

Meeting: 4/19/2023
Project: Whist Court
Applicant: Logan Higgins Heyoh Design & Development

Property Information

Location: 400 W. Magnolia Ave. **Parcel ID** 94 E K 003
Zoning: DK (Downtown Knoxville)
Description:
Two-story, brick masonry commercial building with side entrance fronting W. Magnolia Ave.

Description of Work

Level II Major Alteration of an Existing Building/Structure

Exterior rehabilitation, focusing on rear (southwest) elevation of existing building. Removal of one double-hung window and installation of new full-light door with transom in the same location. Door will access an entrance landing with a new guardrail and a new concrete ramp with a steel handrail. Exterior rehabilitation work will also include the installation of outdoor seating and planters in the private courtyard behind the building.

Applicable Design Guidelines

Downtown Design Guidelines

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.

6. Residential Buildings

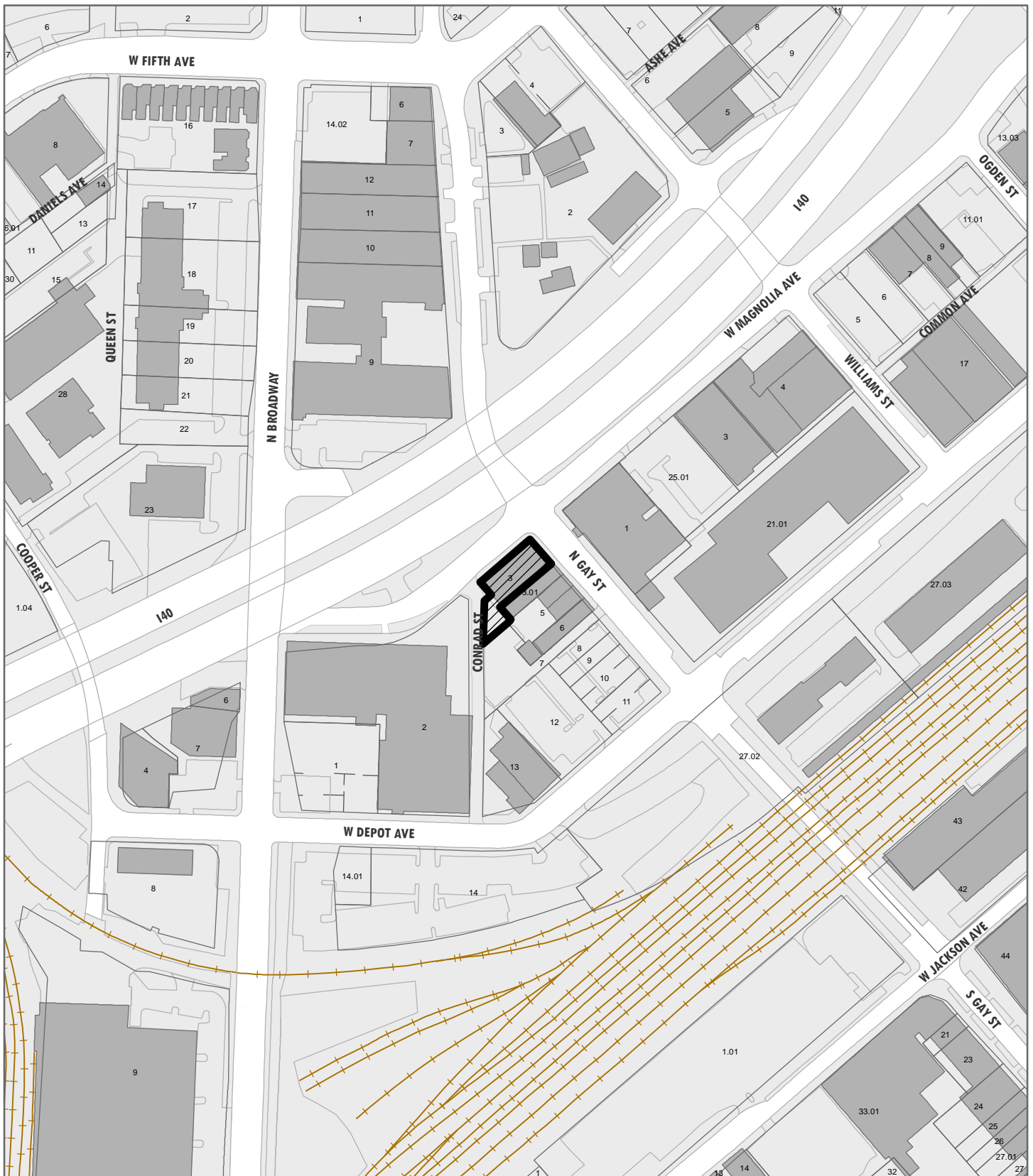
- 6a. Elevate the first floor of townhouses and apartment buildings so that pedestrians cannot look directly into the residence from the sidewalk level.
 - 6b. Design entrances to residential buildings so that access is separated from pedestrian flow on the sidewalk.
-

