

# Downtown Knoxville Design Overlay District Certificate of Appropriateness

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Name of Applicant: GLASS AND CONCRETE CONTRACTING

Owner  Contractor  Architect  Engineer  Other

Date Filed: 7/17/13 Application accepted by: Michael Reynolds

Fee Amount: 50.00 Review Date: 7/24/13 File Number: 8-B-13-DT

<p style="text-align: center;"><b>PROPERTY INFORMATION</b></p> <p>Building or Project Name: <u>THE HOSLSTON BUILDING</u></p> <hr/> <p>Street Address: <u>531 SOUTH GAY STREET</u></p> <p>Parcel Identification Number(s): <u>09426019</u></p> <hr/> <p style="text-align: center;"><b>PROPERTY OWNER</b></p> <p>PLEASE PRINT Name: <u>JIM WILLIAMS</u></p> <p>Company: <u>MORRIS PROPERTY MANAGEMENT</u></p> <p>Address: <u>9041 EXECUTIVE PARK DRIVE, SUITE 122</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37923</u></p> <p>Telephone: <u>865-773-8862</u></p> <p>Fax: <u>865-692-0950</u></p> <p>E-mail: <u>JWILLY53@SBCGLOBAL.NET</u></p> <hr/> <p style="text-align: center;"><b>ACCOMPANYING MATERIALS</b></p> <p>Please see the reverse side of this form for a list of information required as part of this application.</p> <hr/> <p style="text-align: center;"><i>FOR OFFICE USE ONLY</i></p> <p style="text-align: center;"><b>PROJECT INFORMATION</b></p> <p>LEVEL 1: \$50  <input checked="" type="checkbox"/> Minor Alteration of an Existing Building/Structure  <input type="checkbox"/> Sign</p> <p>LEVEL 2: \$100  <input type="checkbox"/> Major Alteration of an Existing Building/Structure  <input type="checkbox"/> Addition to an Existing Building/Structure</p> <p>LEVEL 3: \$250  <input type="checkbox"/> Construction of New Building/Structure</p>	<p style="text-align: center;"><b>PROJECT ARCHITECT/ENGINEER</b></p> <p>PLEASE PRINT Name: <u>N/A</u></p> <p>Company: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>E-mail: _____</p> <hr/> <p style="text-align: center;"><b>PROJECT CONTRACTOR</b></p> <p>PLEASE PRINT Name: <u>SEAN WILLIAMS</u></p> <p>Company: <u>GLASS AND CONCRETE CONTRACTING</u></p> <p>Address: <u>500 E MAIN STREET, SUITE 500</u></p> <p>City: <u>JOHNSON CITY</u> State: <u>TN</u> Zip: <u>37604</u></p> <p>Telephone: <u>828-506-1359</u></p> <p>Fax: <u>928-395-1429</u></p> <p>E-mail: <u>WILLIAMS@HIGH-RISE.NET</u></p> <hr/> <p style="text-align: center;"><b>PROJECT CONTACT</b></p> <p>All application-related correspondence should be directed to:</p> <p>PLEASE PRINT Name: <u>BART MIKITOWICZ</u></p> <p>Company: <u>GLASS AND CONCRETE CONTRACTING</u></p> <p>Address: <u>500 EAST MAIN STREET</u></p> <p>City: <u>JOHNSON CITY</u> State: <u>TN</u> Zip: <u>37604</u></p> <p>Telephone: <u>845-802-6080</u></p> <p>Fax: <u>928-395-1429</u></p> <p>E-mail: <u>BMIKITOWICZ@HIGH-RISE.NET</u></p>
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# GLASS & CONCRETE CONTRACTING, LLC.

200 EAST MAIN ST. SUITE 500 JOHNSON CITY TN 37604 (800)-926-2320 DOWNTOWNRESTORATION.COM

To Whom It May Concern:

The Holston, is a condominium in Downtown Knoxville. At an undetermined time, sections of the exterior brick walls were removed and HVAC units where installed in the openings. Later on, the Holston converted to a Central Heating and Cooling system, rendering the HVAC units obsolete. They were removed and the openings covered with louvers.

Theses opening are allowing water to enter and damage the interior of building and the owners association of the Holston has requested us to re-brick these openings not just to mitigate the negative externalities of having these exposed areas on the building's exterior substrate, but to also restore the building historically and ascetically.

The brick we have selected after months of research and comparative analysis is the closest possible match to the original. Furth more to mask any differences between new and old bricks, these vent openings will be recessed to create an architectural shadow box effect.

Sincerely

Bart I. Mikitowicz  
GLASS & CONCRETE CONTRACTING  
200 EAST MAIN STREET  
SUITE 500  
JOHNSON CITY, TN 37604

OFFICE: [\(800\) 926-2320](tel:(800)926-2320)

DIRECT: (845) 802-6080

FAX: [\(928\) 395-1429](tel:(928)395-1429)

EMAIL: [BMIKITOWICZ@HIGH-RISE.NET](mailto:BMIKITOWICZ@HIGH-RISE.NET)



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## LEVEL 1 & 2: ALTERATION OF AN EXISTING BUILDING STRUCTURE:

### Holston Vent Repairs

#### 1. EXTENT OF PROPOSED ALTERATIONS

- Existing HVAC Louvers will be removed
- Openings will be enclosed with similar brick
- Spec Joint 4B (a pointing mortar intended for historic substrates) will be used to duplicate appearance and compressive strength of the original mortar.
- Great care shall be taken to ensure that mortar does not come in contact with the brick face.
- Mortar joints will be tooled to produce a uniform concave profile that duplicates the surrounding masonry.

#### 2. LABELED COLOR PHOTOGRAPHS



HVAC VENT OPENINGS TO BE BRICKED UP

#### 3. PROSED MATERIALS

Custom Color Matched Spec Joint 4B

Color Matched Brick

#### 4. N/A

# THE HOLSTON

OBSERVATIONS  
HVAC VENT OPENINGS

PREPARED FOR

JIM WILLIAMS  
THE HOLSTON OWNER' S ASSOCIATION

+

06/03/2013



GLASS & CONCRETE CONTRACTING, LLC.

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## HVAC VENT OPENING



### OBSERVATIONS

ON FRIDAY, MAY 31ST 2013, WE REMOVED SEVERAL LOUVERS ON THE 4TH FLOOR OF THE WEST ELEVATION.  
THE FOLLOWING WERE OUR OBSERVATIONS

- THE FRAMING IS CONSTRUCTED OF 2" X 4" LUMBER AND 1" X 6" STEEL , THE LUMBER USED APPEARS TO BE UNTREATED AND UNPAINTED.
- WE DIDN'T SEE LINTEL OR SUPPORT SYSTEMS AT THE TOP OF THE OPENINGS.
- THE MORTAR USED TO SLOPE THE BASE AT THE OPENING APPEARS TO HAVE A HIGH PORTLAND CONTENT MAKING IT DENSE AND INCOMPATIBLE WITH THE HISTORIC MASONRY.
- THERE IS AN ABSENCE OF SEALANT WAS OBSERVED AROUND BOTH THE FRAMING AND PANEL PERIMETER JOINTS.
- THE EXPOSED UNDERLAYMENT BOARD IS DUROCK® WHICH IS INTENDED TO SUPPORT TILE, WHEN USED IN AN EXTERIOR APPLICATION, A PROTECTIVE COATING MUST BE APPLIED TO THE EXTERIOR SURFACES.



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