John H Daniel Building Renovation (6-B-14-DT) Summary of Agenda Amendments

Work Description (including attachments)

1. Clarifications:

- a. The existing, low profile penthouse above the 3-story building has a stucco cladding.
- b. The material of the new industrial style windows will metal and the doublehung windows will have a metal clad exterior and wood interior.

Sheet A203:

- a. Removed a reference a painted sign to remain. This was a labeling error.
- b. The residential HVAC units will be located on the roof.

3. Sheet A205:

- a. The new elevator penthouse will be setback 27-29 feet from the front façade (see Sheets A201 and A202).
- b. The new elevator penthouse should not be visible from the Jackson Avenue sidewalk, directly across the street. It was not determined if it is visible from other locations.

4. Sheet A320:

- a. References to storefront details have been corrected.
- b. The four storefronts at 114 Jackson Avenue are recessed 9 feet 6 inches from the front façade. See details #1, 2, and 3.
- c. In detail #4, the steel beam shown between the lower storefront and the transom will be exposed and painted.

5. Sheet A322:

a. It was clarified that the existing storefront is not historic and will be removed and replaced with a new storefront to match the other four recessed storefronts in the 3-story building. The agenda previously stated that the existing storefront would be modified, but retained.

Staff Comments

1. Added comments under some of the applicable guidelines to provide additional explanation of how the guideline relates to this project.

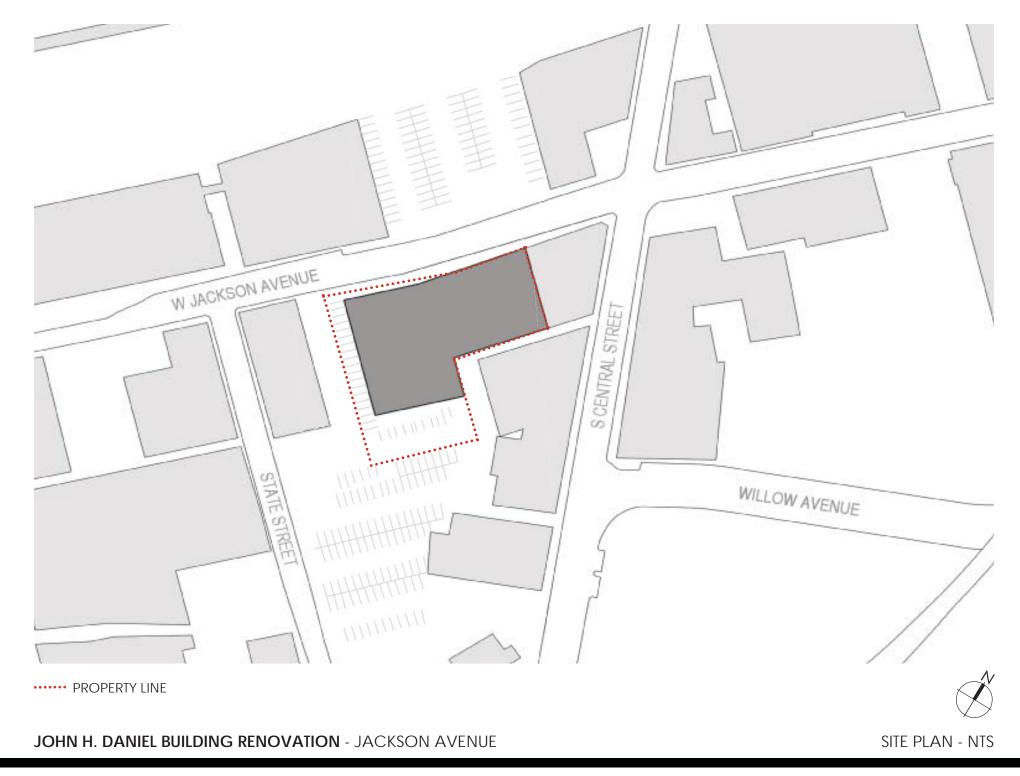
Staff Recommendation

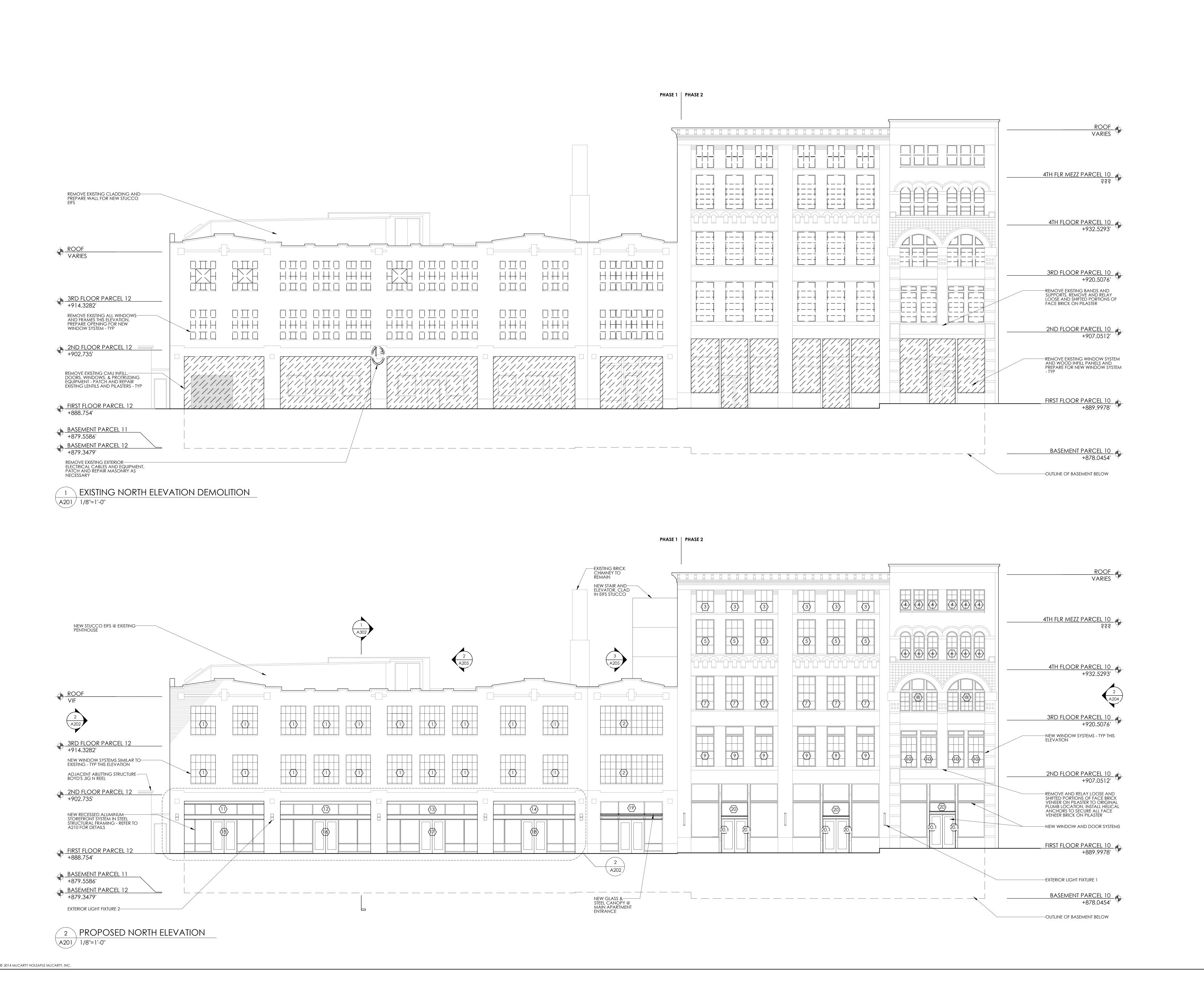
No changes.

PLANNING COMMISSION

Downtown Knoxville Design Overlay District Certificate of Appropriateness Name of Applicant: John Thurman

| Suite 403 • City County Building 10 0 Main Street Choxylle, Tennessee 37902 3 6 5 • 2 1 5 • 2 5 0 0 FAX • 2 1 5 • 2 0 6 8 Www.knoxmpc.org The Note of Solution accepted by: Application accepted by: The Note of Solution a | | | | |
|--|--|--|--|--|
| PRE-APPLICATION CONFERENCE Date Completed: | | | | |
| Building or Project Name: John H. Daniel Building Street Address: 18 W Jackson Ave Parcel Identification Number(s): 094-6010. 094-6012 | PROJECT ARCHITECT/ENGINEER PLEASE PRINT Name: Company: M. Carty Holsaple McCarty Address: 550 W. Main Street fuite 30 City: Knowlke State: TV Zip: 31902 Telephone: 865.544.2000 | | | |
| PROPERTY OWNER PLEASE PRINT JON CLARK Company: JHD, LLC Address: 1713 Kennsing fon Dr. City: Knoxville State: TN Zip: 37922 Telephone: BGS. 661. 9038 Fax: E-mail: jonbjorn.clark Q icloud.com | E-mail: Johnson@Mhminc.com PROJECT CONTRACTOR PLEASE PRINT BD Company: Address: City: State: Zip: | | | |
| ACCOMPANYING MATERIALS Please see the reverse side of this form for a list of information required as part of this application. | Fax: | | | |
| PROJECT INFORMATION LEVEL 1: \$50 Minor Alteration of an Existing Building/Structure Sign LEVEL 2: \$100 Major Alteration of an Existing Building/Structure Addition to an Existing Building/Structure LEVEL 3: \$250 Construction of New Building/Structure | PROJECT CONTACT All application-related correspondence should be directed to: PLEASE PRINT MAN THURMAN Company: McCarty Holsaple McCarty Address: 550 W Main F. Fuite 300 City: Knowlle State: TV Zip: 31902 Telephone: 865.544.200 Fax: E-mail: Thurman Gmhminc.com | | | |





