

# Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: ROYAL PROPERTIES, INC.

Owner  Contractor  Architect  Engineer  Other \_\_\_\_\_

Date Filed: 05-29-13 Application accepted by: Michael Reynolds

Fee Amount: \$250 Review Date: 06-19-13 File Number: 6-C-13-DT

**PRE-APPLICATION CONFERENCE** Date Completed: \_\_\_\_\_

**PROPERTY INFORMATION**

Building or Project Name: PRIOR BROWN GARAGE

Street Address: 322 WEST CHURCH STREET

Parcel Identification Number(s): 095TE-024

**PROJECT ARCHITECT/ENGINEER**

PLEASE PRINT Name: RICK MASON

Company: LINDSAY & MAPLES ARCHITECTS, INC.

Address: 139 FOX ROAD, SUITE 115

City: KNOXVILLE State: TN Zip: 37922

Telephone: 865-524-8684

Fax: 865-524-8686

E-mail: RICKMASON@301.COM

**PROPERTY OWNER**

PLEASE PRINT Name: WILLIAM MICHAEL CONLEY

Company: ROYAL PROPERTIES, INC.

Address: 507 SOUTH GAY STREET, SUITE 908

City: KNOXVILLE State: TN Zip: 37902

Telephone: 865-637-2683

Fax: 865-637-8839

E-mail: slowe@regalcorp.com  
*Shay Lowe*

**PROJECT CONTRACTOR**

PLEASE PRINT Name: MARVIN HOUSE

Company: MERIT CONSTRUCTION, INC.

Address: 10435 DUTCHTOWN ROAD

City: KNOXVILLE State: TN Zip: 37932

Telephone: 865-966-4100

Fax: 865-966-4101

E-mail: MHOUSE@MERITCONSTRUCTION.COM

**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 *Demolition*

Addition to an Existing Building/Structure

LEVEL 3: \$250

Construction of New Building/Structure *Demolition / New parking lot*

**PROJECT CONTACT**

All application-related correspondence should be directed to:

PLEASE PRINT Name: BUDDY HEINS

Company: MERIT CONSTRUCTION

Address: 10435 DUTCHTOWN ROAD

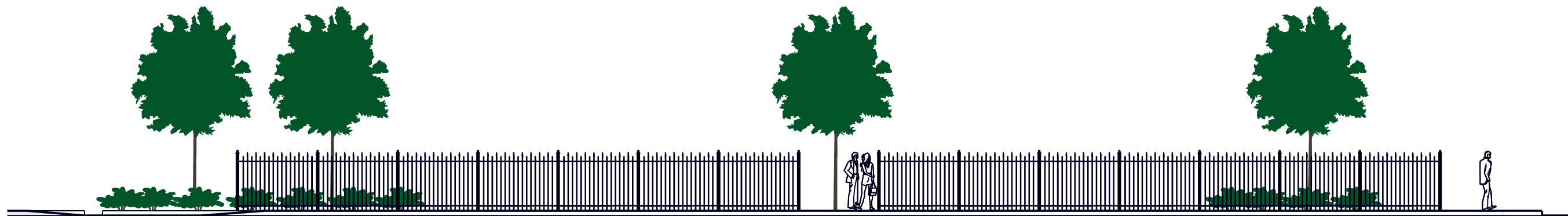
City: KNOXVILLE State: TN Zip: 37932

Telephone: 865-966-4100

Fax: 865-966-4101

E-mail: bheins@meritconstruction.com  
865-300-4100

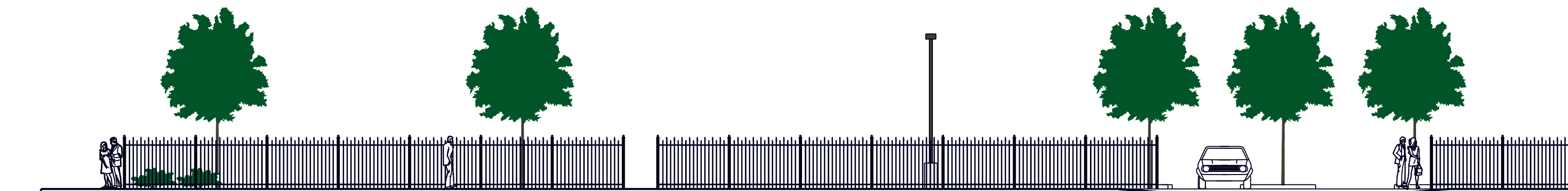
NOTE: Payment is due at time of application. Please make check payable to Knoxville Knox County Metropolitan Planning Commission.



