

8/20 @ 4pm
Small Assembly Room



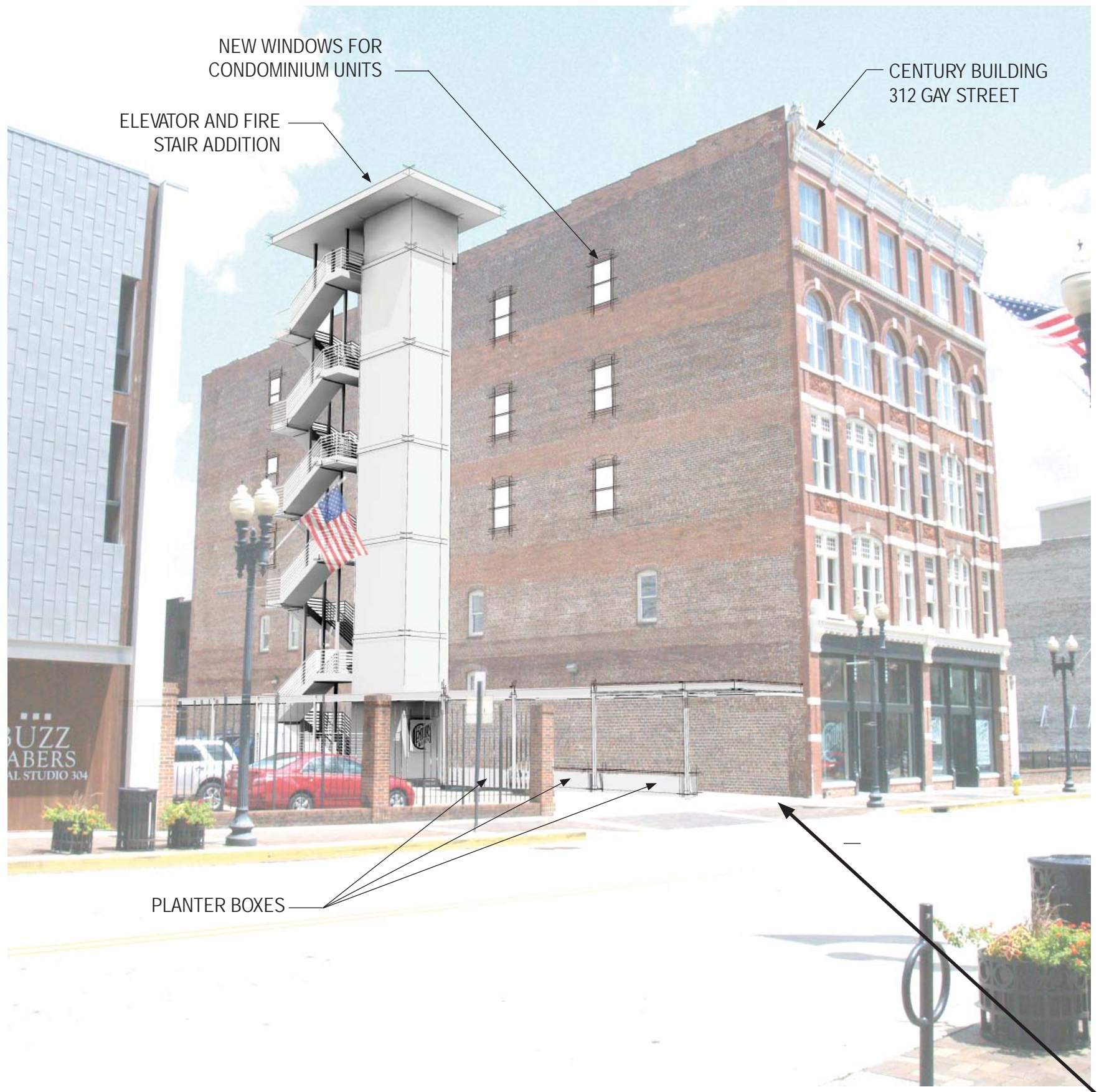
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: Century Partnership, LLC
 Owner Contractor Architect Engineer Other
Date Filed: 8/1/14 Application accepted by: Michael Reynolds
Fee Amount: \$100.00 Review Date: 8/20/14 File Number: 8-A-14-DT