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550 W. MAIN STREET, SUITE 300

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WEB: www.mhminc.cc

PROJECT INFORMATION

JOHN H DANIEL
BUILDING RENOVATIC
PHASE 1

LOCATION: 118 W JACKSON AVE
KNOXVILLE TN 37802

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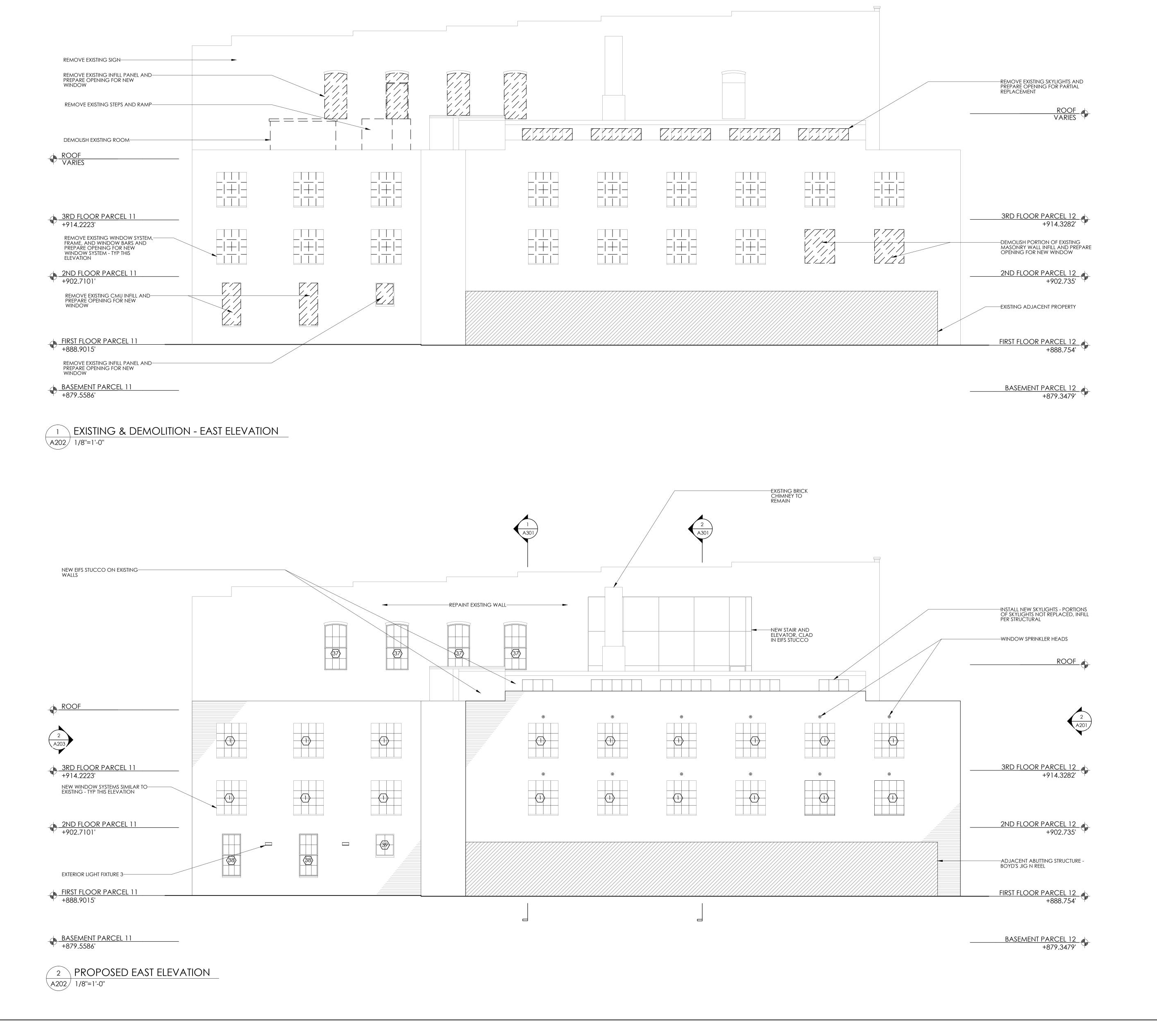
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PRINT DATE: 06/04/14
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PA / PC: MM
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NORTH ELEVATIONS

