

Meeting: 2/17/2021
Project: Kress Building
Applicant: Patrick Core

Property Information

Location: 417 S. Gay St. **Parcel ID** 94 L E 007
Zoning: DK (Downtown Knoxville)
Description:

Three-story, three-bay Art Deco commercial building with a façade of terracotta tile. Three storefronts topped by transom windows. Details include terra cotta ornamentation between bays, engaged pilasters, restored Kress & Co signboard, and Kress name inset into the top of the building.

Description of Work

Level II Major Alteration of an Existing Building/Structure

Modifications to the Kress Building storefront to create an indoor/outdoor patio space. On the center storefront, the existing storefront glass and central doors will be removed; the existing bases and vertical frames will remain. The transom windows will also remain. The removed storefront windows will accommodate an indoor/outdoor patio in the central storefront, with a new storefront system recessed into the building. The recessed storefronts will feature black storefront to framing to match the existing adjacent storefronts, a transom above, and clear glazing. Recessed can lights in new ceilings will provide illumination for the patio.

A 28'-2" wide by 6' deep patio with a decorative steel railing will extend into the sidewalk.

Applicable Design Guidelines

Downtown Knoxville Design Guidelines

B. Private Realm

1. Building Mass, Scale, and Form

1a. Maintain a pedestrian-scaled environment from block-to-block.

1c. Use building materials, cornice lines, signs, and awnings of a human scale in order to reduce the mass of buildings as experienced at the street level.

3. Building Materials

3b. Rehabilitate historic structures in accordance with the Secretary of the Interior's Standards.

C. Historic Resources

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

2. Storefronts

Throughout downtown, historic buildings present a front elevation with an individual façade that is usually 25-35

feet wide. The storefronts are divided horizontally into three sections: bulkheads, solid or opaque, usually 18-24 inches tall; a plate glass storefront window 6-8 feet tall; and above it, a clear or patterned glass transom.

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

3. Entrances

Formal entrances to front facades should be retained. Altering or removing the main entrance to grant street-level access is not appropriate.

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

3b. Allow for multiple entries on the first floor of the building, giving access to commercial space that may be divided into bays.

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

4. Windows

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.

SOI Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

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 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.

Comments

The Kress Building is a contributing structure to the Gay Street Commercial Historic District, so the Historic Resources section of the design guidelines applies. All work is located on the center storefront; the left and right storefronts will not be modified in this proposal. The existing configuration is a modern replacement storefront system, reviewed by the DRB in February 2015.

While guidelines encourage storefronts to be maintained as they were originally, the proposed design retains the overall size, location, and proportion of the central storefront and does not introduce any new door or window elements to the storefront (which could introduce a contemporary or incompatible design). The existing storefront does not feature the bulkhead detail noted in the design guidelines, only an approximately 4-6" tall strip of horizontal framing. The existing transom will be retained, along with vertical elements of the framing. The sense of a "formal entrance to the front façade" is maintained in the design.

