

Meeting: 4/19/2023
Project: 115 E Jackson Ave
Applicant: Logan Higgins Heyoh Design & Development

Property Information

Location: 115 E. Jackson Ave. **Parcel ID** 95 H A 025
Zoning: DK (Downtown Knoxville)
Description:

New mixed-use, six-story building with a rooftop deck, to be constructed on a vacant lot created by a recent demolition.

Description of Work

Level III Construction of a New Building/Structure

New construction building on an approximately 64' wide by 16' long site on the north side of E. Jackson Avenue, west of N. Central Street. The site is only recently a vacant lot; an existing historic building was demolished in March/April 2023 to accommodate the proposed structure. The site is within the Southern Terminal and Warehouse Historic District.

The proposed building is a wood-frame on concrete podium structure, six stories tall, with an additional level of a roof deck. A parking deck is located on the rear. The building is proposed to be clad in "concrete skin" or concrete fiber façade panels, intended to imitate stone cladding, with panels of varying depth on the east (right side) elevation. The primary windows on the second through fifth stories are proposed to be aluminum or fiberglass, rectangular, six-light windows.

The building is accessible via three pedestrian entries fronting E. Jackson Ave, and one automobile entry on the leftmost bay of the façade. The access is proposed to be 17' wide and will extend to the rear of the building, where a parking deck is located on the rear, adjacent to the railroad.

The façade (south) is five bays in length. On the ground level, a gated entry to the parking deck occupies the first bay, followed by a bay of storefront windows, a bay containing a revolving door and a second pedestrian door within storefront windows, and two additional bays of storefront windows. The first three bays feature an upper level cantilevered over the recessed storefront, with the fourth bay recessing upwards five stories, and the final bay is flush with the overall building elevation. The fourth bay features recessed balconies on the third through fifth stories. The sixth story is recessed from the overall roofline and features full-length storefront windows and doors and an elevator shaft with a sloped roof on the right side. The rooftop deck features a prominent sloping roof on top of the 75' tall building.

The east elevation features concrete fiber panels of varying depths. The rear (north) elevation features four levels of windows that match the facade, along with the fifth-story full-height storefront windows, and the rooftop deck enclosed by horizontal guardrails. Four stories of windows are located on the left side (west) elevation.

Additional features include a row of lighting on the storefront overhang. Mechanical equipment will be located on the rear rooflines of the building.

Applicable Design Guidelines

Downtown Design Guidelines

A. Public Realm

1. Pedestrian and Bicyclist Safety: consider pedestrians first, then transit, then the automobile in designing and developing downtown places.
 - 1g. Consolidate curb-cuts and locate driveways near mid-block, when necessary; alley access should be provided for service and parking, if possible.

B. Private Realm

1. Building Mass, Scale, and Form

- 1a. Maintain a pedestrian-scaled environment from block to block.
- 1b. Foster air circulation and sunlight penetration around new buildings. Buildings may be designed with open space, as allowed under existing DK zoning, or buildings may be 'stepped back' on upper floors with lower floors meeting the sidewalk edge.
- 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.
- 1d. 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.

2. Building Location

- 2a. Set buildings back five feet in order to provide wider sidewalk space when new construction in non-historic areas is to be more than half the length of the block.
- 2d. Limit grade separations above or below the sidewalk, generally no more than 3 feet. Allow for clear sightlines into and out of buildings and plazas.

3. Building Materials

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

4. Architectural Character

- 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.
- 4c. Scale first floor signs to pedestrians.
- 4d. Differentiate the architectural features of ground floors from upper floors with traditional considerations such as show-windows, transoms, friezes, and sign boards.
- 4e. Design top floors to enhance the skyline of the block through cornices and details that are harmonious with adjacent architecture.
- 4f. Encourage the use of 'green roofs' and other sustainable practices, while minimizing the visual impact from the street.

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.

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

7. Mechanical Equipment and Service Utilities

- 7a. Minimize the visual impact of mechanical equipment through screens or recessed/low-profile equipment.
- 7b. Do not locate units on a primary façade.
- 7c. Screen rooftop vents, heating/cooling units, and related utilities with parapet walls or other screens. Consider sound-buffering of the units as part of the design.
- 7d. Locate utility connections and service boxes on secondary walls.
- 7e. Reduce the visual impacts of trash storage and service areas by locating them at the rear of a building or off an alley, when possible.
- 7f. Screen dumpsters from view.

C. Historic Resources

2. Storefronts

- 2b. 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.
- 3b. Allow for multiple entries on the first floor of the building, giving access to commercial space that may be divided into bays.
- 3c. Provide access to upper stories through additional entries.

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.

8. Awnings

- 8a. Allow awnings in traditional shapes and materials.

9. Lighting

- 9a. Use indirect lighting of the building façade where appropriate.

10. New Construction Within or Adjacent to an Historic District or Building: Infill construction should be designed to reflect architectural and historic qualities. Designs should not duplicate current buildings, issues of concern will be the siting, size, shape, proportion, materials, and relationship of all of those to the prevalent character of the historic district.

10a. Maintain the setback of adjacent historic buildings. The height of lower stories should be similar to adjacent historic buildings. Upper floors may be 'stepped back' behind the front façade.

10b. Duplicate the horizontal floor divisions of existing buildings.

10c. Design windows to be of similar proportions to the adjacent historic building windows.

10d. Use ornamental stone, brick work, and trim appropriate to the style of the infill building.

- 10e. Recognize the belt courses, string courses, cornices, and other elements of adjacent buildings.
- 10f. Incorporate storefronts that complement the openness, bulkheads, and transoms of historic buildings.

C. The Warehouse District

The area of Downtown Knoxville thought of the Warehouse District is composed of three distinct parts, all of which are historically significant. [...] There are three areas with different architectural character in this district; each is eligible to be considered for a local historic overlay. This district has been designated as a Redevelopment Area by the City of Knoxville. The guidelines of this publication should be used in rehabilitation and redevelopment projects within the area, particularly when public funds are utilized.

Jackson Avenue area from Gay Street east to Hall of Fame Drive: This area is composed of masonry buildings ranging in height from one to five stories, with varying street frontages, giving a physical manifestation of the warehousing character that developed in this section of Knoxville. There are a number of vacant parcels in this section as well, and redevelopment should recognize the masonry, storefront windows, and varying setbacks and ages of construction that make the area unique.