PRE-APPLICATION CONFERENCE		Date Completed: _____
PROPERTY INFORMATION Building or Project Name: <u>The Century Building - Condos</u> Street Address: <u>312 Gay St, Knoxville</u> Parcel Identification Number(s): _____		PROJECT ARCHITECT/ENGINEER PLEASE PRINT Name: <u>Gregory Huddy</u> Company: <u>C3 Studio, LLC</u> Address: <u>312 Gay St, Ste # 200</u> City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37902</u> Telephone: <u>865-200-4065</u> Fax: <u>ghuddy@C3StudioLLC.com</u> E-mail: g.huddy@C3StudioLLC.com
PROPERTY OWNER PLEASE PRINT Name: _____ Company: <u>Century Partnership LLC</u> Address: <u>312 Gay St.</u> City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37902</u> Telephone: <u>865-200-4065</u> Fax: _____ E-mail: _____		PROJECT CONTRACTOR PLEASE PRINT Name: <u>T.B.D</u> Company: _____ 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 <input type="checkbox"/> Minor Alteration of an Existing Building/Structure <input type="checkbox"/> Sign LEVEL 2: \$100 <input type="checkbox"/> Major Alteration of an Existing Building/Structure <input checked="" type="checkbox"/> Addition to an Existing Building/Structure LEVEL 3: \$250 <input type="checkbox"/> Construction of New Building/Structure		PROJECT CONTACT All application-related correspondence should be directed to: PLEASE PRINT Name: <u>Jared Pohl</u> Company: <u>C3 Studio, LLC</u> Address: <u>312 Gay St, # 200</u> City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37902</u> Telephone: <u>865-200-4065</u> Fax: _____ E-mail: <u>jared.pohl@C3StudioLLC.com</u>

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

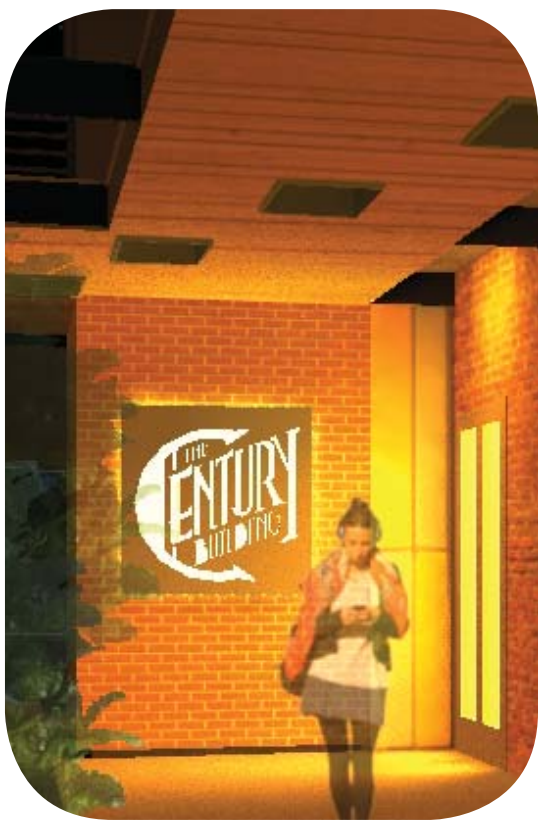


PERSPECTIVE VIEW FROM GAY STREET

NARRATIVE

The design proposes converting the top 3 floors of the Century Building to condominiums and providing an addition to the exterior that will serve the vertical circulation needs for condominium owners. The interior of the condominiums takes advantage of the large windows on the front and rear facades, leaving the center of the building available as corridor space. As a result of the space planning, the most efficient location for the elevator and fire stair is at the middle of the building. This location provides an opportunity to build a pedestrian alley next to the century building.

A small part of the work will be to repair and refurbish the fenestration on floors 3-5 at the Gay Street facade.

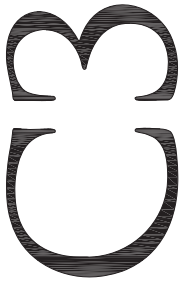


SIGN AT LOBBY

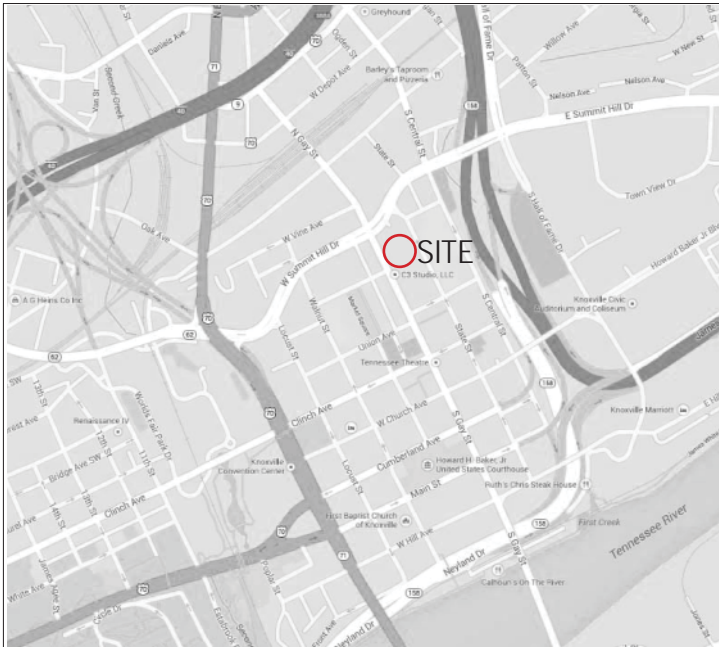


VIEW OF ENTRANCE FROM SIDEWALK

C3 Studio LLC
 312 Gay Street · #200
 Knoxville · TN 37902
 865-309-4461
 www.C3StudioLLC.com