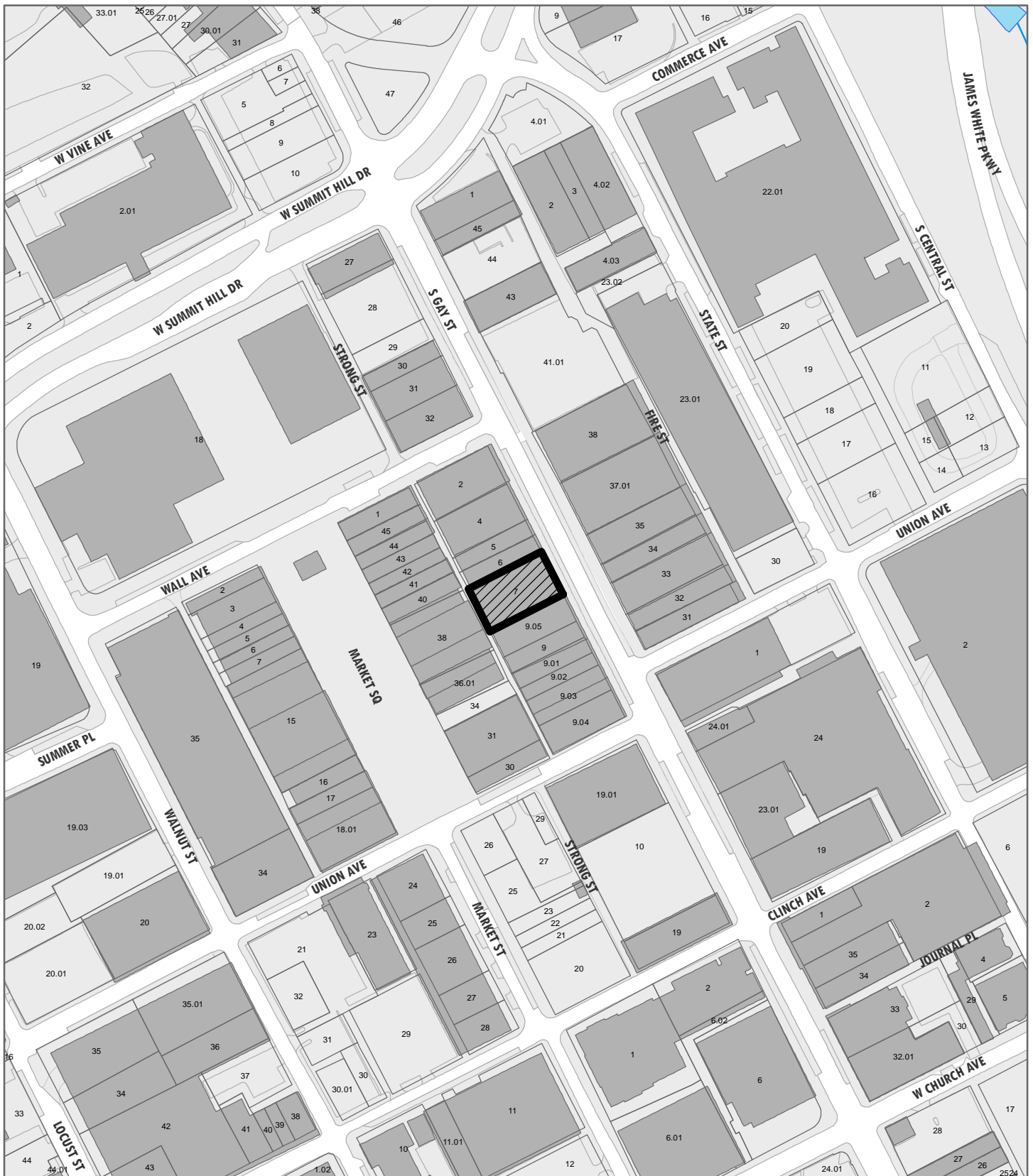
A new glass mezzanine level will be added to the interior of the storefront; it will be recessed from the existing façade and minimally visible through the divided-light transom windows.

As the building is listed on the National Register of Historic Places, the SOI Standards also apply. The overall "features, spaces, and spatial relationships" on the storefront are retained in the proposed storefront modification. Removing the glass for an open storefront retains the sense of transparency created by large storefront windows. If the indoor/outdoor patio element were removed in the future, the essential form and integrity of the Kress Building's façade would be retained. Glass storefront windows could be re-installed in the façade without further effect on the building. No historic materials or details will be removed or altered for the proposal; the historic terracotta elements will remain intact.

The property owner or tenant will need to secure a permissive use agreement with the City of Knoxville for the patio's extension into Gay Street.

Recommendation

Staff recommends approval of Certificate 2-C-21-DT as submitted, with the condition that the patio size and placement meet all City requirements and a permissive use agreement is obtained.



