



DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Bradford Raines

Applicant

5-28-2020

6-17-2020

6-A-20-DT

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner Contractor Engineer Architect/Landscape Architect

Bradford Raines

McCarty Holsaple McCarty

Name

Company

550 W Main Street, Suite 300

Knoxville

TN

37902

Address

City

State

Zip

865-544-2000

braines@mhminc.com

Phone

Email

CURRENT PROPERTY INFO

Home Federal Bank

515 Market Street, Knoxville, TN 37902

(865) 541-6577

Owner Name (if different from applicant)

Owner Address

Owner Phone

517-519 Market Street

094LF027

Property Address

Parcel ID

Market Street / Grid District

DK-G

Neighborhood

Zoning

AUTHORIZATION

Michael Reynolds

Digitally signed by Michael Reynolds
Date: 2020.05.28 11:16:14 -04'00'

Michael Reynolds

5-28-2020

Staff Signature

Please Print

Date

Brad Raines

Digitally signed by Brad Raines
DN: C=US, E=braines@mhminc.com,
O=MHM, CN=Brad Raines
Date: 2020.05.28 10:40:30 -04'00'

Bradford Raines

5-28-2020

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

- Brief description of work: Alley elevation: Removal of existing fire escape. Replacement of existing windows. Masonry repair and repainting.
 Street elevation: Reconfiguration of storefront and transom at first floor. Repair of existing woodwork, pressed metal at signboard, wood cornice, and second-floor wood windows.

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

- Brief description of work: _____

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

- Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:

0510 Level 2

FEE 2:

FEE 3:

TOTAL:

