

STAFF REPORT

Certificate No. 3-A-14-DT

410 W. Jackson Ave. – Sweet P's Barbecue
& Soul House (Meagan Grohol)
Pre-development – N/A

Description of Work

The existing W. Jackson façade is to remain as is. The existing blade sign will remain and new letters and images will be applied for the tenant signage (see sheet a.1.5). The previously approved painted wall sign (CoA #10-E-10-DT) will be installed. The proposed wall sign will be similar to the existing Sweet P's location sign as shown on sheet a1.9. New light fixtures are proposed to highlight the painted wall sign.

A new retractable screen will be installed at the existing garage door opening in order to meet Health Department requirements. See attached image sheet a1.8 for a similar installation and example of the proposed retractable screen.

A new egress stair component will be added at the rear of the building. The new structure is proposed to have a minimally sloped roof with multi-pane windows as indicated in the attached elevations. Storefront windows will be included and double doors will open onto the existing rear yard. Exterior walls will be finished in Hardi Lap siding. In addition, a new kitchen prep area is proposed to be added adjacent to the new egress stair. This enclosure will serve the smoker and meat prep area. The new structure will be lower than the adjacent stair component and will be clad in Hardie Lap siding as indicated on the attached drawings.

The existing shed structure at the rear of the property will remain and serve as cover for the smoker area. A wood fence enclosure will be added around this structure to separate the smoker area from the rear yard. The existing shed structure will be painted and a new standing seam metal roof added.

Staff Comments

The building is within the Southern Terminal and Warehouse (National Register) Historic District and had previously received approval for the renovations and signage.

Section 1.C.1d (Rooftops and additions) states "Do not alter, obscure or destroy significant features of historic resources when constructing additions." The addition for the egress stair is inset into the building which will require the removal of part of the roof but it is to the rear and does not destroy significant historic building features.

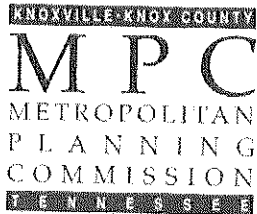
Appendix A (Secretary of Interior's Standards for Rehabilitation) states the following:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff Recommendation

APPROVE Certificate 3-B-14-DT as submitted.



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: R2R Studio, LLC

Owner Contractor Architect Engineer Other

Date Filed: _____ Application accepted by: _____

Fee Amount: _____ Review Date: _____ File Number: _____

PRE-APPLICATION CONFERENCE		Date Completed: _____
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Building or Project Name: <u>Sweet P's</u> <u>Barbecue & Soul House</u></p> <p>Street Address: <u>410 W. Jackson Avenue</u></p> <p>Parcel Identification Number(s): <u>09EJ014</u></p>	<p style="text-align: center;">PROJECT ARCHITECT/ENGINEER</p> <p>PLEASE PRINT Name: <u>Scott Osborn</u></p> <p>Company: <u>R2R Studio, LLC</u></p> <p>Address: <u>2575 Willow Point Way, Ste. 105</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37931</u></p> <p>Telephone: <u>865-769-8075</u></p> <p>Fax: <u>865-769-8076</u></p> <p>E-mail: <u>sosborn@r2rstudio.com</u></p>	
<p style="text-align: center;">PROPERTY OWNER</p> <p>PLEASE PRINT Name: <u>Jackson Venue Investors CIP</u></p> <p>Company: _____</p> <p>Address: <u>123 S. Gay Street</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37902</u></p> <p>Telephone: <u>865-971-3137</u></p> <p>Fax: _____</p> <p>E-mail: _____</p>	<p style="text-align: center;">PROJECT CONTRACTOR</p> <p>PLEASE PRINT Name: _____</p> <p>Company: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>E-mail: _____</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>Meagan Grohol</u></p> <p>Company: <u>R2R Studio, LLC</u></p> <p>Address: <u>2575 Willow Point Way, Ste. 105</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37931</u></p> <p>Telephone: <u>865-769-8075</u></p> <p>Fax: <u>865-769-8076</u></p> <p>E-mail: <u>mgrohol@r2rstudio.com</u></p>	

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



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February 28, 2014

Downtown Design Review Board
Mr. Mike Reynolds
400 Main Street
Knoxville, TN 37902

Project: Sweet P's Barbecue & Soul House

Re: Proposed Exterior Addition – D1 Review Application

Mike: Please find attached drawings indicating the proposed addition & alterations to the existing building located at 410 W. Jackson Avenue.