2-C-21-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

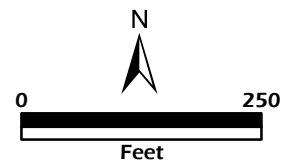
**DOWNTOWN
DESIGN
REVIEW
BOARD**



417 S. Gay St.
Level 2: Major alteration of an existing building/structure

Original Print Date: 2/2/2021
Revised:
Knoxville/Knox County Planning · Downtown Design Review Board

Petitioner: Patrick Core, Design Innovation Architects





DESIGN REVIEW REQUEST

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

Patrick Core

Applicant

1/28/21

2/16/21

2-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

Patrick Core

Design Innovation Architects

Name

Company

402 S. Gay Street, Suite 201

Knoxville

TN

37902

Address

City

State

Zip

(865) 637-8540

pcore@dia-arch.com

Phone

Email

CURRENT PROPERTY INFO

Jackson Central Properties

129 S. Central Street

(865) 219-1969

Owner Name (if different from applicant)

Owner Address

Owner Phone

417 S. Gay Street

094LE007

Property Address

Parcel ID

Gay Street / Downtown

DK-H

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

1.28.21

Staff Signature

Please Print

Date

Patrick R. Core

Patrick R. Core

1/29/21

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: Modifications to existing storefront at Gay Street sidewalk to create an indoor / outdoor patio. Tenant buildout for coffee shop / restaurant

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:

100

FEE 2:

FEE 3:

TOTAL:

100



Design Innovation

ARCHITECTS + INTERIORS + PLANNING

Project Name: **Kress Building – Frothy Monkey**
Project No: **21008** File No.: I01
Date / Time: 2021-02-02
To: Lindsay Crockett, Knoxville - Knox County Planning
From: Patrick Core, Design Innovation (DIA)

PROJECT INFORMATION

Project location - 417 S. Gay St.
Existing use – currently unoccupied
Proposed use – planned restaurant at ground level, office and residential units at 2nd and 3rd levels, unoccupied roof
Per Downtown Knoxville Design Guidelines, revision 12/10/19 the property is within the Grid District, within National Register Historic District.

From Downtown Knoxville Design Guidelines

A. PUBLIC REALM

1. PEDESTRIAN AND BICYCLIST SAFETY

1d. Widen sidewalks to accommodate street trees and amenities with a minimum 5-foot clear pedestrian passage.

5' clear dimension will be maintained between sidewalk railing and existing light pole (narrowest point).

B. PRIVATE REALM

4. ARCHITECTURAL CHARACTER

Buildings should be visually interesting to invite exploration by pedestrians. A building should express human scale through materials and forms that were seen traditionally. This is important because buildings are experienced at proximity by the pedestrian.

4a. Encourage first floor uses that draw walk-in traffic; businesses that do not require pedestrian traffic should be located on other floors.

4b. Enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows.

Pedestrian experience of the sidewalk will be enhanced by indoor / outdoor space. The public is invited into building, and activity extends out onto the sidewalk. Conceptually, this is similar to many original Kress buildings.

5. GROUND FLOOR DOORS AND WINDOWS

Entrances and ground floor windows should foster pedestrian comfort, safety, and orientation. Not every building in downtown needs to have the same window or entry designs; however, repeating the pattern of historic openings helps to reinforce the character of downtown, differentiating it from suburban areas.

5f. Recess ground floor window frames and doors from the exterior building face to provide depth to the facade.

C. HISTORIC RESOURCES

2. STOREFRONTS

Throughout downtown, historic buildings present a front elevation with an individual façade that is usually 25-35 feet wide. The storefronts are divided horizontally into three sections: bulkheads, solid or opaque, usually 18-24 inches tall; a plate glass storefront window 6-8 feet tall; and above it, a clear or patterned glass transom.

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

Admittedly, this proposal is a departure from the original location of the exterior face of the building. However, only the glass will be removed, and the existing storefront frame will remain. A filler cap will be installed at existing mullions. A future owner would be able to reinstall glass should they desire.

9. LIGHTING

Storefront windows may be lit with interior fixtures, entrances may be lit with overhead fixtures, and gooseneck fixtures can be used to highlight signs. Illumination may also be used to wash the building in light, emphasizing its distinctive architectural finishes

No building lighting will be added along Gay Street. Lighting at the mezzanine will be recessed can lights in new ceilings.

SECTION 2: THE DISTRICTS

B. THE TRADITIONAL GRID DISTRICT

1. RECOMMENDED SIGNS

These recommendations for signs in the traditional grid district recognize that certain types of signs are more pedestrian-friendly and should be encouraged within the grid district.