\$100

517-519 MARKET STREET RENOVATION

**KNOXVILLE-KNOX COUNTY PLANNING | DESIGN REVIEW BOARD
MAY 28, 2020**

Revised: 6/8/2020

MARKET ST ELEVATION

CONTEXT PHOTO



MARKET STREET ELEVATION

HISTORIC PHOTO - 1960's



515 MARKET STREET

517 MARKET STREET

519 MARKET STREET

521 MARKET STREET

MARKET STREET ELEVATION

PROPOSED ALTERATIONS



RETAIN PAINTED WOOD CORNICE

RETAIN PAINTED STONE PILASTERS

RETAIN SECOND-FLOOR WOOD WINDOWS

RETAIN PAINTED WOOD SIGNBOARD WITH PRESSED SHEETMETAL ACCENTS

REMOVE EFIS TRANSOM

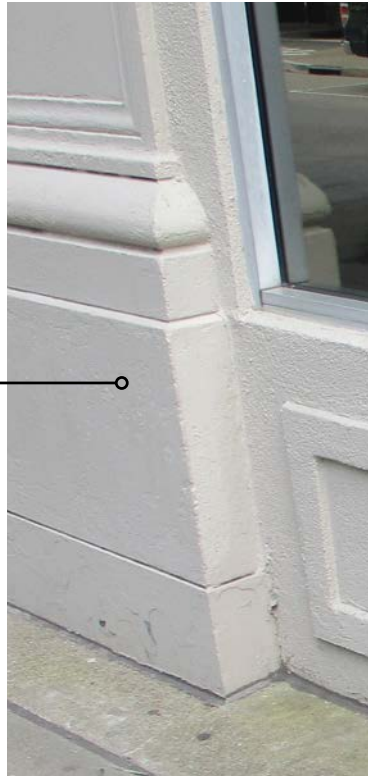
REMOVE ALUMINUM STOREFRONT WINDOW

REMOVE EIFS BULKHEAD

MARKET STREET ELEVATION

DETAIL PHOTOS

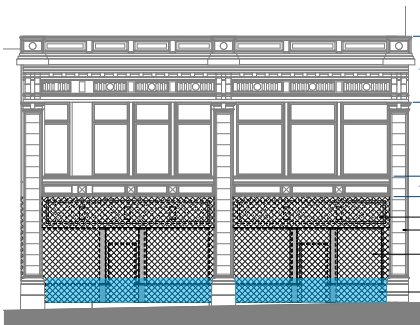
PAINTED STONE PILASTER TO REMAIN



ALUMINUM STOREFRONT WINDOW TO BE REMOVED



EIFS BULKHEAD TO BE REMOVED



MARKET STREET ELEVATION

DETAIL PHOTOS

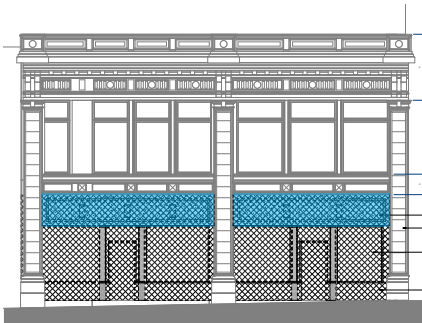
PAINTED STONE PILASTER
TO REMAIN

PRESSED SHEETMETAL
ACCENT TO REMAIN

PAINTED WOOD SIGNBOARD
TO REMAIN

EIFS TRANSOM TO BE
REMOVED

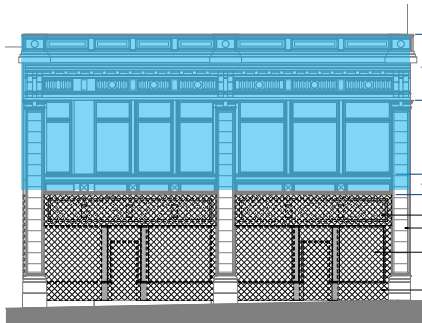
ALUMINUM STOREFRONT TO
BE REMOVED



MARKET STREET ELEVATION

DETAIL PHOTOS

RECESSED PANEL TRIM DETAIL TO BE REPLICATED AT NEW WINDOWS BELOW



PAINTED WOOD CORNICE TO REMAIN

WOOD WINDOWS AND TRIM TO REMAIN

PAINTED STONE PILASTERS TO REMAIN

PAINTED STONE PILASTERS TO REMAIN

ALLEY ELEVATION

PROPOSED ALTERATIONS



RETAIN PAINTED BRICK WALL

REMOVE CONDUCTOR HEADS AND DOWNSPOUTS

REMOVE HOLLOW METAL DOOR AND FRAME

REMOVE FIRE ESCAPE

REMOVE PLYWOOD INFILL PANEL AND WINDOW FRAMES AT ALL WINDOW OPENINGS.

