

Meeting: 10/21/2020
Project: Glencoe Building
Applicant: Design Innovation Architects

Property Information

Location: 615 State St. **Parcel ID** 95 I F 004
Zoning: DK (Downtown Knoxville)
Description:

Three-story, flat roof building with a brick exterior and a continuous brick foundation. Bay windows on corner elevations, recessed central entries on each floor, under a three-story Classical Revival-style porch featuring fluted columns, Ionic capitals, and dentiled cornices at each level. Cornice and parapet on roofline.

Description of Work

Level I Minor Alteration of an Existing Building/Structure
Repair and rehabilitation of three-story porch on the Glencoe Building.

Reconstruction of existing foundation walls of entry porch, including replacing damaged framing members with new pressure-treated lumber, installing a CMU foundation with salvaged brick facing (original bricks to be reinstalled).

Damaged decking and framing to be removed. The existing wood porch decking, along with some guardrails, were removed approximately two years ago in a previous repair project, but the project was put on hold. A self-adhering waterproof membrane will be installed, and proposed new porch decking material to be TimberTech Azek Harvest Collection brand, which is a capped polymer (PVC) decking material.

Temporary removal and re-installation of existing columns, capitals, guardrails, and stone entry steps. Missing capitals will be replaced to match remaining column capitals. Some elements may require replacement in-kind, pending conditions assessments during the course of work.

Applicable Design Guidelines

Downtown Knoxville Design Guidelines

B. Private Realm
3. Building Materials
3b. Rehabilitate historic structures in accordance with the Secretary of Interior's Standards.

C. Historic Resources
3. Entrances
3d. Maintain original height and materials for doors that are consistent with the use of the building, such as residential commercial, or banking purposes.

4. Masonry

5a. Repair masonry with stone or brick and mortar that match the original.

11. Inappropriate Prior Changes

11a. During rehabilitation of historic buildings, restore components to the original or an approximate design.

SOI Standards for Rehabilitation

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.