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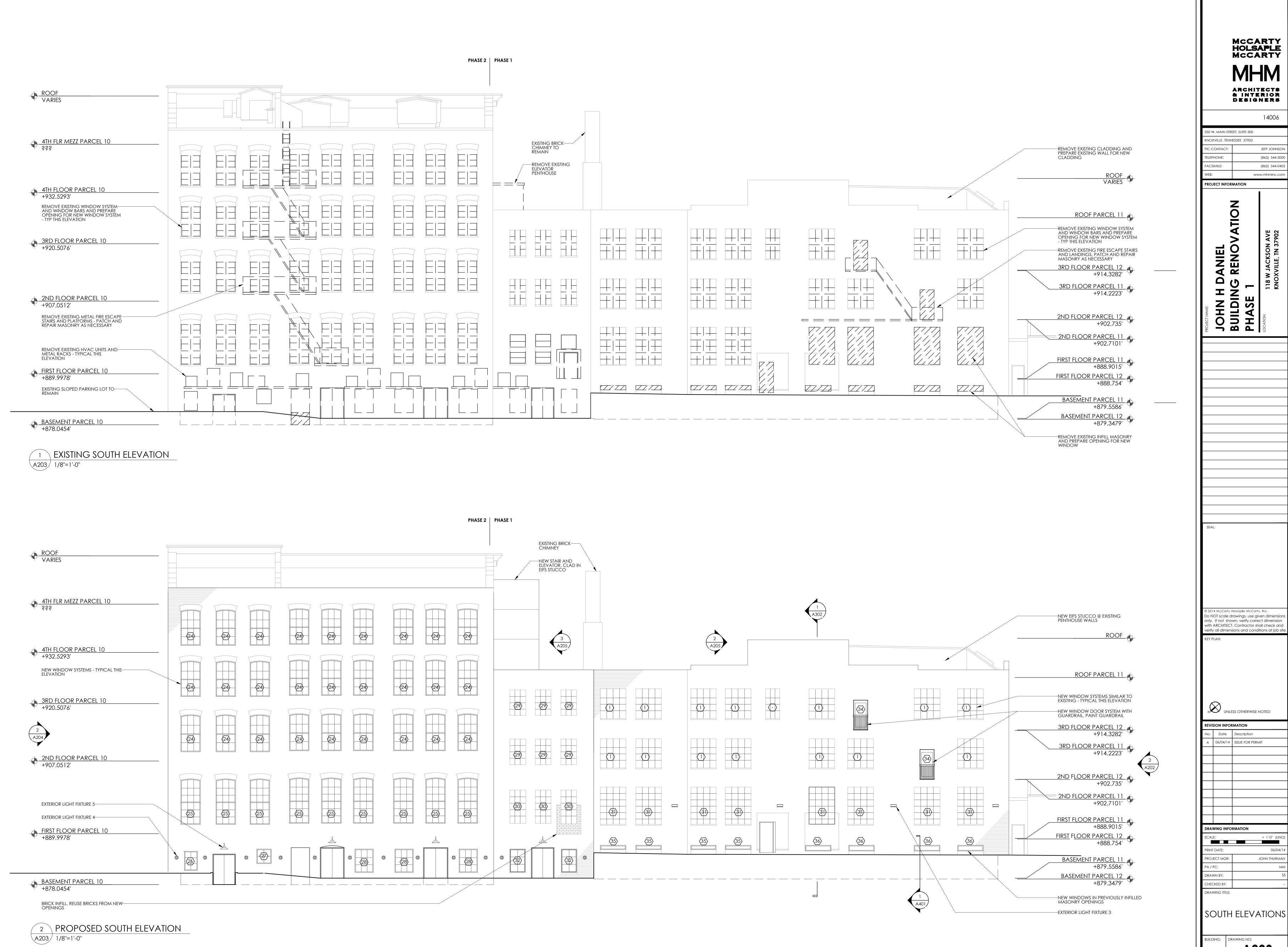
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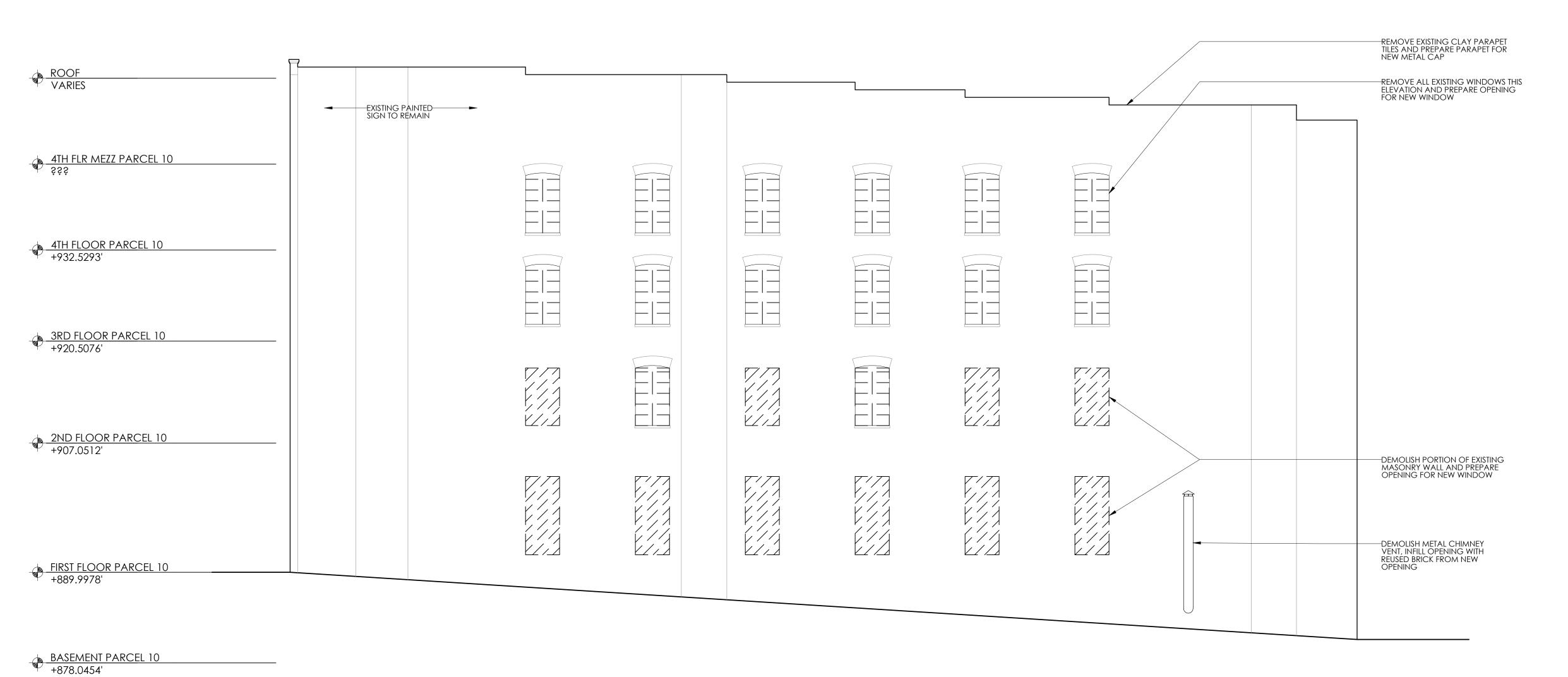
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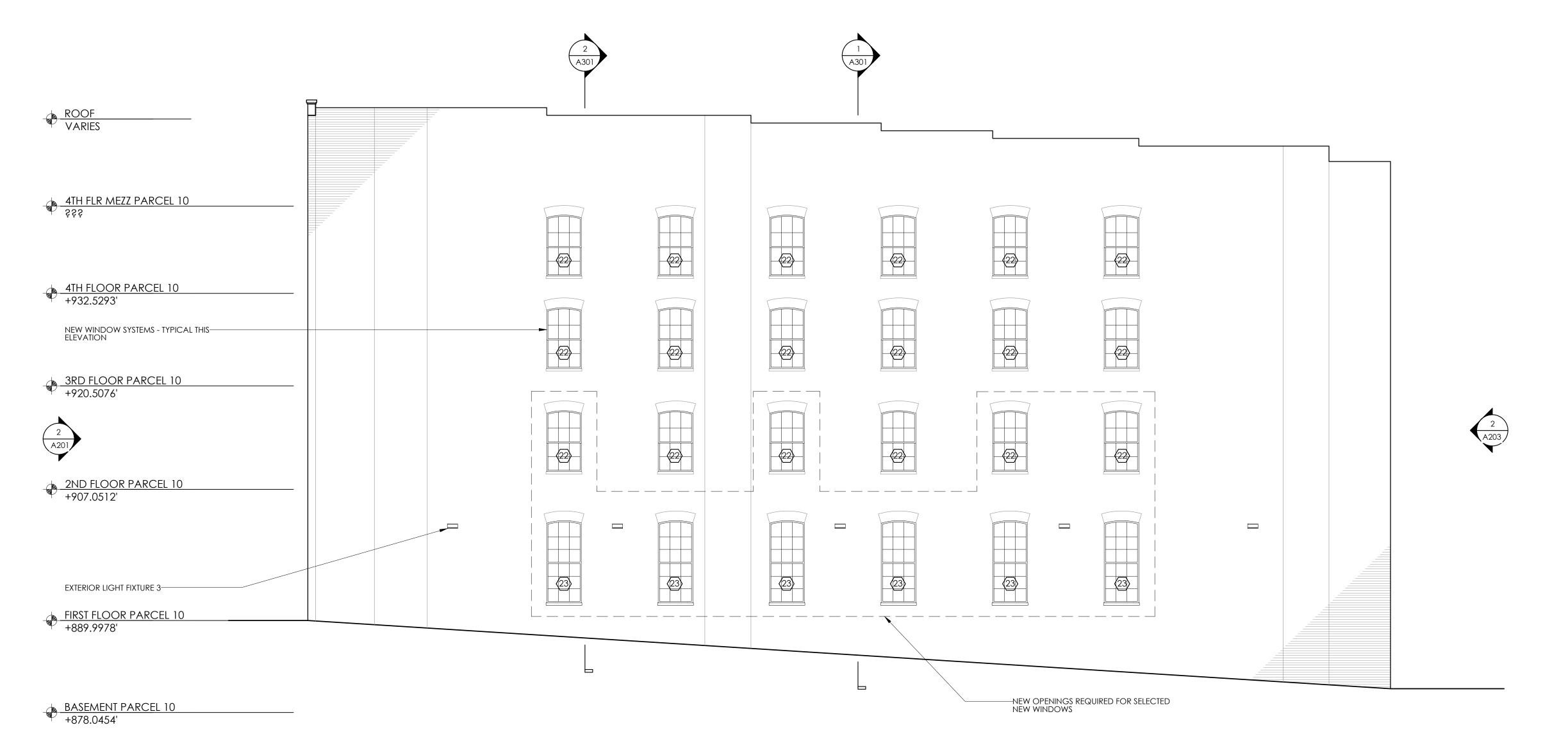
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JOHN THURMAI

A203



EXISTING WEST ELEVATION
1/8"=1'-0"



PROPOSED WEST ELEVATION

1/8"=1'-0"

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JOHN H DANIEL
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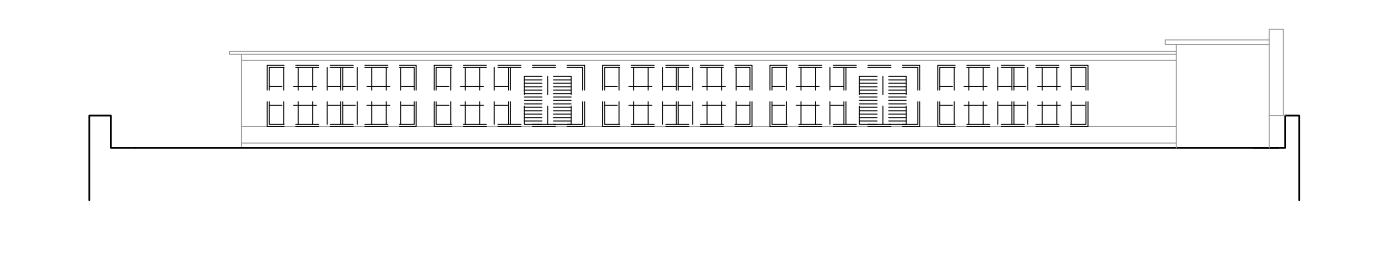
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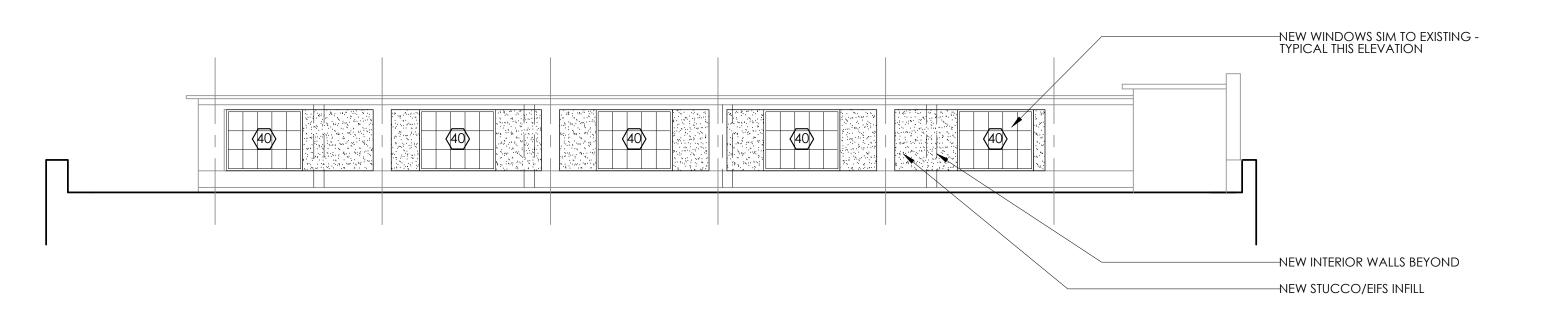
WEST ELEVATIONS

