

**Meeting:** 4/20/2022  
**Project:** Phoenix Building  
**Applicant:** Grant McMahan

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## Property Information

**Location:** 418 S. Gay St. **Parcel ID** 95 I A 035  
**Zoning:** DK (Downtown Knoxville)  
**Description:**

Six-story, flat-roof commercial building with a recessed storefront entry supported by a centrally-located cast-iron column; engaged columns and pilasters on upper levels, and a decorative beltcourse and cornice. Rear elevation accesses the Promenade.

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## Description of Work

Level II Major Alteration of an Existing Building/Structure

General exterior rehabilitation work and modifications to the rear entry fronting the Promenade. Exterior rehabilitation work on the façade includes repair to damaged trim, new paint, and replacement of existing light fixtures with new LED fixtures of the same style and size.

Rear elevation currently consists of multiple metal storefront systems, some featuring transom windows and some topped by swaths of exposed CMU. The exterior brick wall will be painted, and the CMU sections will be infilled with new brick and painted to match. The existing storefront systems will be removed. The rear elevation will contain six bays, with new single-light, aluminum clad windows topped by multi-light transoms with new precast sills and 6" trim on the first and last bays. The interior four bays will be new full-light, aluminum-clad wood doors (installed in the existing openings) topped by multi-light transoms, with trim.

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## Applicable Design Guidelines

Downtown Design Guidelines

### 3. Entrances

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.

3d. Maintain original height and materials for doors that are consistent with the use of the building, such as residential, commercial, or banking purposes.

### 4. Windows

4c. Insert windows with the same pane configuration, materials, and size as other buildings of the same general construction date, if no original windows are present.

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.

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## 5. Masonry

- 5a. Repair masonry with stone or brick and mortar that match the original.
- 5b. Do not paint masonry that has never been painted.

## 11. Inappropriate Prior Changes

- 11a. During rehabilitation of historic buildings, restore components to the original or an approximate design.
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## Comments

The Phoenix Building is a contributing resource to the Gay Street Commercial National Register Historic District, so the Historic Resources section of the guidelines applies. The guidelines also include specific recommendations for the Promenade, but those are related to signs only.

Rear elevation storefronts were not part of the original design of the building, and were added when the Promenade was built. Original window openings were infilled with brick or expanded to create doorways and storefronts when the Promenade was constructed. The proposed scope of work is similar to work completed on the rear of 410 S. Gay Street (Maple Hall) in 2016 (6-A-16-DT).

The windows, doors, and transoms will be similar in design. This proposal requires minimal modification to the original brick, as several of the fenestrations are existing. The proposed new doors and windows are compatible with historic door and window proportions, placement, and designs. The aluminum-clad wood windows and doors have been approved for similar projects on Gay Street.