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 312 GAY ST. KNOXVILLE, TN

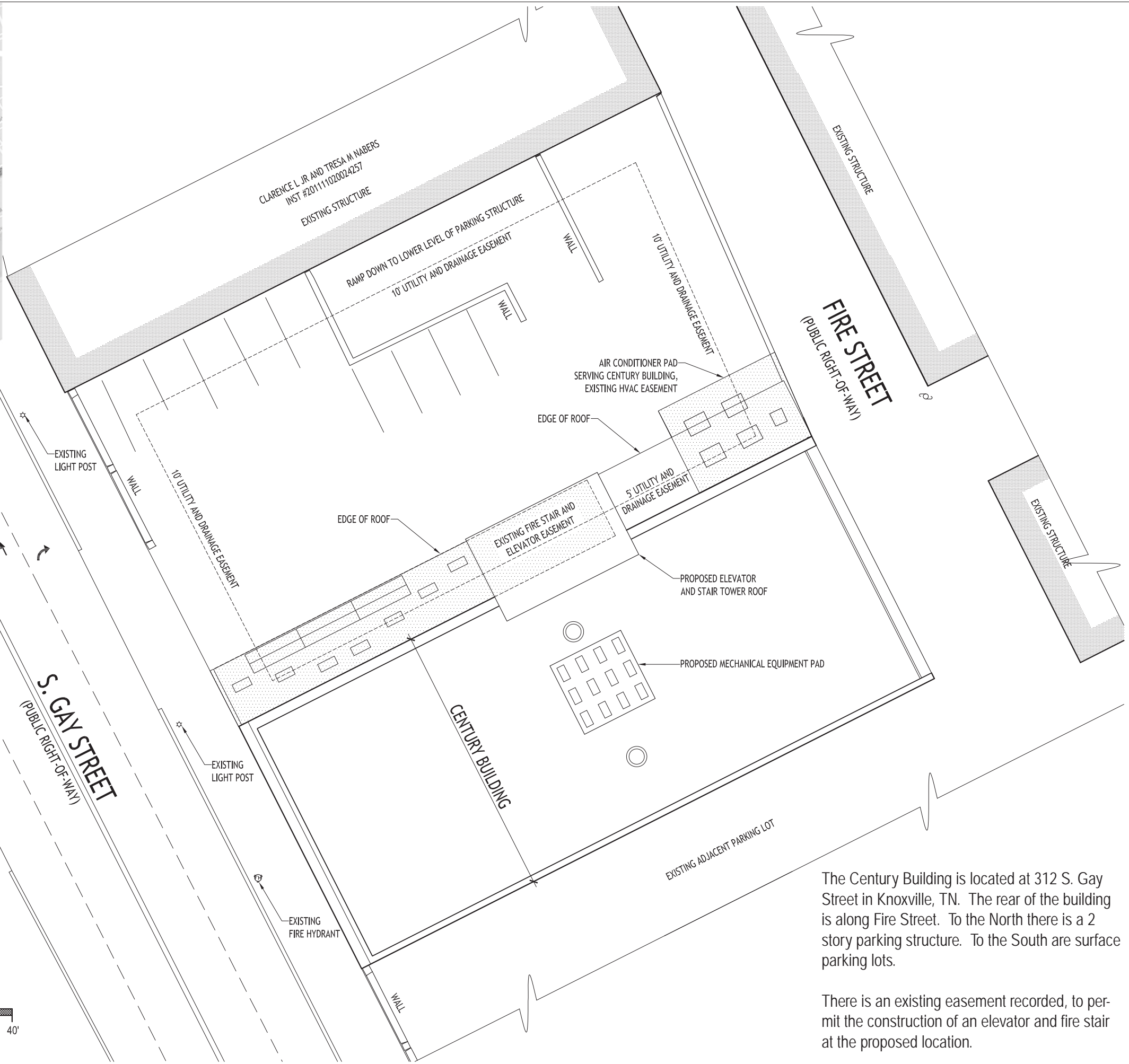


LOCATION

TN STATE GRID (NAD-83 2011)

SITE PLAN

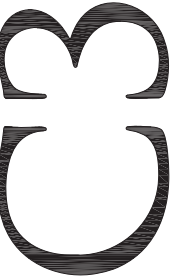
1" = 20'-0"



The Century Building is located at 312 S. Gay Street in Knoxville, TN. The rear of the building is along Fire Street. To the North there is a 2 story parking structure. To the South are surface parking lots.