REMOVE HOLLOW METAL DOORS, SOLID TRANSOM PANELS, AND FRAMES

ALLEY ELEVATION

DETAIL PHOTOS

PLYWOOD INFILL PANEL TO BE REMOVED

BRICK WALL TO REMAIN

STONE SILL TO REMAIN



BASIS FOR PROPOSED ALLEY WINDOW MUNTIN PATTERN

BASIS FOR PROPOSED ALLEY WINDOW MUNTIN PATTERN



PLYWOOD INFILL PANEL AT MISSING WINDOWS TO BE REMOVED

PLYWOOD INFILL PANEL AT DAMAGED WINDOW TO BE REMOVED

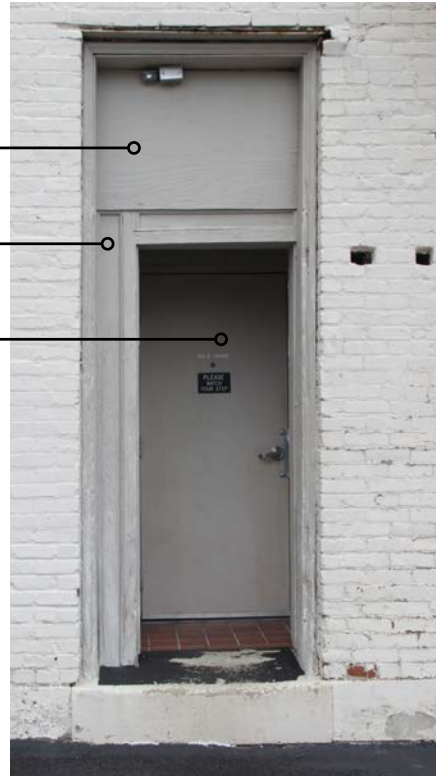
ALLEY ELEVATION

DETAIL PHOTOS

PLYWOOD PANEL AND WOOD FRAME TO BE REMOVED

WOOD TRIM TO BE REMOVED

HOLLOW METAL DOOR AND FRAME TO BE REMOVED



METAL MESH TRANSOM, PLYWOOD PANEL, AND WOOD FRAME TO BE REMOVED

WOOD TRIM TO BE REMOVED

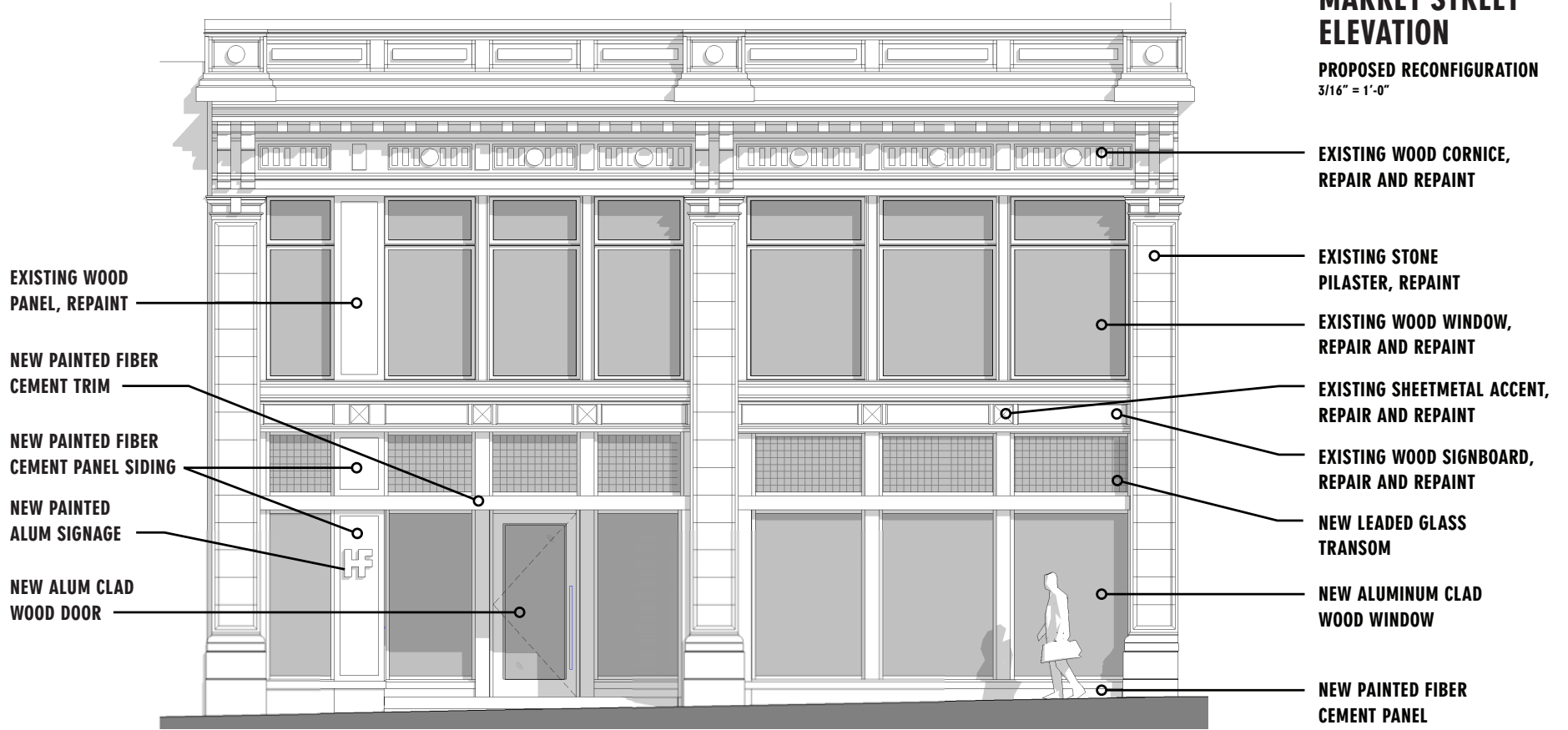
