



**KNOXVILLE HISTORIC ZONING COMMISSION  
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

**PROPERTY ADDRESS:** 445 S Gay St 37902

**FILE NO.:** 4-I-17-HZ

**DISTRICT:** Miller Building Individual H-1 Landmark

**MEETING DATE:** 4/20/2017

**APPLICANT:** McCarty Holsaple McCarty, INC Nathan Honeycutt (Architect)

**LEVEL OF WORK:** Level II. Major repair or replacement of materials or architectural elements

**PROPERTY DESCRIPTION:** Beaux Arts (1905) and Art Deco (1935)

The earliest (southern) portion of the Miller's Department Store in downtown Knoxville was erected in 1905 and was the most popular among downtown shoppers. A foundation of the downtown business district, the seven-story building was designed in the popular Beaux Arts style by Knoxville-based architect, R. F. Graf. A 1911 addition to the north was in the same style as the original building, but an expansion in 1935 was in the Art Deco style. In 1998, after numerous modifications to the façade, the building was restored returning the buildings to the earliest appearance of each of the three component sections.

► **DESCRIPTION OF WORK:**

The exterior renovation of storefronts for two tenants on the building will include replacing the existing exterior windows, adding new recessed entries to each space and replacing or removing the existing awnings. Also, installing new dark bronze storefront with clear Solar Ban 60 glass at each of the existing openings.

The South tenant (#1) will not modify the existing window openings. The overall height of the storefront below the canopy will remain 8'-0"H x 16'-11"W and the height of the storefront above the canopy will remain 6'-2" H x 16'-11" W. All framework components will be verified to match the size and color of the existing window systems. A new recessed entrance will be incorporated with two 3'-0" W x 7'-10" H doors that will match existing buildings finishes. The entry will include two new steps, and a landing. The exterior walls surrounding the new entry will match the existing stone cladding. The tile for the entry stairs and landing will match the Gay Street entry for the Region's Bank. All framework components will be verified to match the size and color of the existing window systems.

The North tenant (#2) plans to eliminate the existing awnings. New dark bronze storefront and clear glass will be installed at the openings. The overall height and width of the existing windows will remain 15'-8" H X 14'-0" W, but they will no longer be broken at the midpoint with exterior cladding or canopies. All framework components will be verified to match the size and color of the existing window systems. A new recessed entrance will be incorporated with angled display windows similar to a previous tenant as illustrated in the historical photo provided. The two new doors will be 3'-0" W x 7'-10" H and match existing building finishes.

**SIGNAGE -- (Level I - staff approval).**

The signage for the South tenant (#1) is proposed to be a blade sign that is 2'-6" x 4'-0". The new sign will be internally lit, and have a mounting height of roughly 12'- 4" above the sidewalk to align with the sill of the existing upper window as shown. The blade sign will be attached to masonry, that is not original to the building, using two arms bolted to the wall like other signage found on Gay St. See attached example. When possible, we plan to bolt through the mortar joints to minimize any possible damage to the masonry.



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► **APPLICABLE DESIGN GUIDELINES:**

Secretary of the Interior's Standards for Rehabilitating Historic Buildings.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities and, where possible, materials. Replacement or missing features shall be substantiated by documentary, physical or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. Wherever possible, new additions or alterations to a structure shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

**COMMENTS:**

**STAFF FINDINGS:**

1) The building is a contributing structure within the S.Gay Street National Register Historic District and is designated with an individual H-1 landmark overlay.

2) The existing storefront system at the pedestrian level is a replacement dating to 1998.

3) The proposed replacement storefront configuration and materials are in keeping with the existing storefront.



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4) The proposed replacement storefront will not damage or remove any original or recreated details of the storefront, and may be changed out in the future without doing so.

5) The current lack of transparency of the windows is a visual barrier to pedestrians, and the replacement windows will correct this undesirable situation since they are proposed to be clear. The clear glass will provide desired visibility into the retail space from the street, creating a more vibrant and interactive streetscape.

6) The recessed entry proposed for Tenant #2 is based on a documentary photo indicating a recessed storefront within the historic building façade.