Comments

1. The property occupies a newly vacated lot in the Southern Terminal and Warehouse National Register Historic District, described as the "Warehouse District" in the guidelines. The Warehouse District is described as "composed of masonry buildings ranging in height from one to five stories, with varying street frontages, giving a physical manifestation of the warehousing character that developed in this section of Knoxville." Redevelopment of vacant lots "should recognize the masonry, storefront windows, and varying setbacks and ages of construction that make the area unique." The Historic Resources section of the guidelines applies.
2. The guidelines recommend to "maintain the setback of adjacent historic buildings." The overall façade is largely aligned with the adjacent buildings; the storefront entries are recessed below a cantilevered upper-story massing, one bay of balconies is recessed, and the rightmost bay is aligned with the adjacent building. Constructing a new building that spans the entire width of the property is also appropriate for the historic context; the surrounding commercial historic district is characterized by blocks of adjacent, connecting buildings. The building's overall placement on the lot meets the design guidelines.
3. The proposed entry to the parking deck on the left bay will create a new curb cut and automobile crossing point over a sidewalk characterized by heavy pedestrian traffic. Guidelines for the public realm encourage considering pedestrians first and automobiles last in downtown development. While alley access is not an option for this site, the applicant should provide details on how automobiles and pedestrians walking along Jackson Avenue will safely interact. The adjacent building at 111 E. Jackson Avenue projects further to the sidewalk than the driveway, creating additional sight distance challenges. Per City Engineering, the initially-proposed driveway is too narrow (20' minimum width) and too close to the adjacent property line at the ROW.
4. The six-story building (with an upper-level deck with a prominent roofline) will occupy the site of a recently-demolished one-story building. The adjacent structures are two stories and three stories tall. The guidelines recommend that the "height of lower stories should be similar to adjacent historic buildings." The building is significantly taller than the surrounding historic district. The Board should discuss the proposed height of the building in relation to the surrounding historic district.
5. The prominent roofline on the roof deck contributes additional visual impact to the overall height. The rooftop deck's roofline is disproportionately tall to the building's scale and does not relate to the historic context, and should be revised.
6. Pedestrian access to the building is provided via a primary revolving door centered on the façade, and two additional storefront doors. The façade at ground level will maintain a pedestrian-scaled environment comparable

to the adjacent buildings, and create a "transparent rhythm of entrances and windows" to engage pedestrian interest and draw walk-in traffic on the ground level commercial spaces. The façade also incorporates recessed and multiple entries recommended in the Historic Resources section of the guidelines.

7. Per the Historic Resources section for storefronts, the ground level incorporates storefront fenestrations which resemble the "industrial loading dock or garage doors" prominent on Jackson Avenue. The recessed access point is comparable to historic garage entries on the block. Storefronts are also recommended to complement "the openness, bulkheads, and transoms of historic buildings." The storefronts will be almost entirely open, using full transparency instead of bulkhead or transom forms.

8. Guidelines for window design, both in the general guidelines and the Historic Resources section, emphasize a pattern of solids to voids comparable to the district. The Historic Resource section recommends windows of similar proportions to adjacent historic windows. Overall, the proposal avoids blank walls along all street-facing elevations and shows a great deal of transparency. The multi-light, rectangular windows have proportions comparable to nearby historic windows.

9. Guidelines also emphasize maintaining typical window width, height, and spacing to be compatible with the context. In the Warehouse District, historic buildings in comparable forms use multi-light, steel industrial windows with individual panes and substantial, defined muntins and rails. A specific window material is not included in the application packet. Some contemporary window materials utilize muntins and rails applied to the exterior, or decorative muntins within the window panes, which do not have the depth and detail of historic warehouse-style windows. Renderings also show the windows as flush with the overall building elevations, while the historic examples shown as precedent have windows and frames inset within the buildings for additional depth. The applicant should submit specific window details for the materials selected, including a section, to illustrate complexity and detail compatible with the district.

10. An easement or other agreement with the adjacent property owner may be required to install windows on the left (west) elevation.

11. The building is proposed to be clad in a concrete skin, using concrete fiber panels intended to imitate stone. The Board should discuss the appropriateness of an imitation stone cladding in a district characterized predominately by brick masonry structures. The applicant should provide material samples for all proposed siding materials, to confirm the products can appropriately reflect the detail and complexity of stone and not resemble thin, contemporary fiber cement panels.

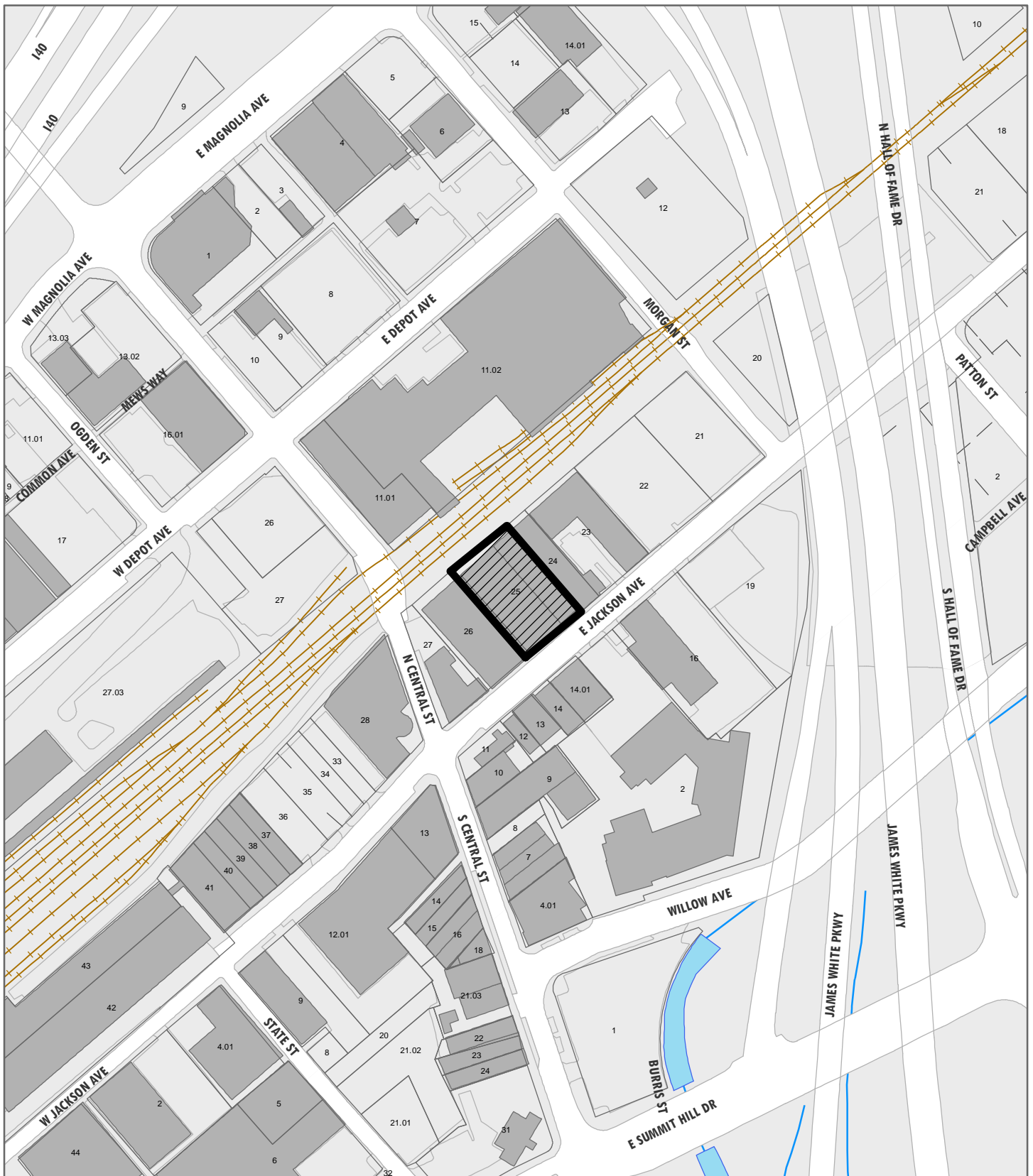
12. The Historic Resources section recommends using "ornamental stone, brick work, and trim appropriate to the style of the infill building;" the proposed infill is a contemporary interpretation of the context, incorporating warehouse-style windows with siding elements from higher style Knoxville examples. The design omits decorative trim, brick work, or ornament.

