

Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: Scott Falvey

Owner Contractor Architect Engineer Other

Date Filed: 6-26-2013 Application accepted by: _____

Fee Amount: \$100.00 Review Date: _____ File Number: 7-A-13-DT



PRE-APPLICATION CONFERENCE		Date Completed: _____
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Building or Project Name: _____ <u>PATRICK SULLIVAN'S</u></p> <p>Street Address: <u>100 N. CENTRAL ST.</u></p> <p>Parcel Identification Number(s): <u>095HA027</u></p>	<p style="text-align: center;">PROJECT ARCHITECT/ENGINEER</p> <p>PLEASE PRINT Name: <u>SCOTT FALVEY</u></p> <p>Company: <u>DESIGN INNOVATION Architects</u></p> <p>Address: <u>402 S. GAY ST., Suite 201</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37902</u></p> <p>Telephone: <u>865.637.8540</u></p> <p>Fax: <u>865.544.3840</u></p> <p>E-mail: <u>sfalvey@dia-arch.com</u></p>	
<p style="text-align: center;">PROPERTY OWNER</p> <p>PLEASE PRINT Name: <u>RANDY BOYD</u></p> <p>Company: <u>RADIO SYSTEMS CORP.</u></p> <p>Address: <u>10427 Electric AVENUE</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37932</u></p> <p>Telephone: <u>(865) 599.5149</u></p> <p>Fax: _____</p> <p>E-mail: <u>rboyd@petsafe.net</u></p>	<p style="text-align: center;">PROJECT CONTRACTOR</p> <p>PLEASE PRINT Name: <u>GORDON SMITH</u></p> <p>Company: <u>Denark Construction</u></p> <p>Address: <u>1635 WESTERN AVE.</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37921</u></p> <p>Telephone: <u>865.637.1925</u></p> <p>Fax: <u>865.824.3283</u></p> <p>E-mail: <u>gsmith@denark.com</u></p>	
<p style="text-align: center;">ACCOMPANYING MATERIALS</p> <p>Please see the reverse side of this form for a list of information required as part of this application.</p>		
FOR OFFICE USE ONLY		
<p style="text-align: center;">PROJECT INFORMATION</p> <p>LEVEL 1: \$50</p> <p><input type="checkbox"/> Minor Alteration of an Existing Building/Structure</p> <p><input type="checkbox"/> Sign</p> <p>LEVEL 2: \$100</p> <p><input type="checkbox"/> Major Alteration of an Existing Building/Structure</p> <p><input checked="" type="checkbox"/> Addition to an Existing Building/Structure</p> <p>LEVEL 3: \$250</p> <p><input type="checkbox"/> Construction of New Building/Structure</p>	<p style="text-align: center;">PROJECT CONTACT</p> <p>All application-related correspondence should be directed to:</p> <p>PLEASE PRINT Name: <u>SCOTT FALVEY</u></p> <p>Company: <u>DESIGN INNOVATION ARCHITECTS</u></p> <p>Address: <u>402 S. GAY ST., Suite 201</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37902</u></p> <p>Telephone: <u>865.637.8540</u></p> <p>Fax: <u>865.544.3840</u></p> <p>E-mail: <u>sfalvey@dia-arch.com</u></p>	

PAID

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

July 31, 2013

Knoxville/Knox County Metropolitan Planning Commission
Attn: Mike Reynolds
Suite 403, City/County Building
400 Main Street
Knoxville, TN 37902

Re: **Certificate of Appropriateness Application for:**
Project Name in: 100 N. Central St.
Knoxville, TN
MPC File #: 7-A-13-DT DIA Project Number: 12091 DIA File: K01

Dear Mr. Reynolds,

Attached is an application for a Certificate of Appropriateness for improvements to 100 N. Central St., the adjacent building 106 N. Central St., and courtyard

The scope of work planned for the buildings is a shell-building stabilization and modernization project to prepare the buildings to receive new tenants. Currently, there are no specific tenants in mind, so we are preparing the spaces to receive business, retail or assembly occupancies depending on market interest. With the proposed configuration, the building may be leased by one or more tenants depending on the interest or needs of the tenant(s).