Comments

400 W. Magnolia Ave (Whist Court) is not listed on the NRHP so the Historic Resources section of the guidelines does not apply. The proposal meets the design guidelines as retains or increases pedestrian-level transparency, provides secondary access to the residential units, and will replace a window with a door of a similar size and design. The finish and material of the new entrance will match the existing black windows. The work is concentrated on the rear elevation, less visible from the primary streets. A right-of-way agreement with the City of Knoxville may be required for the landing and rear access which are currently proposed within right-of-way.

Recommendation

Staff recommends approval of Certificate 4-A-23-DT, subject to one condition: 1) meeting all applicable right-of-way requirements with the City of Knoxville.



4-A-23-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

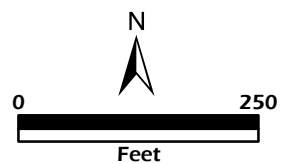
**DOWNTOWN
DESIGN
REVIEW
BOARD**



400 W. Magnolia Ave.

Original Print Date: 4/3/2023
Revised:
Knoxville/Knox County Planning · Downtown Design Review Board

Petitioner: Logan Higgins Heyoh Design & Development





DESIGN REVIEW REQUEST

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

Applicant

4-A-23-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

Name

Company

Address

City

State

Zip

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Please Print

Date

[Signature]
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: _____

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:



WHIST COURT

DESIGN REVIEW BOARD



INDEX

- 03 PROJECT LOCATION
- 04 SITE CONTEXT
- 05 DESIGN GUIDELINES
- 06 SITE PLAN
- 07 ELEVATIONS

PROJECT OVERVIEW

The Whist Court building is an existing structure at 400 W Magnolia Ave.

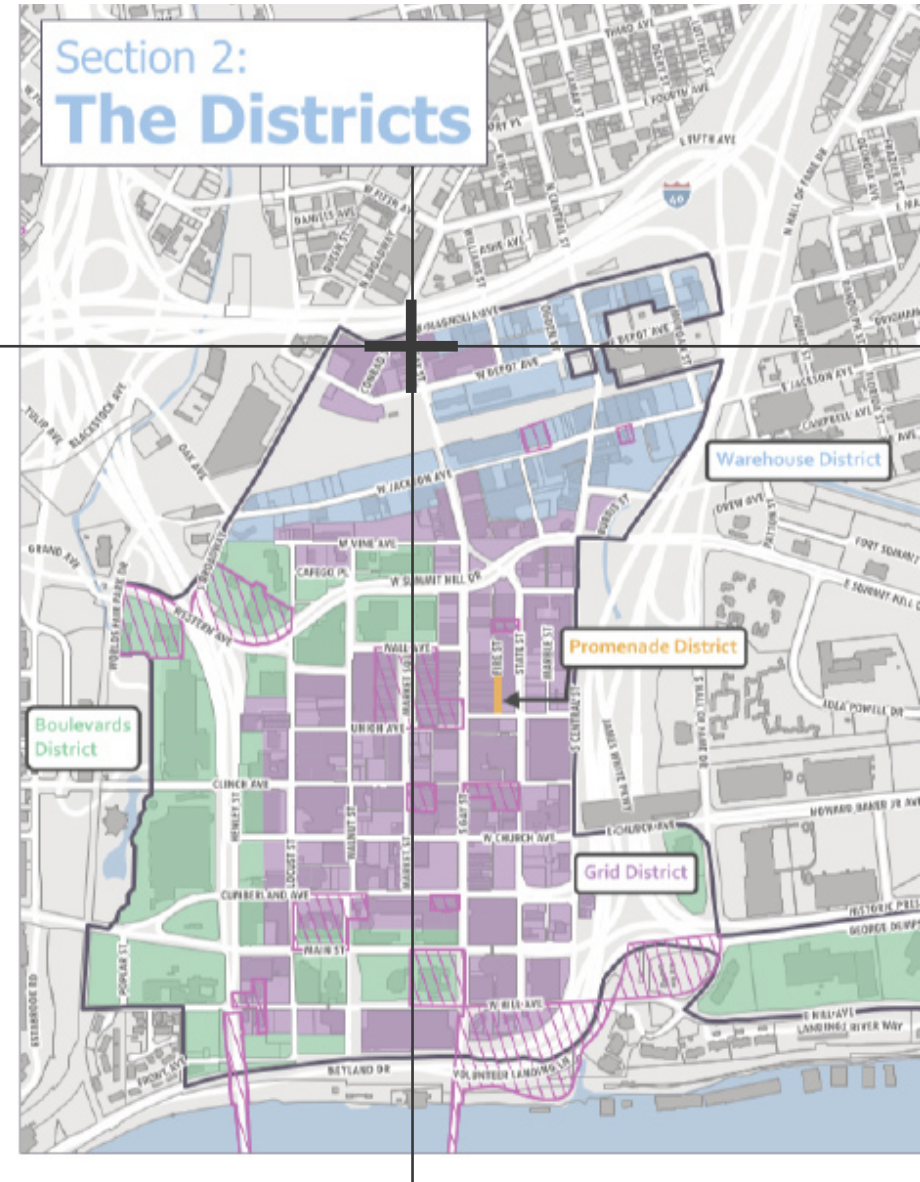
In an effort to increase the safety and comfort of the building's residents and their guests, we are proposing adapting an existing window location for a new accessible entrance at the rear for direct access to the parking lot within the gated fence.