Comments

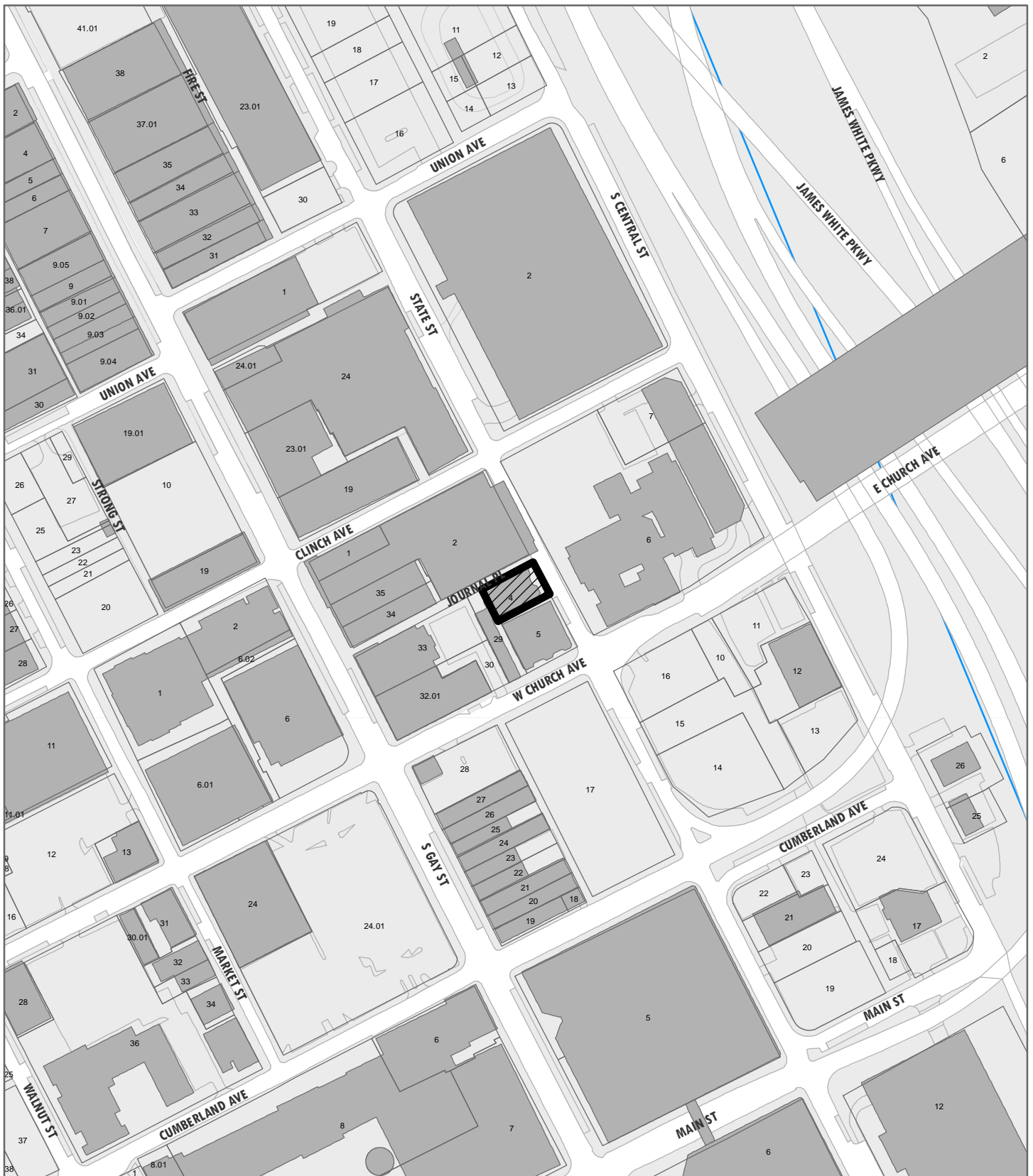
The Glencoe Building is a contributing structure to the Gay Street National Register Historic District, so the Historic Resources section of the design guidelines applies. Reconstruction of the porch foundation walls, including salvaging and reinstalling the original brick on the foundation's exterior, meets the design guidelines and will ensure the three-story porch's longevity into the future. New mortar joints will match existing conditions.

Remediation of the porch decking's current condition is necessary. The previous porch decking was a wood tongue-and-groove material, measuring approximately 3" wide, but most of the decking has been removed after deteriorating such that the structural columns damaged sections of the flooring. SOI Standard #6 recommends that "where the severity of deterioration requires replacement of a distinctive features, the new features shall match the old in design, color, texture, and where possible, materials." The proposed replacement material is a capped polymer, composite flooring which is slightly wider (5" wide) than the existing. However, the decking will be installed in a pattern to reflect the existing, with a painted wood trim piece to cover the edges of the flooring. In this application, the use of a more durable replacement material will help avoid future issues with moisture intrusion, the guardrails, and the columns. Recessed and elevated above the street level, the decking is minimally visible from the public right-of-way, and will be visually compatible with the old material in terms of design, color, and texture.

Temporary removal and re-installation of columns, capitals, guardrails, and stone entry steps is appropriate within the guidelines. Guardrails will be re-installed to meet current codes with an additional strip of wood trim added to reduce the distance between the guardrail and the floor decking from 2.5" to 2". If elements (such as columns or capitals) must be replaced, proposed replacement details should be submitted to staff to confirm they reflect the historic materials in size, material, and design.

Recommendation

Staff recommends approval of Certificate 10-E-20-DT as proposed, with the condition that any elements requiring replacement be submitted to staff to confirm they reflect the original elements in size, material, and design.