PROPOSED EXTERIOR ELEVATION AT W. CHURCH AVENUE

NO SCALE

REVISED: JUNE 10, 2013

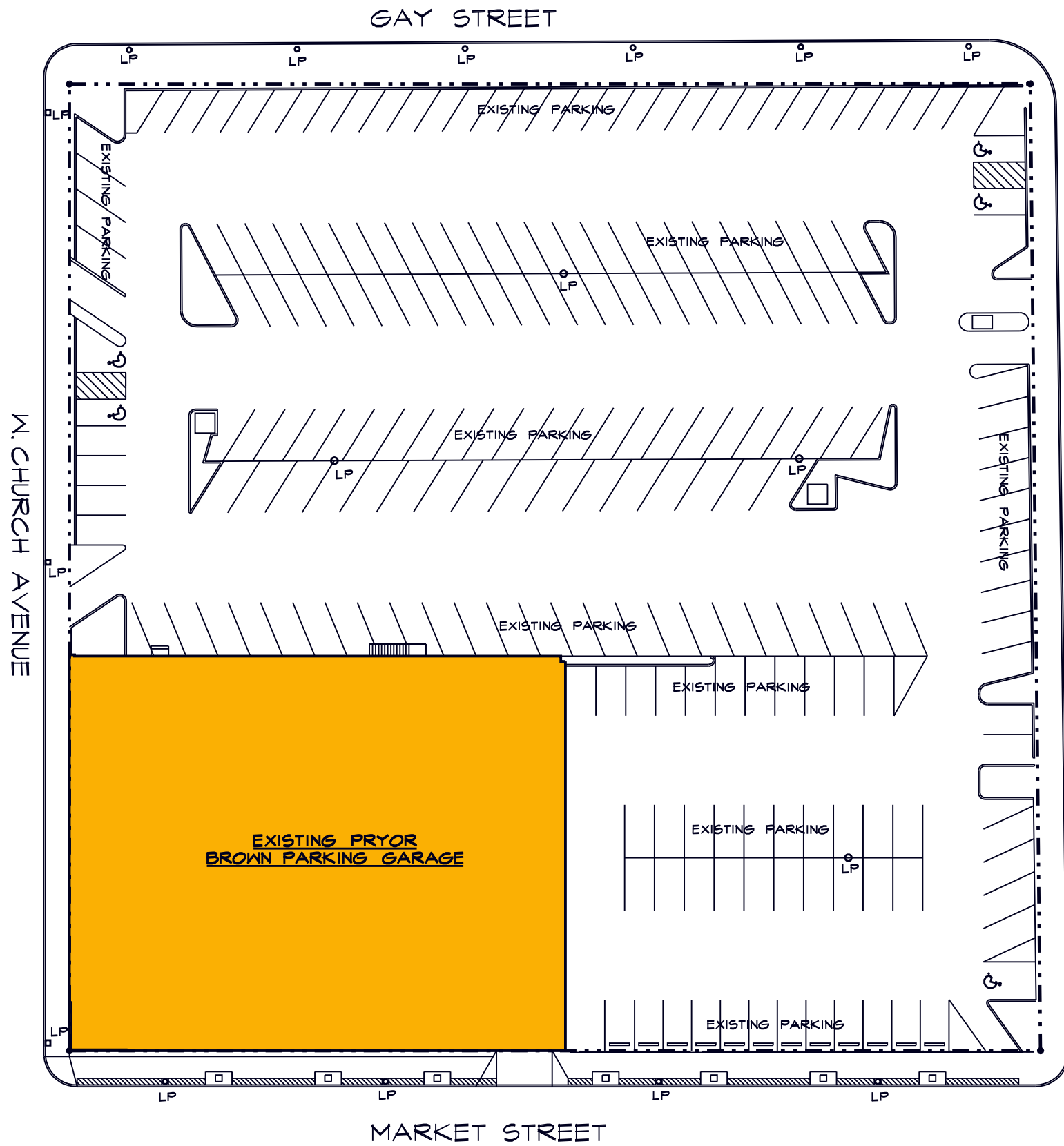


PROPOSED EXTERIOR ELEVATION AT MARKET STREET

NO SCALE