HOLLOW METAL DOOR AND FRAME TO BE REMOVED

CONCRETE STEPS TO BE REMOVED



MARKET STREET ELEVATION

PROPOSED RECONFIGURATION
3/16" = 1'-0"



EXISTING WOOD PANEL, REPAINT

NEW PAINTED FIBER CEMENT TRIM

NEW PAINTED FIBER CEMENT PANEL SIDING

NEW PAINTED ALUM SIGNAGE

NEW ALUM CLAD WOOD DOOR

EXISTING WOOD CORNICE, REPAIR AND REPAINT

EXISTING STONE PILASTER, REPAINT

EXISTING WOOD WINDOW, REPAIR AND REPAINT

EXISTING SHEETMETAL ACCENT, REPAIR AND REPAINT

EXISTING WOOD SIGNBOARD, REPAIR AND REPAINT

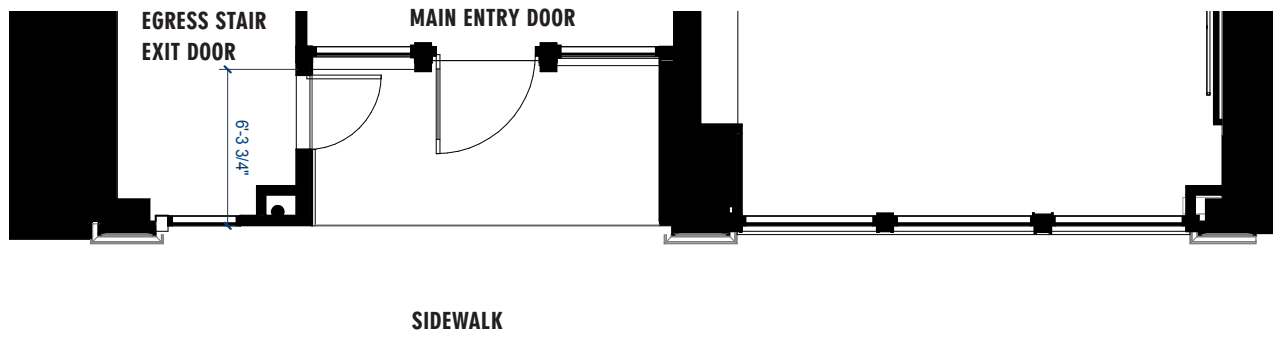
NEW LEADED GLASS TRANSOM

NEW ALUMINUM CLAD WOOD WINDOW

NEW PAINTED FIBER CEMENT PANEL

MARKET STREET ELEVATION

PARTIAL PLAN
3/16" = 1'-0"