13. The mechanical equipment meets the design guidelines as it is located on rear elevation roofs, not visible from the primary elevation.

Recommendation

The Board should discuss the proposed building's overall height and scale in relation to the historic context. Pending Board discussion and approval of the building's height and scale, staff recommends the additional details return to the Board for further review: 1) final site plan, shown to meet City Engineering standards for access and parking, with additional details on pedestrian safety at the sidewalk; 2) revised roofline on the rooftop deck, reduced in height and visual impact to be compatible with surrounding context; 3) material samples for all proposed siding materials; 4) specific window details, including material specs and a section, with depth and detail to be compatible with the historic district; and 4) any signage to be installed on the building (can be submitted at a later date as

needed).



4-B-23-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

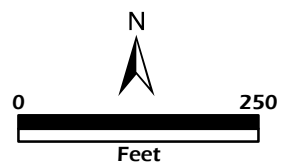
**DOWNTOWN
DESIGN
REVIEW
BOARD**



115 E. Jackson Ave.
**Level 3: Construction of new
 building/structure**

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)

Heyoh Design & Development

Applicant

3/30/23

4/19/23

4-B-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

Logan Higgins

Heyoh Design + Development

Name

Company

133 S Gay Street

Knoxville

TN

37902

Address

City

State

Zip

865.236.0430

logan@heyohdesign.com

Phone

Email

CURRENT PROPERTY INFO

XXI PROJECT LLC

18 Emory Place Ste 100, Knoxville, TN 37917

Owner Name (if different from applicant)

Owner Address

Owner Phone

115 E Jackson Avenue

095HA025

Property Address

Parcel ID

Old City

DK-W Downtown Knoxville Warehouse Subdistrict

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

4.3.23

Staff Signature

Please Print

Date

Logan Higgins

Logan Higgins

3/31/23

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: New mixed-use building with ground floor restaurant/retail and residential above with parking spaces at rear of property.

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:
250.00		
FEE 2:		
FEE 3:		250.00



THE EXCELSIOR BUILDING

115 E JACKSON AVENUE
DESIGN REVIEW BOARD PRESENTATION

03 LOCATION
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06 3D VIEWS
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This application has been prepared to seek approval of the project from Knoxville's Design Review Board.

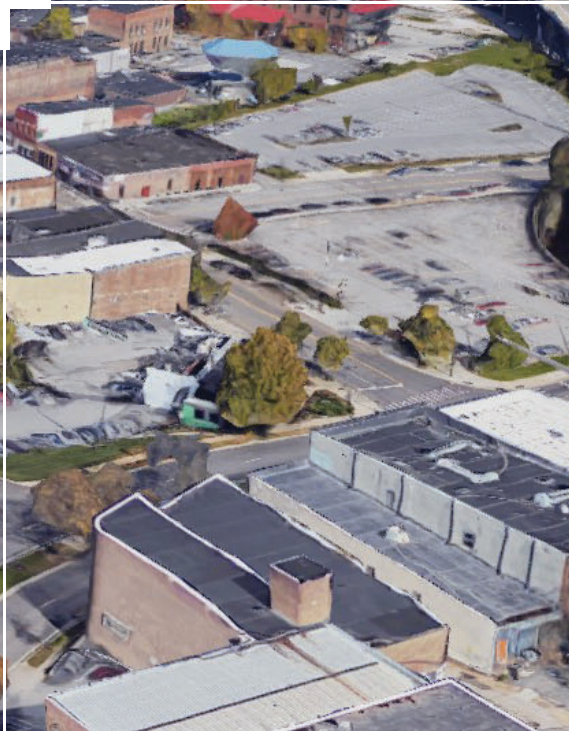
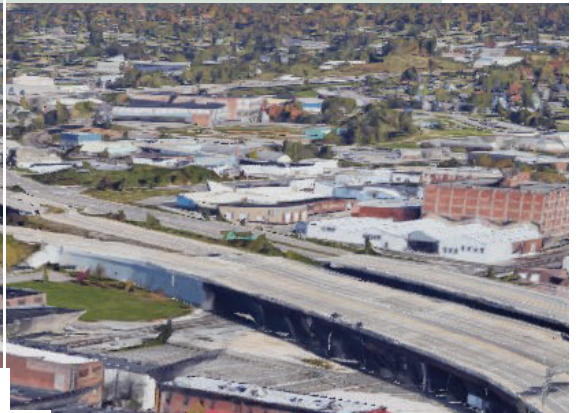
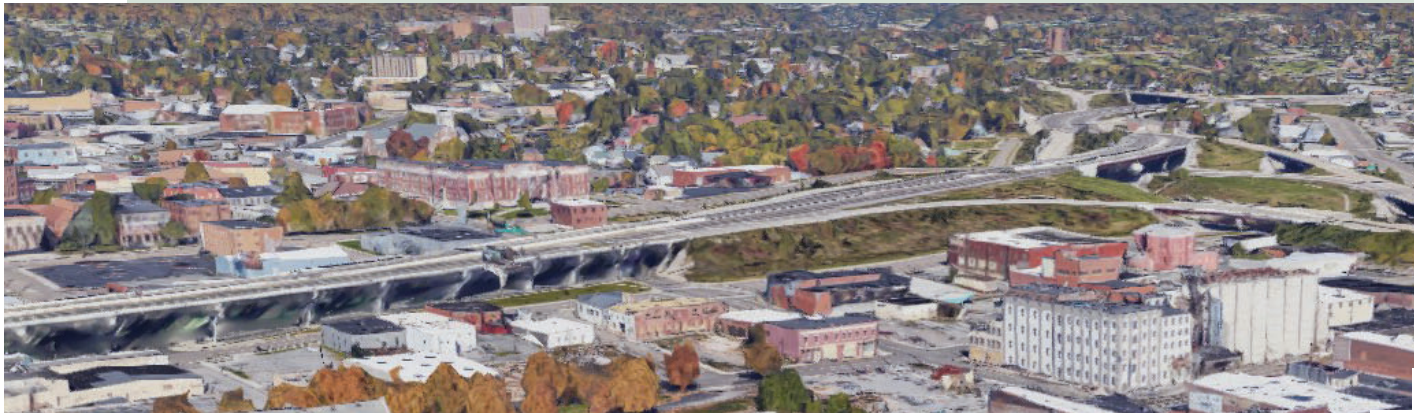