REVISED: JUNE 10, 2013

LINDSAY &  
MAPLES



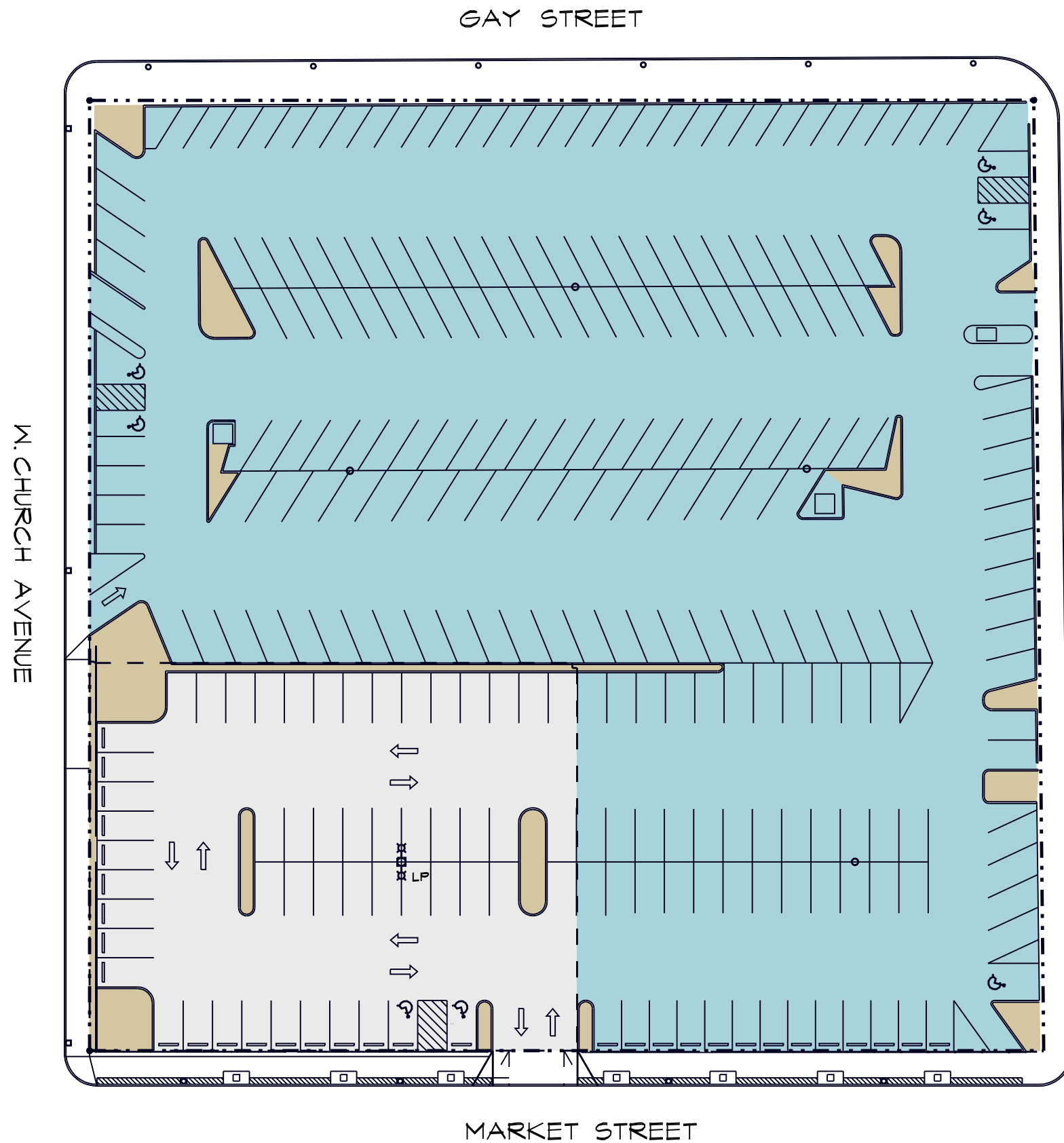
SITE INFORMATION FROM BOUNDARY SURVEY  
 BY BARGE, WAGGONER, SUMNER & CANNON  
 DATE: JANUARY 9, 1994