MARKET STREET ELEVATION

PROPOSED RECONFIGURATION



EXISTING WOOD PANEL TO REMAIN

NEW PAINTED FIBER CEMENT PANEL SIDING

NEW PAINTED ALUM SIGNAGE, NON ILLUMINATED

NEW RECESSED DOWN LIGHTS AT ENTRY SOFFIT

NEW ALUM CLAD WOOD DOOR

EXISTING WOOD CORNICE, REPAIR AND REPAINT

EXISTING STONE PILASTER, REPAINT

EXISTING WOOD WINDOW, REPAIR AND REPAINT

EXISTING WOOD SIGNBOARD, REPAIR AND REPAINT

NEW LEADED GLASS TRANSOM

NEW PAINTED FIBER CEMENT TRIM

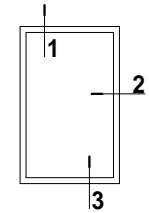
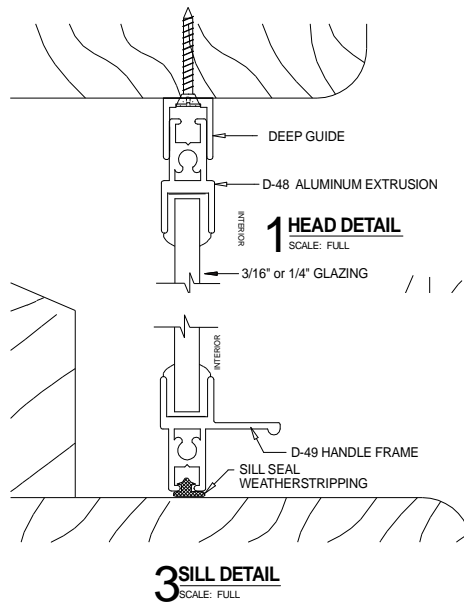
NEW ALUMINUM CLAD WOOD WINDOW

NEW PAINTED FIBER CEMENT TRIM

MARKET STREET ELEVATION

PROPOSED STORM WINDOW

INSTALLED AT INTERIOR SIDE OF EXISTING SECOND FLOOR WINDOWS FACING MARKET STREET



PRODUCT MONUMENTAL * MOL
D-48 D-49
MOUNT TO CHANNEL

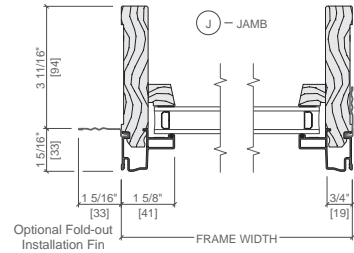
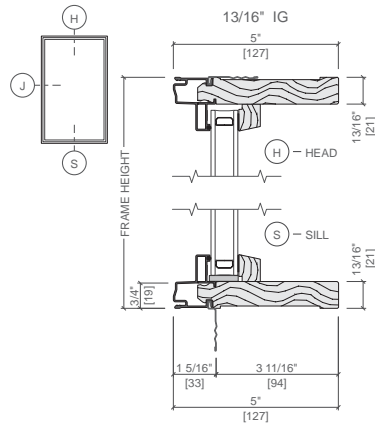
DWG. NO. **M-6-M**

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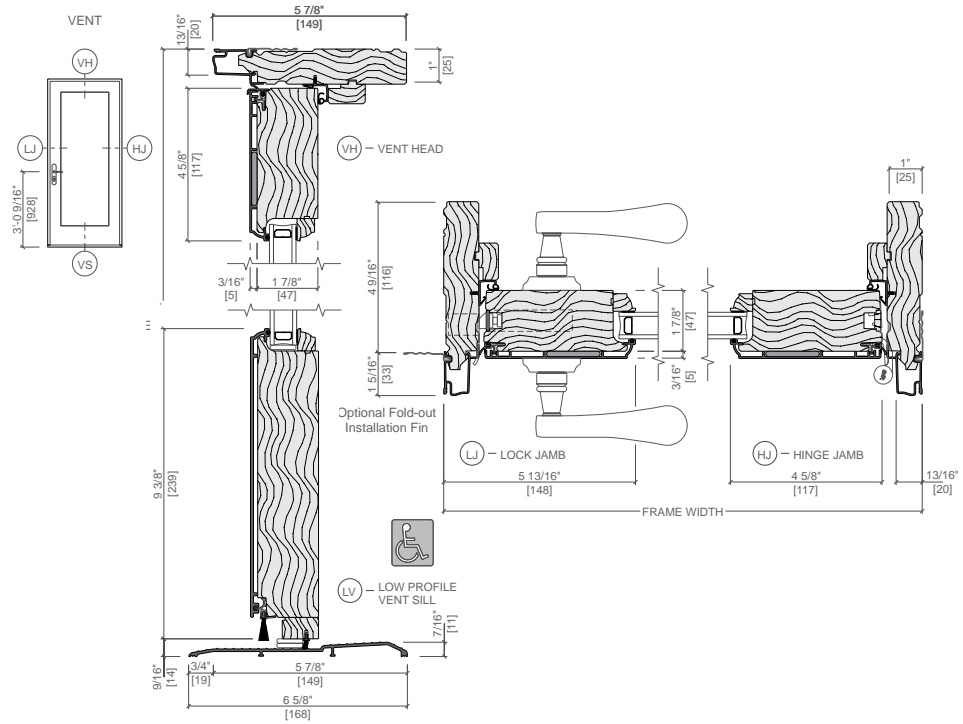
MARKET STREET ELEVATION

