

Meeting: 8/18/2021
Project: McWhorter Building
Applicant: Cody Rau

Property Information

Location: 121 E. Jackson Ave. **Parcel ID** 95 H A 024
Zoning: DK (Downtown Knoxville)
Description:

Three-story, brick masonry warehouse building. Two bays of multi-light warehouse windows with stone sills on façade's second and third stories.

Description of Work

Level I Minor Alteration of an Existing Building/Structure

Exterior rehabilitation project to façade and rear elevations, along with a new occupiable roof deck and stair enclosure.

FAÇADE (east): to receive a new storefront system on the first story and replacement windows in second and third stories. Loading dock/entry bay will be removed replaced with a storefront system. Storefront system features an 8' tall, full-light entry door followed by three full-light storefront windows; all topped by 5' tall transom windows. Storefront system is approximately 28' wide overall; remainder of opening will be infilled with new corrugated metal panels. Removal of existing awning and repair to masonry behind.

Second- and third-story windows proposed to be new warehouse-style steel-frame windows (replacement in-kind) with a second proposed option of storefront glazing systems with surface-applied muntins. Existing cast-stone sills will be replaced in-kind, or repaired, cleaned, and fixed to the structure if possible.

Façade work also includes new pre-finished metal coping along roofline, new downspouts, and a small opening for a new electrical and communications connection, located between the first and second story.

ROOFTOP: new occupiable roof deck, including a steel-post and cable-rail perimeter guard rail, a stair enclosure addition, and landscape planting. The stair enclosure addition measures approximately 10' tall and will be clad in metal paneling. Rooftop patio includes a roof awning to extend from the stair access enclosure, measuring either 14' wide or 10' wide deep.

REAR (west) ELEVATION (fronting the railroad): steel warehouse windows and existing access doors to be removed. Left side will receive a single-light storefront window on the first story and two stories of three adjoining, approximately 8'-6" tall, single-light storefront windows. Masonry soldier course and cast stone sills will be repaired as necessary. On the right side, steel warehouse windows will be enclosed with brick infill. Second proposed option includes smaller-sized windows installed in brick infill to align with interior stair landings. A new exit door will be located on the right side.

Applicable Design Guidelines

Downtown Design Guidelines

C. Historic Resources

1. Rooflines and Additions

Alterations of the rooflines of historic buildings are not appropriate. A one-story rooftop addition, including railings, may be possible on taller buildings if it is inconspicuous from the public right-of-way. Additions should be set back from the primary elevation of the building, and should not damage character-defining features, including parapets and side walls.

1a. Preserve or restore historic roofline features, including parapet walls and cornices.

1b. Design rooftop additions to be complimentary to the historic building in terms of materials and color.

1d. Do not alter, obscure, or destroy significant features of historic resources when constructing additions.

1e. Design rooftop additions so that they are not seen from adjoining streets and sidewalks.

2. Storefronts

2a. Restore and maintain storefronts as they were originally.

2a [sic]. Along Jackson Avenue, retain industrial loading dock or garage doors (usually 10-12 feet wide and constructed of metal). These features may be incorporated in new construction (for example, where a loading dock or parking entrance is needed).

3. Entrances

3a. Establish recessed entries, either rectangular or with slightly canted sides, which are appropriate in storefronts.

3d. Maintain original height and materials for doors that are consistent with the use of the building.

4. Windows

Appropriate window appearance is significant in finishing a rehabilitation project. From a preservation standpoint, the first and best answer when determining a treatment for windows is to repair rather than replace them. If that is not possible, replacing only deteriorated portions is the next best alternative to total replacement. It is possible to replace window sills, rebuild all or parts of window sashes, and replace window glass, making original windows energy efficient and functional.

4a. Repair rather than replace historic windows.

4b. Replace windows if repairs are not possible with matching windows, including duplicating design, operation, material, glass size, muntin arrangements, profile, and trim.

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.

5. Masonry

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

5b. Do not paint masonry that has never been painted.