**EXISTING SITE PLAN**

SCALE: 1" = 40'-0"

REVISED: JUNE 10, 2013

**LINDSAY &  
 MAPLES**



SITE INFORMATION FROM BOUNDARY SURVEY  
 BY BARGE, WAGGONER, SUMNER & CANNON  
 DATE: JANUARY 9, 1994

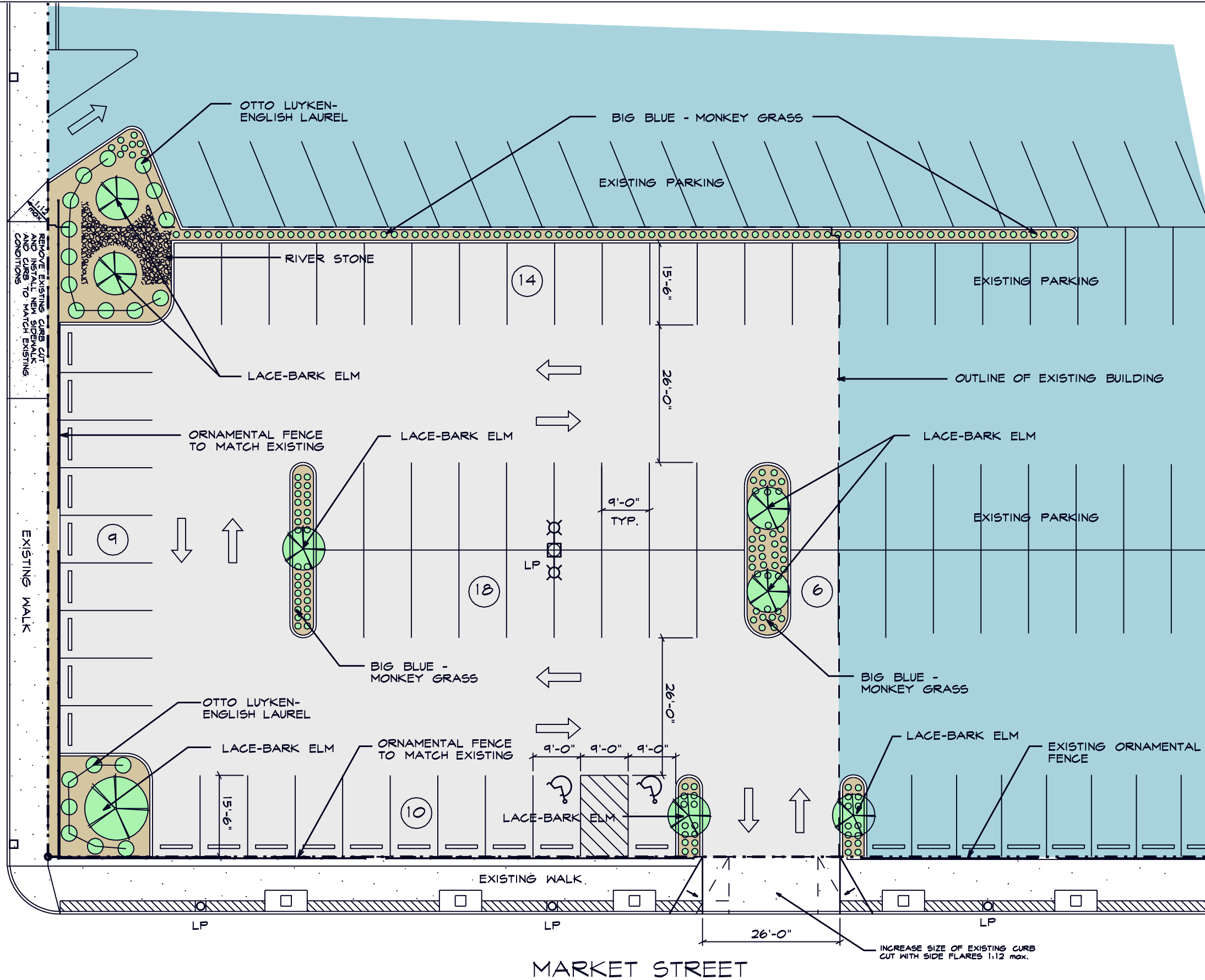
**PROPOSED SITE PLAN - 322 W. CHURCH AVENUE**