DRAWING TITLE:



EXISTING & DEMOLITION @ 3RD FLR CLERESTORY WINDOWS

1/8"=1'-0"



PROPOSED ELEVATION @ 3RD FLR CLERESTORY WINDOWS

1/8"=1'-0"



3RD F<u>LOOR</u> I

PROPOSED ELEVATION @ 3RD FLR CLERESTORY WINDOWS

A205 1/8"=1'-0"

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PROJECT INFORMATION

JOHN H DANIEL
BUILDING RENOVATIC
PHASE 1

LOCATION: 118 W JACKSON AVE
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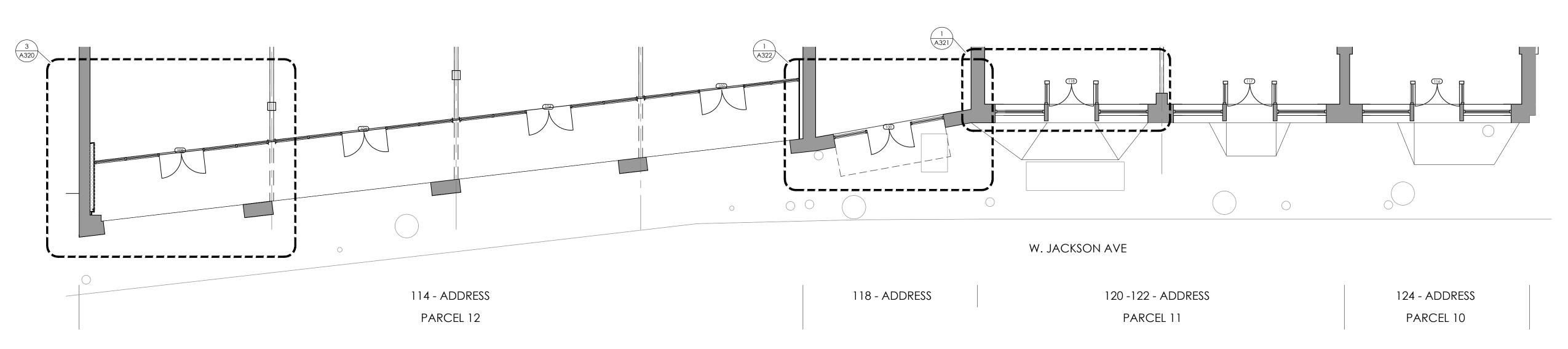
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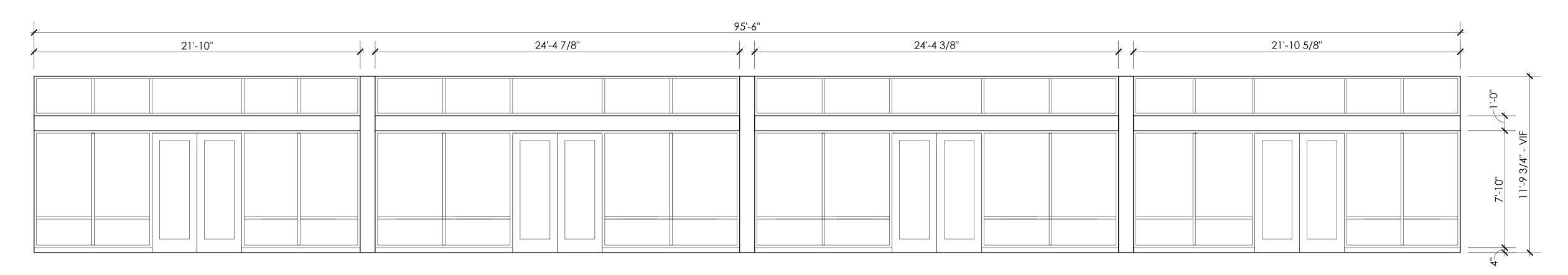
THIRD FLOOR CLERESTORY ELEVATIONS

BUILDING: DRAWING NO: A205

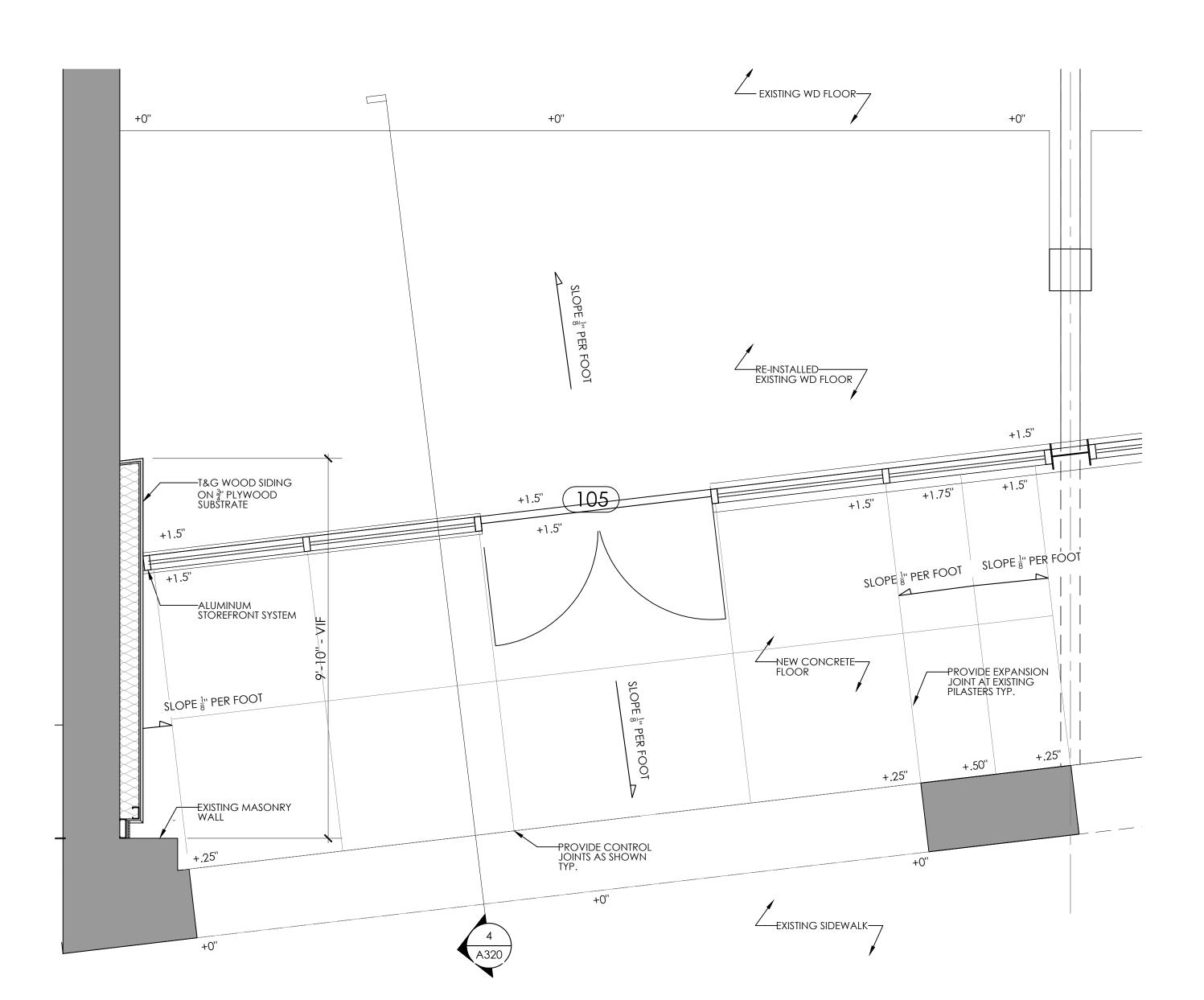
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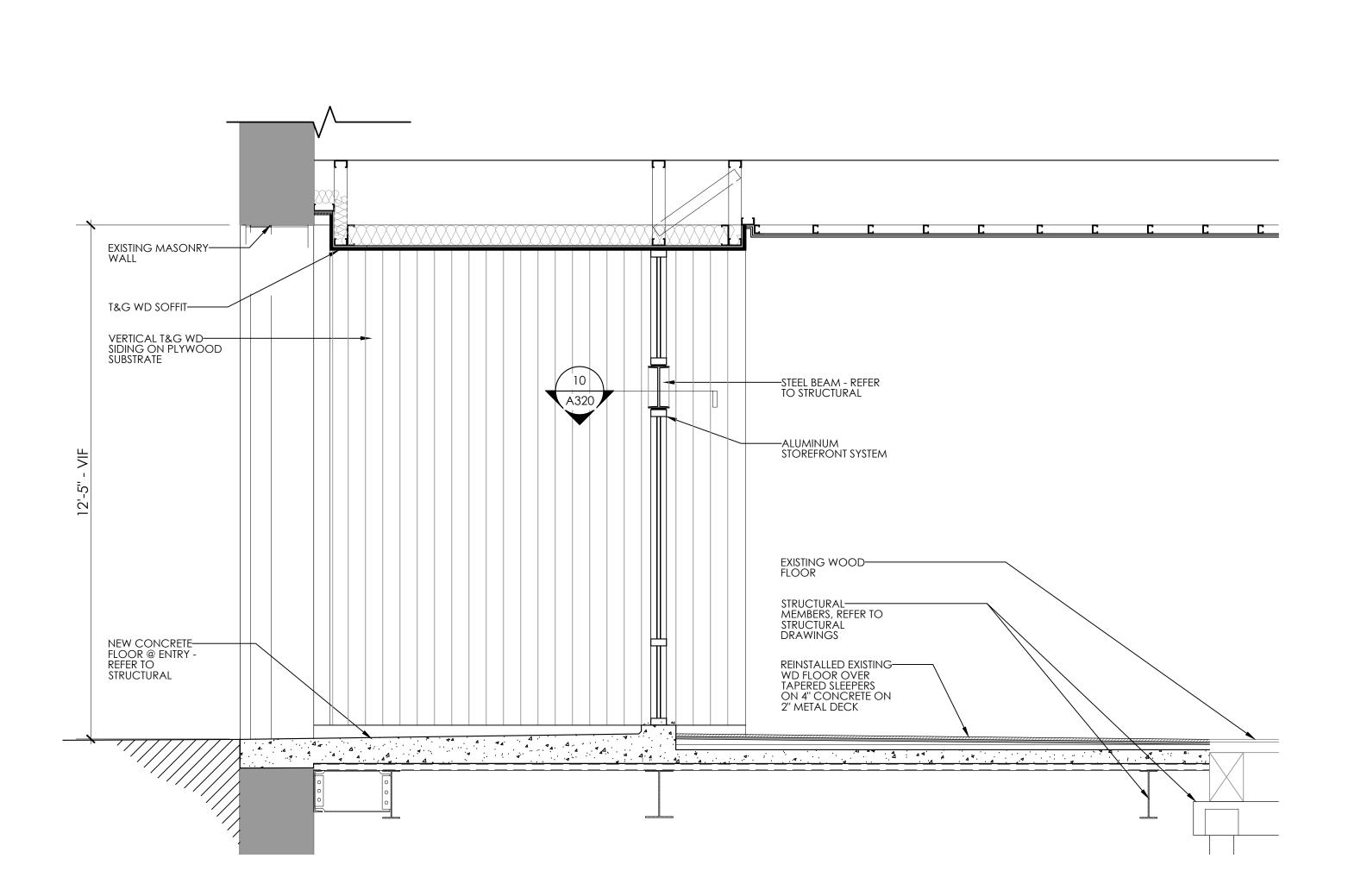
1 ENLARGED PLAN - NEW STOREFRONT ENTRY
A320 1/4"=1'-0"



