

**McWhorter Building**  
**Meeting Date:** 9/16/2020  
**Applicant:** Cody Rau, DIA

## Property Information

**Location:** 121 E. Jackson Avenue  
**Parcel ID:** 95 H A 024

## Description of Work

Proposed addition of sixteen (16) new window openings on the east elevation of the existing brick masonry building. Proposed windows are one-over-one, double-hung, Sierra Pacific-brand, aluminum-clad wood, with a dark bronze exterior finish. Two stories of windows. Surrounding brick opening will be treated with internal thru-wall flashing, concealed steel headers, and new lugged cast stone sills in a natural stone color to match similar existing sills on the south elevation.

### **APPLICABLE DESIGN GUIDELINES: DOWNTOWN KNOXVILLE DESIGN GUIDELINES**

#### **SECTION C. HISTORIC RESOURCES**

#### **4. WINDOWS**

4c. Insert windows with the same pane configuration, materials, and size as other buildings of the same general construction date, if no original windows are present.

4d. Maintain the relationship of solids to voids with new construction that is similar to other buildings in the district, including the typical width, height, spacing, and horizontal alignment of windows.

## Staff

### **COMMENTS**

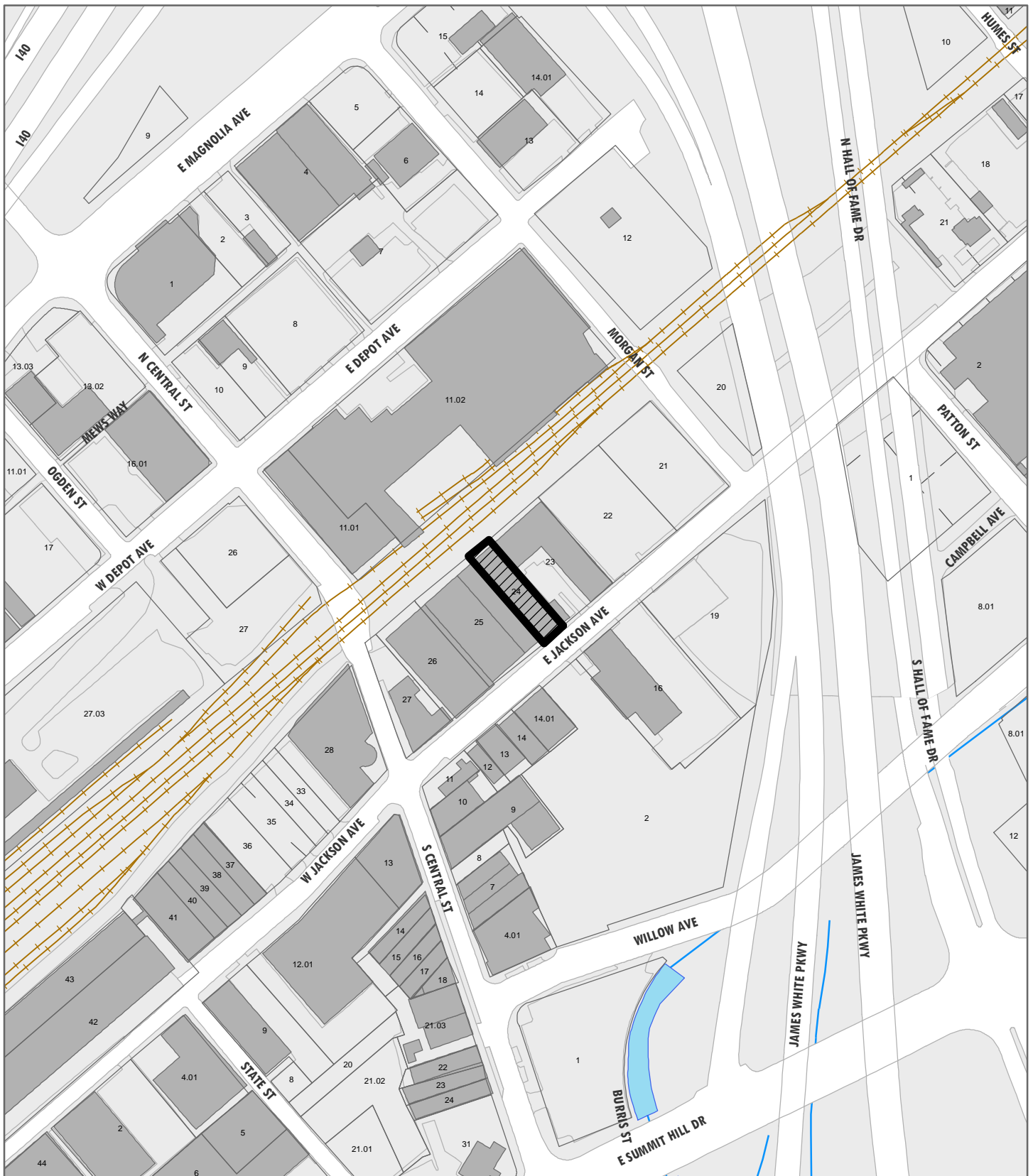
The property is listed on the National Register of Historic Places as a contributing structure on the Southern Terminal and Warehouse Historic District, so the “Historic Resources” section of the design