Heyohdesign.com
865.236.0430
Admin@heyohdesign.com

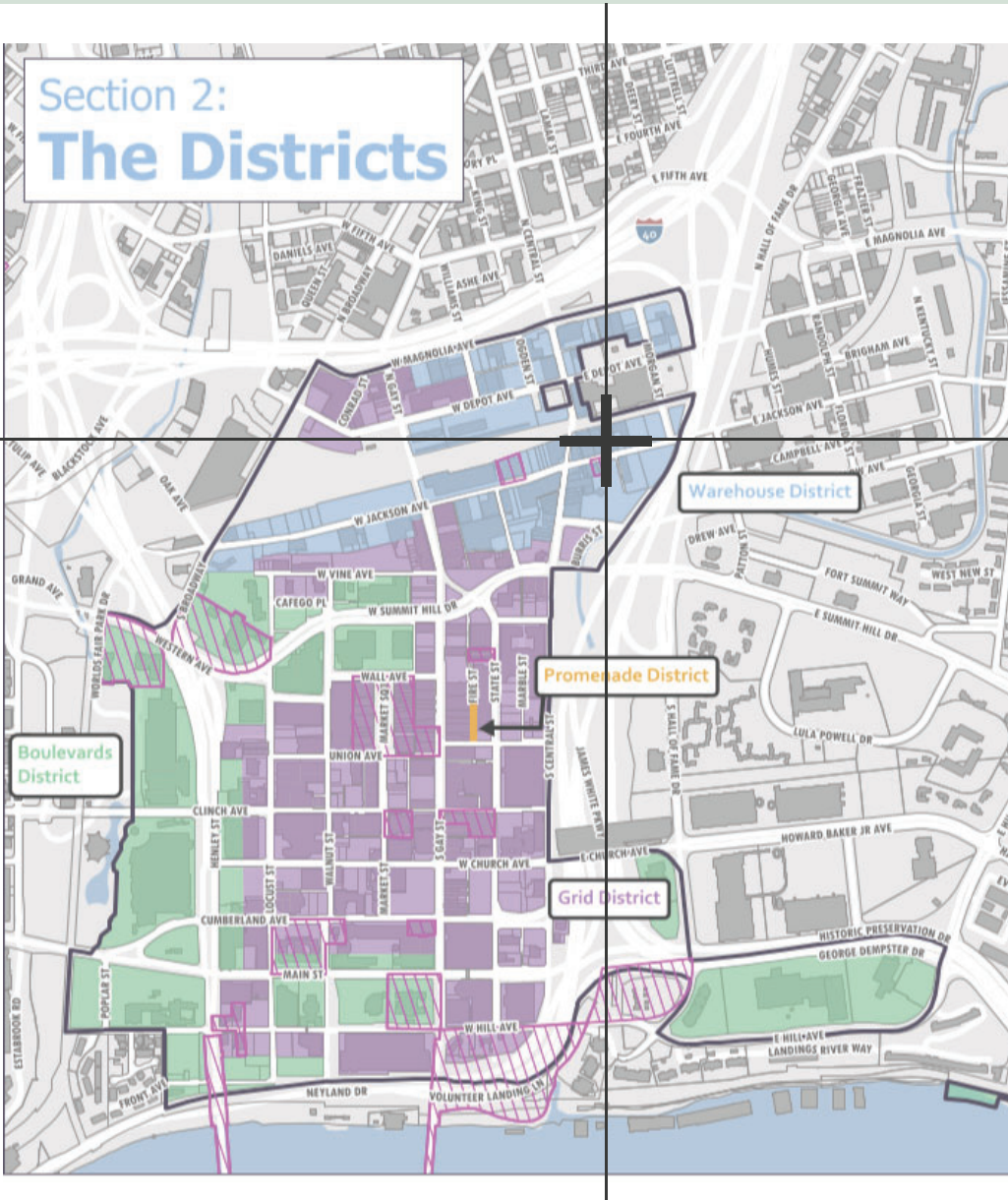
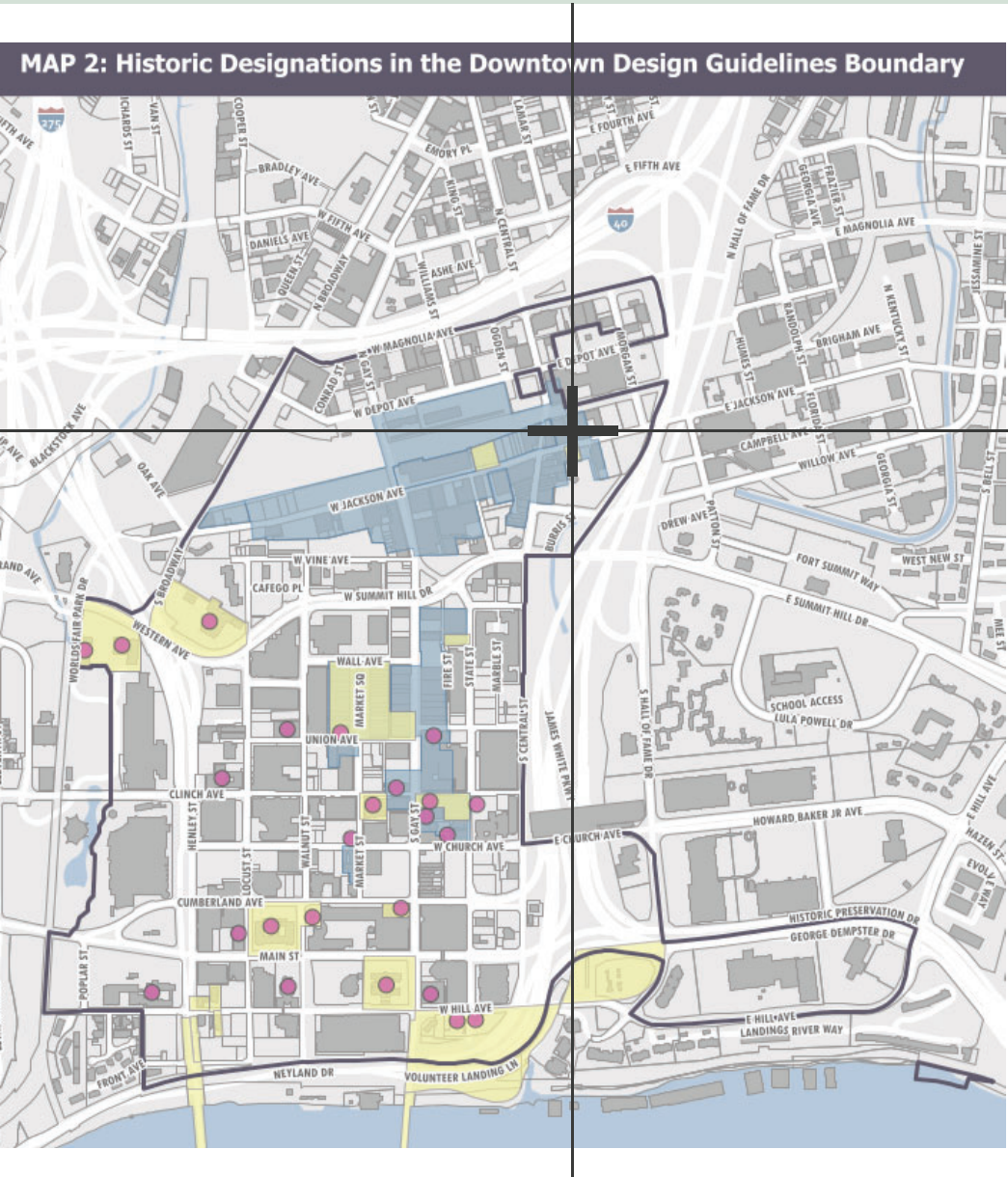


