

Meeting: 7/21/2021
Project: Pembroke Building Modifications
Applicant: Emmie Palmer

Property Information

Location: 510 Union Ave. **Parcel ID** 94 L H 03501
Zoning: DK (Downtown Knoxville)
Description:

Six story, flat-roof brick masonry building fronting Union Avenue. A decorative metal canopy extends the length of the façade. Multiple storefronts below, topped by transom windows. Primary entry is centrally located, featuring a round-arched fanlight window and glazed double doors.

Description of Work

Level I Minor Alteration of an Existing Building/Structure

North elevation: removal of existing recessed door and storefront system on rightmost (west) two storefronts. Doors and angled storefront systems will be removed up to an existing steel beam at approximately 9' above the floor level, with the upper-level transom windows and framing to remain. New storefront framing, flush with the primary storefront elevation, will be installed, with framing to match the profile, finish, and window layout of the existing storefront above. The marble-finished sill wall will be installed, with a height and finish to match existing. Salvaged marble will be reused when possible.

West elevation: removal of infilled CMU and concrete finish to open up historic arched brick openings. Round-arched brick will be repaired and replaced in-kind as necessary. Multi-light arched windows with black aluminum framing will be installed in the historic openings. The four middle panes will feature ribbed-pattern glazing.

Applicable Design Guidelines

Downtown Design Guidelines

B. Private Realm

1. Building Mass, Scale, and Form

1a. 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.

1b. Divide larger buildings into modules that are similar in scale to traditional downtown buildings. Buildings should be designed with a recognizable base, middle, and top on all exposed elevations.

1e. Avoid blank walls along street-facing elevations.

3. Building Materials

3a. Use complimentary materials and elements, especially next to historic buildings.

4. Architectural Character

4d. Differentiate the architectural features of ground floors from upper floors with traditional considerations such as show-windows, transoms, friezes, and sign boards.

5. Ground Floor Doors and Windows

5a. Use consistent rhythm of openings, windows, doorways, and entries.

5b. Orient primary front entrances to the main street; secondary entrances should be clearly defined and oriented to streets or alleys, as appropriate.

5c. Design entrances according to the proportions of the building's height and width.

5e. All windows at the pedestrian level should be clear.