guidelines applies. The elevation to receive the proposed windows originally adjoined another building, so windows were not historically located on the east elevation. However, the proposed placement reflects historic window patterns on secondary elevations. The proposed windows meet the design guidelines by utilizing the same pane configuration, materials, and size as side elevation windows on other comparable historic buildings in the district. The windows introduce a consistent relationship of solids to voids to the east elevation, and are appropriately aligned, both horizontally and vertically.

## **RECOMMENDATION**

Staff recommends approval of Certificate 9-C-20-DT as proposed.





**9-C-20-DT**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

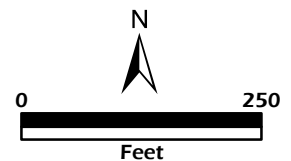
**DOWNTOWN  
DESIGN  
REVIEW  
BOARD**



**121 E. Jackson Ave.**  
Level 1: Minor alteration of an existing building/structure

Petitioner: Cody Rau, Design Innovation Architects

Original Print Date: 9/3/2020  
Revised:  
Knoxville/Knox County Planning · Downtown Design Review Board





# DESIGN REVIEW REQUEST

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

Design Innovation Architects

Applicant

2020-08-26

2020-09-16

9-C-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

Cody Rau

Design Innovation Architects

Name

Company

402 S Gay Street, Suite 201

Knoxville

TN

37902

Address

City

State

Zip

865-243-8438

DK-W

Phone

Email

## CURRENT PROPERTY INFO

Randy Boyd

2704 Allee De Papillon Drive

Owner Name (if different from applicant)

Owner Address

Owner Phone

121 E. Jackson Avenue, Knoxville, TN 37915

095HA024

Property Address

Parcel ID

Southern Terminal & Warehouse National Register

DK-W

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

8/27/20

Please Print

Date

Cody Rau

Digitally signed by Cody Rau  
Date: 2020.08.26 16:47:41 -04'00'

Cody Rau

2020-08-26

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: Addition of (16) new window openings on the east elevation of an existing brick masonry building. The selected windows are to be Sierra Pacific aluminum clad wood, with a dark bronze exterior finish & surrounding brick opening is to be treated with internal thru-wall flashing, concealed header steel, & new lugged cast stone sills in a natural stone color to match similar existing sills at the south elevation.

## 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

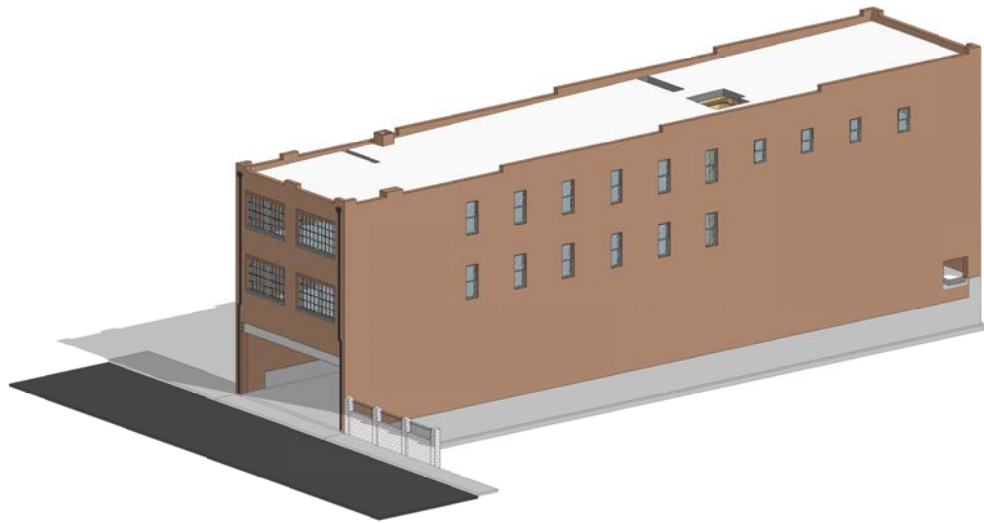
**Level 1:** \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