The primary scope of work will involve: 1) the removal of the existing kitchen and repairs to 106 N. Central including reconstructing floor framing, entry and windows of the N. Central St. and courtyard elevation, as well as removal of the center stair and installing a new interior stair 3) constructing a new restroom/utility core between 100 and 106 N. Central in the internal courtyard along with replacing the exterior stair in the courtyard. 4) replacing existing windows with historically appropriate windows and repairing the historic and stained glass windows and entries @ 100 N. Central.

The existing 2nd floor framing and the central stair at 106 N. Central are currently falling in due to rot from water infiltration and plumbing leaks. We are proposing removing the areas of rotten floor structure and the rotting and non-code-compliant egress stair and reconstructing the damaged floor and adding a new interior code compliant stair. The existing egress stair is in poor condition and in its current configuration it effectively divides the second floor 106 N. Central in half, so by adding a new interior egress stair, we can comply with the code requirements for egress and provide a large continuous floor area for the second floor, as well as the first floor of 106 N. Central. We are also proposing to restore the street level facade of 106 N. Central to its earliest documented state. This would include removing the existing stucco on the first floor and cleaning and re-pointing the existing brick as necessary. The existing continuous beam will be re-exposed and all existing historic windows will be professionally restored to their like-new condition. New doors will be installed with the exact orientation and size as the earliest documented doors to match as closely as possible with Image Reference B.

In addition to the storefront restoration of 106 N. Central, we will also fill in the existing opening that connected 106 N. Central to 108 N. Central on the North face of the building with new cement board siding. This will provide an appropriate finish to the facade and distinguish the new construction from the existing historic fabric. This infill can also be easily removed to add another adjacent building, or doors/windows in the future.

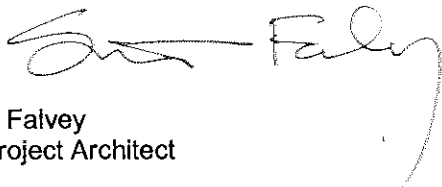
A new addition will be added to the rear of 106 N. Central, which will have restrooms to serve 100 & 106 N Central. New windows and a door are proposed to allow light and access to the buildings from the courtyard. A new exterior egress stair will be added between the addition/100 N. Central and the existing adjacent building to replace the existing dilapidated stair and platform. The configuration of the new stair will change to exit on Jackson Avenue instead of the internal courtyard. A new wrought iron gate will be placed between the sidewalk and the exit stair.

At 100 N. Central, the remaining historic windows will be restored and repainted as necessary. The parapet at the back of Sullivan's will be re-constructed in the same design to be plumb. All decorative elements on the building will be cleaned and repainted. The double door on the Jackson Avenue side will be replaced with a door of the same design with louvers infilling the top panel of the doors.

The existing courtyard for the Sullivan's property will be removed and a new courtyard design will take its place. The pillars and fence for the enclosure of the courtyard will allow for some privacy, but open enough to the street for visibility. There will be 2 gates along the fence to allow for code compliant egress exits. The materials for the courtyard will include square concrete pavers, vegetation, wrought iron fencing, brick pillars and walls with concrete caps. The concrete pavers will be easily removed if necessary for future designs.

Please see the attached sketches and photographs clarifying the scope as discussed above.

Sincerely,
Design Innovation



Scott Falvey
Sr. Project Architect

BSF: bsf

ec: Faris Eid, Design Innovation
Greg Campbell, Design Innovation
Brandy Williams, Design Innovation







NOTICE EXISTING CONTINUOUS HEADER

NOTICE HISTORIC STOREFRONT
FACADE SAME AS EXISTING

REFERENCE IMAGE A
SOURCE - ARMETTA FAMILY
CIRCA - UNKNOWN (PRE-1970's)

PROJECT #:	12091
DATE:	07/31/13
SHEET #:	D1
REFERENCE:	

A HISTORIC RENOVATION/ADAPTIVE RE-USE FOR:
PATRICK SULLIVAN'S SALOON

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EXPLORE REMOVAL OF
BRICK INFILL BASED ON PRE-
1970'S REFERENCE IMAGE A