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PROJECT LOCATION IN DESIGN GUIDELINE BOUNDARIES

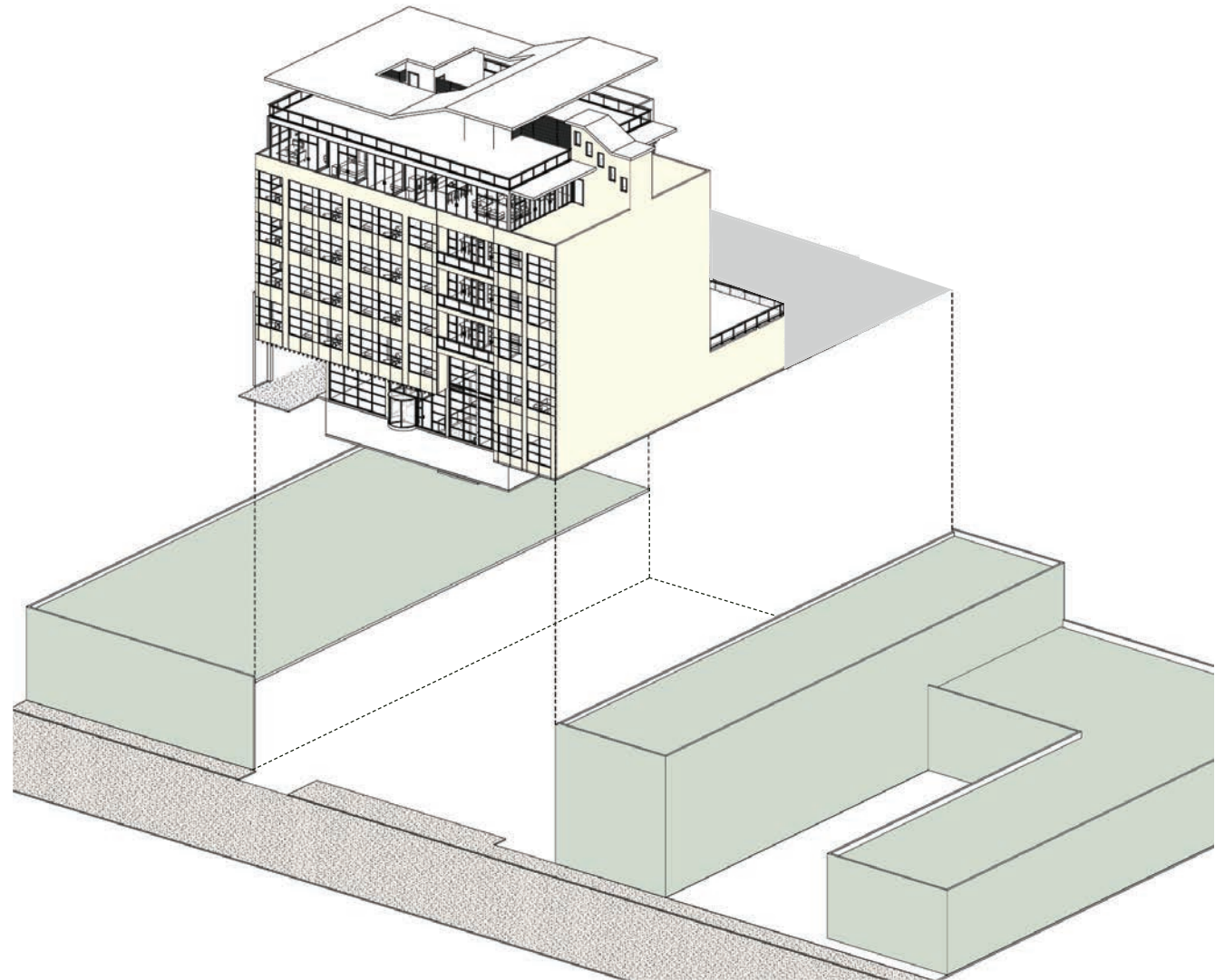


OVERVIEW

The Excelsior building is a new construction infill project at 115 E Jackson Ave. comprising a 6-story apartment building with a sub-grade basement.

The program includes a new restaurant and speakeasy-type lounge on the ground floor and basement, a boutique hotel, and private residences on the upper floors. Amenities will include outdoor balconies and a private roof deck. There will be minimal site work and landscaping with a parking lot at the rear, and the main entry will be from Jackson Ave.

There had previously been a structure at this location, but after a long process of exploration, the structure was deemed impractical for use. So, it was removed with elements salvaged for future use.











*See elevations for precise window design

CURRENT AND FUTURE PROJECTS NEARBY







Downtown Knoxville has a rich diversity of buildings in scale, form, and material that add to the charm of the downtown area, which is a testament to its rich history and culture. While the Warehouse District is predominantly masonry buildings of varying styles and heights, examples of materials other than brick masonry are present. This project intends to remain sensitive to this particular character while not mimicking the past, but reinterpreting the historic scale, proportions, and materiality in a contemporary way.