**FEE 1:**

**FEE 2:**

**FEE 3:**

**TOTAL:**



Window Upgrades for:

# McWhorter Building

121 E. Jackson Avenue, Knoxville, TN 37915

2018 INTERNATIONAL BUILDING CODE (IBC)			
CODE SUMMARY:	EXISTING BUILDING UNOCCUPIED TO RECEIVE NEW WINDOW OPENINGS EXISTING EXTERIOR ELEVATION		
CODE APPROVAL:	OCCUPANCY GROUP AND HEIGHT COMPATIBLE TO ALLOW PERMITTED EXISTING BUILDING CODE ALTERNATE USES		
	NOTE: THE SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO ONLY THE REMOVAL & REBUILT CONSTRUCTION WORK NECESSARY TO INSTALL NEW WINDOWS IN EXISTING EXTERIOR ELEVATION WALL AS INDICATED. THE SCOPE OF WORK DOES NOT INCLUDE ANY SITE, PLUMBING, ELECTRICAL, OR PLUMBING WORK & DOES NOT INCLUDE ANY COMPONENT OF THE EXISTING LIFE SAFETY DESIGN OR EXISTING EGRESS PATHS.		
<b>IBC CHAPTER 3</b>	<b>OCCUPANCY CLASSIFICATION &amp; USE</b>		
PRIMARY OCCUPANCY:	UNOCCUPIED		
PERMITTED OCCUPANCY ASSESSMENT:	PERMITS OCCUPANCY UNOCCUPIED		
	FOR THE PURPOSE OF THIS REVIEW, CALCULATIONS/REPORT ARE BASED ON ASSUMED 0% OCCUPANCY ON OPTIMAL 10' AT GROUND LEVEL.		
<b>IBC CHAPTER 6</b>	<b>GENERAL BUILDING HEIGHTS &amp; AREAS</b>		
PERMITTED CHANGE OF STORY ELEVATION:	PERMITTED PERMITTED HEIGHT: 20 FEET 0" AT GROUND LEVEL EXISTING EXTERIOR ELEVATION		
ALLOWABLE BUILDING HEIGHT (NO MODIFICATIONS):	UP TO 12 FT. 4 TORES IN W SPRINKLER & UP TO 11 FT. 3 TORES IN W SPRINKLER TABLE 601.5.1.2		
ALLOWABLE HEIGHT MODIFICATIONS:	NA		
ACTUAL BUILDING HEIGHT:	NORTH ELEVATION:	0'-0" BUILDING HEIGHT 3 TORES 4'-0" AVENUE GRADE ELEVATION AT NORTH ELEVATION	
ACTUAL BUILDING HEIGHT:	EAST ELEVATION:	0'-0" BUILDING HEIGHT 0'-0" AVENUE GRADE ELEVATION AT EAST ELEVATION	
ACTUAL BUILDING HEIGHT:	SOUTH ELEVATION:	0'-0" BUILDING HEIGHT 0'-0" AVENUE GRADE ELEVATION AT SOUTH ELEVATION	
ACTUAL BUILDING HEIGHT:	WEST ELEVATION:	0'-0" BUILDING HEIGHT 0'-0" AVENUE GRADE ELEVATION AT WEST ELEVATION	
ALLOWABLE BUILDING AREA (NO MODIFICATIONS):	0'-0' 0" PER STORY PERMITTED SPRINKLER PROTECTED FLOOR TO 300 SF PER STORY (SPRINKLER PROTECTED UPPER FLOOR TABLE 501.5)		
ALLOWABLE AREA MODIFICATIONS:	NA. 150% PERMITTED OCCUPANCY PERMITTED PERMITTED FLOOR TO 300 SF		
FRONTAGE INCREASE:	NA. BUILDING HEIGHT EXCEEDS 10' PERMITTED PERMITTED FLOOR TO 300 SF		
TOTAL ALLOWABLE BUILDING AREA:	TOTAL ALLOWABLE BUILDING AREA DETERMINED BY OCCUPANCY GROUP LISTED ABOVE		
ACTUAL BUILDING AREA:	BASEMENT:	4,581 SF DOES NOT CONTRIBUTE TO BUILDING AREA BECAUSE USE IS	
	LEVEL 0:	BASED UP GROSS BUILDING FOOTPRINT	
	LEVEL 1:	4,581 SF	
	LEVEL 2:	4,581 SF	
TOTAL:	14,144 SF TOTAL GROSS BUILDING FLOOR AREA		
<b>IBC CHAPTER 4</b>	<b>TYPES OF CONSTRUCTION</b>		
CONSTRUCTION TYPE:	I.B. SPRINKLERED (501.2)		
<b>FIRE RESISTANCE RATING REQUIREMENTS TABLE 601</b>			
PRIMARY STRUCTURAL FRAME:	1 HOUR		
INTERIOR:	2 HOUR		
EXTERIOR:	2 HOUR		
NON-BEARING WALLS PARTITIONS:	1 HOUR		
ELEVATOR SHAFT ENCLOSURE:	2 HOUR		
INTERIOR FLOOR/FLOOR JOIST:	1 HOUR		
INTERIOR FLOOR/FLOOR JOIST:	1 HOUR		
FLOOR CONSTRUCTION & SECONDARY MEMBERS:	1 HOUR		
ROOF CONSTRUCTION & SECONDARY MEMBERS:	1 HOUR		
<b>FIRE RESISTANCE RATING REQUIREMENTS TABLE 601.2</b>			
INTERIOR FLOOR/FLOOR JOIST:	2 HOUR 15 MIN. FIRE RESISTANCE RATING		
EXTERIOR FLOOR/FLOOR JOIST:	2 HOUR 15 MIN. FIRE RESISTANCE RATING		
INTERIOR FLOOR/FLOOR JOIST:	1 HOUR		
EXTERIOR FLOOR/FLOOR JOIST:	2 HOUR 15 MIN. FIRE RESISTANCE RATING		
INTERIOR FLOOR/FLOOR JOIST:	1 HOUR		
EXTERIOR FLOOR/FLOOR JOIST:	2 HOUR 15 MIN. FIRE RESISTANCE RATING		
<b>IBC CHAPTER 7</b>	<b>FIRE &amp; SMOKE PROTECTION FEATURES</b>		
MAX. OPENING AREA PER STORY (TABLE 705):	% ALLOWABLE:	ACTUAL:	
NORTH ELEVATION:	75%	94.1% (100%)	UNPROTECTED SPRINKLERED NEW WINDOW OPENINGS & EASEMENT
EAST ELEVATION:	75%	94.1% (100%)	UNPROTECTED SPRINKLERED NEW WINDOW OPENINGS & EASEMENT
SOUTH ELEVATION:	75%	94.1% (100%)	UNPROTECTED SPRINKLERED NEW WINDOW OPENINGS & EASEMENT
WEST ELEVATION:	75%	94.1% (100%)	UNPROTECTED SPRINKLERED NEW WINDOW OPENINGS & EASEMENT