There is an existing easement recorded, to permit the construction of an elevator and fire stair at the proposed location.

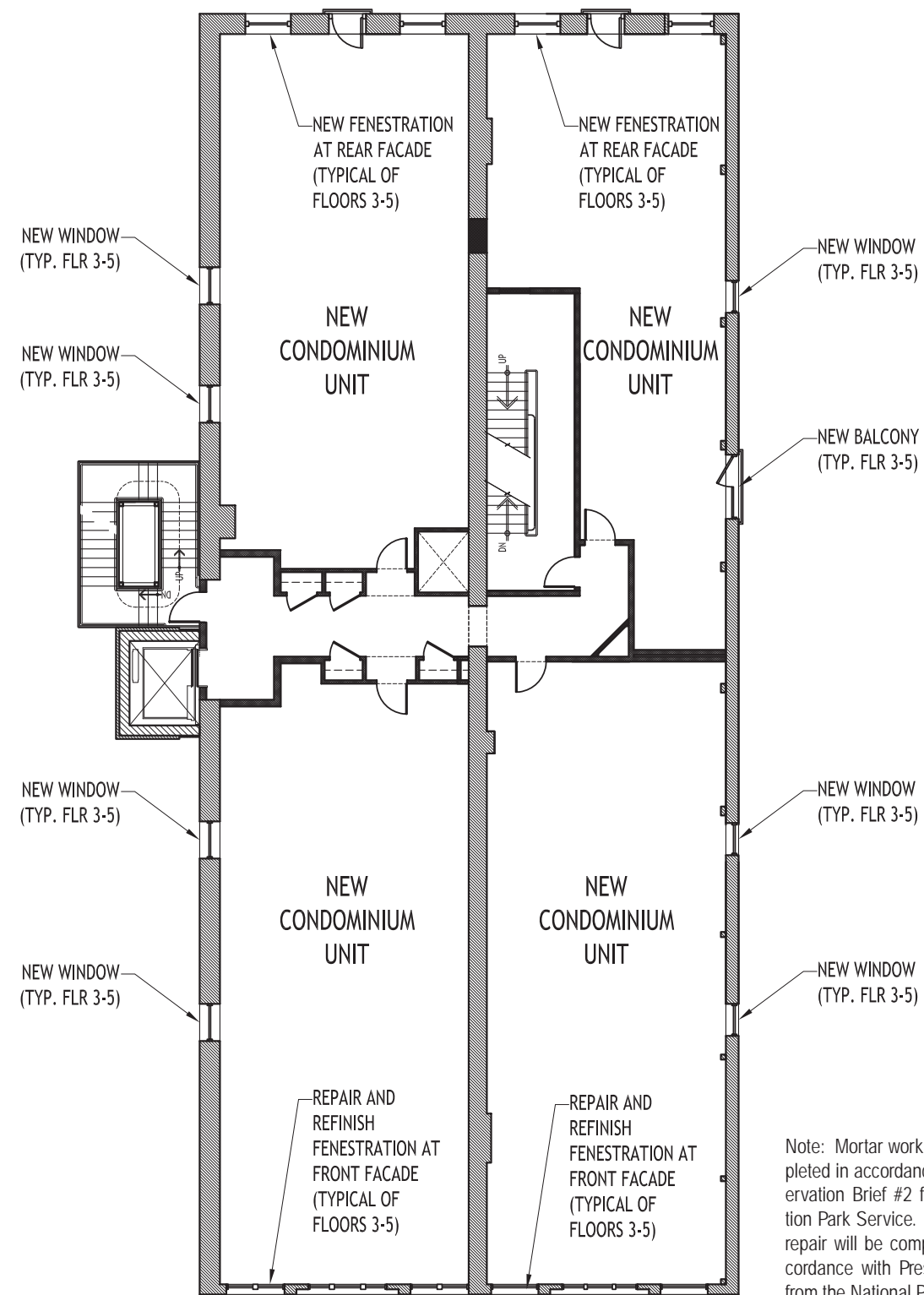
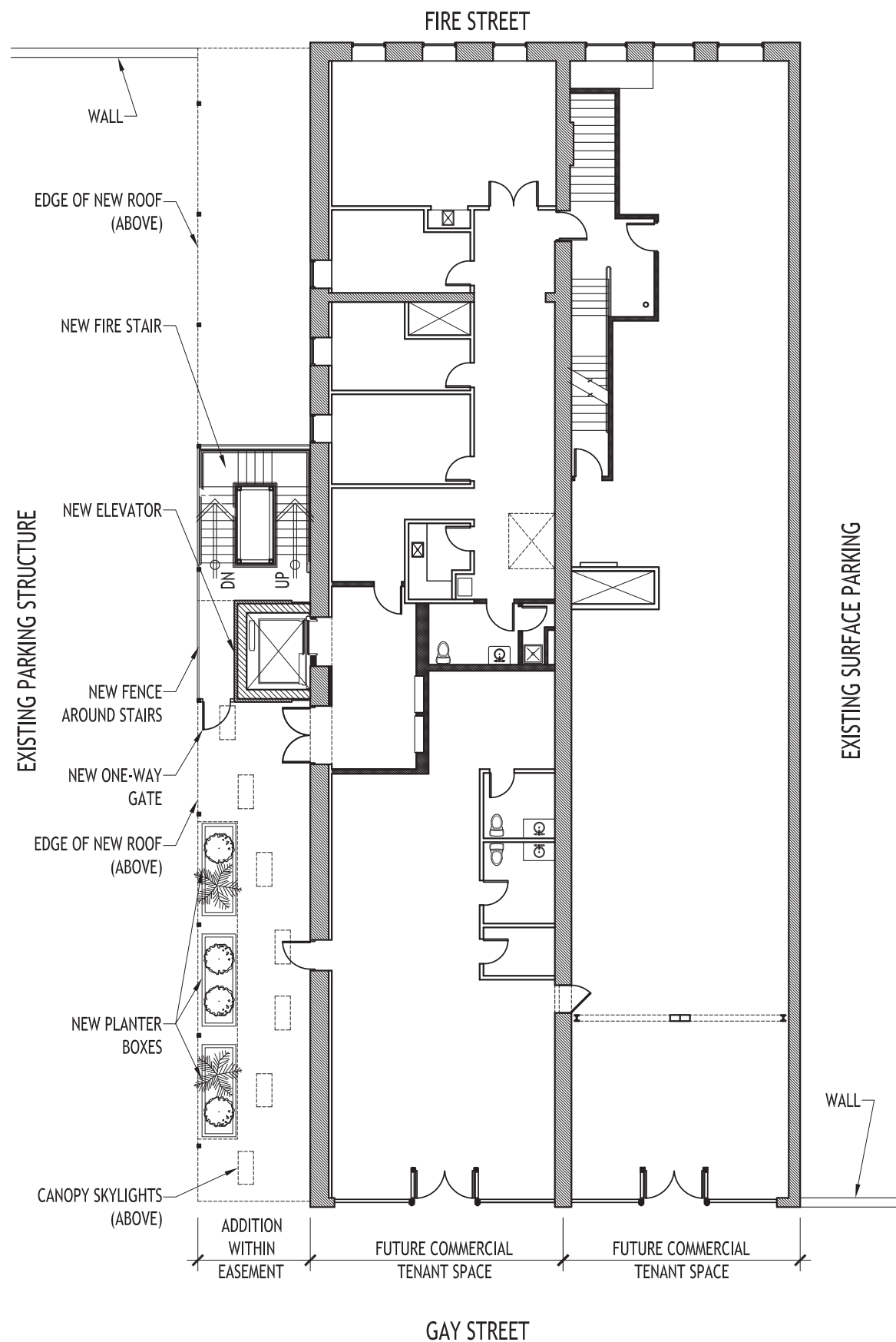
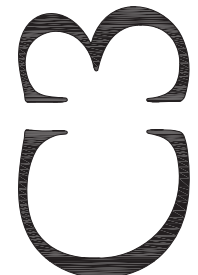
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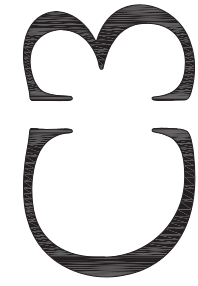
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CONDO UNITS
 312 GAY ST. KNOXVILLE, TN