7. Signs

7d. Allow painted signs on building walls in the warehouse area along Jackson Avenue, and in some other locations along Gay Street.

7e. Preserve signs that are historic elements of buildings.

Comments

121 E. Jackson Avenue is listed on the National Register of Historic Places as contributing to the Southern Terminal and Warehouse Historic District, so the Historic Resources section of the guidelines applies.

While the guidelines recommend retaining industrial loading dock or garage doors, such doors are not extant in this building. Installing a storefront window system with corrugated metal panel infill on limited sections will maintain

the original opening, along with contributing additional transparency at the pedestrian level. The new storefront system will be recessed from the façade.

Guidelines recommend repairing original windows when possible, and if not possible, replacing with matching windows which duplicate the design, material, glass size, operation, and profile. The first option proposes in-kind replacement with new warehouse style, steel-framed windows, meets the design guidelines. The second option of proposed storefront glazing windows with surface-applied muntins have not proven to sufficiently duplicate the material, muntin arrangements, profile, or design of the originals.

Repair or replacement in-kind to the façade cast stone sills is an appropriate treatment. All masonry repair, repointing, and any removal of painted signs or plaster should meet the specifications of NPS Preservation Brief 2.

The rear elevation fronts the railroad and is not visible from any public right-of-way. Installation of single-light storefront windows in the original openings on the left side and enclosure of right side windows, while resulting in the removal of original steel warehouse windows, will not be visible. The building owner or applicant will be required to secure access easements for occupants to exit the rear elevation.

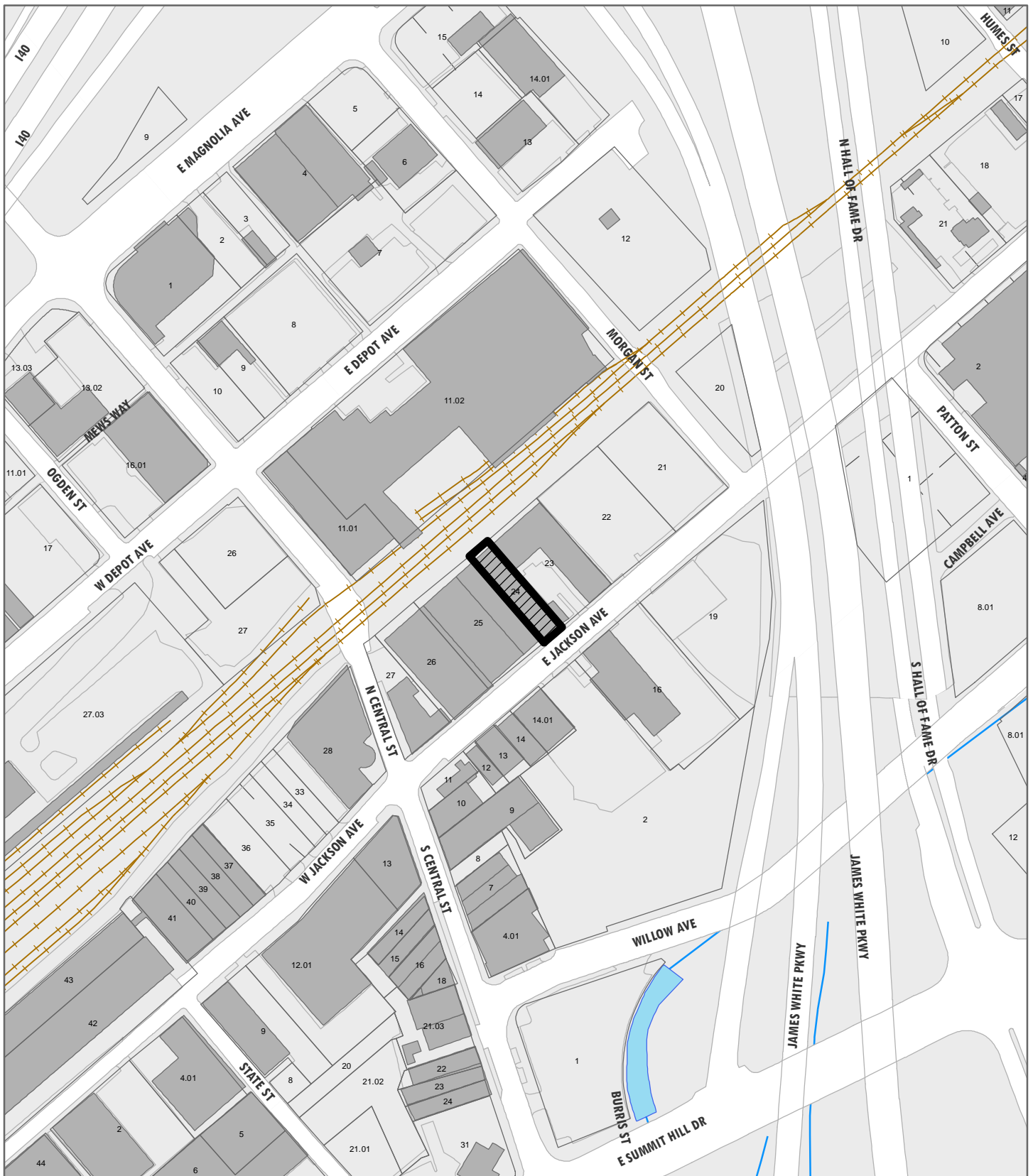
The subject building contains several historic painted signs; while the rear elevation signs are not a high priority as they are not visible from the street, removing them solely for the sake of removal would detract from the overall character of the historic district.

