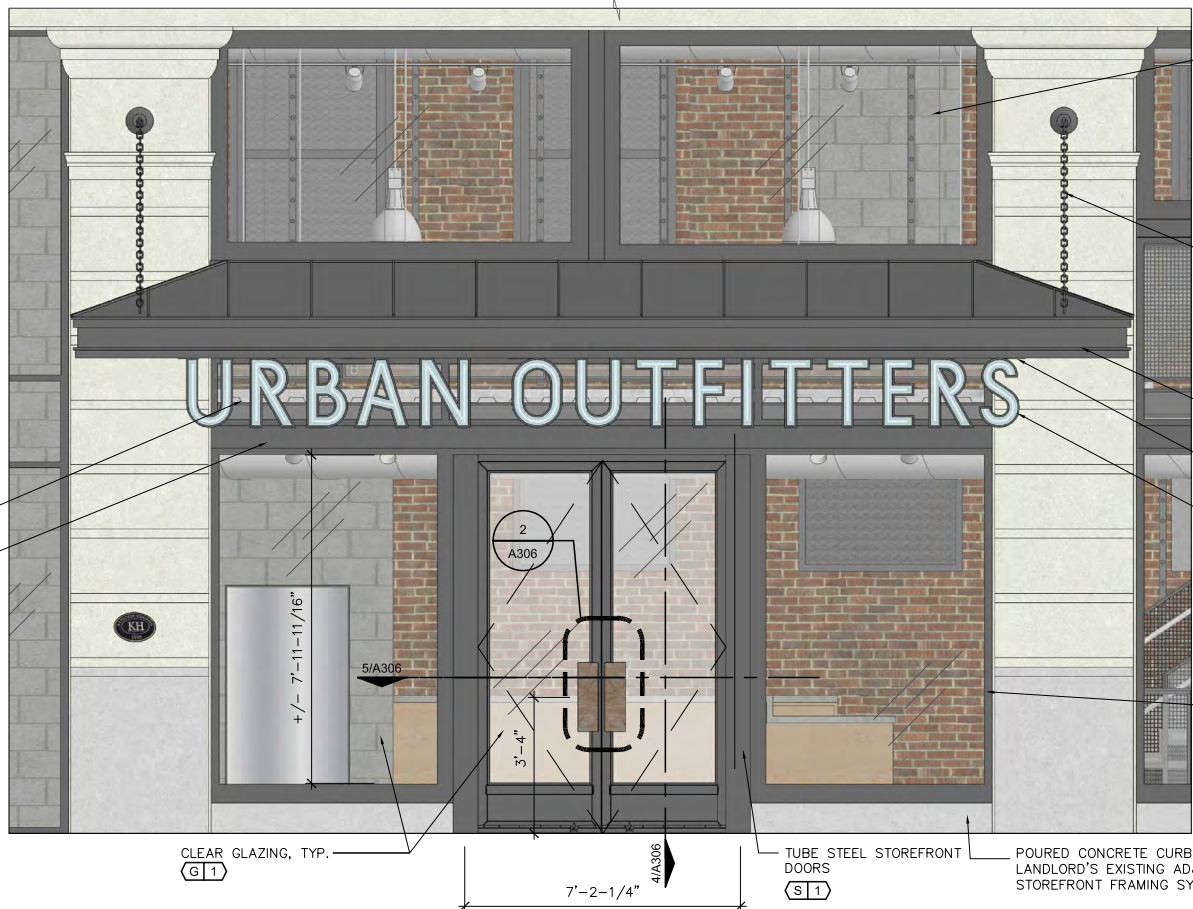
A306 SCALE: N.T.S.



2 DOOR HANDLE DETAIL

A306 SCALE: 1-1/2"=1'-0"

EL.: 11'-5-5/16" A.F.F., V.F. B.O. CANOPY
EL.: 9'-0" A.F.F., V.F. T.O. DOOR OPENING
EL.: 0'-8 3/4" A.F.F. T.O. CONCRETE CURB
EL.: 0'-0" A.F.F. FIN. FLR.



1 EXTERIOR ELEVATION @ ENTRY DOOR

A306 SCALE: N.T.S.



THE ARNSTEIN BUILDING
501 MARKET STREET
KNOXVILLE, TENNESSEE
UNITED STATES

URBAN
OUTFITTERS

CONSULTANT :

DRAWN BY: _____
VL / DR / MR

ISSUE / DATE:

DESIGN CHECK-IN	01.31.2012
SCHEMATIC	02.14.2012
DESIGN DEVELOPMENT	02.28.2012

REVISION :

SHEET TITLE :
**STOREFRONT
DETAILS**

SHEET NO. :

A306



CLOSE UP VIEW OF CORNER

THE ARNSTEIN BUILDING
 501 MARKET STREET
 KNOXVILLE, TENNESSEE
 UNITED STATES

URBAN
 OUTFITTERS

CONSULTANT :

DRAWN BY:

VL / DR / MR

ISSUE / DATE:

DESIGN CHECK-IN	01.31.2012
SCHEMATIC	02.14.2012
DESIGN DEVELOPMENT	02.28.2012

REVISION :

SHEET TITLE :
 EXTERIOR
 RENDERING

SHEET NO. :

R101



THE ARNSTEIN BUILDING
 501 MARKET STREET
 KNOXVILLE, TENNESSEE
 UNITED STATES

**URBAN
 OUTFITTERS**

CONSULTANT :