Signage will be included in a future submission.

Other clarifications

From the 8/20/20 DRB workshop, there were concerns regarding individuals sleeping in the indoor / outdoor space overnight. This is acknowledged, and the building owner and tenant are prepared to manage this potential situation.

See attached for detail at storefront.

End of memo

EXISTING CONDITIONS



21008

2021-02-01

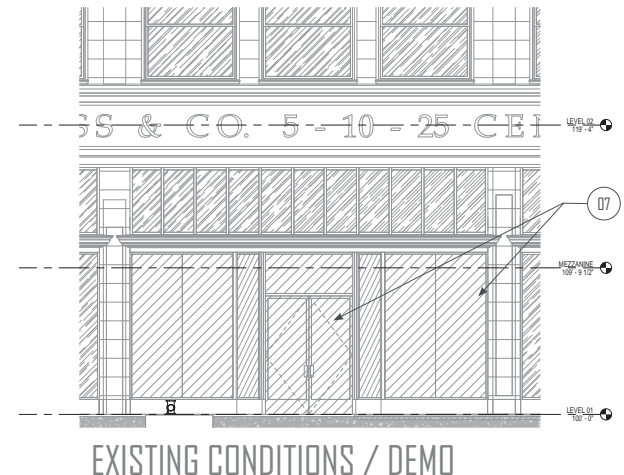
FROTHY MONKEY INDOOR / OUTDOOR PATIO

KRESS BUILDING

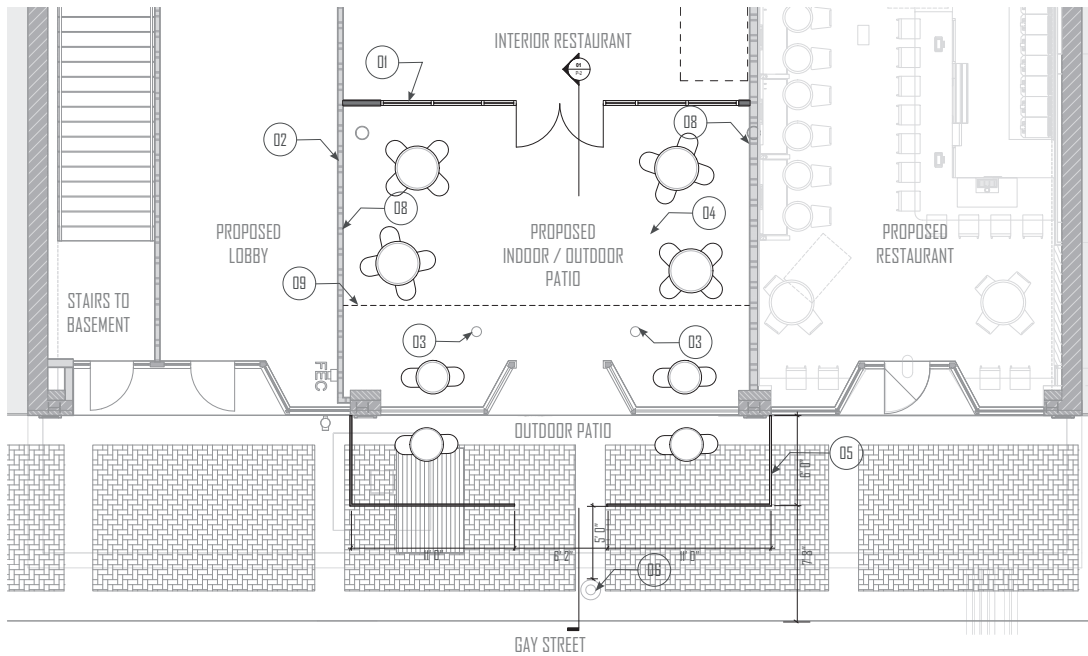
417 S. GAY STREET - KNOXVILLE, TN



ELEVATION



EXISTING CONDITIONS / DEMO



KEYED NOTES

- 01. PROPOSED ALUMINUM STOREFRONT - TO MATCH EXISTING
- 02. INSULATION AND AIR BARRIER ADDED TO EXISTING CONSTRUCTION
- 03. FLOOR DRAIN
- 04. PROPOSED TRAFFIC COATING ON EXISTING WOOD FLOOR STRUCTURE
- 05. PROPOSED STEEL RAILING (NOT ATTACHED TO SIDEWALK)
- 06. EXISTING LIGHT POLE
- 07. EXISTING GLASS PANES AND DOOR - TO BE REMOVED
- 08. VENEER PLASTER
- 09. NEW MEZZANINE ABOVE