10-E-20-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

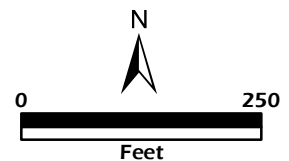
Petitioner: Design Innovation Architects,
Scott Falvey

**DOWNTOWN
DESIGN
REVIEW
BOARD**



615 State St.
Level 1: Minor alteration of an existing
building/structure

Original Print Date: 10/13/2020
Revised:
Knoxville/Knox County Planning · Downtown Design Review Board





DESIGN REVIEW REQUEST

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

Scott Falvey

Applicant

October 2, 2020

October 21, 2020

10-E-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

Scott Falvey

Design Innovation Architects

Name

Company

402 S. Gay St. Suite 201

Knoxville

TN

37902

Address

City

State

Zip

865.637.8540

sfalvey@dia-arch.com

Phone

Email

CURRENT PROPERTY INFO

Glencoe/Elliott HOA

207 W. Church Avenue, Unit 201A

512.963.2140

Owner Name (if different from applicant)

Owner Address

Owner Phone

207 W. Church Avenue, Unit 201A

095IF004

Property Address

Parcel ID

Downtown Knoxville

DKH

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

10.2.20

Please Print

Date

Scott Falvey
Applicant Signature

SCOTT FALVEY

10.2.2020

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: Repair and maintenance of existing entry porch and balconies with like-kind, or similar materials. Replacement of damaged decking, replacement of damaged concealed framing, repair of existing foundation wall, and repair of 2 existing column capitals.
-

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: Repair and maintenance of existing entry porch and balconies with like-kind, or similar materials. Replacement of damaged decking, replacement of damaged concealed framing, repair of existing foundation wall, and repair of 2 existing column capitals.
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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:

FEE 2:

FEE 3:

TOTAL:

October 2, 2018

Knoxville-Knox County
Metro Planning Commission
City-County Building, Suite 403
400 Main Street
Knoxville, TN 37902

Re: Repair and Maintenance of Entry-Porch and Balconies at the Glencoe Building
207 Church Avenue
Knoxville, TN 37902
20069 I06

Re: Description of Work for D1 Application

The scope of work for this project is limited to the repair and maintenance of the existing entry-porch and balcony structure of the Glencoe Building located on State Street, adjacent to the Tennessee Theater.

Over time, the existing decking of the structure has deteriorated. Approximately two years ago, the majority of the existing decking, along with some of the guardrails, and two column capitals were removed to examine the scope of the necessary repairs, but the project was put on hold at the time.

The scope of work for the current project, involves a different contractor and designer, and is intended to pick up where the old investigations stopped.

The scope of work for this project will involve re-constructing the existing foundation walls of the entry porch, replacing any damaged framing members with new pressure treated lumber, and replacing the old decking that had been removed with a layer of plywood sheathing covered in a self-adhering waterproof membrane and an finish layer of composite decking on ¾" pressure treated furring strips.

During the course of performing the work, the existing columns and existing stone entry steps will need to be temporarily removed. As new construction progresses these saved items will be re-installed.

The replacement decking will be approximately the same color gray as the original decking, and the entry-porch, balconies, and associate trim will be re-painted to match the existing white paint finish.

Re: Proposed Material Choices

New decking material:

1. Azek composite decking: Heritage Line, color: "Slate Gray"
2. Concealed waterproofing membrane: GraceUltra Ice&Water Shield, or equal
3. Paint: White, to match existing color choice.
4. Lumber: Pressure treated stock of same dimension as existing framing, and per Structural Engineer's direction

Remaining Materials:

1. The remaining materials: Columns, guardrails, brick, stone steps, etc. Will be salvaged and re-used to complete the project. If we find that during construction, some items are damaged or are in too poor shape to be re-used, we are requesting that the Designer and Contractor be able to work directly with planning staff for approval of any replacement items.

Please let me know if you have any questions regarding this application.

Sincerely,
Design Innovation



Scott Falvey
Sr. Project Architect.



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Harvest Collection®

Enhance your beautiful backyard with the nature-inspired TimberTech AZEK Harvest Collection. Traditional cathedral wood grain patterns and a soft, solid color palette complement a wide range of homes' exteriors.