NEW DOORS TO MATCH
HISTORIC DOOR
CONFIGURATION IN THIS
PHOTOGRAPH

REFERENCE IMAGE B

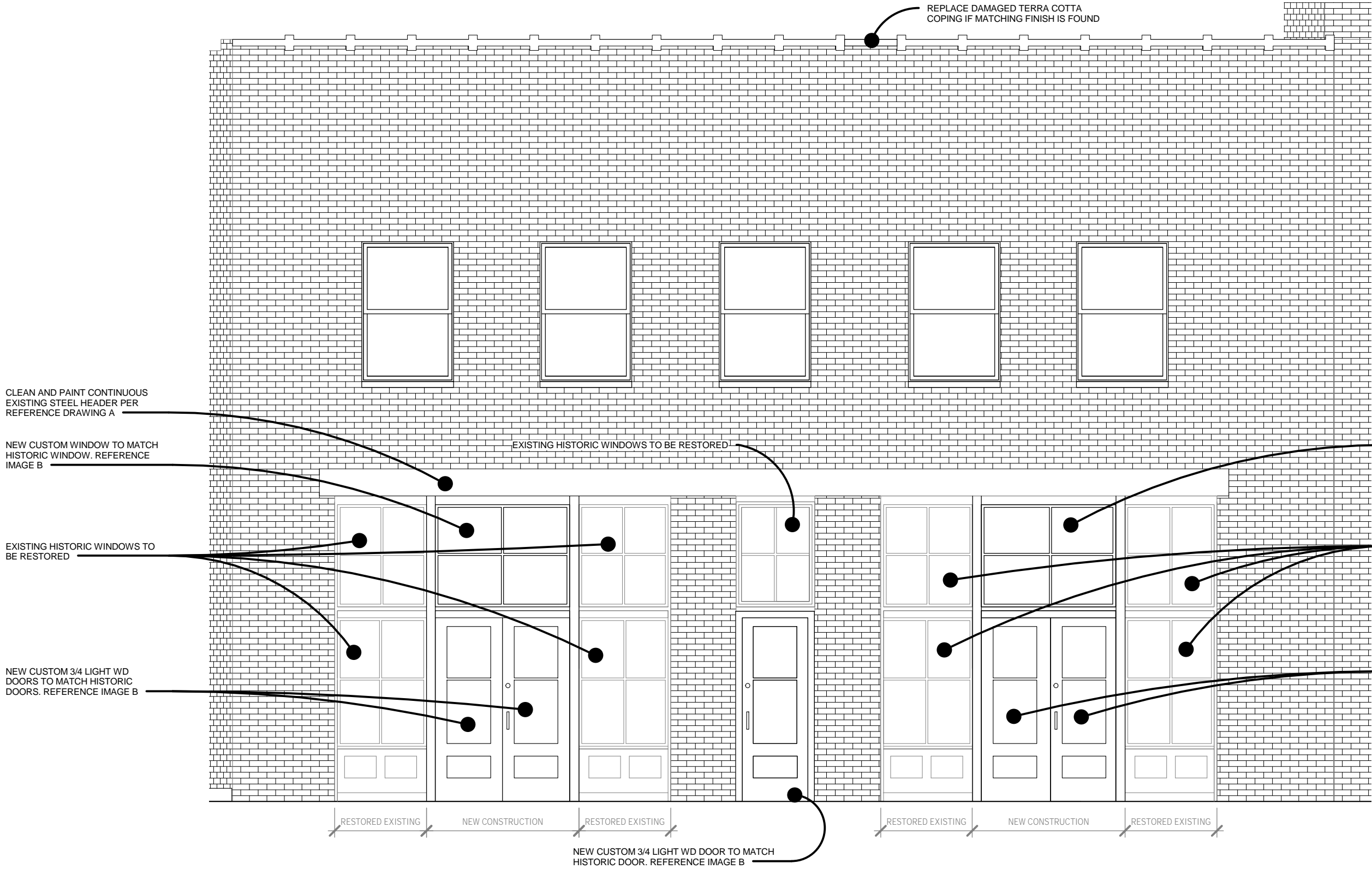
SOURCE - HISTORIC AMERICAN BUILDING SURVEY
CIRCA - MID 1970's

PROJECT #:	12091
DATE:	07/31/13
SHEET #:	D2
REFERENCE:	