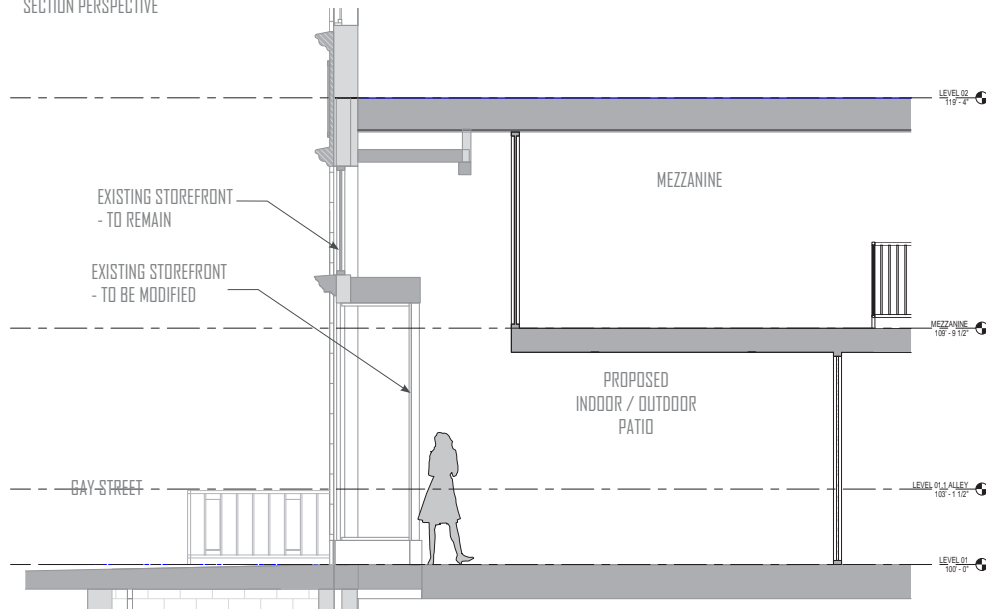




SECTION PERSPECTIVE



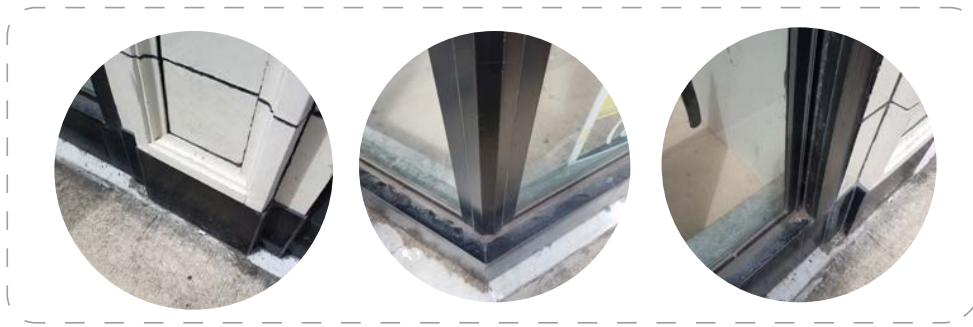
EXTERIOR PERSPECTIVE



SECTION 01



EXISTING CONDITIONS



EXISTING CONDITIONS AT GAY STREET

PROPOSED MATERIALS



BLACK STOREFRONT COMMERCIAL GLAZING



VENEER - PLASTER



DOWNLIGHTING - UNDER MEZZANINE



KRESS - STOREFRONT - ADAPTIVE REUSE



KRESS - STOREFRONT - 1930'S



KRESS - SIGNAGE - PRECEDENT

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