MCCLUNG WAREHOUSES

KNOXVILLE DESIGN REVIEW GUIDELINES

EXCERPT FROM THE CITY OF KNOXVILLE ZONING CODE:

16.5 - DESIGN REVIEW

*“The Design Review Board’s **role is not to impose any architectural preferences**, and the Downtown Design Guidelines are **not intended to bring uniformity in design or approach or to require specific materials**. The Downtown Design Guidelines **are to be applied in a flexible manner to meet the needs of the development while encouraging the design to respect the context of nearby buildings and the streetscape**. The Downtown Design Guidelines are thus not a rigid set of rules, but rather a set of key principles to guide development. The Design Review Board’s role is to provide certainty that both immediate surroundings as well as Downtown as a whole are taken into account with each building project.”*

In an effort to explain this new infill project, we have thoroughly gone through the Design Review Guidelines and noted on the following pages how we have appropriately responded to each guideline.

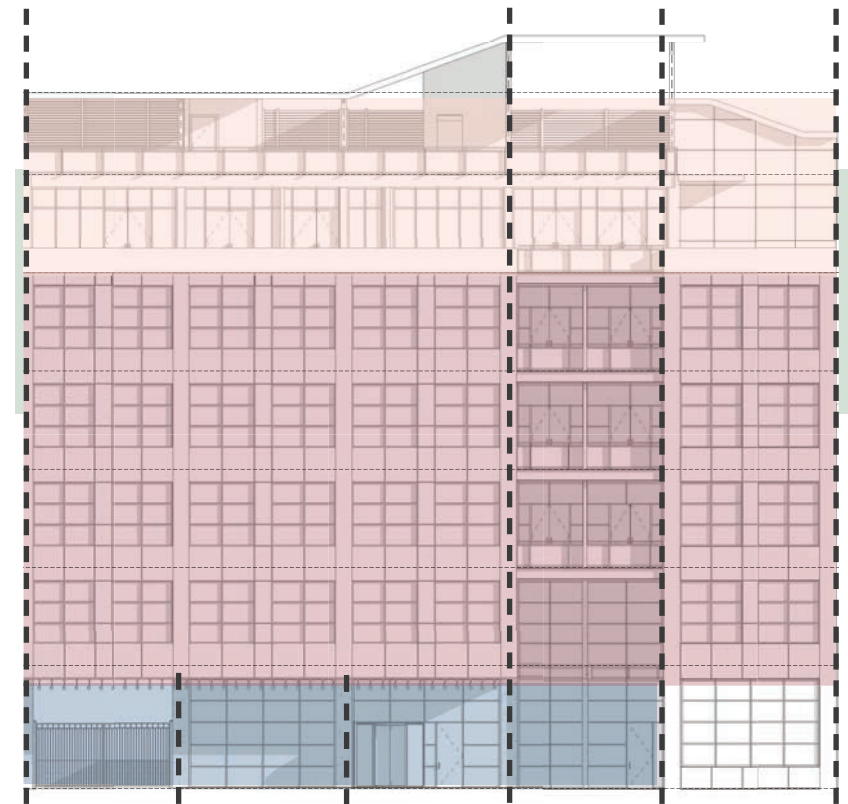


B. PRIVATE REALM

1. BUILDING MASS, SCALE AND FORM

Building form **should be consistent with the character of downtown** as an urban setting and should reinforce the pedestrian activity at the street level. Creating pedestrian-scale buildings, especially at street level, can reduce the perceived mass of buildings. Historically, building technology limited height and subsequently created pedestrian scaled buildings typically less than 10 stories. Building technology no longer limits the height of buildings, however, there is still a need for buildings that respond to pedestrians. The use of 'human-scale' design elements is necessary to accomplish this. Human-scale design elements are details and shapes that are sized to be proportional to the human body, such as, upper story setbacks, covered entries, and window size and placement.

GUIDELINES	APPLICATION
1a. Maintain a pedestrian-scaled environment from block to block.	
1b. Foster air circulation and sunlight penetration around new buildings. Buildings may be designed with open space, as allowed under existing DK zoning; or buildings may be 'stepped back' on upper floors with lower floors meeting the sidewalk edge.	<p>We have taken a different approach to accomplish this. We have inset the main floor to allow the sidewalk to be wider for much of the front, while pulling the upper floors over that area to create an awning for pedestrians. Top floor steps back.</p>
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.	<p>The upper floors act as an awning as mentioned above, and we used horizontal lines in the windows to bring the scale down.</p>
1d. Divide larger buildings into original windows '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.	<p>The comments above address the base, there is a clear middle and top, with the top floor and roof deck being stepped back.</p> <p>The width of the facade is also broken up with the use of varying vertical sections</p>
1e. Avoid blank walls along street-facing elevations.	<p>We do not have any blank facades facing the street.</p>



B. PRIVATE REALM

3. BUILDING MATERIALS

New building materials should relate to the scale, durability, color, and texture of the predominate building materials in the area.

GUIDELINES

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

APPLICATION

The primary facade material will be a fiber-cement product. However, it will be designed in a way to relate to historic stone facades.
On the front facade the panels will be within a continuous plane, but on the side facades they will have varying depths to create visual interest.

The image below from the guidelines is a good example of the historic material type the material will emulate.



B. PRIVATE REALM

3. BUILDING MATERIALS



PRODUCT concrete skin, öko skin, formparts sharp edge, formparts formparts C-Shape
COLOR off-white
TEXTURE standard
SURFACE ferro

concrete skin
Width: 47-5/8", max. 59-1/16"
Length: 98-7/16", 122", 141-3/4", 16' 4-7/8"; 22' 11-5/8" on request

öko skin
Width: 2-3/4" – 12"
Length: 27-1/2" – 98-7/16"

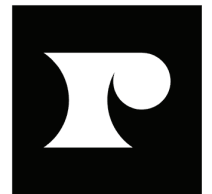
formparts sharp-edged
Width: max. unrolling width 78-3/4"
Length: max. 16' 4-7/8"; 22' 11-5/8" on request



concrete skin

facade panels made of fibreC
glassfibre reinforced concrete
by Rieder

or comparable concrete fiber panel



RIEDER



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 close proximity by the pedestrian.

GUIDELINES

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.

4c. Scale first floor signs to pedestrians.

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

4e. Design top floors to enhance the skyline of the block through cornices and details that are harmonious with adjacent architecture.

4f. Encourage the use of 'green roofs' and other sustainable practices, while minimizing the visual impact from the street.

These recommendations have been followed as applicable.



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.



*See elevations for precise window design

B. PRIVATE REALM

7. MECHANICAL EQUIPMENT AND SERVICE UTILITIES

Utilities can include telephone and electrical lines, ventilation systems, gas meters, air conditioners, fire protection, telecommunication and alarm systems. Adequate space for these utilities should be planned in a project from the outset and they should be designed such that their visual and noise impacts are minimized.

GUIDELINES

7a. Minimize the visual impact of mechanical equipment through screens or recessed/low-profile equipment.

7b. Do not locate units on a primary façade.

7c. Screen rooftop vents, heating/ cooling units and related utilities with parapet walls or other screens. Consider sound-buffering of the units as part of the design.

7d. Locate utility connections and service boxes on secondary walls.