2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)			
<b>IEBC CHAPTERS 1 &amp; 6</b>	<b>PROVISIONS FOR ALL COMPLIANCE METHODS &amp; CLASSIFICATION OF WORK</b>		
WORK AREA (SECTION 501.1.1):	ALTERATION - LEVEL 2 SECTION 501.1.2		
<b>IEBC CHAPTER 8</b>	<b>ALTERATIONS - LEVEL 2</b>		
1" OMBERED EXTERIOR WINDOW REVISIONS:	ENERGY CONSERVATION SECTION 803		
<b>2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC):</b>			
<b>IECC CHAPTER 3</b>	<b>GENERAL REQUIREMENTS</b>		
CLIMATE ZONE (SECTION 501.1.2):	TERRITORY 4A (IND)		
<b>IECC CHAPTER 4</b>	<b>COMMERCIAL ENERGY EFFICIENCY</b>		
APPLICATION (SECTION 401.2):	X PRE-EXISTING COMMERCIAL BUILDING EXCEEDING 100,000 SQ. FT. (SECTION 401.2.1) OR 150,000 SQ. FT. (SECTION 401.2.2)		
BUILDING ENVELOPE REQUIREMENTS (CONT.):	REQUIRED (SHOUL. BE PROVIDED) / REQUIRED (SHOUL. BE PROVIDED)		
VERTICAL FENESTRATION:	OPERABLE FENESTRATION:	0.38	0.48
BASE OF DESIGN:	FRANGIBLE GLAZ. SERIES WINDOWS BY WINDOW OR EQUAL. CONTRACTOR TO ENSURE FINAL SELECTION MEETS OR EXCEEDS CODE REQUIREMENTS & CONFORM WITH ARCHITECT PRIOR TO INSTALLATION.		
MINIMUM AIR LEAKAGE OF FENESTRATION (TABLE 501.2.2):	REQUIRED (CFM / FT <sup>2</sup> ): 0.20		
WINDOWS:	0.20		
<b>IECC CHAPTER 6</b>	<b>EXISTING BUILDINGS</b>		
EXISTING BUILDINGS PROVISIONS APPLICABLE:	YES (ALTERATION LEVEL 2) SECTION 501.1.2		
CHANGE OF OCCUPANCY (SECTION 505):	NO		