DRAWN BY:

VL / DR / MR

ISSUE / DATE:

DESIGN CHECK-IN	01.31.2012
SCHEMATIC	02.14.2012
DESIGN DEVELOPMENT	02.28.2012

REVISION :

SHEET TITLE :
**EXTERIOR
 RENDERING**

SHEET NO. :
R102

VIEW FROM PUBLIC PARK LOOKING AT ENTRY

THE ARNSTEIN BUILDING
 501 MARKET STREET
 KNOXVILLE, TENNESSEE
 UNITED STATES

**URBAN
 OUTFITTERS**

CONSULTANT :

DRAWN BY :

VL / DR / MR

ISSUE / DATE:

DESIGN CHECK-IN	01.31.2012
SCHEMATIC	02.14.2012
DESIGN DEVELOPMENT	02.28.2012

REVISION :

SHEET TITLE :
**EXTERIOR
 RENDERING**

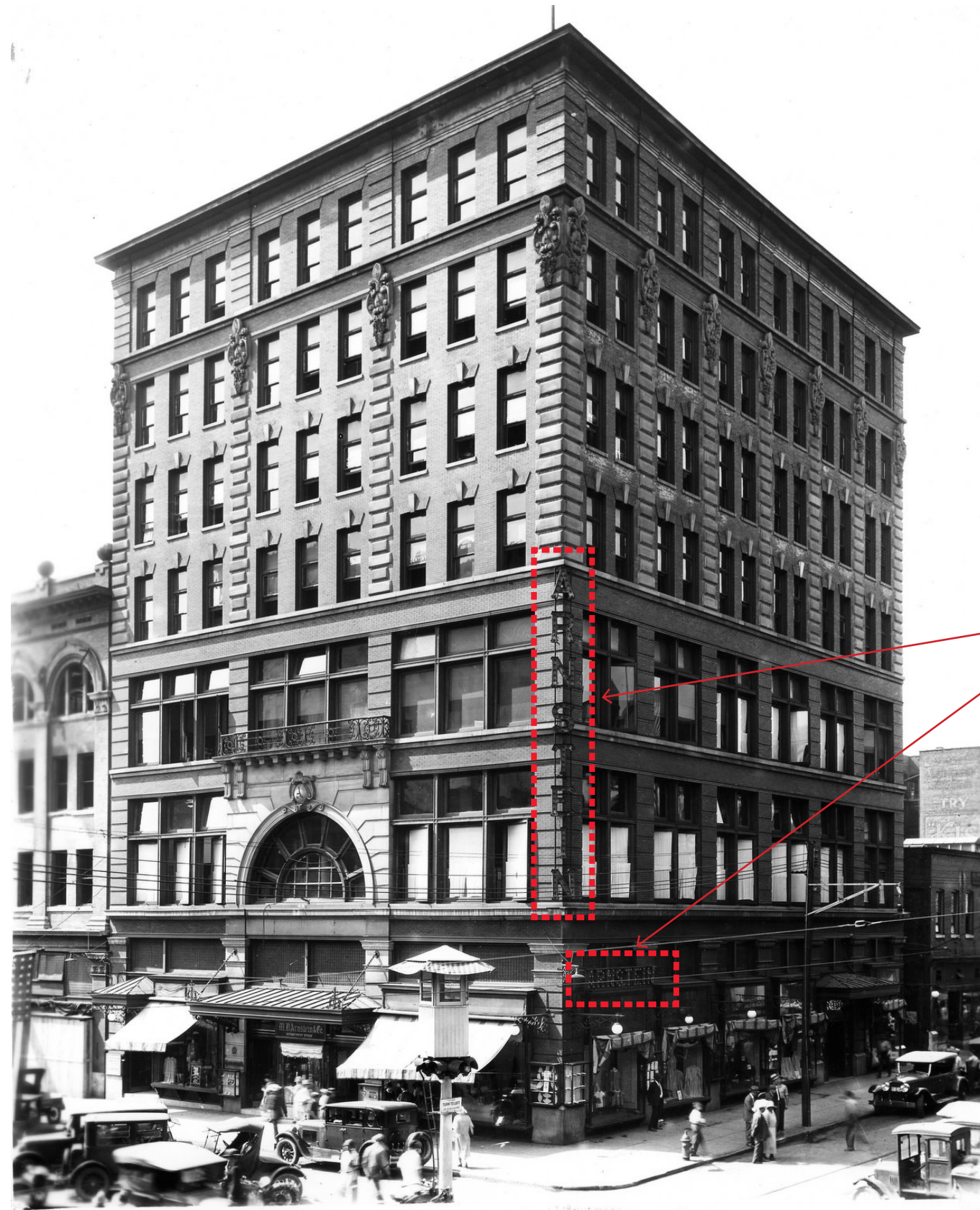
SHEET NO. :
R103



VIEW ON UNION AVENUE LOOKING TOWARDS MARKET



ENTRY SIGNAGE PRECEDENTS
URBAN OUTFITTERS - 5th AVENUE - NYC



NOTE PRESENCE OF INTERNALLY LIT LETTERS AS PART OF THE BUILDING'S HISTORIC SIGNAGE.



ENTRY SIGNAGE PRECEDENTS
URBAN OUTFITTERS - SPITALFIELDS - LONDON



BLADE SIGNAGE INSPIRATION
URBAN OUTFITTERS - CHARLOTTESVILLE