Color



Color Selected: Slate Gray

Sample Size

- 2' Sample
- 2' Sample MAX
- 2' Sample Wide Width
- 4" Sample
- 4" Sample MAX
- 4" Sample Wide Width

Design Innovation

ARCHITECTS + INTERIORS + PLANNING

Repair and Maintenance of Entry-Porch and Balconies at the

Project Name: Glencoe Building

Project No: 20069

File No.: I01

Date / Time: 2020-10-02

To: Leslie Crockett, Knoxville-Knox County Planning

From: Scott Falvey, Design Innovation (DIA)

PROJECT INFORMATION

Project location – 207 Church Avenue (scope of work located on State St.).

Existing use – Residential

Proposed use – same as existing

Zoned DKH

Historic Resources requirements apply

From Downtown Knoxville Design GuidelinesA. *Public Realm:*

- a. *Not applicable all existing public amenities remain unchanged*

B. *Private Realm:*

- a. *Private Realm design elements will remain unchanged or be repaired to previous condition prior to demolition/investigative work done two years ago.*

C. *Historic Resources:*a. *Rooflines and Additions*

- i. *No changes to roofline and no additions are included in the scope of work.*

b. *Storefronts*

- i. *No work associated with a storefront is included in the scope of work.*

c. *Entrances*

- i. *There are no changes in design to the entrance. All work is intended to restore the entrance to the condition it was in prior to the prior demolition and breakdown of the existing decking.*

d. *Windows:*

- i. *There is no work associated with windows in this scope of work*

e. *Masonry*

- i. *5a – Repair masonry with stone or brick and mortar that match the original.*

1. ***Design Response- The exiting foundation wall will be re-constructed using salvaged brick from the dis-assembled existing foundation/knee-wall. The existing mortar joints visible to the street have been re-pointed with standard gray mortar at some point in the past. The new mortar joints will match the existing condition.***

f. *Sandblasting*

- i. *There is no sandblasting included in the scope of work*

g. *Recommended Signs*

- i. *There are no new signs or modifications to existing signs included in the scope of work.*

h. *Awnings*

- i. *There are no awnings included in the scope of work.*

- i. *Lighting*
 - i. *There are no changes in lighting included in the scope of work*
- j. *New Construction within or adjacent to an Historic District or Building*
 - i. *There are no new additions/construction included in the scope of work*
- k. *Inappropriate Prior Changes*
 - i. *During rehabilitation of historic buildings, restore components to the original or an approximate design.*
 1. ***The existing broken column capitals removed two years ago will be repaired and re-used if possible. If they are not salvageable, then matching Ionic Column capitals of the same size shall be used to return the two existing columns to the condition they were in two years ago. The Owner/Contractor/Designer request that if it is necessary to use a replacement capital, that the design team may coordinate directly with Planning staff for approval of an appropriate replacement.***
 2. ***The existing condition of the decking on the porch is such that the decking is installed beneath the structural ionic columns. Over time the structural columns crushed the existing wood decking as the existing decking broke down due to moisture. The new replacement decking will be of an approximate design where composite decking is used in lieu of wooden decking and the decking will no longer run continuously beneath the structural columns. The existing decking is a tounge and groove decking approximately 2"-3" wide and painted gray. The replacement composite decking is available in 5" wide planks, but will be integrally colored gray. This approximate design will improve the longevity of the entry-porch and balcony decking by improving its resistance to moisture and reducing required maintenance.***
 3. ***The existing guardrails will be salvaged and re-installed. However, the gap between the decking and the bottom of the guardrails is currently 2-1/2". Current codes require a gap no greater than 2". A strip of wood trim approximately 1-1/2" tall and 3/4" wide, painted to match the guardrail, will be added to the back-side of the lower rung of the guardrail to meet modern code requirements as discretely as possible.***
 4. ***As the new decking is installed on 3/4" furring strips to provide a drain-plane above the new waterproofing membrane, the elevation of the decking will be raised approximately 1-1/4". A new painted wood trim piece will be required to cover the ends of the furring strips at the edges of the entry and balcony decks. This piece will be approximately 1-1/2" tall, painted to match the adjacent trim. The remaining trim will remain unchanged.***

D. The Districts:

- a. *The project is within the Historic (H) Overlay Zoning District*

End of memo