May 30, 2014

DESIGN REVIEW
 08 / 01 / 2014



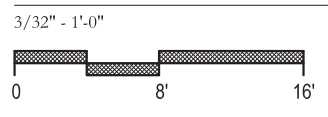
Note: Mortar work will be completed in accordance with Preservation Brief #2 from the National Park Service. Any window repair will be completed in accordance with Preservation #9 from the National Park Service.



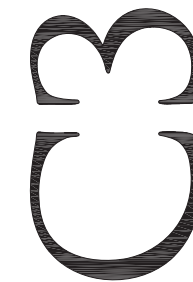
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FRONT ELEVATION



**EXISTING CONDITIONS OF FRONT
 AND NORTH ELEVATIONS**



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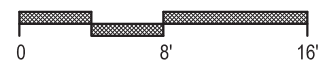
May 30, 2014

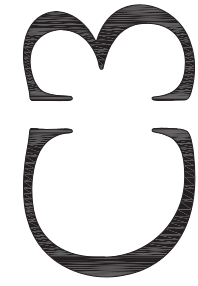
DESIGN REVIEW
 08 / 01 / 2014



NORTH ELEVATION

3/32" = 1'-0"

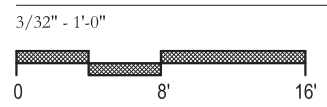