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1

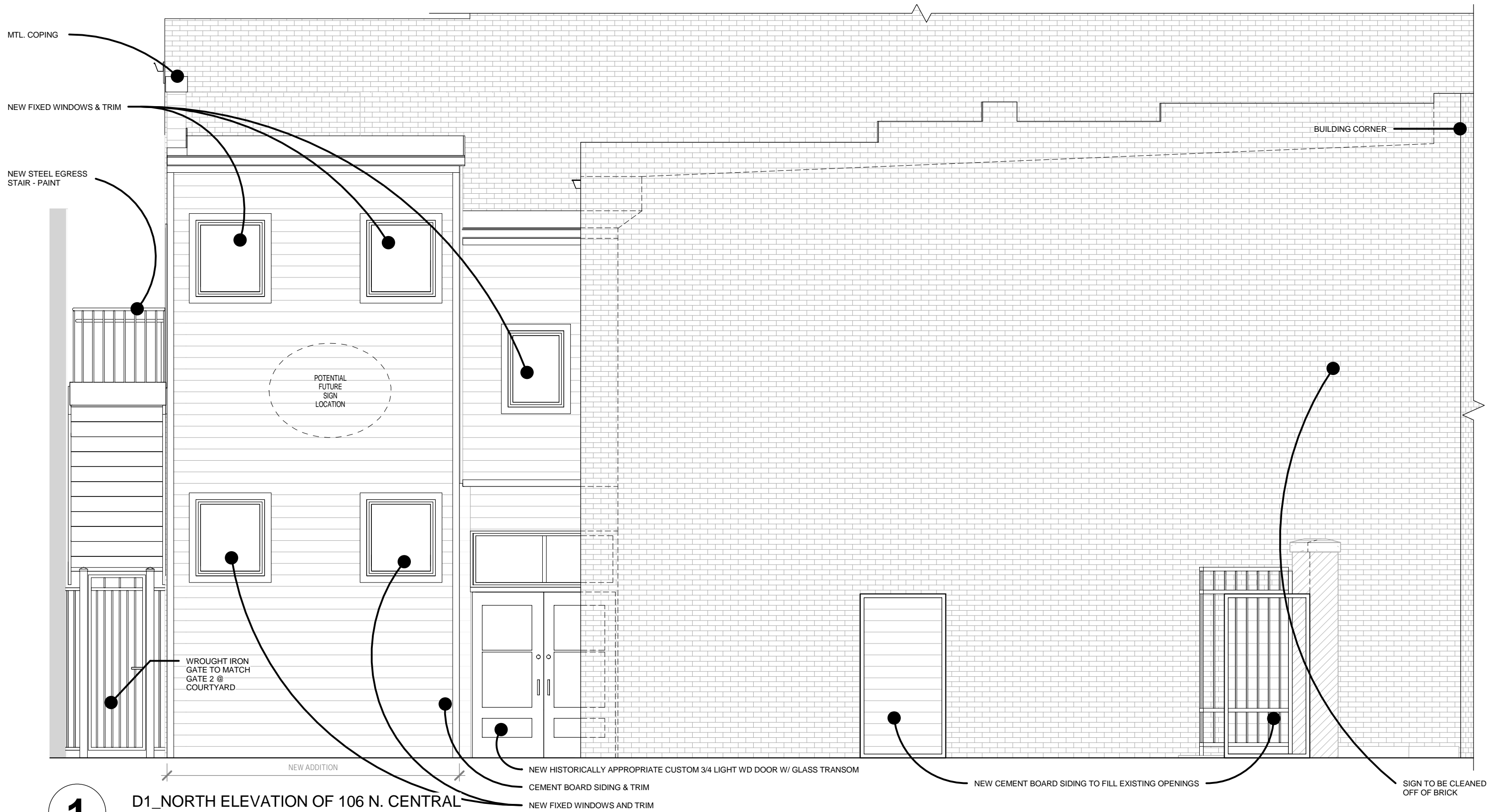
D1_N CENTRAL STREET ELEVATION - NEW CONSTRUCTION - 106 N. CENTRAL

1/4" = 1'-0"