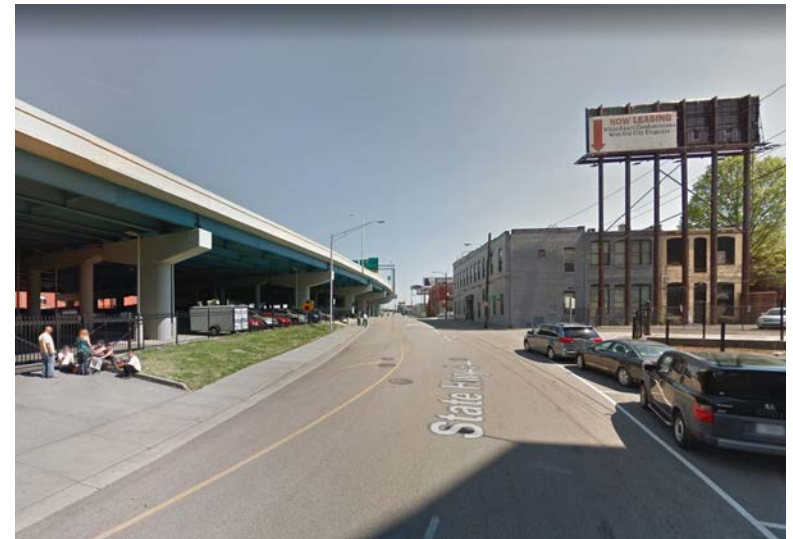
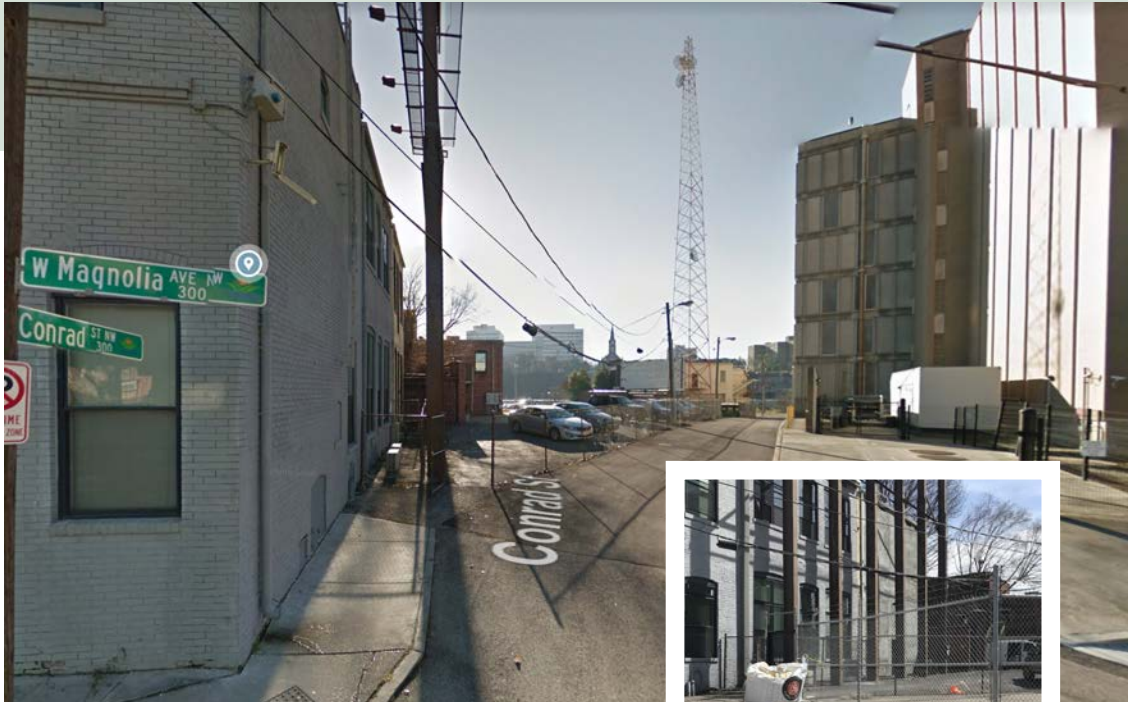
This application has been prepared to seek approval from the Design Review Board under the City of Knoxville's Downtown Design Guidelines.