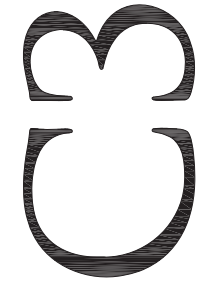
NEW FENESTRATION TO REPLACE PLYWOOD



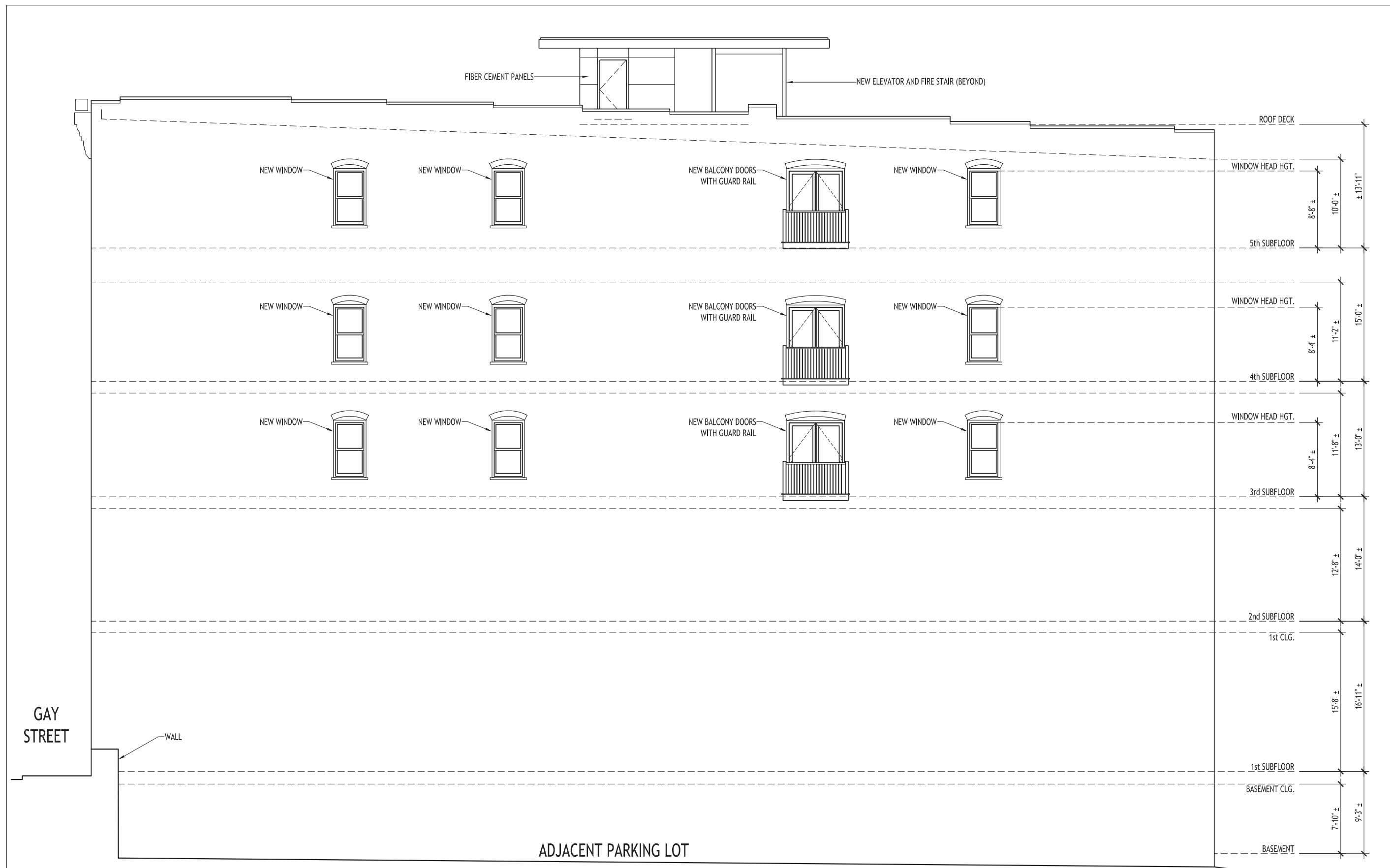
REAR ELEVATION



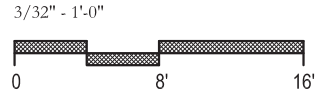
EXISTING CONDITION OF SOUTH AND REAR ELEVATIONS

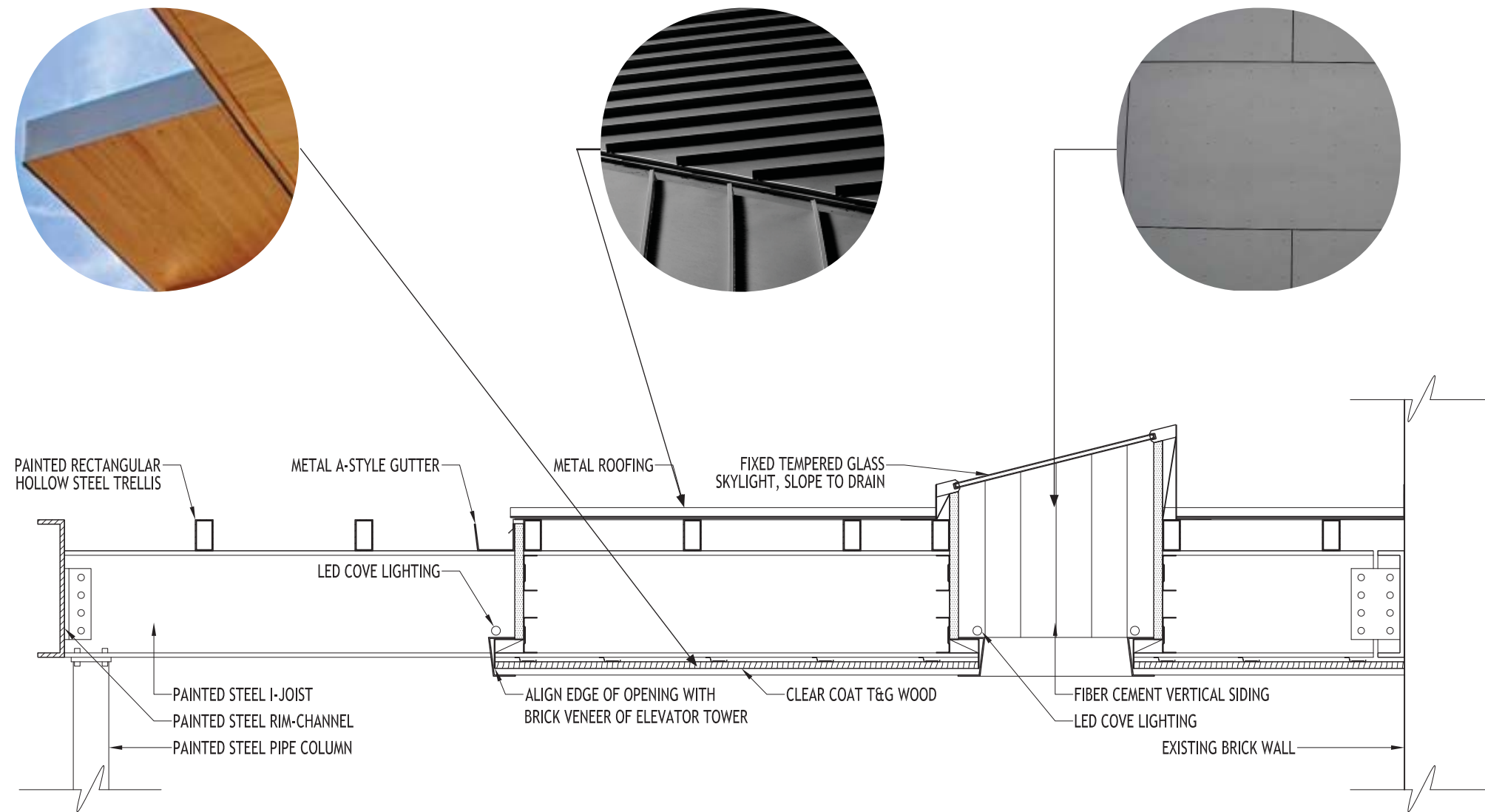


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SOUTH ELEVATION

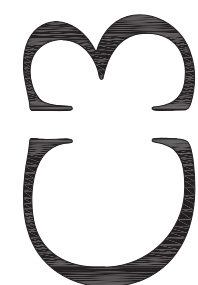




① ENTRY CANOPY DETAIL
 3/4" = 1'-0"

SECTION CUT THROUGH ENTRY CANOPY

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EXISTING BRICK AT NORTH ELEVATION

The existing brick at the North elevation is a load bearing masonry wall. The brick has rough characteristics and very noticeable mortar joints.