PROJECT #:	12091
DATE:	07/31/13
SHEET #:	D3
REFERENCE:	

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1

D1_NORTH ELEVATION OF 106 N. CENTRAL

1/4" = 1'-0"

PROJECT #:	12091
DATE:	07/29/13
SHEET #:	D4
REFERENCE:	

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INSTALL WINDOW RAILS TO MATCH 2 OTHERS

CLEAN & REPAINT DECORATIVE ELEMENTS

RECONSTRUCT PARAPET IN SAME DESIGN TO BE PLUMB

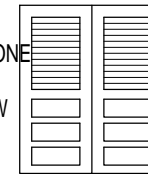
EXISTING WALL MURAL TO BE PRESERVED AND RE-PAINTED



RESTORE HISTORIC WINDOWS & REPAINT

REPLACE DAMAGED WOOD CASING & SILL WITH FIBERGLASS COMPONENTS OF SAME SHAPE - PAINT

REPLACE DOOR WITH ONE OF SAME DESIGN, BUT WITH LOUVER FOR NEW ELEVATION

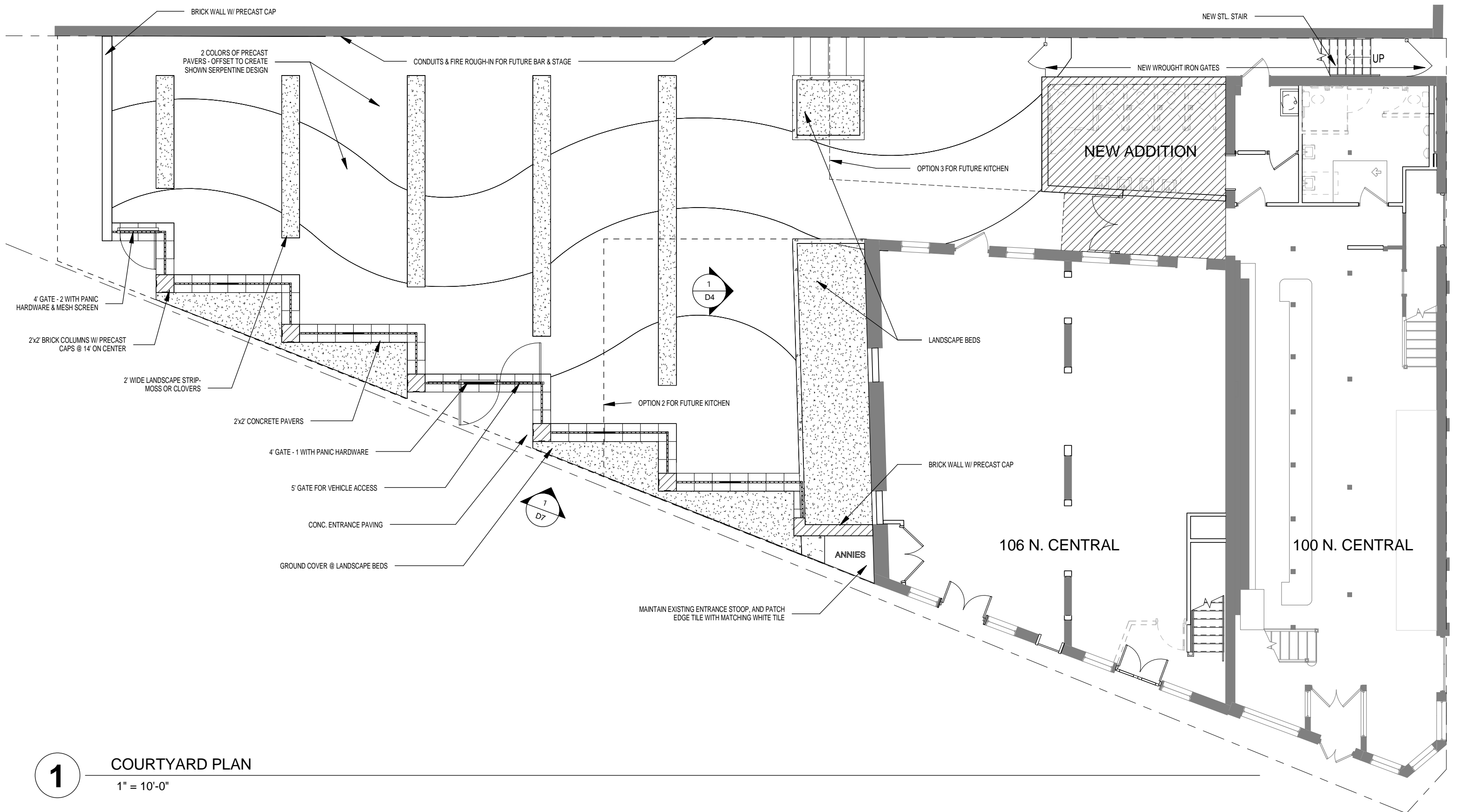


GATE TO BE REPLACED WITH WROUGHT IRON ONE TO MATCH NEW GATE 2 @ COURTYARD

PROJECT #:	12091
DATE:	07/30/13
SHEET #:	D5
REFERENCE:	

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1

COURTYARD PLAN

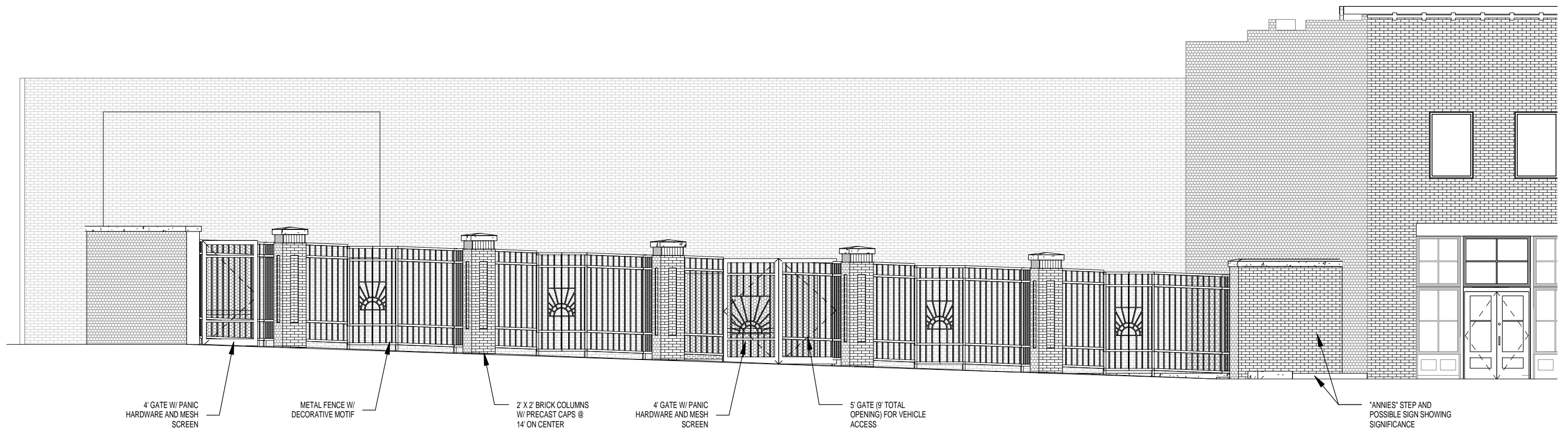
1" = 10'-0"

PROJECT #:	12091
DATE:	07/31/13
SHEET #:	D6
REFERENCE:	

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1

COURTYARD ELEVATION FROM N. CENTRAL

1/8" = 1'-0"