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Admin@heyohdesign.com

PROJECT LOCATION IN DESIGN GUIDELINE BOUNDARIES





The property is bordered by Magnolia Ave. and the I-40 viaduct with the primary pedestrian traffic being the homeless population connecting to and from Gay St. and Broadway. Conrad St. appears to be permanently fenced off with dead end sidewalks.

DESIGN GUIDELINES

B. PRIVATE REALM

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.

GUIDELINES

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.

5d. Consider corner entrances at the ends of blocks.

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 facade.

These recommendations have been followed as applicable.

6. RESIDENTIAL BUILDINGS

Solely residential buildings, such as townhouses and apartment buildings, are rare in downtown Knoxville. **Privacy and safety are concerns with residential units that meet the sidewalk.** Mixed use buildings, with apartments above shops or offices, can avoid these challenges and add to downtown vitality.

GUIDELINES

6a. Elevate the first floor of townhouses and apartment buildings so that pedestrians cannot look directly into the residence from the sidewalk level.

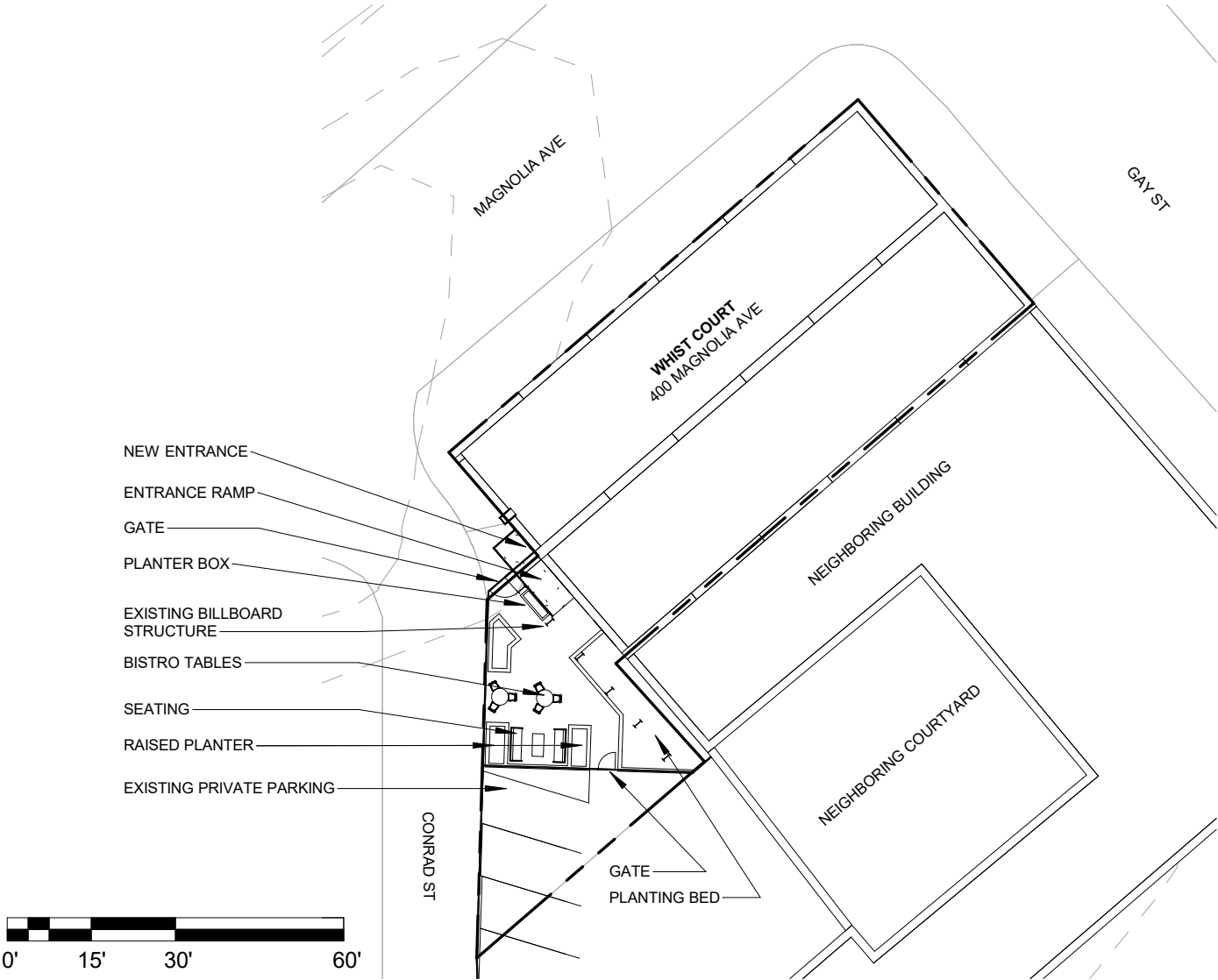
6b. Design entrances to residential buildings so that access is separated from pedestrian flow on the sidewalk.

6c. Encourage the development of mixed-use buildings with apartments over lower story commercial uses.

6d. Provide yard space for apartment buildings in the Boulevard District.

These recommendations have been followed as applicable.

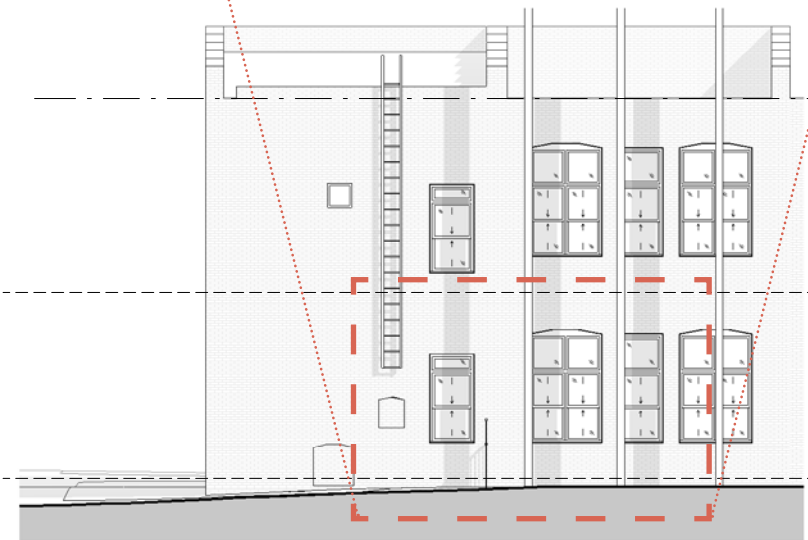
SITE PLAN



ELEVATIONS



FINISH AND MATERIAL OF NEW ENTRANCE TO MATCH EXISTING BLACK ALUMINUM WINDOWS



EXISTING SW ELEVATION



PROPOSED SW ELEVATION