PROJECT IDENTIFICATION:			
PROJECT NAME:	MCWHORTER BUILDING		
ARCHITECT/PROJECT NUMBER:	1600		
LOCATION:	121 E. JACKSON AVENUE, KNOXVILLE, TN 37915		
<b>SITE ZONING &amp; CODES REVIEW:</b>			
RESEARCH BY:	COSYLL DESIGN INNOVATION (S&P)		
RESEARCH DATE:	2020-06-05		
REVISIONS/REVISED BY:	TASD (S&P), COSYLL DESIGN INNOVATION (S&P), ARCHITECT OF RECORD		
AUTHORITIES HAVING JURISDICTION (AHJ):	CITY OF KNOXVILLE (S&P), BUILDING CODES DEPT., CITY OF KNOXVILLE (S&P), ENGINEERING DEPT., CITY OF KNOXVILLE (S&P), FIRE PREVENTION (S&P), KNOXVILLE - KNOX COUNTY PLANNING COMMISSION, KNOXVILLE - KNOX COUNTY DESIGN REVIEW BOARD		
ZONING ORDINANCES & AMENDMENTS:	CITY OF KNOXVILLE CODE OF ORDINANCES, APPENDIX B, ARTICLE 6, DRAWING DOWNSTREAM KNOXVILLE WAREHOUSE SUBCATEGORY		
APPLICABLE CODES & GUIDELINES:	2018 INTERNATIONAL BUILDING CODE (IBC), 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC), INTERNATIONAL FIRE CODE (IFC)		
APPLICABLE COMMENTS:	2018 IBC - ILLUSTRATION TEXT - ILLUSTRATION TEXT - ILLUSTRATION TEXT - ILLUSTRATION TEXT - ILLUSTRATION TEXT		



**A04** PROJECT SITE MAP / LOCATION  
NOT TO SCALE

SHEET INDEX						
SHEET #	SHEET NAME	SHEET DATE	CURRENT REV. NO.	REV. DESCRIPTION	REV. ISSUED BY	CURRENT REV. DATE
000	COVER SHEET INDEX & CODE INFORMATION	2020-06-05				
001	ABBREVIATIONS, SYMBOLS, LEGENDS & GENERAL NOTES	2020-06-05				
100	FLOOR PLANS	2020-06-05				
200	ELEVATIONS & DETAILS	2020-06-05				
300	FLOOR PLANS & EXTERIOR ELEVATION	2020-06-05				
400	WALL SECTION OPENING SCHEDULE & ELEVATION DETAILS	2020-06-05				

PROJECT TEAM / CONSULTANTS	
<b>OWNER:</b>	
<b>BOYDS GROUP PROPERTIES, LLC.</b>	
PHONE: NA	25th ALLEE DE PAVILLON DRIVE
	KNOXVILLE, TN 37922
<b>CONTRACTOR:</b>	
<b>DEMICK CONSTRUCTION INC.</b>	
PHONE: (865) 837-1615	1601 WESTERN AVENUE
	KNOXVILLE, TN 37923
CONTACT: GORDON SMITH & ROGER HAMMER	
<b>STRUCTURAL:</b>	
<b>HAINES STRUCTURAL GROUP</b>	
PHONE: (865) 525-9000	800 S GAY STREET, STE. 1025
	KNOXVILLE, TN 37920
CONTACT: BOBBY HAINES	
<b>ARCHITECTURAL:</b>	
<b>DESIGN INNOVATION ARCHITECTS, INC.</b>	
PHONE: (865) 637-8440	402 S GAY STREET, SUITE # 201
	KNOXVILLE, TN 37902
CONTACT: GREG CAMPBELL	