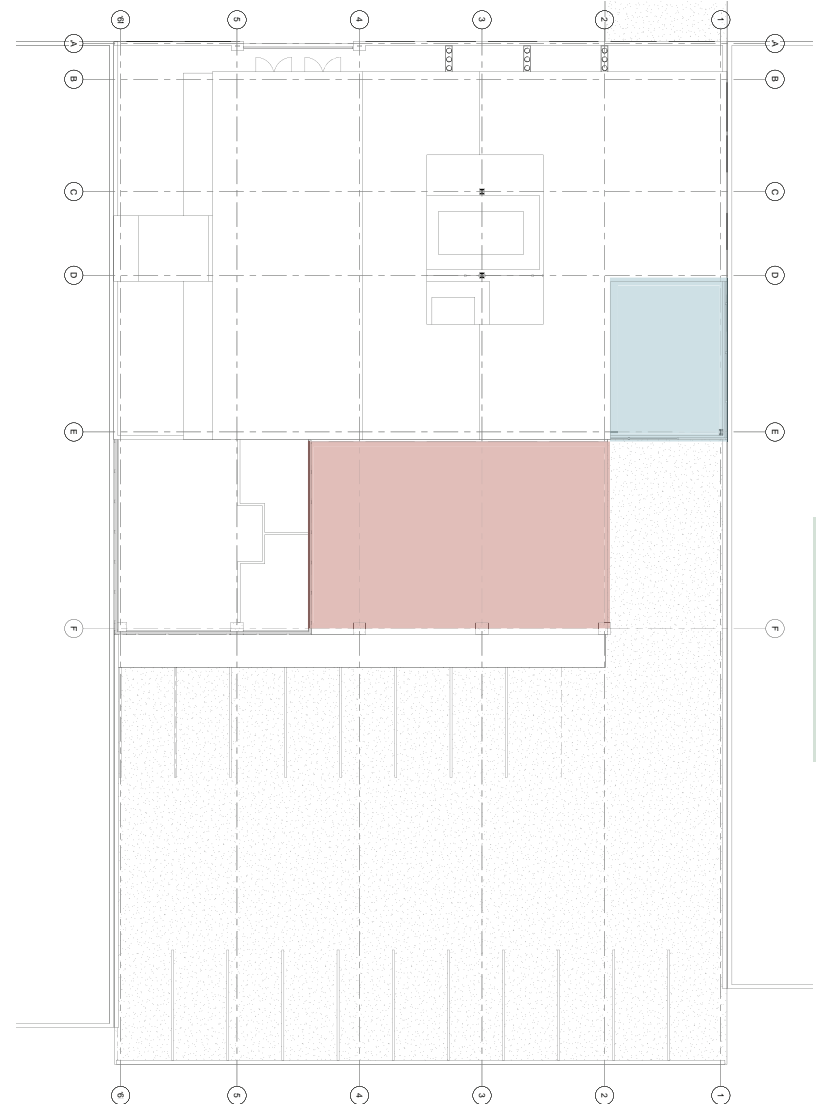
7e. Reduce the visual impacts of trash storage and service areas by locating them at the rear of a building or off an alley, when possible.

7f. Screen dumpsters from view.

Utilities are expected to be brought in from the rear of the property along the rail-road tracks.

Mechanical equipment will be located at two locations:

- 1. The lower rear roof on the building.**
- 2. Top rear roof of the building.**

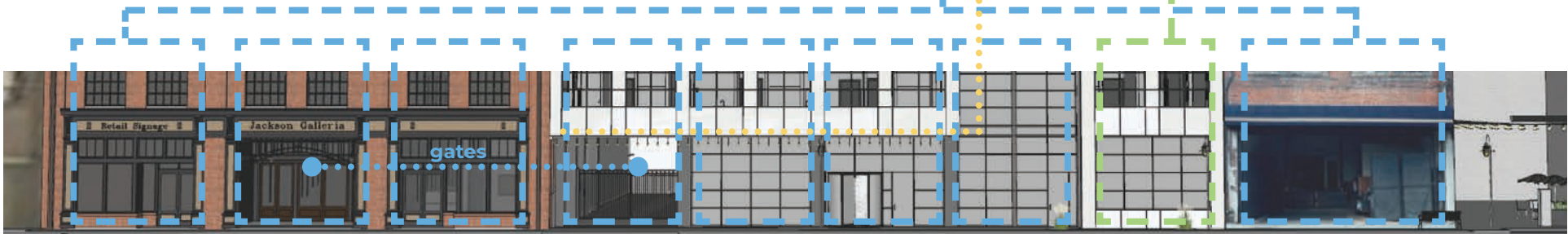


C. HISTORIC RESOURCES

1. ROOFLINES AND ADDITIONS	
This is not an existing building, therefore this section is not applicable.	
2. STOREFRONTS	
2a. 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).	
This design follows a similar pattern to the previous building's bays with its storefronts and has a parking entrance that uses a gate similar to the one on the building next door.	
3. ENTRANCES	
This is not an existing building, but many of these guidelines are followed.	
4. WINDOWS	See #10.
5,6. MASONRY AND SANDBLASTING	N/A
7,8. SIGNS AND AWNINGS	N/A
9. LIGHTING	
Lighting will include a row of lights under the overhang, similar to awnings of historic buildings downtown.	
10. NEW CONSTRUCTION - SEE NEXT PAGE	