SCALE: 1" = 40'-0"

REVISED: JUNE 10, 2013

**LINDSAY &  
 MAPLES**

W. CHURCH AVENUE



**ENLARGED PROPOSED SITE PLAN - 322 W. CHURCH AVENUE**

SCALE: 1" = 20'-0"

REVISED: JUNE 10, 2013

**LINDSAY &  
MAPLES**







June 11, 2013

**Royal Properties**  
**Attn: Shay Lowe**  
**507 South Gay Street**  
**Suite 908**  
**Knoxville, TN 37902**

**Re: Pryor Brown Garage**

Dear Shay,

We have reviewed the listing of pricing you sent and we estimate costs for the work would be as follows:

1. Reroof per 4/19/2013 proposal	\$611,605.00
2. A.) Remove exterior windows and replace with standard store front units	\$158,000.00
B.) In lieu of storefront units, clean and paint existing frames and reglaze.	ADD \$34,000.00
3. Tuck point existing brick, pressure wash and repaint	\$133,800.00
4. Remove debris, pressure wash existing floors and epoxy coat	\$190,800.00
5. Demolish stair/lift and repair spalled concrete surfaces	\$310,800.00
6. Construct offices after floor leveling per layout	\$265,000.00
7. Architect/Engineering fees	<u>\$85,200.00</u>
<b>TOTAL</b>	<b>\$1,789,205.00</b>

***General Contractors/Construction Managers***

10435 Dutchtown Road ♦ Knoxville, TN 37932 ♦ 865-966-4100 ♦ 865-966-4101 fax  
[www.meritconstruction.com](http://www.meritconstruction.com)



Feel free to contact us if you have questions. All pricing is subject to change after approved drawings are received.

Very truly yours,

A handwritten signature in blue ink that reads "Marvin L. House" followed by a stylized monogram "MLH".

Marvin L. House  
CEO

cc: Buddy Heins  
File



**PRYOR BROWN PARKING GARAGE – ROOF STRUCTURE**

Remove existing timbers and roofing. Install new structural steel beams, just decking and roofing with new roof drain system.

\$611,605.00 Estimated Cost



**PRYOR BROWN PARKING GARAGE - ROOF**



PRYOR BROWN PARKING GARAGE - ROOF

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PRYOR BROWN PARKING GARAGE – ROOF STRUCTURE

PRYOR BROWN PARKING GARAGE – ROOF STRUCTURE



**PRYOR BROWN PARKING GARAGE – FLOOR STRUCTURE**

Install new coating on floor, demo stair/lift, concrete restoration at garage ceiling, new aluminum railing, repair existing lighting, add carbon monoxide sensors and system.

\$554,864.00 Estimated Cost



**PRYOR BROWN PARKING GARAGE – FLOOR STRUCTURE**



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**PRYOR BROWN PARKING GARAGE – FLOOR STRUCTURE**

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PRYOR BROWN PARKING GARAGE – FLOOR STRUCTURE





### **PRYOR BROWN PARKING GARAGE – EXTERIOR**

Remove upper existing window frames and replace with new standard storefront windows. Tuck and point brick, paint the East and South sides to match the North and West sides. Pressure wash to North and West sides of the building. Install new awnings, replace Market Street Aluminum storefronts,. Replace signs and lighting.