**DIA**  
Design Innovation  
ARCHITECTS + INTERIORS + PLANNING  
200 E. GAY STREET, SUITE 201  
KNOXVILLE, TN 37902  
www.dia-arch.com



Window Upgrades for:  
**McWhorter Building**  
121 E. Jackson Avenue, Knoxville, TN 37915

NO.	DESCRIPTION	DATE

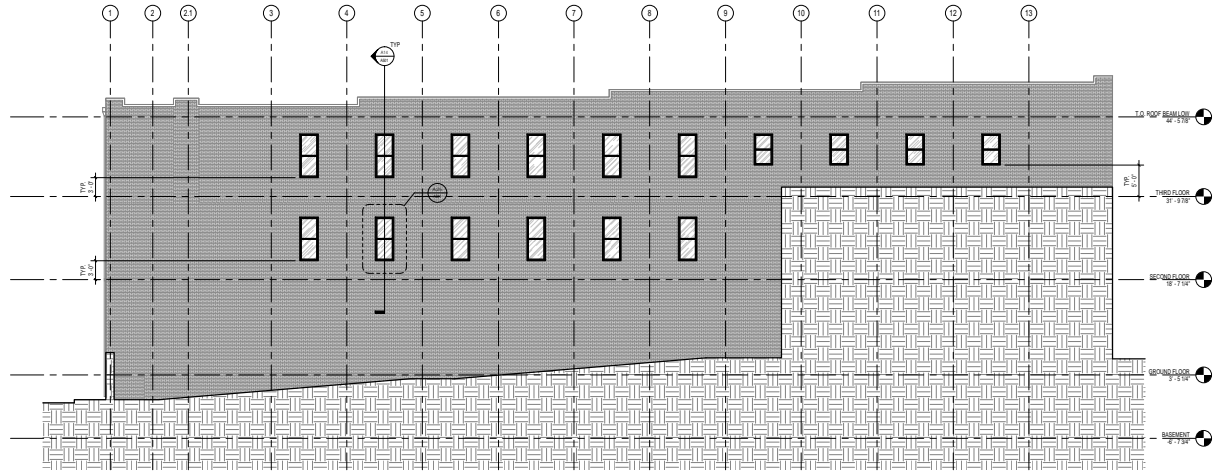
THIS DRAWING IS THE PROPERTY OF DIA ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED, STORED, TRANSMITTED, OR IN ANY MANNER PUBLISHED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF DIA ARCHITECTS. ANY UNAUTHORIZED USE, REPRODUCTION, OR DISTRIBUTION OF THIS DRAWING IS STRICTLY PROHIBITED AND SUBJECT TO LEGAL ACTION.