The proposed scope of work is as follows: The existing W. Jackson façade is to remain as is. The existing blade sign will remain and new letters & images will be applied for the tenant signage (See Sheet a1.5). The previously approved painted wall sign (per COA file 10-E-10-DT) will be installed. The proposed wall sign will be similar to the existing Sweet P's location sign as shown on sheet a1.9. New light fixtures are proposed to highlight the painted wall sign.

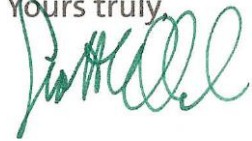
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The existing shed structure at the rear of the property will remain and serve as cover for the smoker area. A wood fence enclosure will be added around this structure to separate the smoker area from the rear yard. The existing shed structure will be painted and a new standing seam metal roof added.

Please feel free to contact me if any additional information is required.

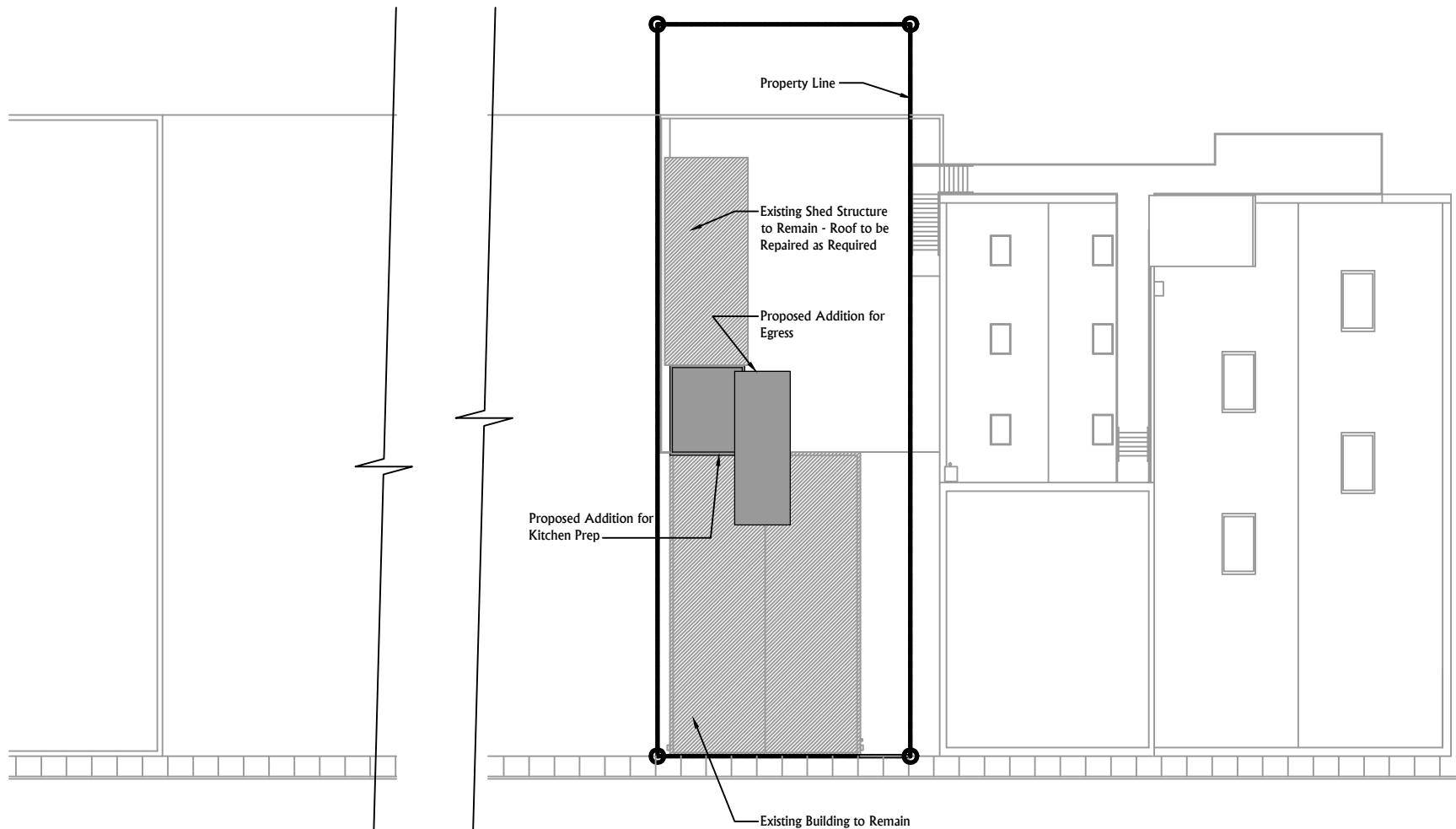
Yours truly,



Scott E. Osborn, AIA

Cc: project file

C:\R2RSTUDIO\R2R dwgs-2013-98 Sweet Ps_Correspondence-SweetPs_D1.doc



312 W. Jackson Avenue
- Armature Building

400 W. Jackson Avenue - Parking Lot

410 W. Jackson Avenue - Proposed Location
for Sweet P's Barbecue & Soul House

416 W. Jackson Avenue - Standard Building

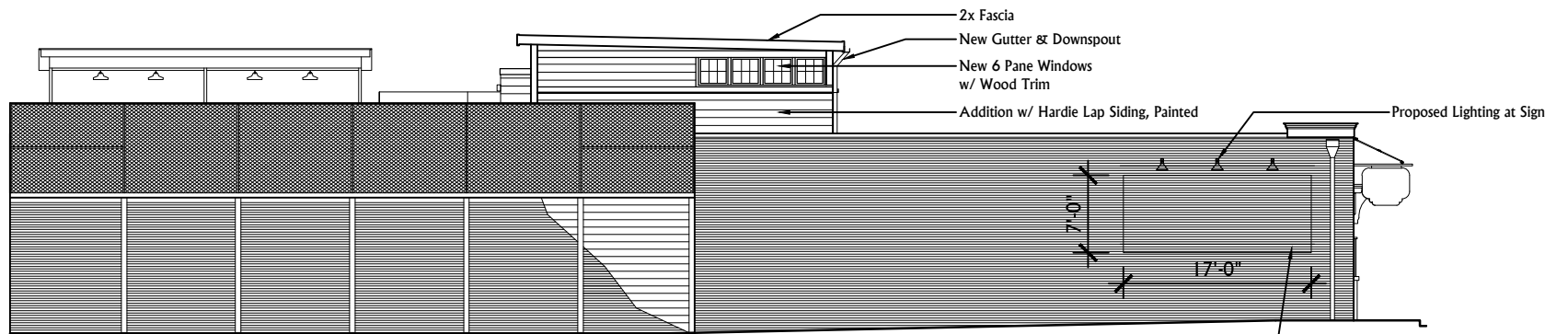


DWG. TITLE	Site Plan
DATE:	2-19-14
FILE NAME:	
PROJECT NO:	2013-98
SCALE:	1/32" = 1'-0"

A New Build Out For:
Sweet P's Barbecue & Soul House
 410 W Jackson Avenue
 Knoxville, Tennessee