7) The proposed signage and awnings meet the design guidelines and zoning code for size, placement, and material. These items are a Level 1 project allowing staff approval

► **STAFF RECOMMENDATION:**

Staff recommends approval for the storefront modifications.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION**

Please print all information:

**1. NAME OF APPLICANT:** NATHAN HONEYCUTT

Address: (MCCARTY HOLSAPLE MCCARTY, INC) 550 W. MAIN STREET, SUITE 300, KNOXVILLE, TN 37902

Telephone: 865-544-2000 E-mail address: nhoneycutt@mhminc.com

Relationship to Owner: ARCHITECT

**2. NAME OF OWNER:** KUB - JOE PETRE (Owner's Rep)

Address: (Conversion Properties Inc.) 520 W. Summit Hill Dr., Suite 903, Knoxville, TN 37902

Telephone: 865-246-1332 E-mail address: jpetre@conversionprop.com

**3. LOCATION OF PROPERTY:**

Address: 0 S GAY ST Tax ID/Lot/Parcel No: 094LE00903, 094LE00902, 094LE009, 094LE00905

**4. LEVEL OF WORK** (circle Level)

- Level I Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure; renewal of COA
- Level II** Major replacement of materials or architectural elements; construction of addition or outbuilding
- Level III Construction of a new primary building; subdivision of individually designated property
- Level IV Demolition or relocation of a contributing structure

**5. DESCRIPTION OF WORK:** (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

This is a renovation to a portion of the first level tenant spaces of the Miller's Building facing Gay Street. The existing exterior windows, door, and canopies will either be replaced or upgraded. The existing windows for the South tenant space will be replaced with a new storefront system, installed into the existing opening. The North tenant space windows will be removed, along with the intermediate wall, and replaced with new storefront windows that will retain regulating lines from the adjacent façade with new mullions. New recessed entries will replace existing storefront windows, and will match any existing exterior materials. Two new wall-mounted signs will also be installed.

**6. SIGNATURE OF APPLICANT:**  Date: 09/03/2017

Return application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902 or Fax: 865-215-2068. **Incomplete applications will not be accepted.**

<b>FOR STAFF USE ONLY</b>			
Date Received _____	Approved _____	Disapproved _____	Approved As Modified _____
Date Acted On _____			

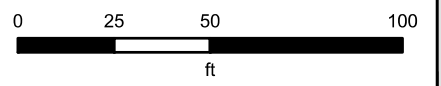


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**445-465 S. Gay Street**  
Miller Building H-1

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**Knoxville - Knox County - KUB Geographic Information System**



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April 12 2017

The following project is a combination of two tenant build outs of the first floor Miller's Building facing Gay Street. The exterior renovation of both projects will include replacing the existing exterior windows, adding new recessed entries to each space and replacing or removing the existing canopies. Because the existing windows are not historic and the current transparency of the windows is a visual barrier for pedestrians on the street, we are planning to install new dark bronze storefront with clear Solar Ban 60 glass at each of the existing openings.

The south tenant (#1) will not modify the existing window openings. The overall height of the storefront below the canopy will remain 8'-0" H x 16'-11" W and the height of the storefront above the canopy will remain 6'-2" H x 16'-11" W. All framework components will be verified to match the size and color of the existing window systems. As previously stated, clear glazing will be adopted to create a visual connection to pedestrian traffic. A new recessed entrance will be incorporated with two 3'-0" W x 7'-10" H doors that will match existing buildings finishes. The entry will include two new steps, and a landing. The exterior walls of the new entry will match the existing stone cladding. The tile for the entry stairs and landing will match the Gay Street entry for the Region's Bank. The existing tile has been discontinued, but a similar tile by Florida Tile has been identified. The existing canopy frames will be reused, but the canopy fabric will be replaced with a fabric to match the tenant's logo colors.