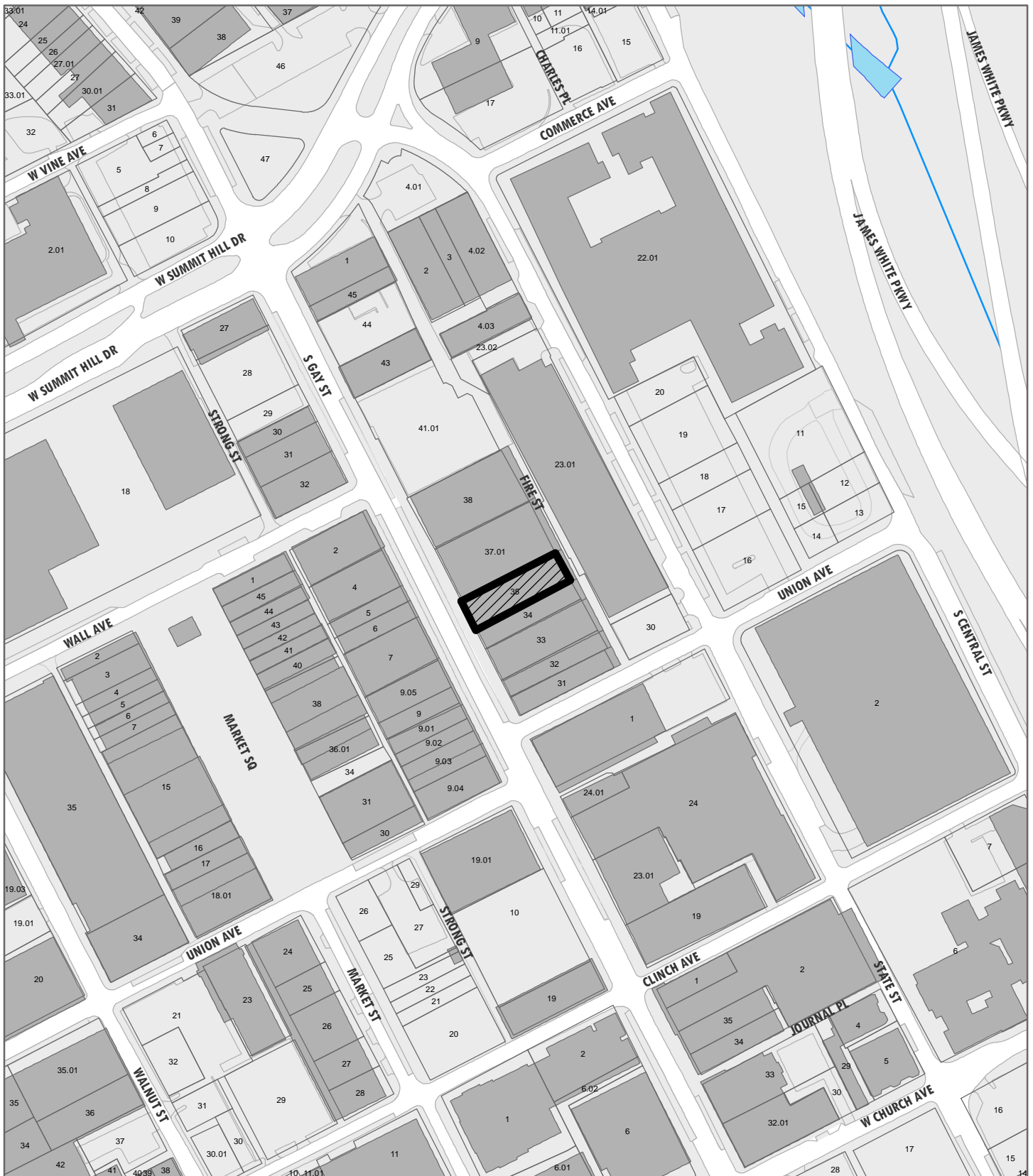
All basic exterior rehabilitation scopes on the façade meet the design guidelines. The design guidelines discourage painting historic masonry which has never been painted. The façade is painted currently. On the rear elevation, the brick is patched in multiple places and infilled with CMU in others. It is also discolored from efflorescence or previous stains. In this instance, painting what remains of the historic masonry may be appropriate, provided the paint selected is compatible with older bricks.

Modifications to door placement (ie, recessing doors slightly) may be necessary to resolve encroachments over the property line into City right-of-way on the Promenade. If the modifications are minor and meet the design guidelines, they could be approved by staff.

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## Recommendation

Staff recommends approval of Certificate 4-C-22-DT, subject to meeting City requirements related to rear property line, with minor modifications to rear doors to be approved by staff.



**4-C-22-DT**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

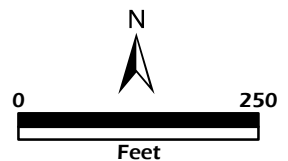
Petitioner: Grant McMahan, McCamy Construction

**DOWNTOWN  
DESIGN  
REVIEW  
BOARD**



**418 S. Gay St.**  
**Level 2: Major alteration of an existing building/structure**

Original Print Date: 4/5/2022  
 Revised:  
 Knoxville/Knox County Planning · Downtown Design Review Board





## DESIGN REVIEW REQUEST

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

Applicant

April 20, 2022

4-C-22-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

095IA035

Property Address

Parcel ID

DK-H

Neighborhood

Zoning

### AUTHORIZATION

*Lindsay Crockett*

Lindsay Crockett

3.31.22

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

<b>FEE 1:</b> 100.00	<b>TOTAL:</b>  100.00
<b>FEE 2:</b>	
<b>FEE 3:</b>	



SW 7106  
**Honed White**  
 Interior / Exterior  
 Location Number: 262-C2

SW 7566  
**Westhighland White**  
 Interior / Exterior  
 Location Number: 255-C3