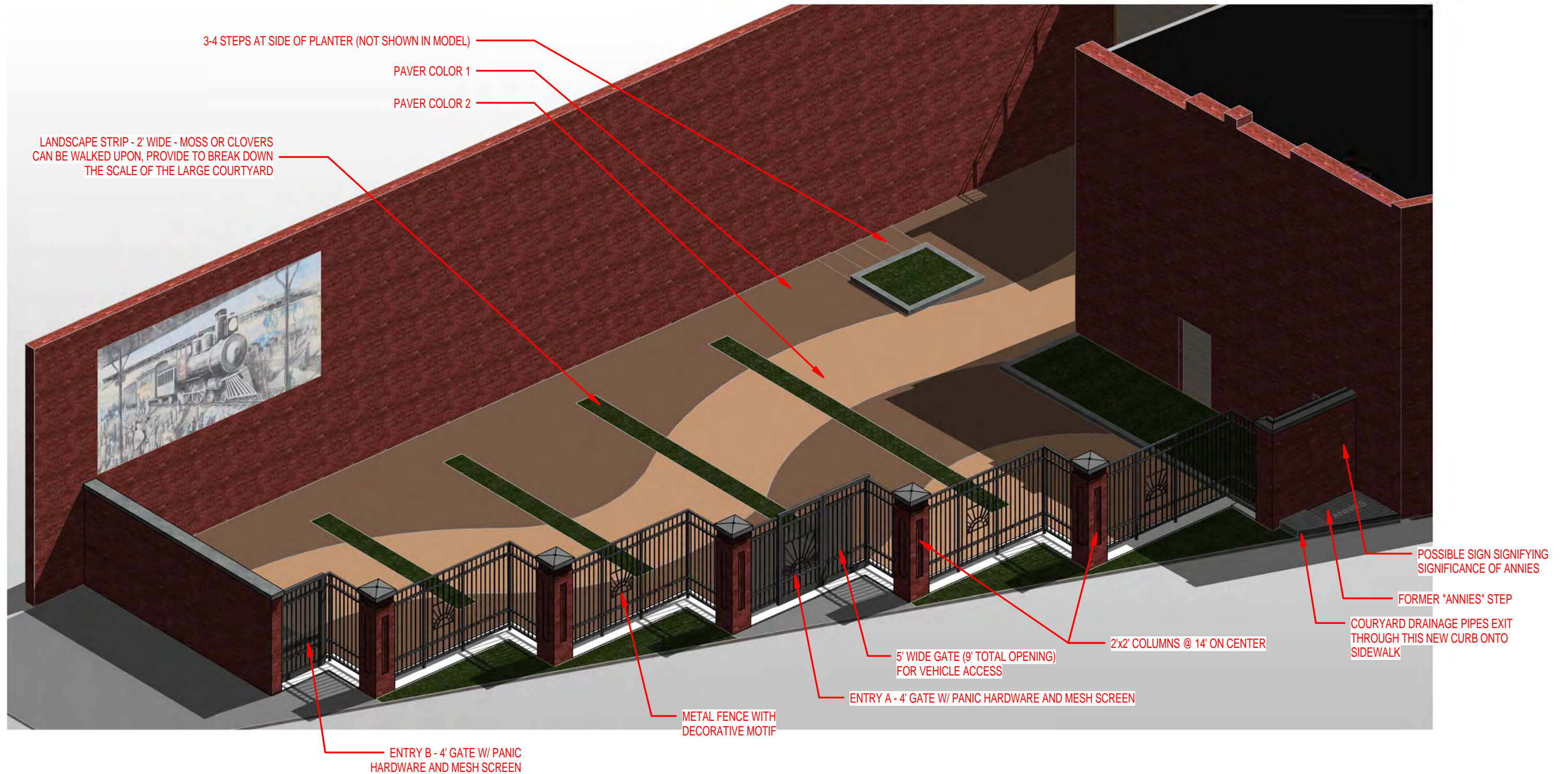
PROJECT #:	12091
DATE:	07/29/13
SHEET #:	D7
REFERENCE:	