The proposed new occupiable roof deck includes an approximately 10' tall stair enclosure addition clad in metal paneling. The applicant has provided a line-of-sight illustration from E. Jackson Ave, to show the stair enclosure would not be visible from immediately across the street. It may be somewhat visible from points further east on E. Jackson Avenue. The addition is set back approximately 35' from the roofline. The stair enclosure addition, railing, and rooftop deck elements do not alter or obscure any historic features of the building and could be removed with no further effect on the historic character of the building

Recommendation

Staff recommends approval of Certificate 8-C-21-DT, with the following conditions:

- 1) façade warehouse-style steel-framed windows to be replaced in-kind (new windows to match design, material, glass size, and profile) instead of with the second proposed option.
- 2) masonry repair, cleaning, and repointing to meet NPS Preservation Brief 2.



8-C-21-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

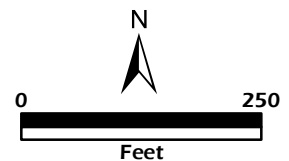
Petitioner: Cody Rau, Design Innovation Architects

**DOWNTOWN
DESIGN
REVIEW
BOARD**



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

Original Print Date: 8/9/2021
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

2021-07-30

2021-08-18

8-C-21-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

865-637-8540, ext. 2006

crau@dia-arch.com

Phone

Email

CURRENT PROPERTY INFO

Boyd Properties, LLC.

2704 Allee De Papillon Drive

Owner Name (if different from applicant)

Owner Address

Owner Phone

121 E Jackson Avenue

095HA024

Property Address

Parcel ID

Old City

DK-W

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

7.30.21

Please Print

Date

Cody Rau
Applicant Signature

Cody Rau

2021-07-28

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: Replacement of existing second & third floor warehouse-style steel-framed windows, in kind. Removal of existing awning, tuck-pointing repair of brick, mortar, & cast sills. Replacement/repair of gutter & downspouts. Paint existing steel beam & new design shown for recessed storefront & metal panel entry to replace existing open loading dock/vehicle bay with address # above.