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

Comments

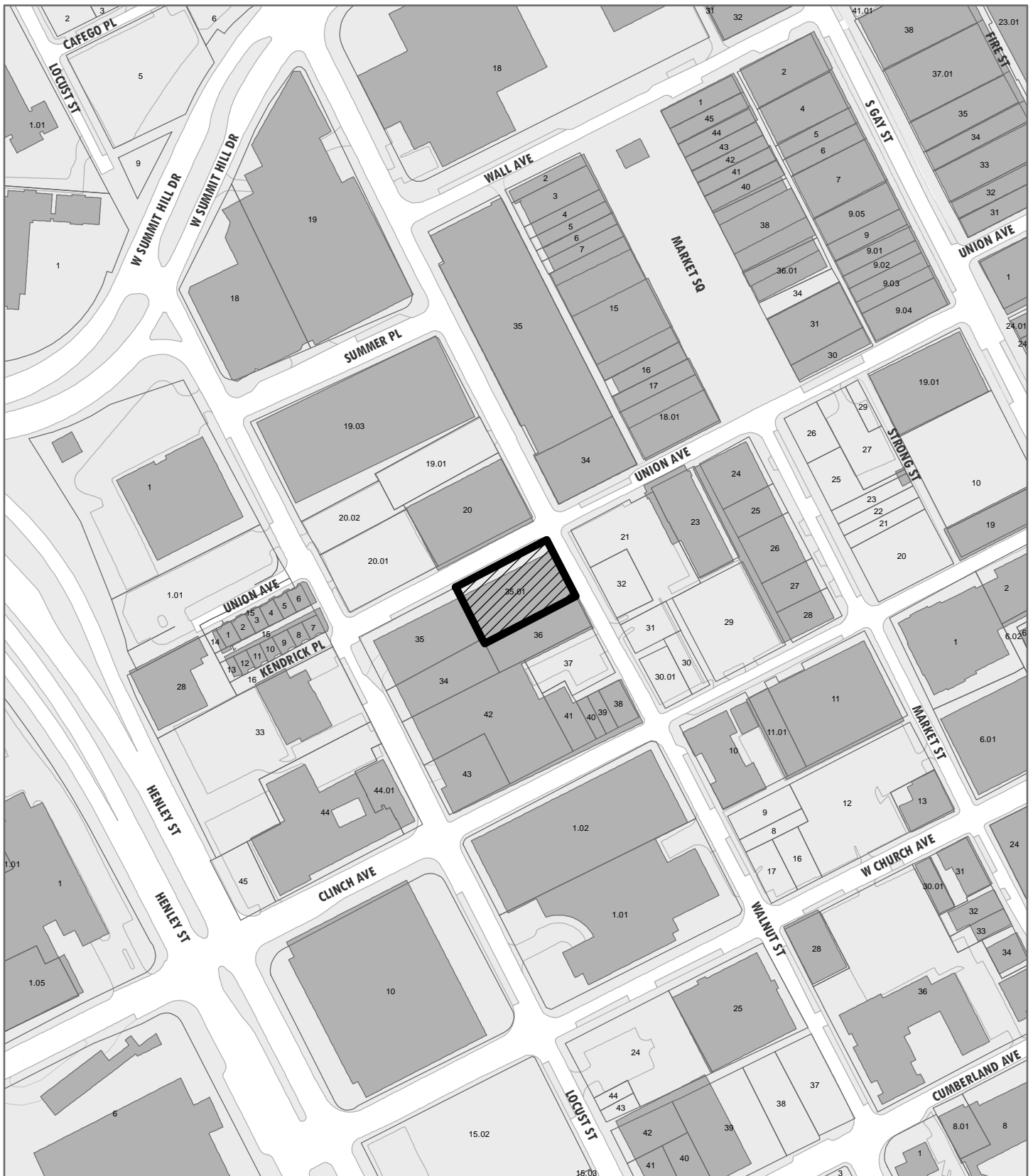
The Pembroke Building is not listed on the National Register of Historic Places, so the Historic Resources section of the design guidelines does not apply.

The proposed scope of work to the north elevation maintains the façade's rhythm of overall transparency. While guidelines recommend that ground floor window frames and doors be recessed from the exterior building face to provide depth to the façade, the removal of two recessed sections will not detract from the building's overall character. The façade already features an irregular pattern of doors, with the leftmost door (502 Union Ave) as slightly recessed double doors, a single recessed door on the following bay, followed by the primary entry and three angled single entries on the right side of the façade. The proposal does not include modifications to the round-arched primary entry. The project will retain the character-defining elements of the façade, including the marble-finished sill wall/low bulkhead, the beam between the transom and storefronts, and the transom window patterns. The proposed storefront systems will match the transom profile above, and are appropriate for the façade's height and width.

On the west elevation, the removal of non-historic CMU and concrete enclosing historic round-arched openings is an appropriate treatment. Reconstructing the round brick arches with repair or replacement in-patches will restore a character-defining feature to the side elevation of the building. Guidelines encourage windows at the pedestrian level to be clear, though the proposed ribbed-pattern glazing will be minimally visible from the right-of-way, as the windows front a fenced-in courtyard which is only approximately 12' from the adjacent building.

Recommendation

Staff recommends approval of Certificate 7-A-21-DT as submitted.