SW 7584  
**Red Theatre**  
 Interior  
 Location Number: 276-C3

SW 2831  
**Classical Gold**  
 Interior / Exterior

**-BUILDING BRICK**

**-WINDOW SILLS  
 -COLUMNS & BASES  
 -HORIZONTAL BEAM  
 -DENTAL MOULD  
 -STORE FRONT**

**-STOREFRONT  
 COLUMNS  
 -RECESSED PANELS  
 -CORBELS**

**-RECESSED PANEL  
 TRIM  
 -CORBEL DETAILS  
 -FRONT DOORS**

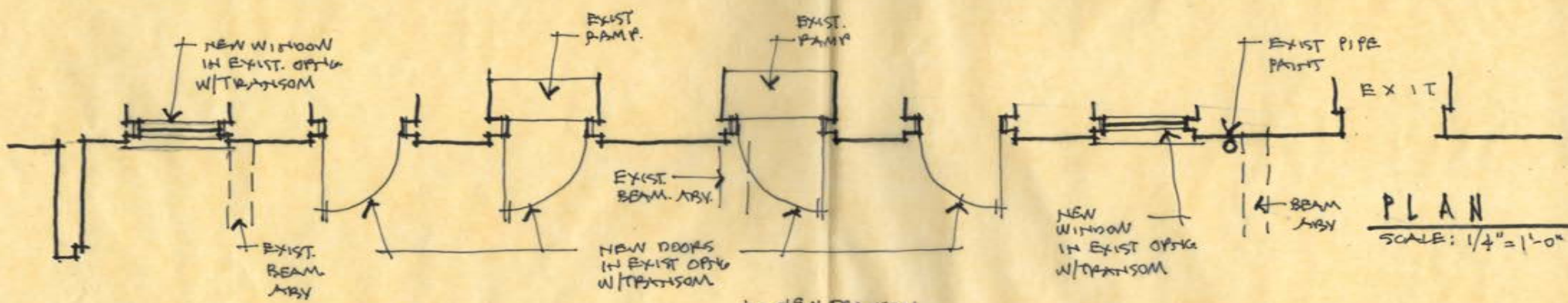




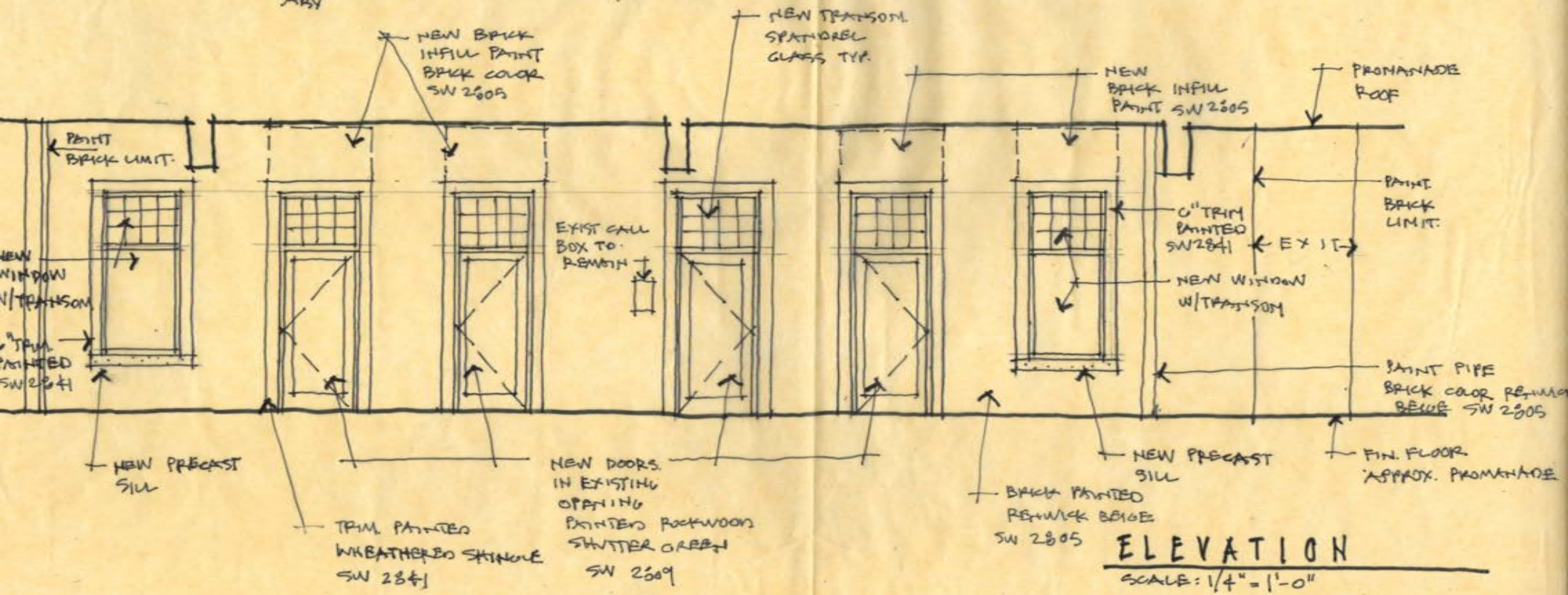
Existing rear elevation



3/12



**PLAN**  
SCALE: 1/4" = 1'-0"



**ELEVATION**  
SCALE: 1/4" = 1'-0"