PROPOSED STOREFRONT AND TRANSOM WINDOW



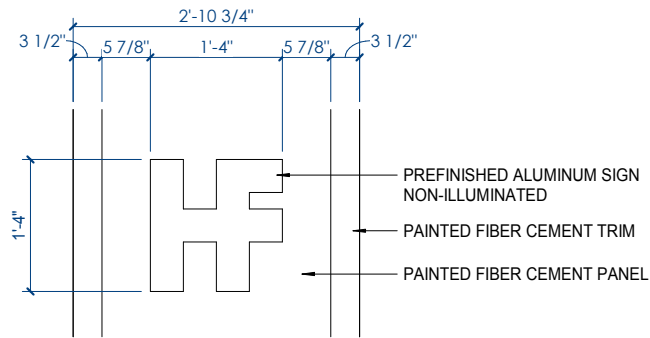
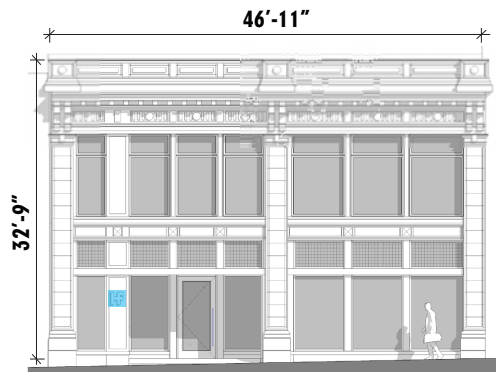
MARKET STREET ELEVATION

PROPOSED ENTRANCE DOOR



MARKET STREET ELEVATION

PROPOSED SIGNAGE



ELEVATION AREA: 1537 SF
SIGN AREA: 1.78 SF
(0.11% ACT | 10.00% MAX)

MARKET STREET ELEVATION

FIBER CEMENT



SMOOTH FIBER CEMENT TRIM WITH RECESSED PANEL



ALLEY ELEVATION

PROPOSED RECONFIGURATION
3/16" = 1'-0"

REPAIR, REPOINT, AND REPAINT EXISTING BRICK

NEW PAINTED BRICK INFILL AT PREVIOUS OPENINGS

NEW RECESSED DOWNLIGHT AT ENTRY SOFFIT

NEW ALUMINUM CLAD WOOD WINDOW, 2 OVER 2 DIVIDED LITE PATTERN TO MATCH EXISTING

NEW HOLLOW METAL DOOR AND FRAME WITH GLASS TRANSOM

ALLEY ELEVATION

PARTIAL PLAN
3/16" = 1'-0"



ALLEY ELEVATION

PROPOSED DOUBLE-HUNG WINDOWS

Putty and Ogee Glaze Grilles
Clad Exterior - Wood Interior