\$295,403.00 Estimated Cost

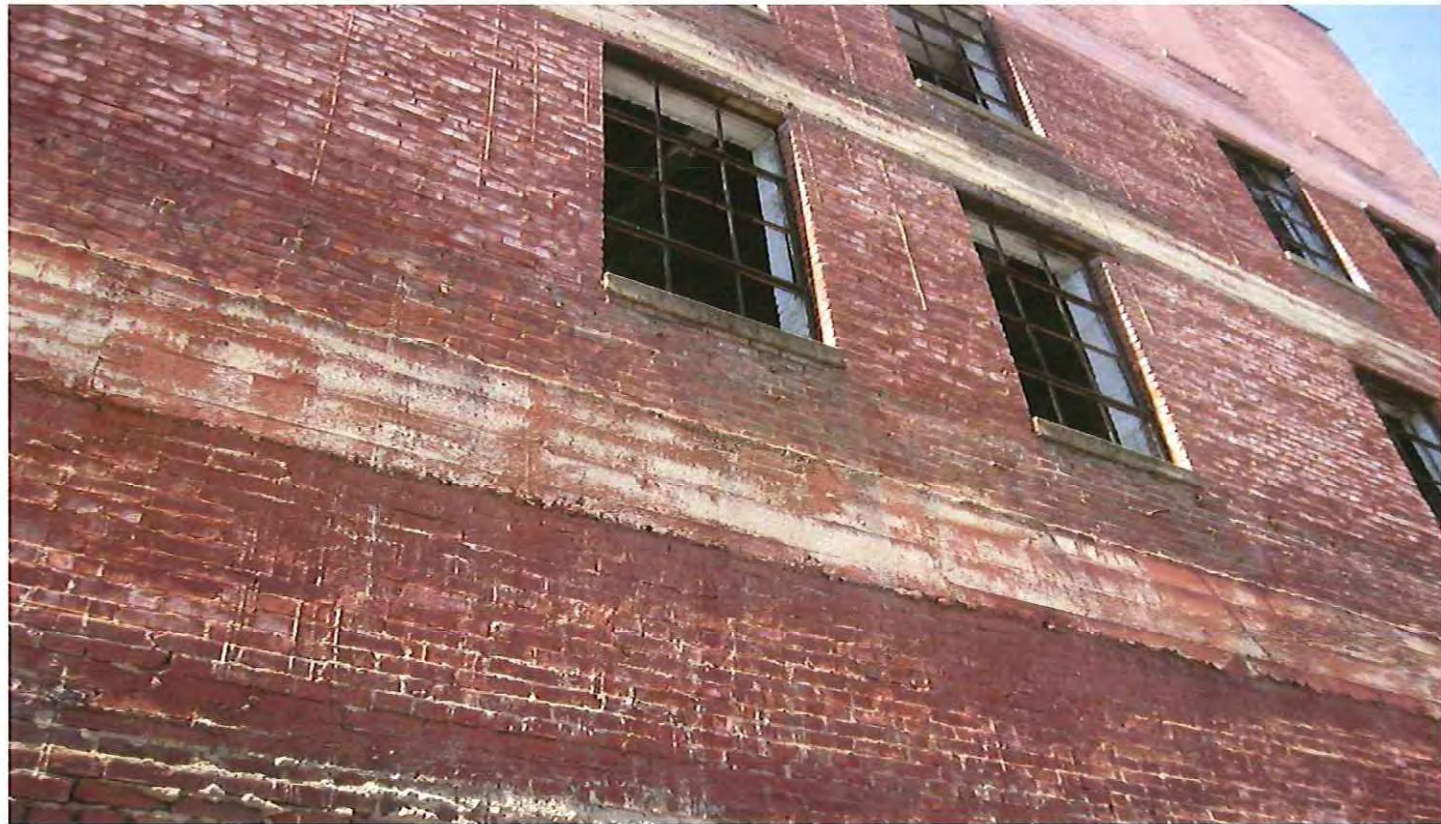


**PRYOR BROWN PARKING GARAGE – EXTERIOR**



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**PRYOR BROWN PARKING GARAGE – MISC.**

**First floor, demo existing tenant spaces, level grade level concrete floor, rebuild tenant spaces for five tenants.**

**\$199,668.00 Estimated Cost**



**PRYOR BROWN PARKING GARAGE – MAN LIFT AND TENANT SPACES**