2 ENLARGED PLAN - NEW STOREFRONT ENTRY
A320 1/4"=1'-0"



3 ENLARGED PLAN - NEW STOREFRONT ENTRY
A320 1/2"=1'-0"



4 WALL SECTION @ NEW STOREFRONT ENTRY
A320 1/2"=1'-0"

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G RENOVATION

G RENOVATION

1

18 W JACKSON AVE
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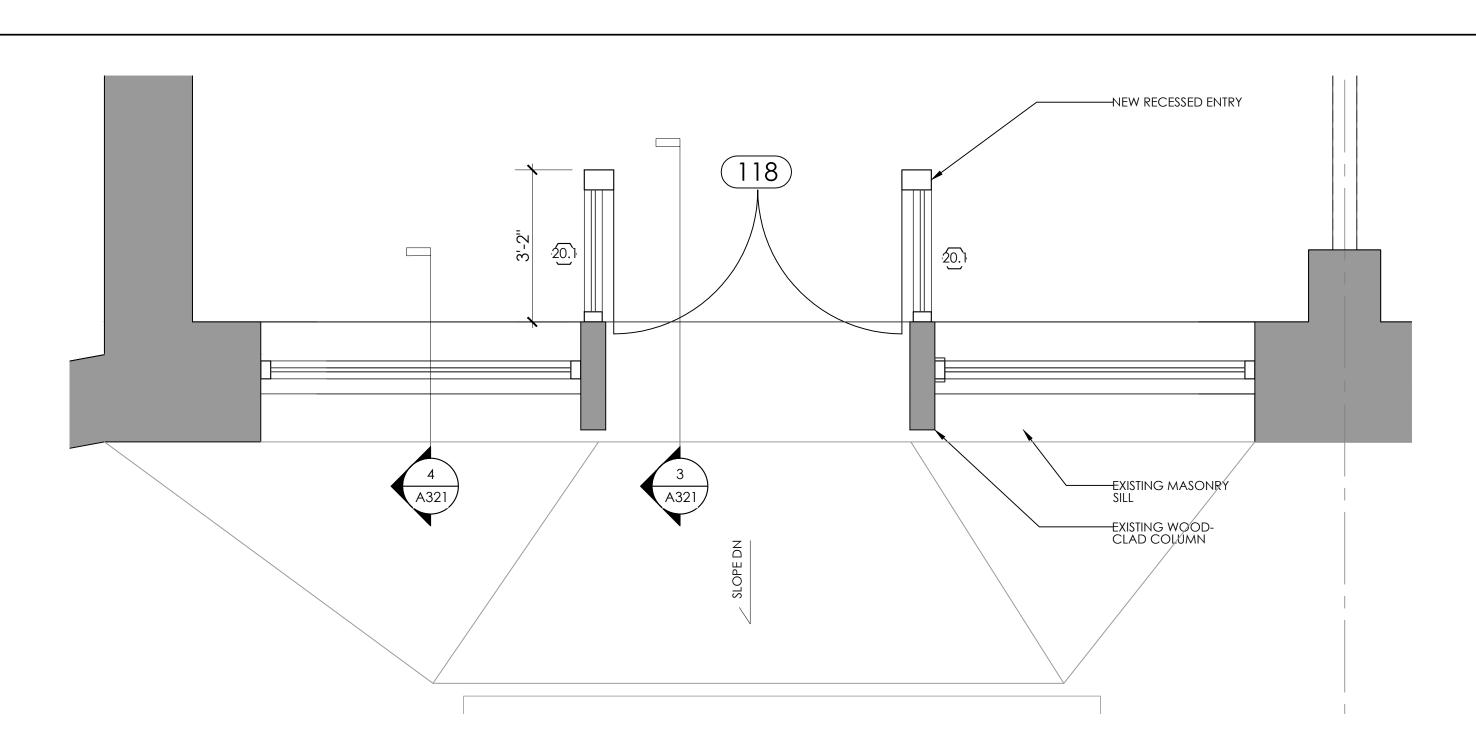
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ENTRY SECTIONS & DETAILS