SHEET DESCRIPTION:  
COVER, SHEET INDEX, & CODE INFORMATION

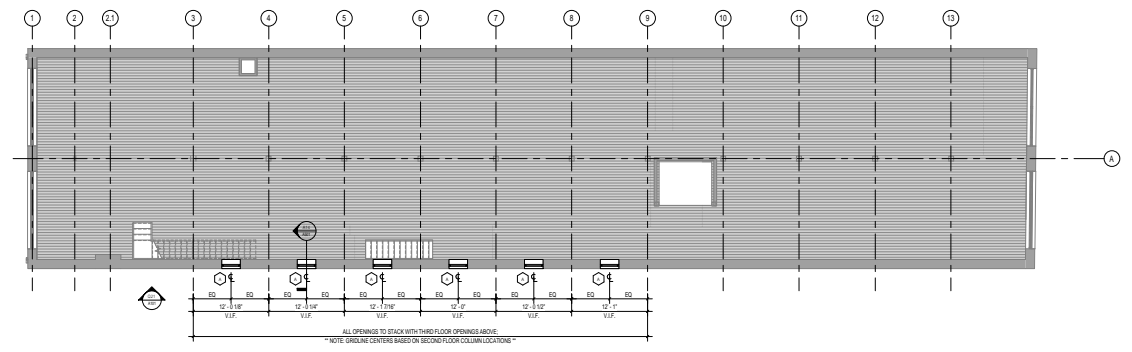
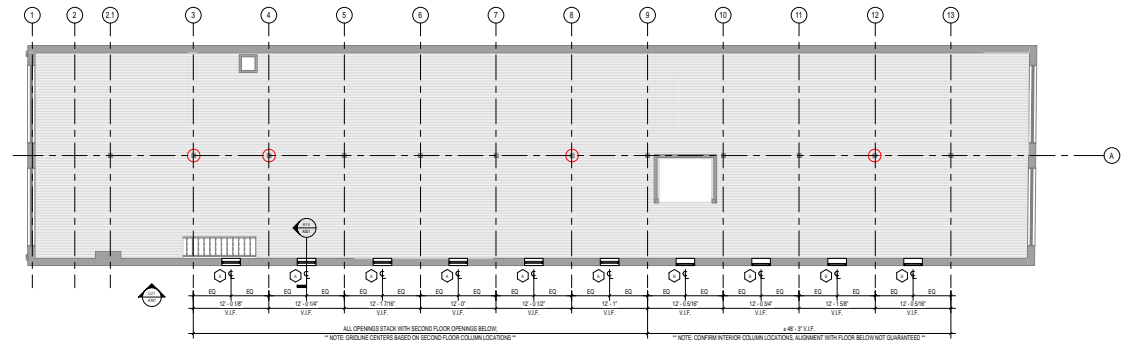
**G000**  
PROJECT DATE: 2020-06-05  
PROJECT NUMBER: 16002

PROJECT TEAM / CONSULTANTS  
A04 PROJECT SITE MAP / LOCATION  
NOT TO SCALE

4/27/2020 10:34:18 AM



**Q21** EAST BUILDING ELEVATION  
NOT TO SCALE COURTYARD OPENINGS



**A21** SECOND & THIRD FLOOR PLANS  
3/8" = 1'-0" WINDOW UPDATES

GENERAL NOTES

EXTERIOR ELEVATIONS

A. EXAMPLE EXTERIOR ELEVATION GENERAL NOTES CONTENT

GENERAL NOTES

FLOOR PLANS

- A. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS CONCERNING THE SCOPE OF WORK OF THE PROJECT PRIOR TO COMMENCING WITH THE ASSOCIATED WORK. IN THE EVENT THE DIMENSIONS ARE IN QUESTION OR IF ANY DISCREPANCIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. FAILURE TO DO SO CONSTITUTES THE CONTRACTOR'S ACCEPTANCE OF THE WORK AS SHOWN.
- B. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY / CONCRETE, UNLESS NOTED OTHERWISE.

**DIA**  
Design Innovation  
ARCHITECTS + INTERIORS + PLANNING  
PH: 615.627.2600 | 615.627.2436  
www.dia-arch.com



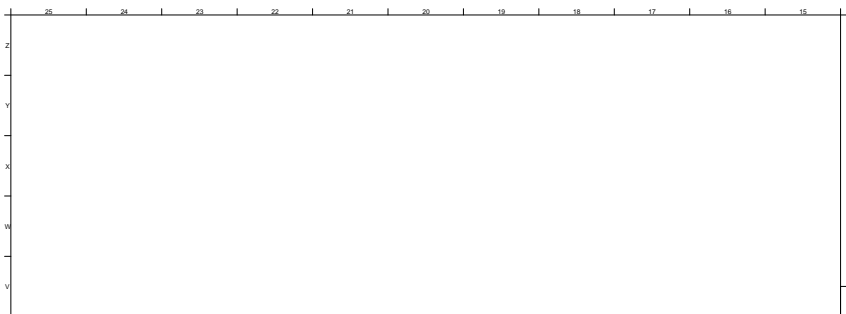
Window Upgrades for:  
**McWhorter Building**  
121 E. Jackson Avenue, Knoxville, TN 37915