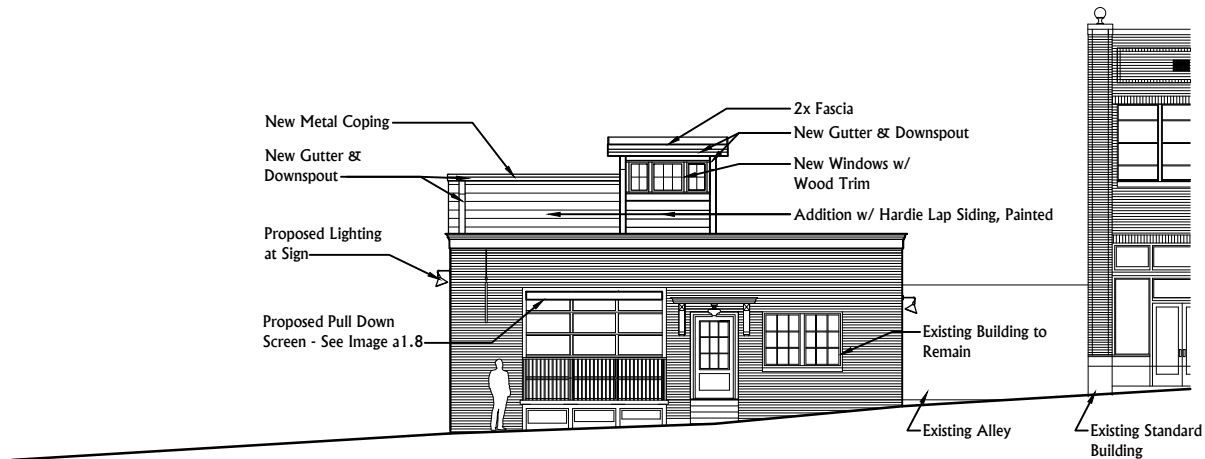
a1.0





ADJACENT PARKING LOT/EAST ELEVATION

Painted Wall Sign to be Installed - Previously Approved Under Certificate of Appropriateness File No. 10-E-10-DT. See Sheet a1.9 for Sweet P's Signage



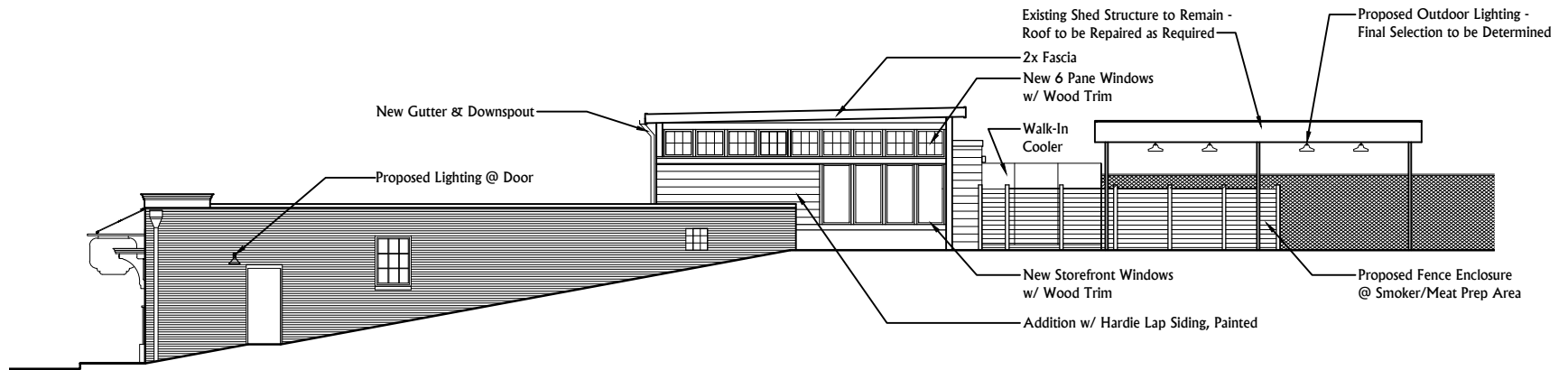
JACKSON AVENUE/ NORTH ELEVATION

DWG. TITLE	Proposed Elevations
DATE:	2-19-14
FILE NAME:	
PROJECT NO:	2013-98
SCALE:	1/16" = 1'-0"

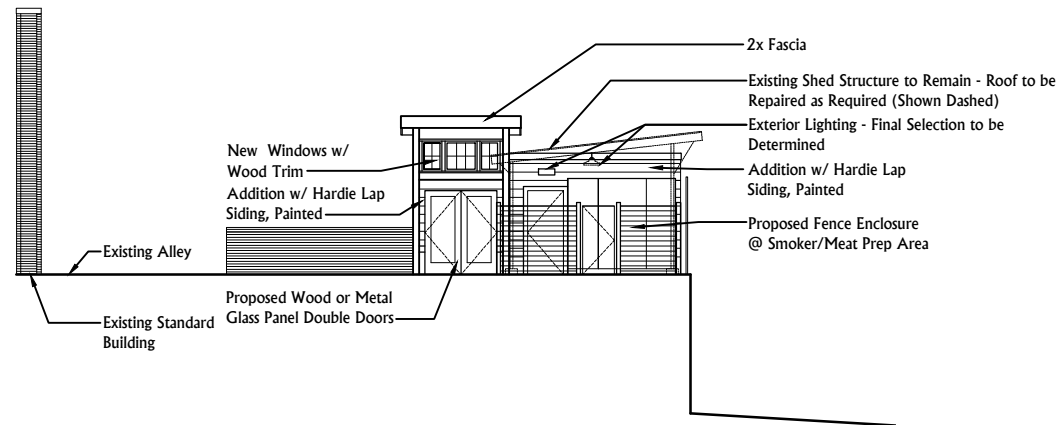
A New Build Out For:
Sweet P's Barbecue & Soul House
 410 W Jackson Avenue
 Knoxville, Tennessee

a1.1





ALLEY/ WEST ELEVATION



REAR/ SOUTH ELEVATION

DWG. TITLE	Proposed Elevations
DATE:	2-19-14
FILE NAME:	
PROJECT NO:	2013-98
SCALE:	1/16" = 1'-0"