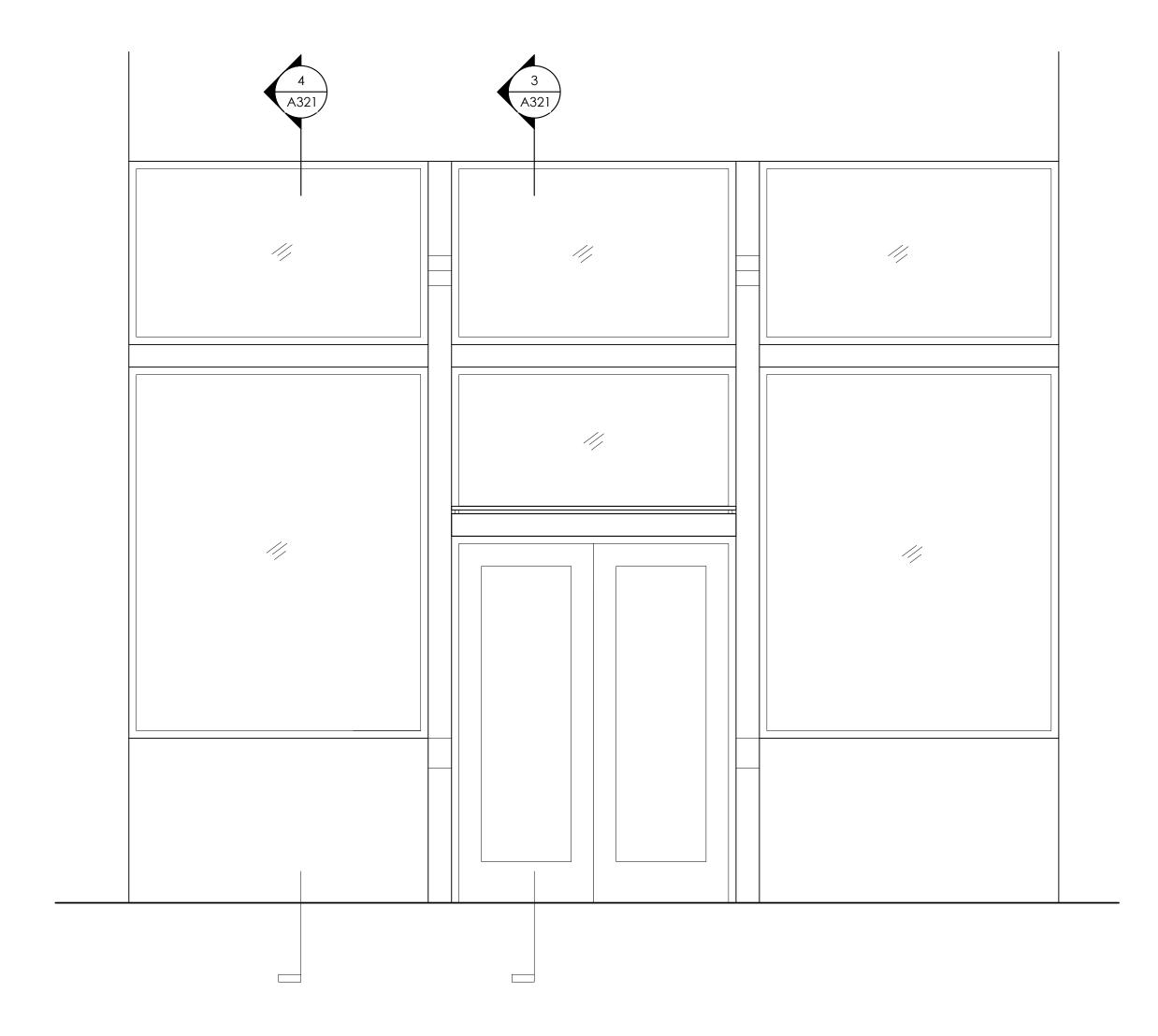
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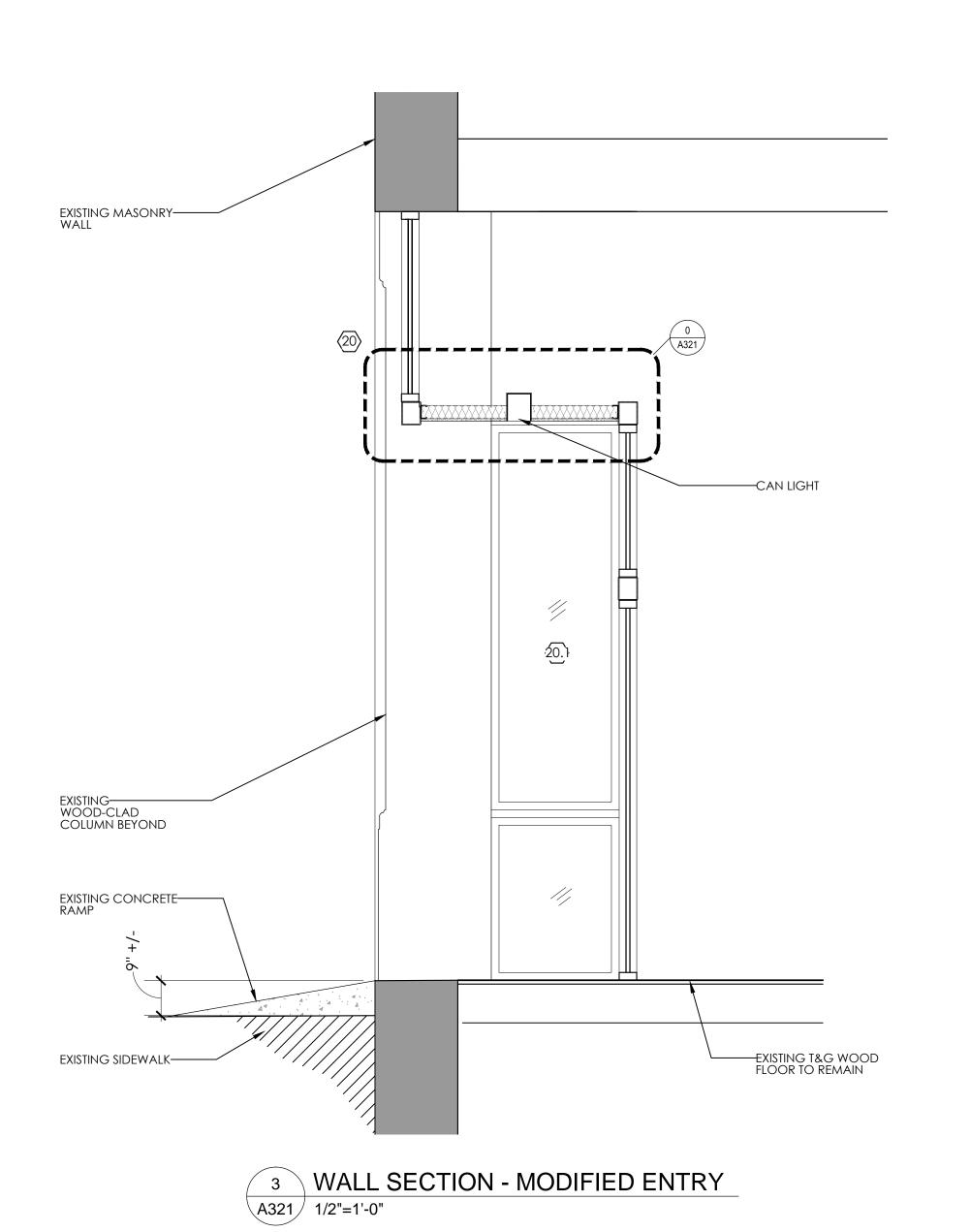
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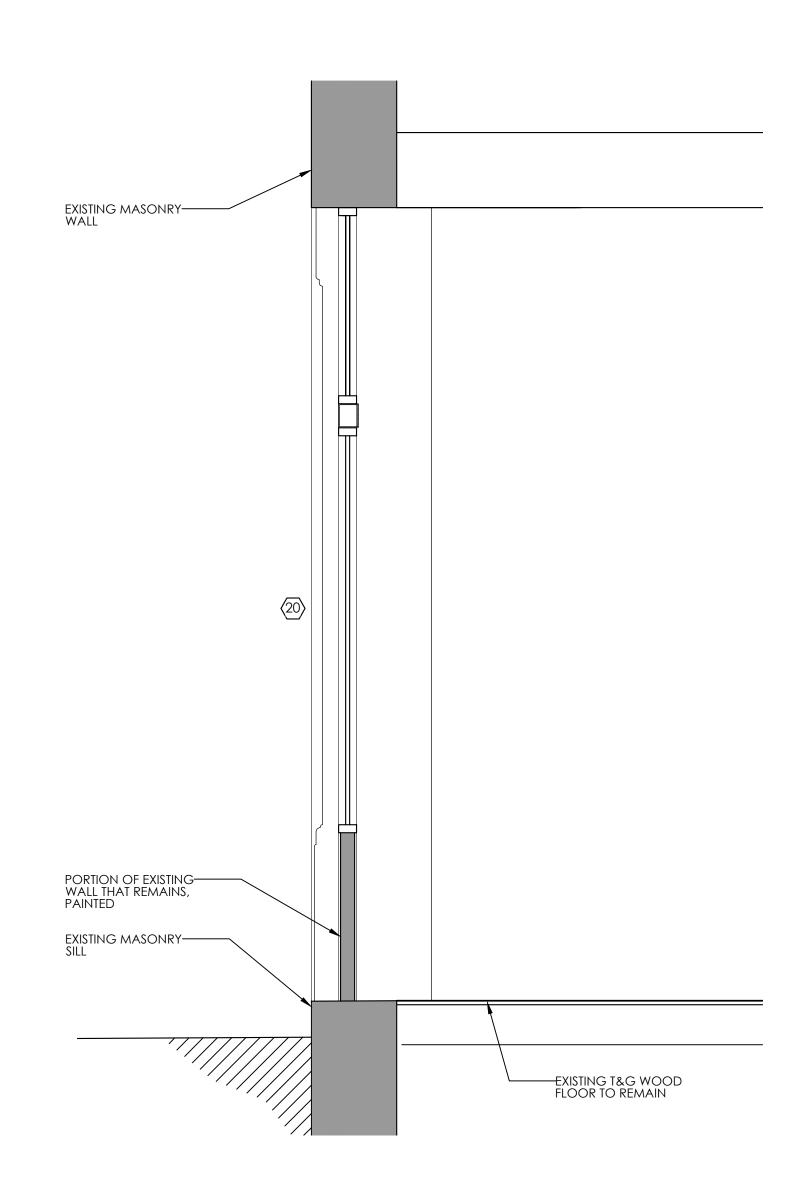