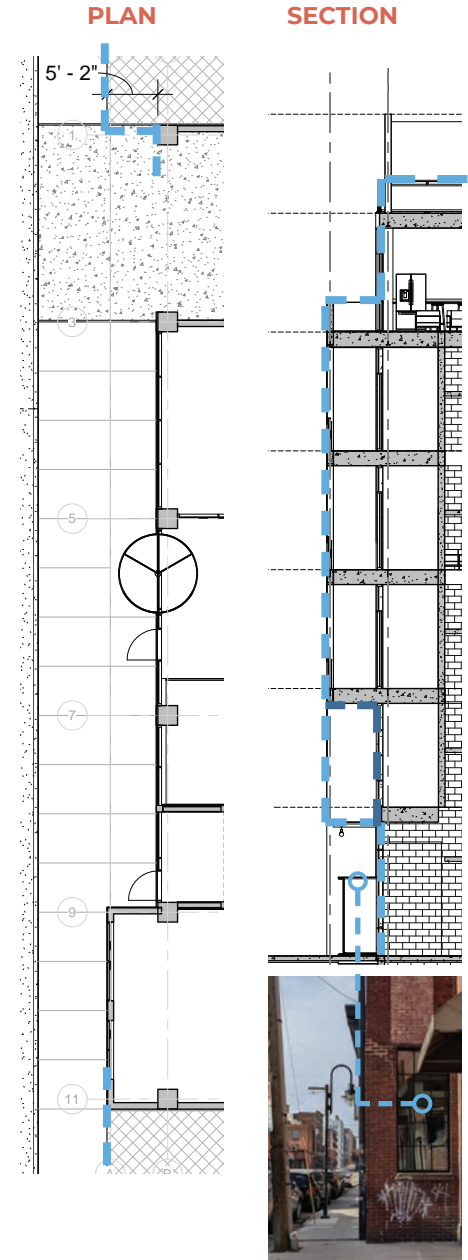


WINDOW CHANGE SIMILAR TO PREVIOUS BUILDING'S WINDOW GRID



C. HISTORIC RESOURCES

10. NEW CONSTRUCTION WITHIN OR ADJACENT TO AN HISTORIC DISTRICT OR BUILDING	
<p>Infill construction should be designed to reflect architectural and historic qualities. Designs should not duplicate current buildings. Issues of concern will be the siting, size, shape, proportion, materials, and the relationship of all of those to the prevalent character of the historic district.</p>	
GUIDELINES	APPLICATION
10a. Maintain the setback of adjacent historic buildings. The height of the lower stories should be similar to adjacent historic buildings. Upper floors may be 'stepped back' behind the front facade.	<p>We have taken a different approach in this case to work with the historic context. The previous building was set back from the adjacent buildings, we have kept that setback for most of the front, but brought it out to be equal with the building to the east. The upper floors on the west side have been brought out to the face of the other buildings to create an awning over the sidewalk. However, the upper top floor and roof deck step back.</p>
10b. Duplicate the horizontal floor divisions of existing buildings	<p>Due to modern height restrictions on buildings, this is not as easy to do, however, we were able to have a similar floor height on the main floor.</p>
10c. Design windows to be of similar proportions to the adjacent historic building windows.	<p>A characteristic of the old city that contributes to the historic charm of the area is the diverse styles of windows. This building will use windows that are square in proportion and roughly 8' wide. Both of those characteristics are very common in the historic buildings of the area. Furthermore, in keeping with the pattern of varying window styles, these do not copy the style of other buildings.</p>
10d. Use ornamental stone, brick work, and trim appropriate to the style of the infill building.	<p>We are using materials that are appropriate to the style of the infill building. This material is intended to reflect stone facades of the past.</p>
10e. Recognize the belt courses, strong courses, cornices, and other elements of adjacent buildings.	<p>As shown on the next slide, horizontal lines are continued from buildings on both sides.</p>
10f. Incorporate storefronts that complement the openness, bulkheads, and transoms of historic buildings.	<p>This project uses large storefronts that are similar to historic buildings.</p>



C. HISTORIC RESOURCES

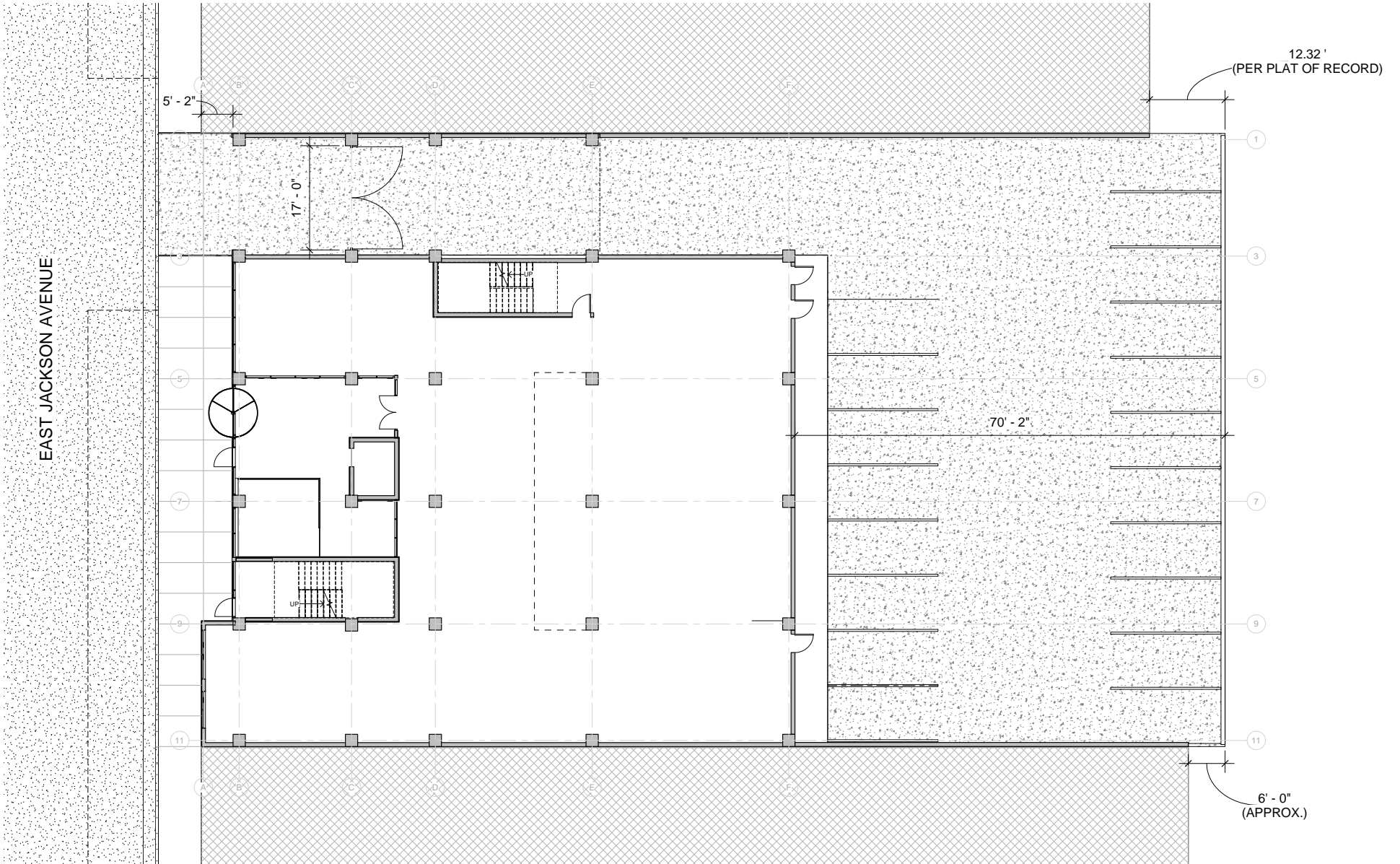
10e.



*See elevations for precise window design

Upper levels cannot match due to floor-ceiling heights







METAL PRIVACY
SCREEN

GLASS GUARD
RAIL

RIEDER GLASSFIBRE
REINFORCED CONCRETE
FACADE PANELS

METAL OR FIBERGLASS
OPERABLE WINDOWS
(TYP.)

GLASS GUARD RAIL

STOREFRONT
WINDOW WALL

3 SOUTH ELEVATION
A202 1/4" = 1'-0"