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

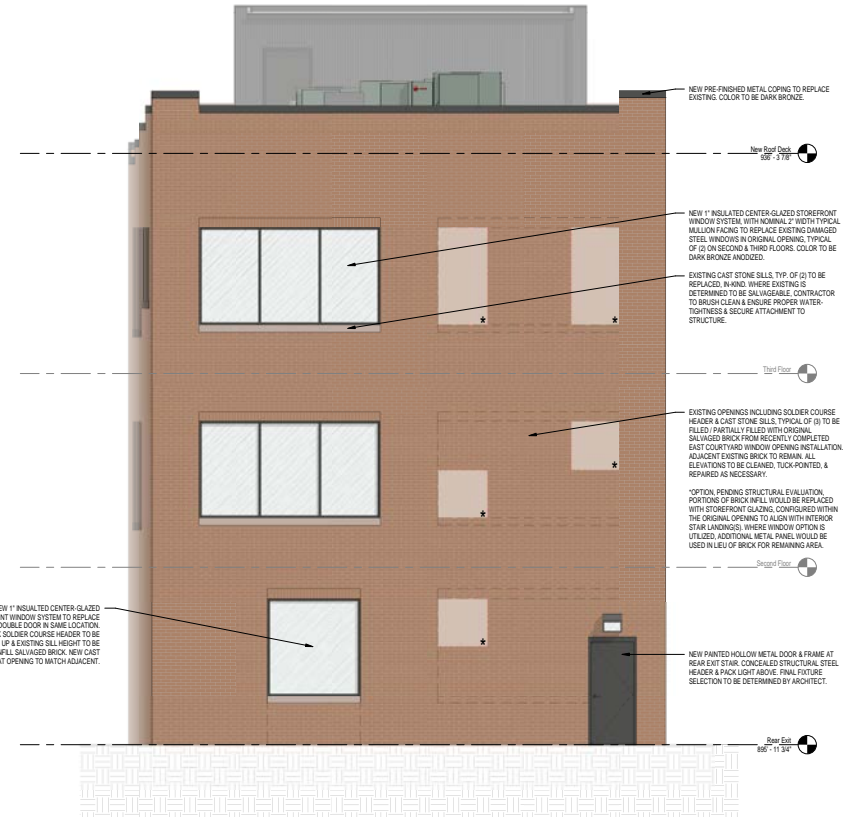
ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

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

FEE 1:	50.00	TOTAL: 50.00
FEE 2:		
FEE 3:		





NEW 1" INSULATED CENTER-GLAZED STOREFRONT WINDOW SYSTEM TO REPLACE EXISTING DOUBLE DOOR IN SAME LOCATION. BRICK SOLDER COURSE HEADERS TO BE EXTENDED UP A EXISTING SILL HEIGHT TO BE RAISED ON INFILL SALVAGED BRICK. NEW CAST STONE SILL AT OPENING TO MATCH ADJACENT.

NEW PRE-FINISHED METAL COPING TO REPLACE EXISTING COPING TO BE DARK BRONZE.

New Roof Deck 100' - 3'10"

NEW 1" INSULATED CENTER-GLAZED STOREFRONT WINDOW SYSTEM WITH NOMINAL 2" WIDTH TYPICAL MULLION FACING TO REPLACE EXISTING DAMAGED STEEL WINDOWS IN ORIGINAL OPENING. TYPICAL OF 2' ON SECOND & THIRD FLOORS. COLOR TO BE DARK BRONZE ANODIZED.

EXISTING CAST STONE SILLS, TYP. OF (2) TO BE REPLACED. INWARD WHERE EXISTING IS DETERMINED TO BE SALVAGEABLE. CONTRACTOR TO BRUSH CLEAN & ENSURE PROPER WATER-TIGHTNESS & SECURE ATTACHMENT TO STRUCTURE.

Third Floor

EXISTING OPENINGS INCLUDING SOLDER COURSE HEADER & CAST STONE SILLS, TYPICAL OF (3) TO BE FILLED. PARTIALLY FILLED WITH ORIGINAL SALVAGED BRICK FROM RECENTLY COMPLETED EAST COURTYARD WINDOW OPENING INSTALLATION. ADJACENT EXISTING BRICK TO REMAIN. ALL ELEVATIONS TO BE CLEANED, TUCK-POINTED, & REPAIRED AS NECESSARY.