Any repointing of mortar work will be completed in accordance with Preservation Brief #2 from the Nation Park Service.



PROPOSED BRICK CLADDING AT ELEVATOR

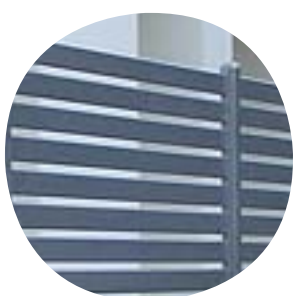
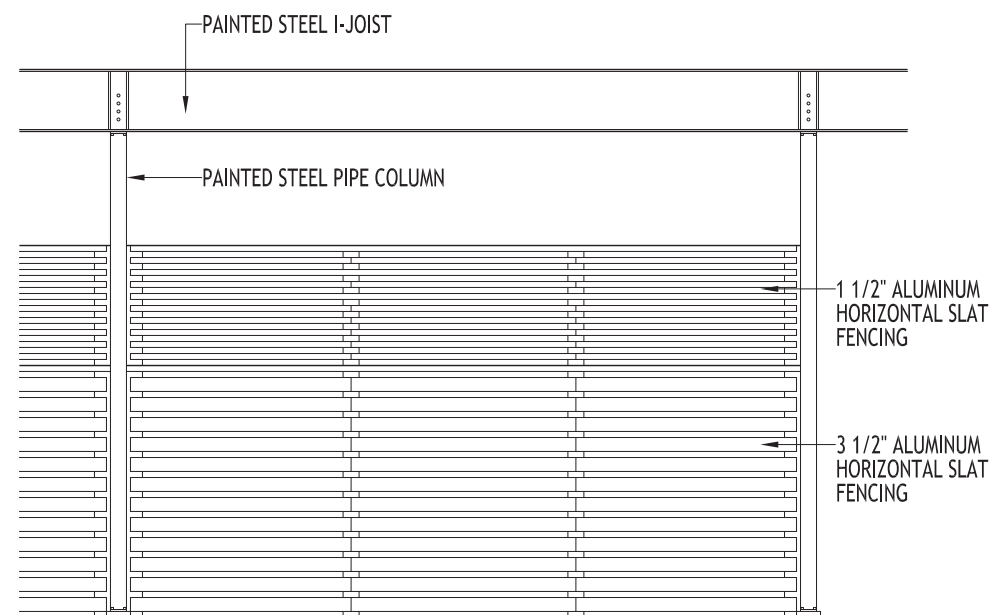
The brick being proposed for the elevator shaft will be reclaimed material. The characteristics of the reclaimed material that we like include the imperfect edges, deviation in color and texture, and patina of age.



EXAMPLE OF PROPOSED MORTAR JOINTS

The photograph to the left was taken at the Century Building's facade at Gay Street. The mortar joints between the bricks is an example of a "flush mortar joint".

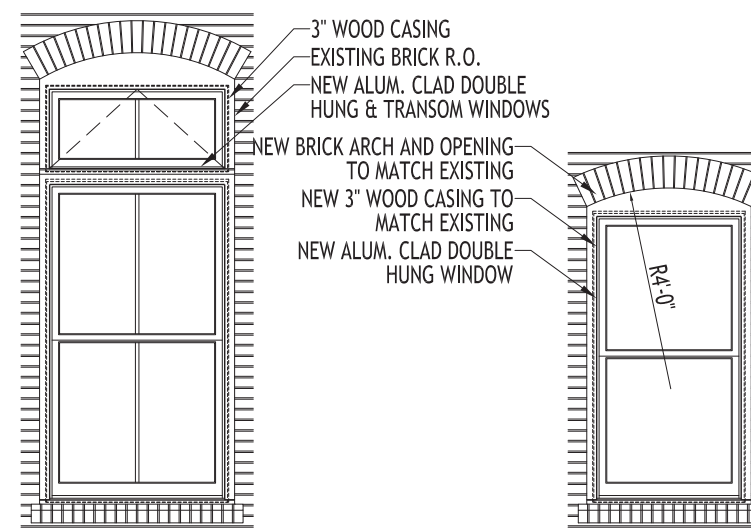
A flush joint is struck even with the face of the brick to create a smooth wall. This is the technique we are proposing to balance the rough character of the reclaimed brick.



Example of aluminum fence detail, pattern to change to 1-1/2" slats toward top of fence (not shown in image).

ENTRY FENCE DETAIL

1/4" = 1'-0"



TYPICAL REAR WINDOW

TYPICAL SIDE WINDOW

NEW WINDOW DETAILS

1/4" = 1'-0"

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