The North tenant (#2) plans to eliminate the existing canopies along with the infill wall behind them. New dark bronze storefront and clear glass will be installed at the openings. The overall height and width of the existing windows will remain 15'-8" H X 14'-0" W, but they will no longer be broken at the midpoint with exterior cladding or canopies. This will give maximum visibility into the retail space from the street. All framework components will be verified to match the size and color of the existing window systems. Again, clear glazing will be adopted to create a visual connection to pedestrian traffic. A new recessed entrance will be incorporated with angled display windows similar to a previous tenant as illustrated in the historical photo provided. The two new doors will be 3'-0" W x 7'-10 H and match existing building finishes.

The South tenant (#1) signage will be a blade sign that is (fill in size). The new sign will be internally lit, and have a mounting height of roughly 12' 4" above the sidewalk to align with the sill of the existing upper window as shown. The blade sign will be attached to masonry, that is not original to the building, using two arms bolted to the wall like other signage found on Gay St. See attached example. When possible, we plan to bolt through the mortar joints to minimize any possible damage to the masonry.



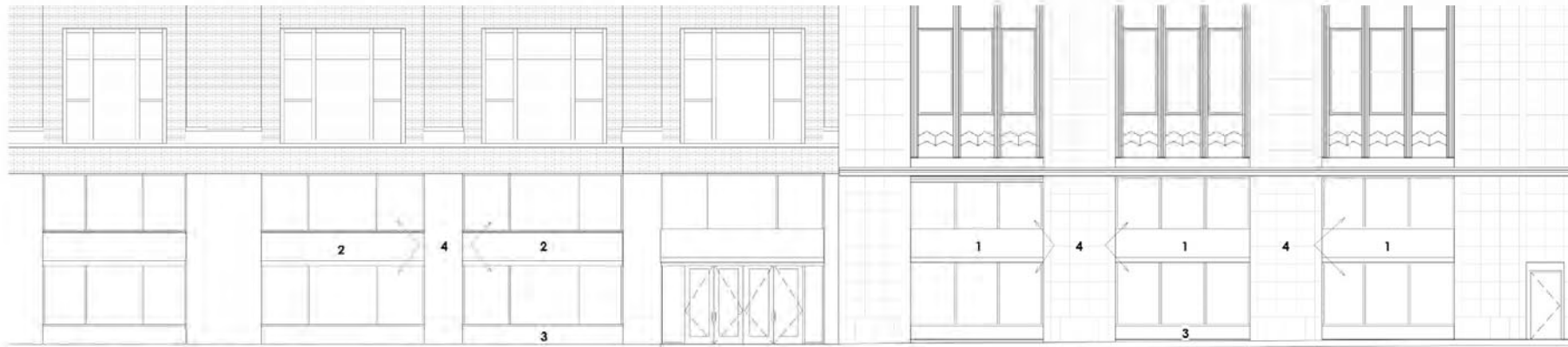
Entry Example - 1937 Miller's Building Gay St. entry



Signage example - The Art Market located on Gay St.

**DEMO NOTES**

- 1. DEMO EXISTING CANOPY AND WALL BEYOND
- 2. REMOVE AND REPLACE EXISTING CANOPY CANVAS
- 3. DEMO EXISTING WINDOW SILL
- 4. DEMO EXISTING STOREFRONT SYSTEM



2 EXISTING GAY ST. ELEVATION  
DATE: 3/24/17

**KEYNOTE**

- 1. NEW STOREFRONT SYSTEM W/ CLEAR GLASS
- 2. NEW CANOPY W/ LOGO TO MATCH EXISTING CANOPY STRUCTURE
- 3. NEW RECESSED STOREFRONT ENTRY
- 4. NEW FIN SIGNAGE