7-A-21-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

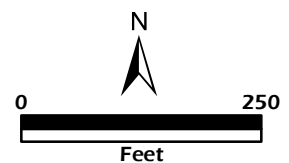
Petitioner: **Emmie Palmer,**
BarberMcMurry Architects

**DOWNTOWN
DESIGN
REVIEW
BOARD**



510 Union Ave.
Level 1: Minor alteration of an existing
building/structure

Original Print Date: 7/13/2021
Revised:
Knoxville/Knox County Planning · Downtown Design Review Board





DESIGN REVIEW REQUEST

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

Emmie Palmer

Applicant

06/29/2021

July 21, 2021

7-A-21-HZ

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

Emmie Palmer

BarberMcMurry Architects

Name

Company

505 Market Street, Suite 300

Knoxville

TN

37921

Address

City

State

Zip

865-934-1915 x217

epalmer@bma1915.com

Phone

Email

CURRENT PROPERTY INFO

HF Capital

502 Union Avenue

Owner Name (if different from applicant)

Owner Address

Owner Phone

510 Union Avenue

094LH03501

Property Address

Parcel ID

Market Street District

DK-G

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

6.29.21

Staff Signature

Please Print

Date

Emily Palmer

06/29/2021

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: 1) North elevation: replacement of two sections of storefront, removing two tenant entrances. 2) West elevation: removal of infilled CMU and concrete at three previous arched openings. Replace with new arched 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:		TOTAL: 50.00
50.00		
FEE 2:		
FEE 3:		

DK-G Downtown Knoxville Grid Subdistrict Requirements

5.5 - DK District Standards

B. DK Subdistricts Dimensional Standards:
Existing to Remain, No Change

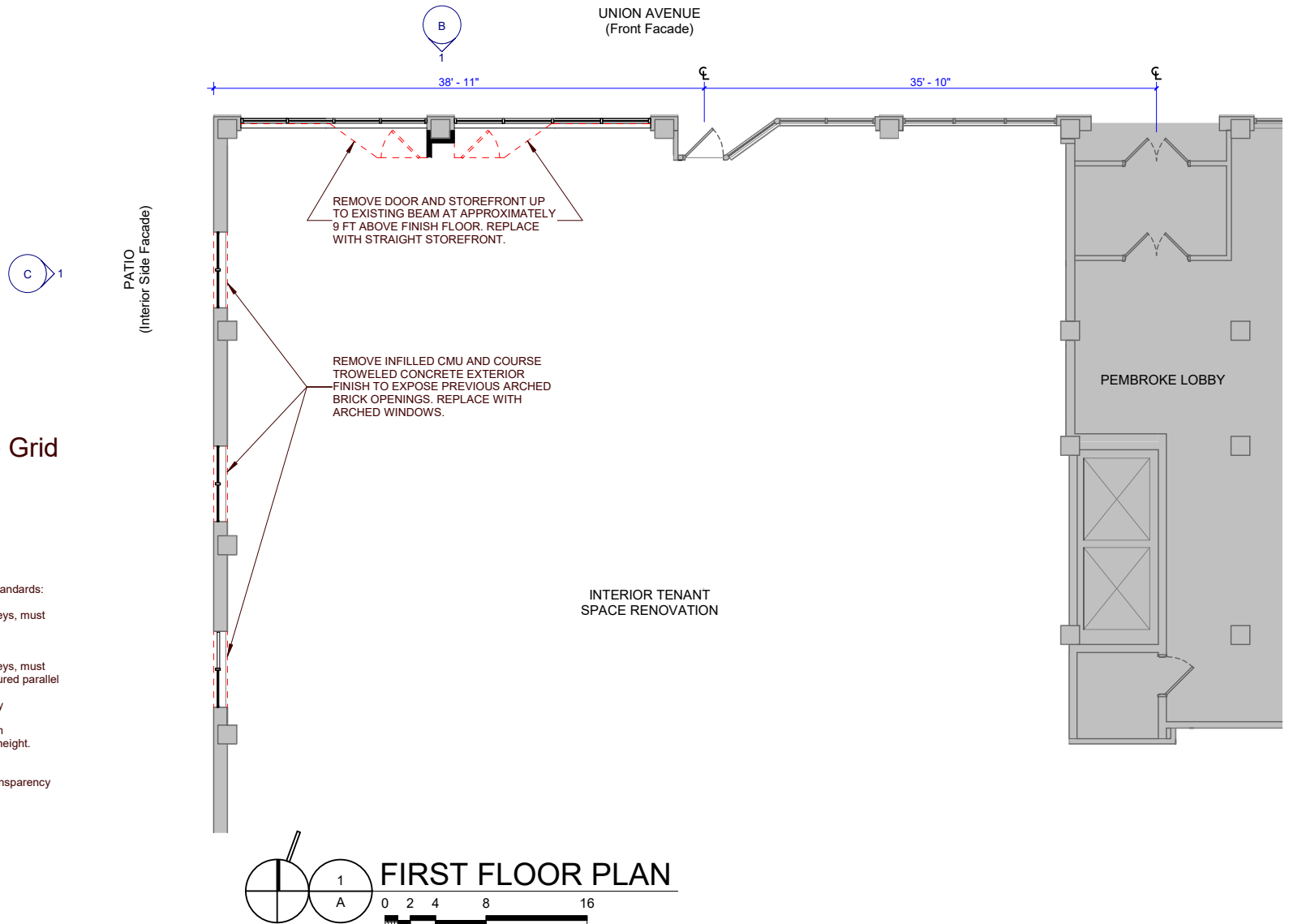
C. Design Standards, Table 5-4: DK-G Subdistricts Design Standards:

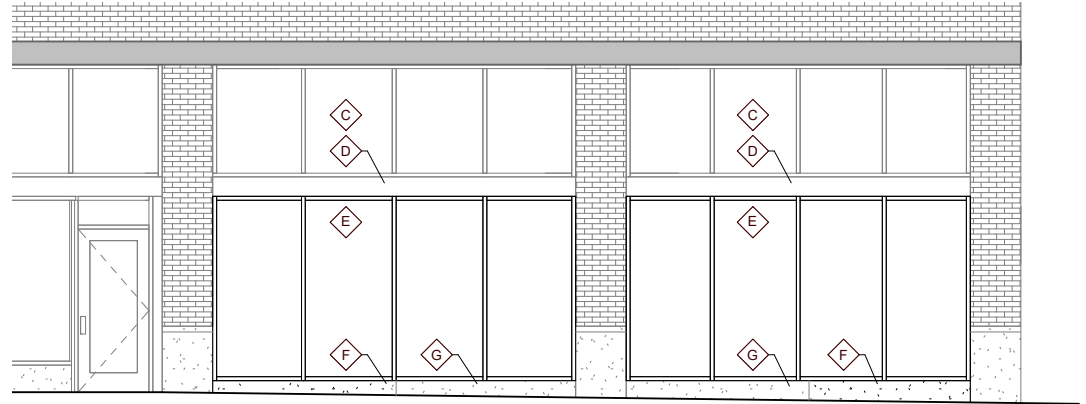
Building facades that abut a public right-of-way, excluding alleys, must incorporate building entries no less than once every 50 feet.
Proposed maximum distance from entry = 38'-11"

Building facades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 20 linear feet, measured parallel to the street.
Proposed alteration maintains existing transparency

The ground floor of the front facade must maintain a minimum transparency of 30%, measured between two and ten feet in height.
Existing to Remain, No Change

Upper floors of the front facade must maintain a minimum transparency of 25% of the wall area of the story.
Existing to Remain, No Change





2 NORTH ELEVATION DEMOLITION
B NOT TO SCALE

1 NORTH ELEVATION
B 0 1 2 4 8

MATERIAL SPECIFICATION (OR APPROVED EQUAL):

EXTERIOR STOREFRONT: PROVIDE KAWNEER TRI-FAB 451T STOREFRONT FRAMING. FRAMING FINISH TO MATCH EXISTING.