*OPTION: PENDING STRUCTURAL EVALUATION, PORTIONS OF BRICK INFILL WOULD BE REPLACED WITH STOREFRONT GLAZING COMPRISES WITHIN THE ORIGINAL OPENING TO ALIGN WITH INTERIOR STAIR LANDINGS, WHERE WINDOW OPTION IS UTILIZED. ADDITIONAL METAL PANEL WOULD BE USED IN LIEU OF BRICK FOR REMAINING AREA.

Second Floor

NEW PAINTED HOLLOW METAL DOOR & FRAME AT REAR EXIT STAIR. CONCEALED STRUCTURAL STEEL HEADER & PACK LIGHT ABOVE. FINAL FIXTURE SELECTION TO BE DETERMINED BY ARCHITECT.

Rear Exit 100' - 11'30"

DESIGN REVIEW BOARD

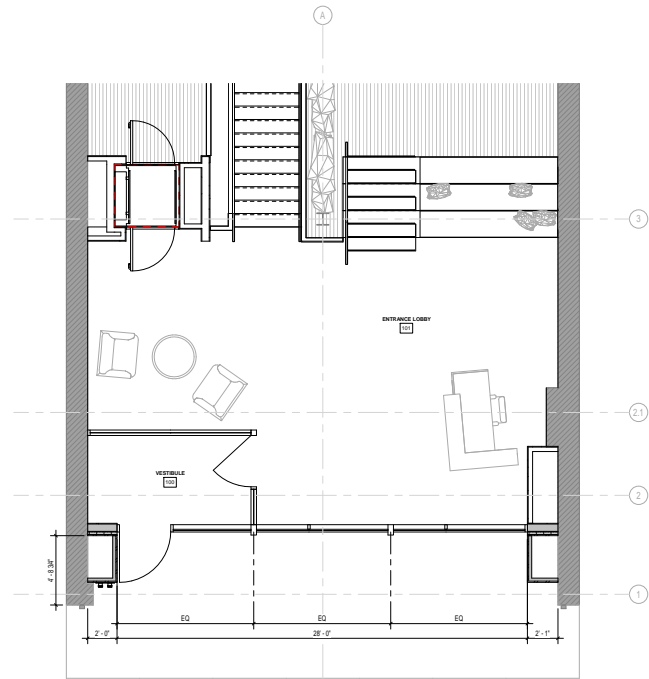
McWHORTER BLDG MULTI-TENANT OFFICES

121 E. JACKSON AVE. KNOXVILLE, TN 37915

DIA Design Innovation ARCHITECTS + INTERIORS + PLANNING

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2021-07-30



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Materials and Quantities
 Hardscape: 476 sq. ft.
 Synthetic Turf: 206 sq. ft.
 Live Roof: 320 sq. ft.
 Synthetic Hedge: 88 sq. ft.
 (2' wide and 44' long)



A. Sectional lounge seating



B. Casual lounge seating



C. Dining table



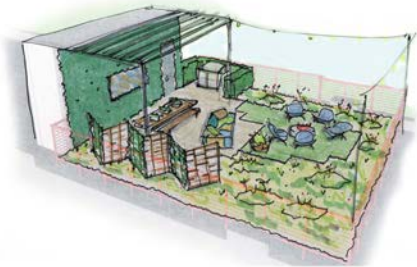
E. Wire Screen



F. Fake Hedge

hedstrom 121 E Jackson Rooftop Patio - Hedge Option
 LANDSCAPE ARCHITECTURE JULY 23, 2021

SCALE: 1/4" = 1'-0"



Materials and Quantities
 Hardscape: 352 sq. ft.
 Synthetic Turf: 184 sq. ft.
 Live Roof: 534 sq. ft.
 Synthetic Hedge: 40 sq. ft.



A. Large flexible seating



B. Casual seating



C. Dining Table



E. Partition



F. Fake Hedge

hedstrom 121 E Jackson Rooftop Patio - Jog Option
 LANDSCAPE ARCHITECTURE JULY 23, 2021

SCALE: 1/4" = 1'-0"

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