NO.	DESCRIPTION	DATE

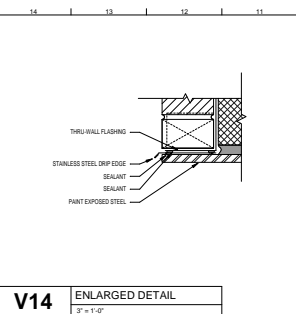
SHEET DESCRIPTION:  
FLOOR PLANS & EXTERIOR ELEVATION

**A101**  
PROJECT DATE: 2020-06-05 PROJECT NUMBER: 16002

PROJECT: 121 E. JACKSON AVENUE, KNOXVILLE, TN 37915  
ELECTRICAL ENGINEERING STAMP



**A25** TYPICAL OPENING ELEVATION DETAIL  
1" = 1'-0" COURTYARD OPENINGS

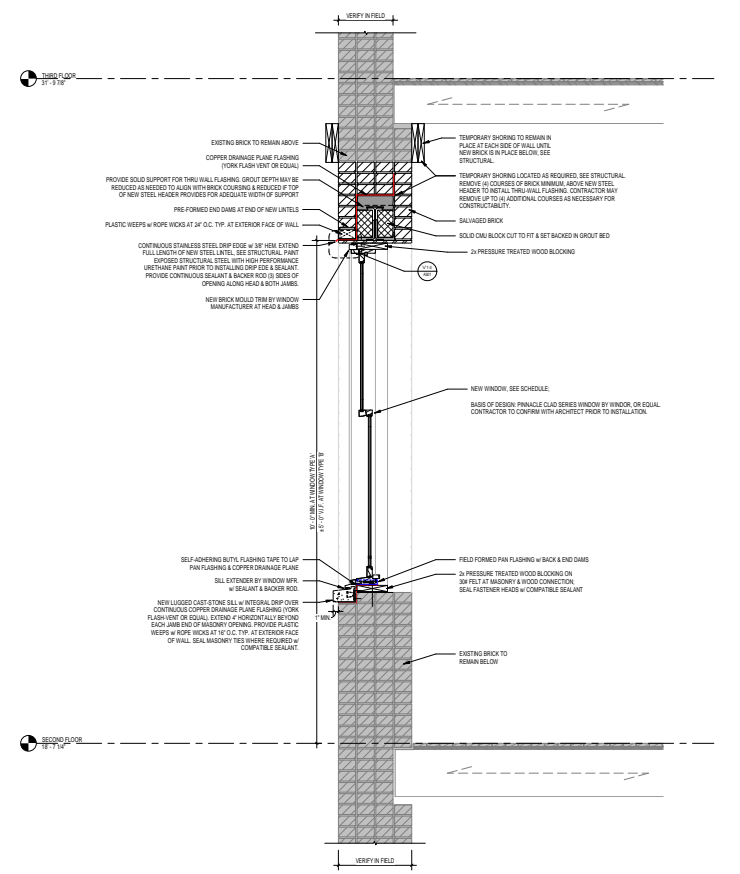
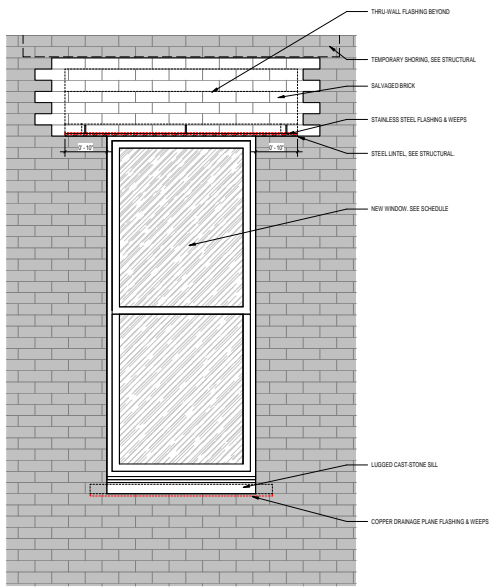


**V14** ENLARGED DETAIL  
3" = 1'-0"

WINDOW SCHEDULE								
TYPE	ROUGH OPENING		SILL SLUFF	FRAME		GLAZING	COMMENTS	COUNT
	WIDTH	HEIGHT		MATERIAL	FINISH			
A	3'-0"	7'-0"	3'-0"					12
B	3'-0"	5'-0"	3'-0"					4

**GENERAL NOTES**

OPENINGS



**A14** TYPICAL OPENING SECTION  
1" = 1'-0" HEAD & SILL DETAILS



Window Upgrades for:  
**McWhorter Building**  
121 E. Jackson Avenue, Knoxville, TN 37915

NO.	DESCRIPTION	DATE

SHEET DESCRIPTION:  
WALL SECTION, OPENING SCHEDULE, & JUS DETAILS

**A501**  
PROJECT DATE: 2020-06-05 PROJECT NUMBER: 16002

PROJECT NUMBER: 16002