1 ENLARGED PLAN - MODIFIED ENTRY
A321 1/2"=1'-0"



2 DETAIL ELEVATION - MODIFIED ENTRY
A321 1/2"=1'-0"





4 WALL SECTION - MODIFIED ENTRY
A321 1/2"=1'-0"



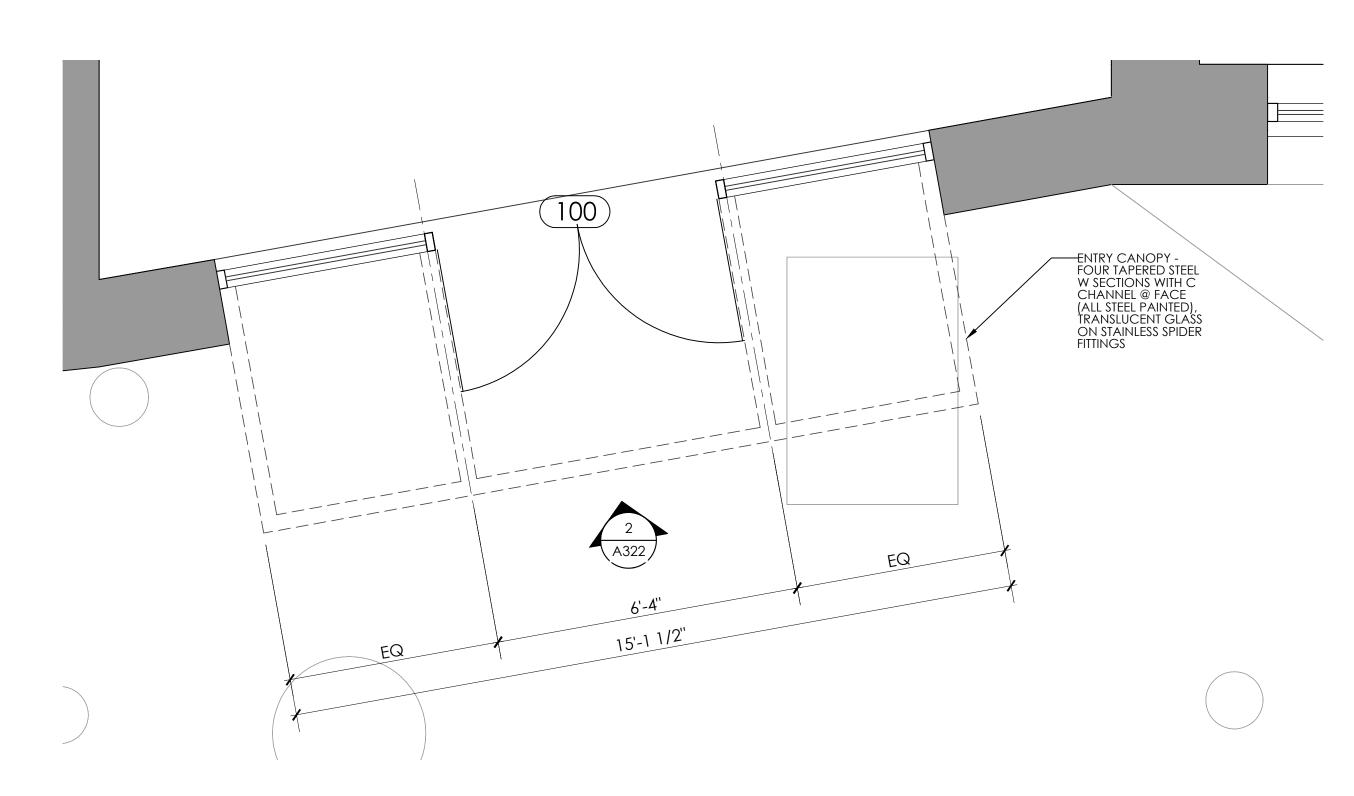
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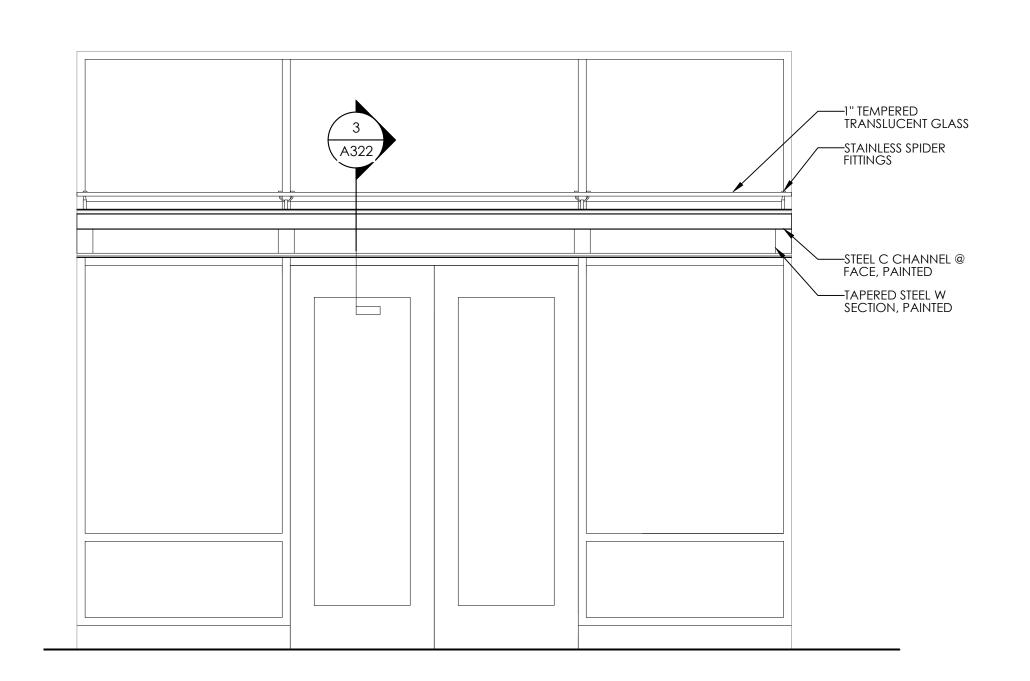
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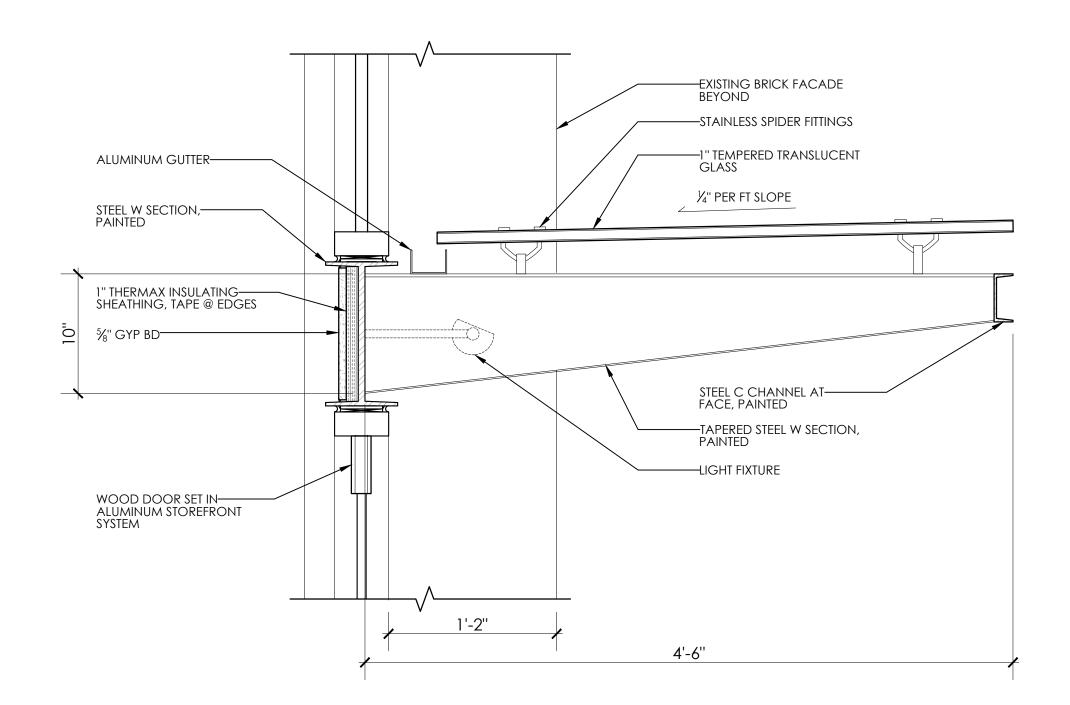
ENTRY SECTIONS & DETAILS



1 ENLARGED PLAN - MODIFIED ENTRY
A322 1/2"=1'-0"



2 DETAIL ELEVATION - MODIFIED ENTRY
A322 1/2"=1'-0"



3 WALL SECTION - MODIFIED ENTRY
A322 1-1/2"=1'-0"



14006

| 550 W. MAIN STREET, SUITE 300 | | |
|-------------------------------|----------------------------|--|
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| PIC CONTACT: | JEFF JOHNSON | |
| TELEPHONE: | (865) 544-2000 | |
| FACSIMILE: | (865) 544-0402 | |
| WEB: | www.mhminc.com | |
| PROJECT INFORMATION | | |