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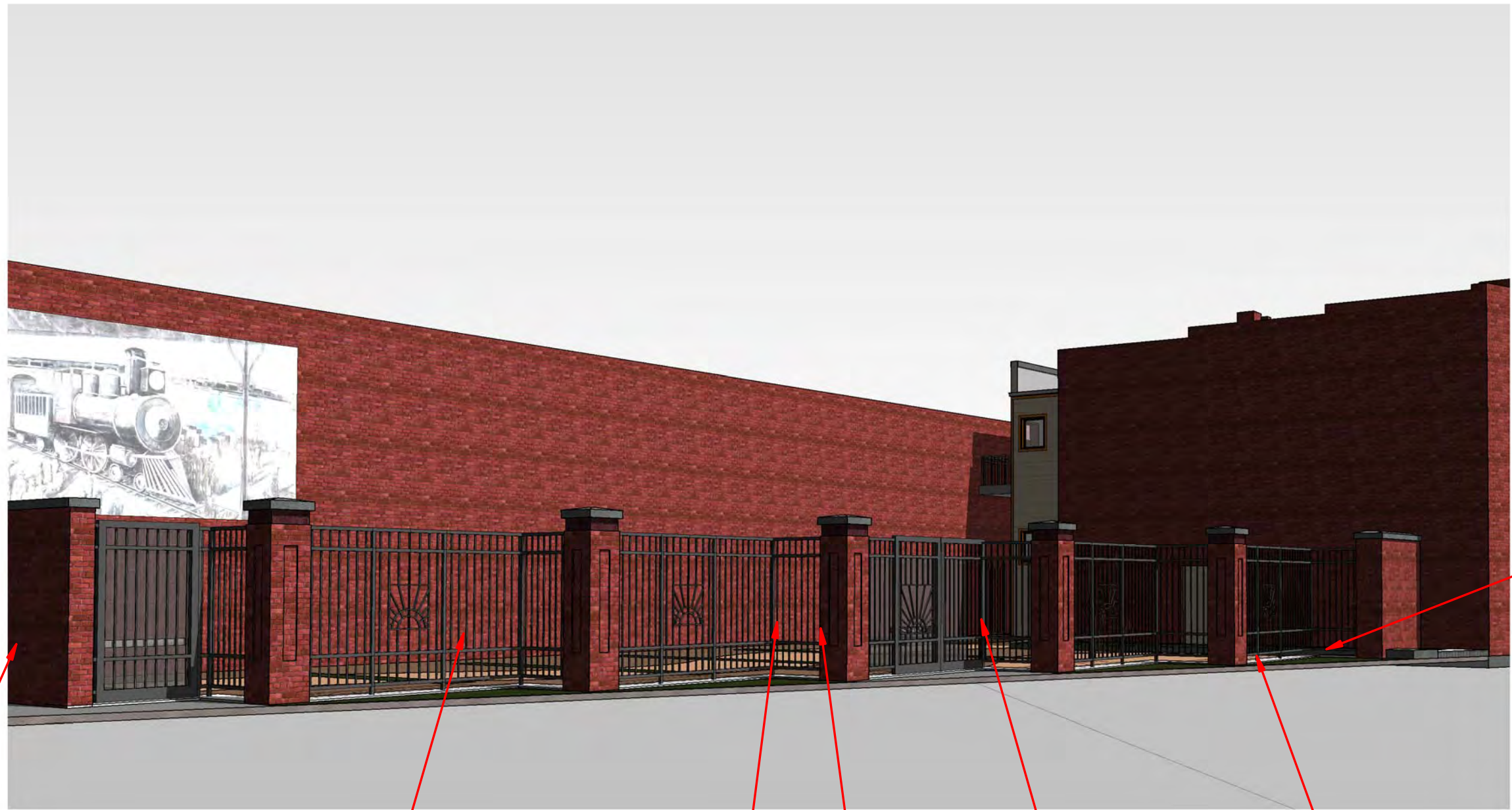
NOTE: ALL PAVING GRADES WILL BE DESIGNED TO SHEET FLOW TO SIDEWALKS & STREETS



PROJECT #:	12091
DATE:	07/24/13
SHEET #:	D8
REFERENCE:	

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FORMER "ANNIES" STEP,
POSSIBLE SIGN SHOWING
SIGNIFICANCE OF ANNIES

4' WIDE GATE W/
PANIC HARDWARE

2'x2' COLUMNS @ 14' ON CENTER

ENTRY A - 4' GATE W/
PANIC HARDWARE AND
MESH SCREEN

5' GATE (9' TOTAL
OPENING) FOR VEHICLE
ACCESS

METAL FENCE WITH
DECORATIVE MOTIF

COURTYARD DRAINAGE
PIPES EXIT THROUGH
THIS NEW CURB ONTO
SIDEWALK

PROJECT #:	12091
DATE:	07/24/13
SHEET #:	D9
REFERENCE:	

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