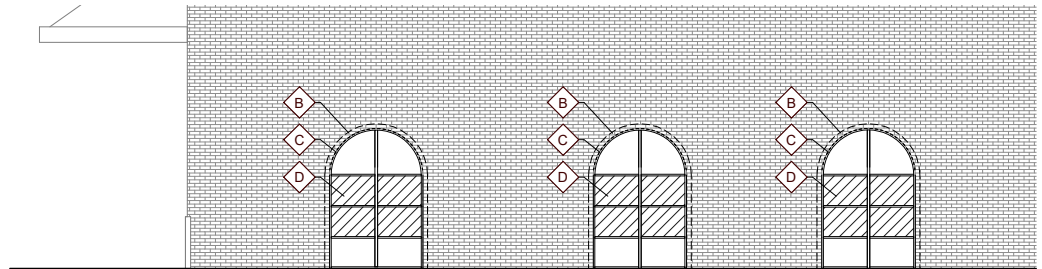
GLAZING AT EXTERIOR STOREFRONT: INSULATED GLASS UNITS TO MATCH EXISTING.

KEYNOTES

- A REMOVE LOWER SECTION OF STOREFRONT AND ENTRANCE DOOR.
- B REMOVE ANGLED SECTION OF SILL WALL. SAVE MARBLE FOR REUSE.
- C EXISTING UPPER STOREFRONT TO REMAIN.
- D EXISTING HEADER TO REMAIN.
- E NEW STOREFRONT FRAMING TO MATCH PROFILE AND FINISH OF EXISTING STOREFRONT ABOVE.
- F EXISTING SILL WALL WITH MARBLE FINISH TO REMAIN.
- G NEW SILL WALL WITH MARBLE FINISH TO MATCH EXISTING. REUSE SALVAGED MARBLE WHERE POSSIBLE.



2 WEST ELEVATION DEMOLITION
C NOT TO SCALE







1 WEST ELEVATION
C 0 2 4 8 16

MATERIAL SPECIFICATION (OR APPROVED EQUAL):

EXTERIOR WINDOWS: PROVIDE CUSTOM WINDOW BY WAUSAU, SERIES 8300 Poured Thermal, Fluted Profile, Fixed Operation, with True Divided Lites. Finish: Powder Coated Matte Black. Windows to comply with AAMA test configurations.

GLAZING AT EXTERIOR WINDOWS: INSULATED GLASS UNITS: ASTM E774, EXTERIOR GLASS: 1/4" THICK, SOLARBAN 60 EQUIVALENT CLEAR (2) HEAT STRENGTHENED FLOAT OR PLATE GLASS, TEMPERED WHERE INDICATED OR REQUIRED BY AUTHORITIES HAVING JURISDICTION, 1/2" DRY AIR OR GAS FILLED SPACE, HERMETICALLY SEALED, INTERIOR GLASS: 1/4" THICK, SOLARBAN 60 EQUIVALENT CLEAR (2) HEAT STRENGTHENED FLOAT OR PLATE GLASS. WHERE INDICATED WITH HATCH PATTERN, INTERIOR GLASS TO BE: 5/16" THICK, CARVART TEXTURED GLASS, PATTERN: 12 PRISM - T3, TEMPERED WHERE INDICATED OR REQUIRED BY AUTHORITIES HAVING JURISDICTION.

KEYNOTES

-  REMOVE INFILLED CMU AND COURSE TROWELED CONCRETE EXTERIOR FINISH TO EXPOSE PREVIOUS ARCHED BRICK OPENINGS.
-  REPAIR ARCHED BRICK AS REQUIRED. BRICK TO MATCH EXISTING.
-  NEW ARCHED WINDOWS WITH NARROW PROFILE, BLACK ALUMINUM FRAMING.
-  HATCH PATTERN INDICATES RIBBED PATTERN GLAZING PANES.