JOHN H DANIEL
BUILDING RENOVATION
PHASE 1
LOCATION: 118 W JACKSON AVE

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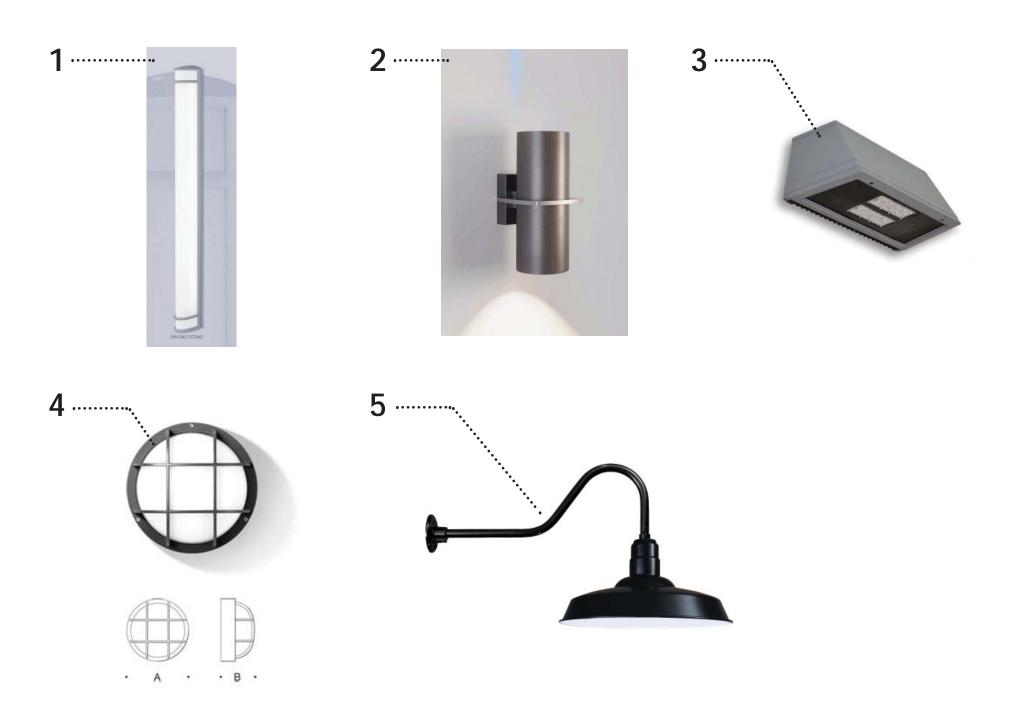
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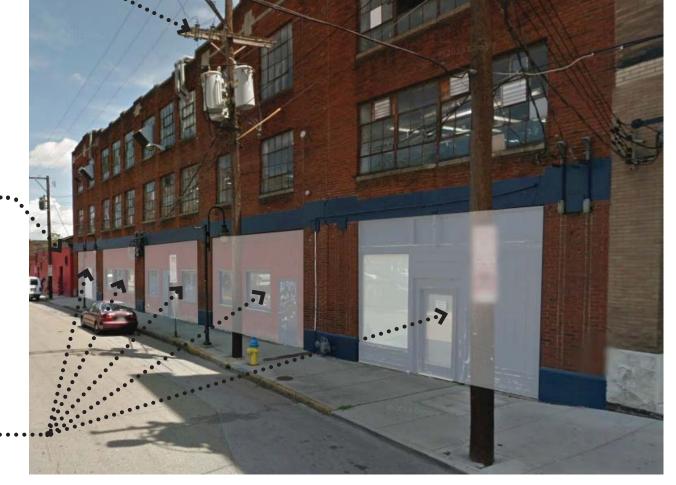
JOHN H. DANIEL BUILDING RENOVATION - JACKSON AVENUE

EXTERIOR LIGHTING TYPES





INFILL PANELS • • REMOVED AND REPLACED WITH RECESSED STOREFRONT

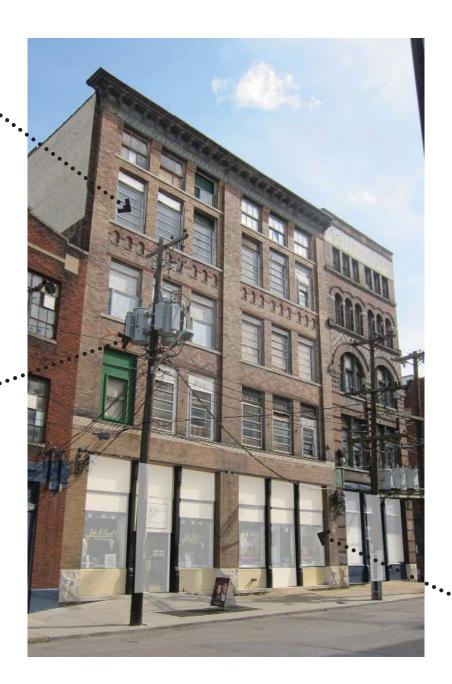


JOHN H. DANIEL BUILDING RENOVATION - JACKSON AVENUE

NORTH ELEVATION - EAST END

ALL EXISTING WINDOWS • • • REMOVED AND REPLACED WITH NEW WINDOWS SIMILAR TO ORIGINAL CONSTRUCTION

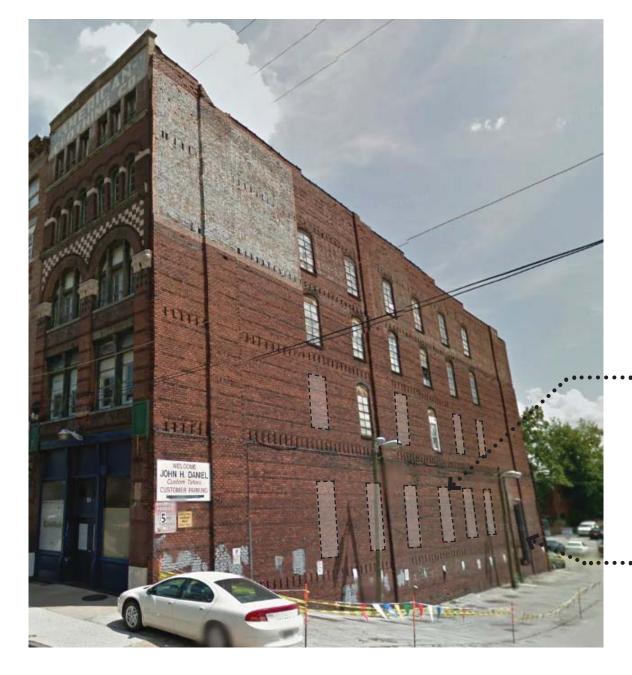
EXISTING POWER LINES •••
AND TRANSFORMERS TO
BE BURIED IN EXISTING
UNDERGROUND VAULT,
OWNER IN TALKS WITH CITY
OF KNOXVILLE/KUB



 EXISTING GROUND FLOOR WINDOWS, DOORS, AND INFILL WALLS TO BE REMOVED AND REPLACED WITH NEW WINDOWS

JOHN H. DANIEL BUILDING RENOVATION - JACKSON AVENUE

NORTH ELEVATION - WEST END



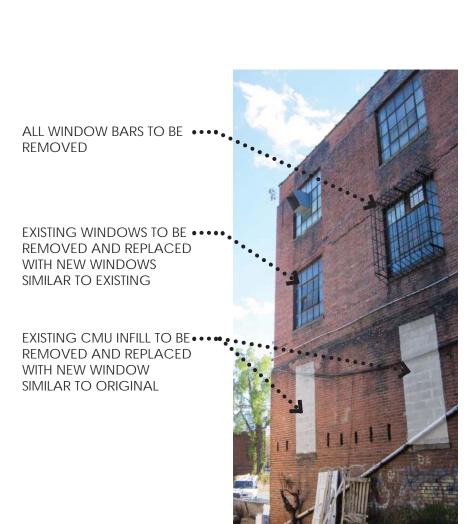
•NEW OPENINGS CREATED FOR NEW WINDOWS SIMILAR TO ORIGINAL AESTHETIC AND PATTERN

• EXISTING METAL CHIMNEY TO BE REMOVED, HOLE PATCHED WITH REUSED BRICK FROM NEW OPENINGS



JOHN H. DANIEL BUILDING RENOVATION - JACKSON AVENUE

SOUTH ELEVATION - WEST END





CABLES AND ELECTRICAL EQUIPMENT TO BE REMOVED

EXISTING EXTERIOR

EXISTING METAL FIRE ESCAPE STAIRS AND PLATFORMS TO BE REMOVED

• EXISTING CMU INFILL TO BE REMOVED AND REPLACED WITH NEW WINDOWS SIMILAR TO EXISTING

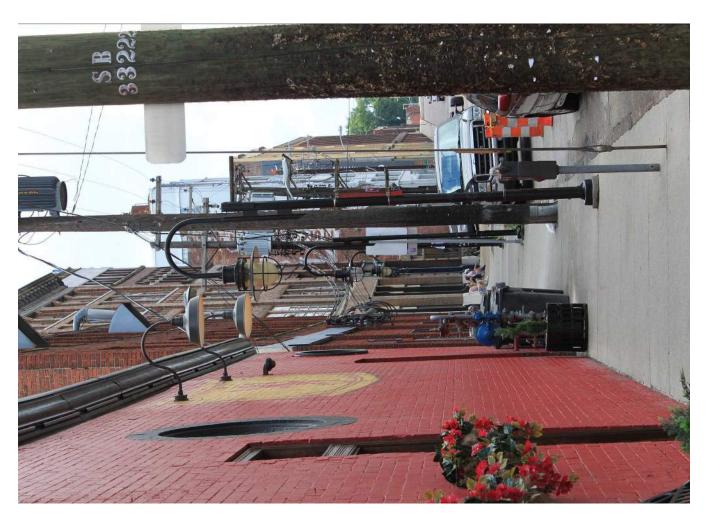
•NEW OPENING CREATED FOR NEW FIRE STAIR DOOR, NEW DOOR RECESSED AS NOT TO PROTRUDE INTO ALLEY

JOHN H. DANIEL BUILDING RENOVATION - JACKSON AVENUE

SOUTH ELEVATION - EAST END





















John H Daniels images, page 5