A New Build Out For:
Sweet P's Barbecue & Soul House
 410 W Jackson Avenue
 Knoxville, Tennessee

a1.2



studio, llc
 v. 865.769.8075
 f. 865.769.8076



VIEW ON JACKSON - LOOKING TOWARD THE STANDARD

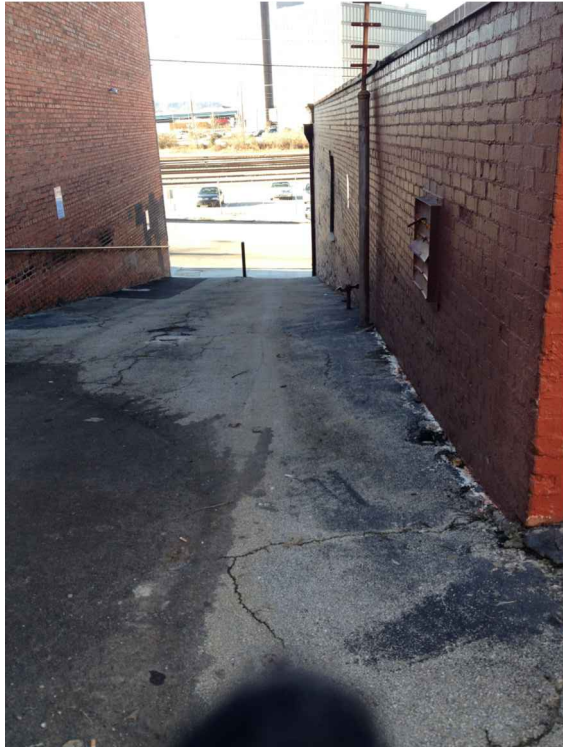
*Image taken from Google Earth

DWG. TITLE	Existing Building
DATE:	2-19-14
FILE NAME:	
PROJECT NO:	2013-98

A New Build Out For:
Sweet P's Barbecue & Soul House
 410 W Jackson Avenue
 Knoxville, Tennessee

a1.3





VIEW ON JACKSON - LOOKING DOWN ALLEY



VIEW @ REAR OF EXISTING BUILDING

DWG. TITLE	Existing Building
DATE:	2-19-14
FILE NAME:	
PROJECT NO:	2013-98

A New Build Out For:
Sweet P's Barbecue & Soul House
 410 W Jackson Avenue
 Knoxville, Tennessee

a1.4





VIEW ON JACKSON - LOOKING TOWARD THE STANDARD

DWG. TITLE	Rendering
	Proposed Addition
DATE:	2-19-14
FILE NAME:	
PROJECT NO:	2013-98


A New Build Out For:
Sweet P's Barbecue & Soul House
 410 W Jackson Avenue
 Knoxville, Tennessee

a1.5





VIEW ON JACKSON - LOOKING UP ALLEY

DWG. TITLE	Rendering	<p>A New Build Out For: Sweet P's Barbecue & Soul House 410 W Jackson Avenue Knoxville, Tennessee</p>	<p>a1.6</p>	 <p>studio, llc v. 865.769.8075 f. 865.769.8076</p>
	Proposed Addition			
DATE:	2-19-14			
FILE NAME:				
PROJECT NO:	2013-98			