1 GAY ST. ELEVATION  
DATE: 3/24/17

**MILLER'S BUILDING TENANTS**

445 S. Gay St., Knoxville, TN 37902







1 GAY. ST. ELEVATION  
AX110 3/16" = 1'-0"



BEFORE

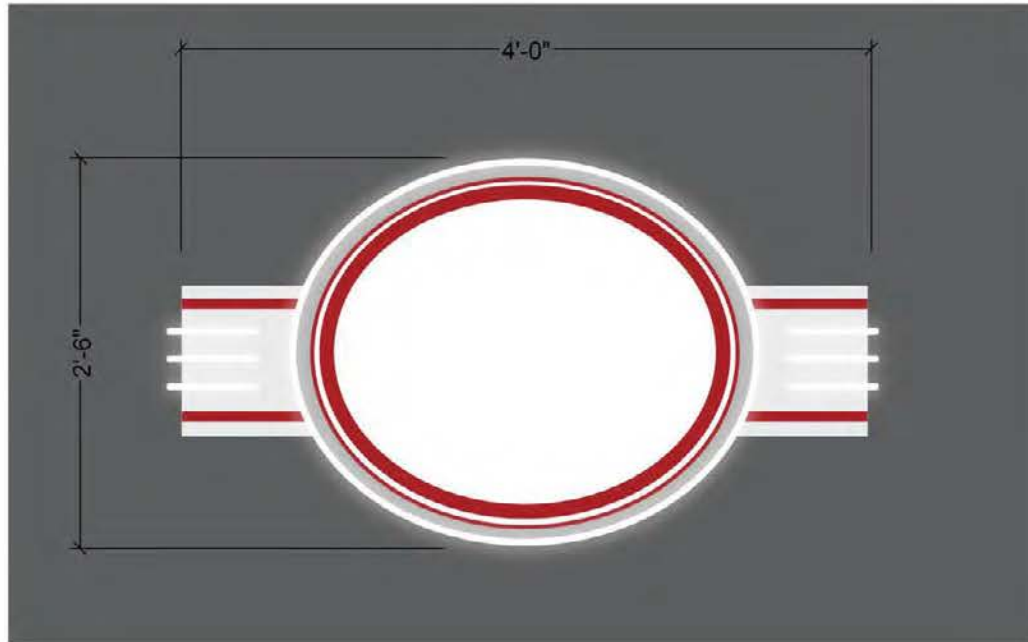


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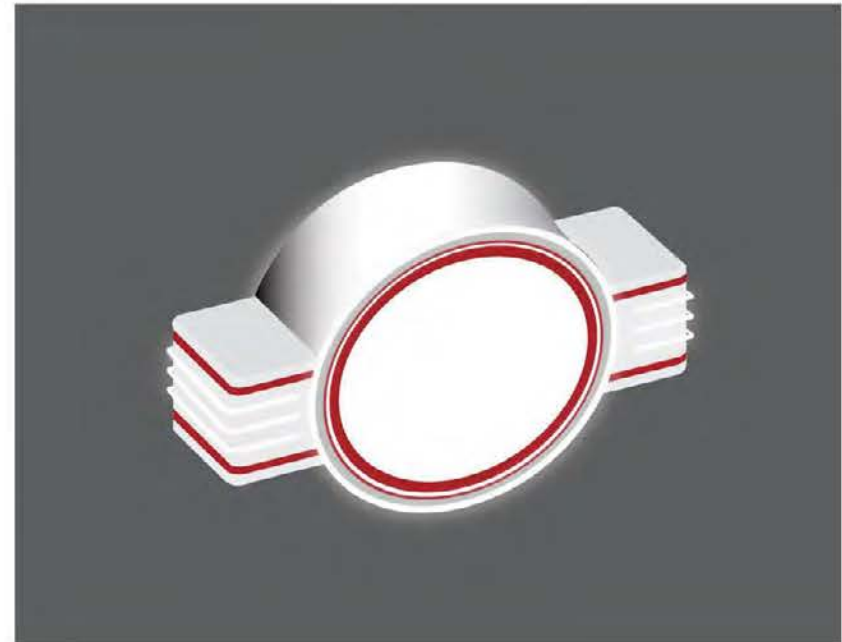
TENANT # 1

## MILLER'S BUILDING TENANTS

445 S. Gay St., Knoxville, TN 37902



SIGNAGE PROTOTYPE



SIGNAGE PROTOTYPE

TENANT # 1

## MILLER'S BUILDING TENANTS

445 S. Gay St., Knoxville, TN 37902



1 GAY. ST. ELEVATION  
 AX110 3/16" = 1'-0"



BEFORE



AFTER

TENANT # 2

## MILLER'S BUILDING TENANTS

445 S. Gay St., Knoxville, TN 37902