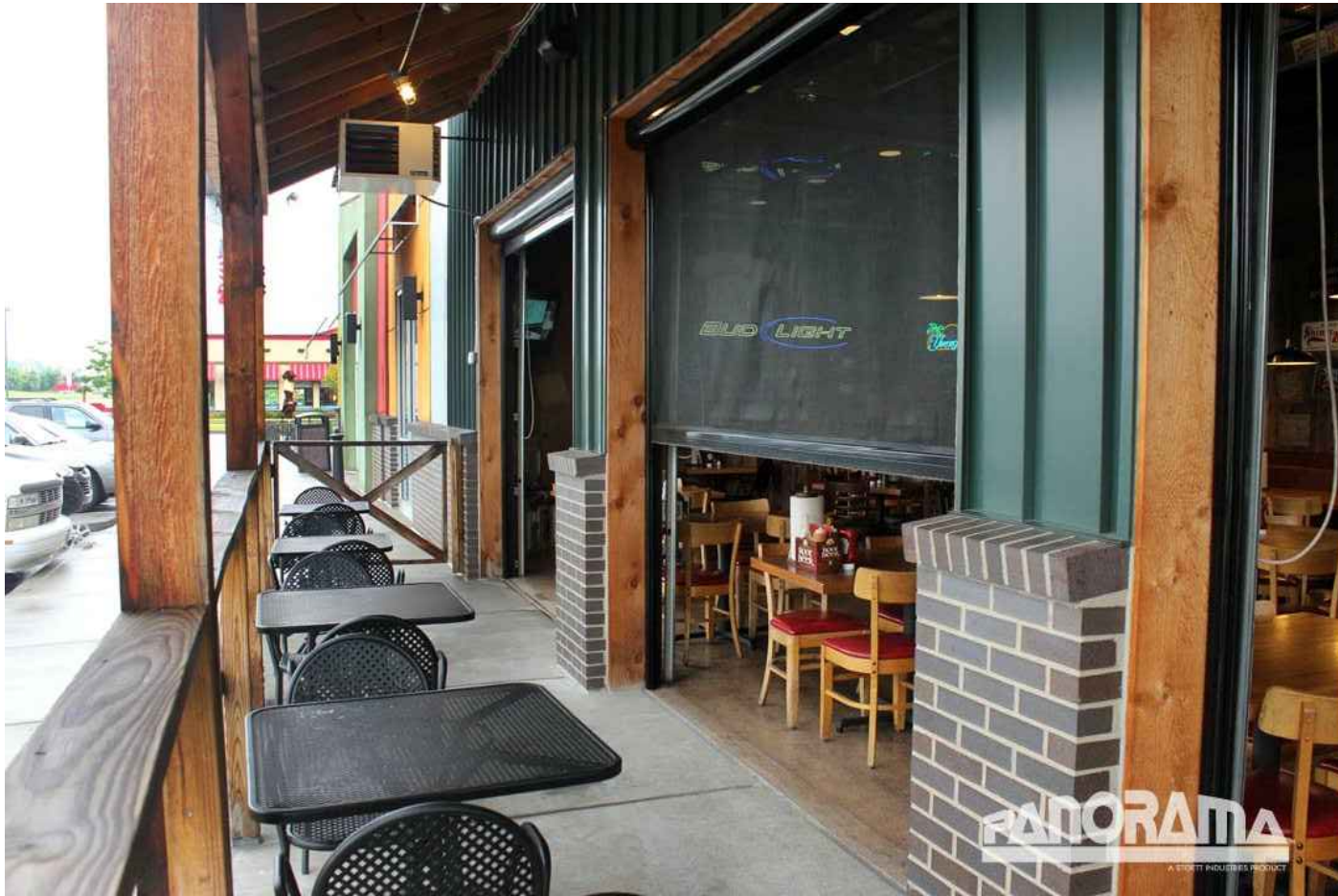
AERIAL VIEW

DWG. TITLE	Rendering
	Proposed Addition
DATE:	2-19-14
FILE NAME:	
PROJECT NO:	2013-98

A New Build Out For:
Sweet P's Barbecue & Soul House
 410 W Jackson Avenue
 Knoxville, Tennessee

a1.7





PROPOSED RETRACTABLE SCREEN - SIMILAR APPLICATION

*Image taken from www.stoett.com/garage-retractable-screens/

DWG. TITLE	
	Image
DATE:	2-19-14
FILE NAME:	
PROJECT NO:	2013-98

A New Build Out For:
Sweet P's Barbecue & Soul House
 410 W Jackson Avenue
 Knoxville, Tennessee

a1.8





DWG. TITLE	Painted Sign
DATE:	2-19-14
FILE NAME:	
PROJECT NO:	2013-98

A New Build Out For:
Sweet P's Barbecue & Soul House
 410 W Jackson Avenue
 Knoxville, Tennessee

a1.9

