

**Meeting:** 12/21/2022  
**Project:** Knoxville Downtown Hilton Renovation  
**Applicant:** Kathryn Greer McCarty Holsaple McCarty

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## Property Information

**Location:** 501 W. Church Ave. **Parcel ID** 94 L G 00101  
**Zoning:** DK (Downtown Knoxville)  
**Description:**  
c.1980, multi-story, flat-roof hotel building.

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## Description of Work

Level II Major Alteration of an Existing Building/Structure

Exterior renovation of existing hotel (Knoxville Downtown Hilton). Scope of work includes patching and painting of existing stucco exterior walls, and the installation of new storefront windows on all stories and all elevations. The windows feature aluminum storefronts with internal mullions and muntins, with architectural louvers on the sides of the multi-light windows. Exterior signage will be submitted at a later date.

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## Applicable Design Guidelines

Downtown Design Guidelines

1. Building Mass, Scale, and Form

1d. 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.

4. Architectural Character

4b. Enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows.

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## Comments

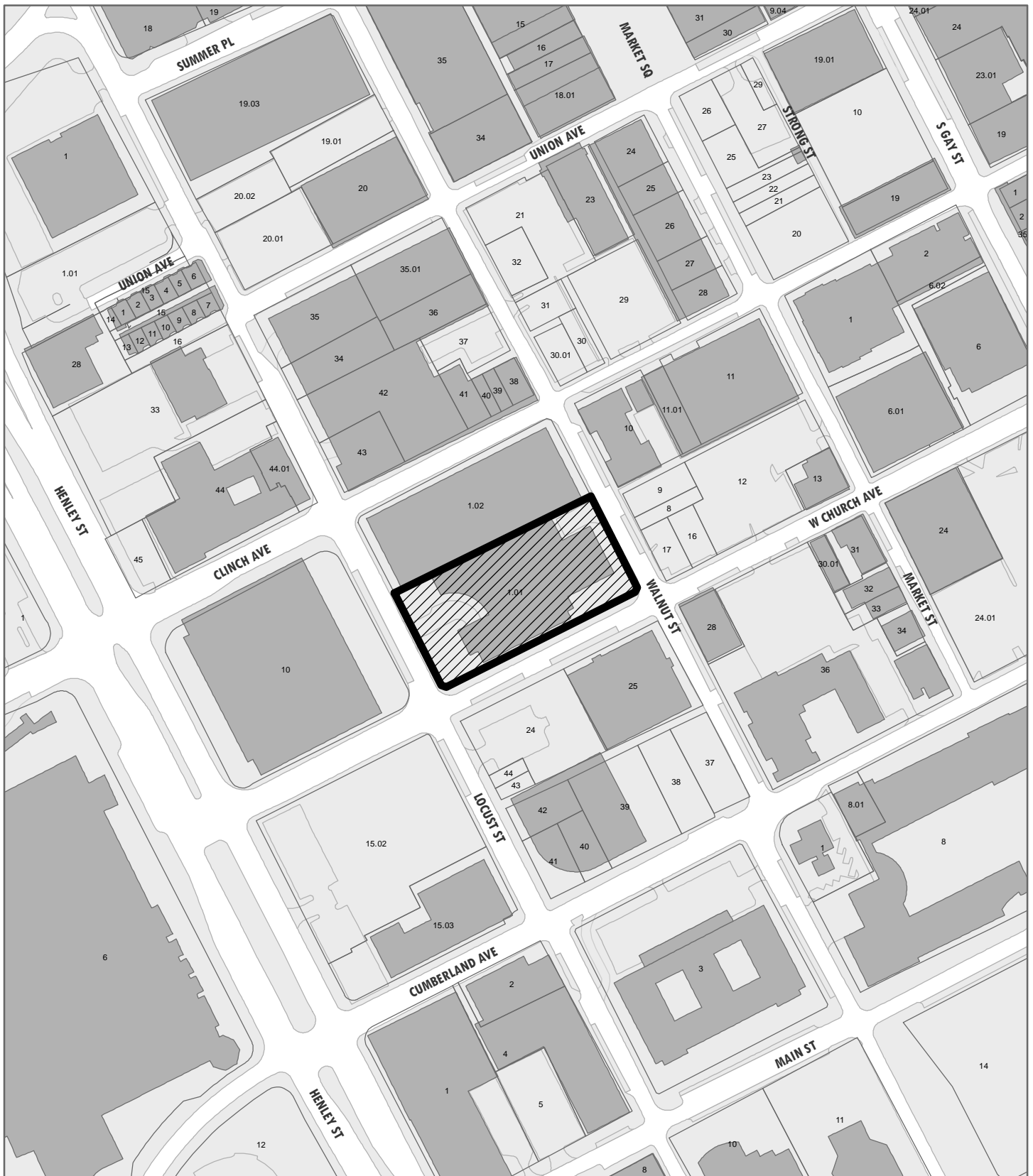
The proposed application meets the design guidelines as it updates the hotel's window and ventilation systems with windows which create a "largely transparent and consistent rhythm." Patching and repainting the stucco exterior will maintain most existing materials and modernize the exterior aesthetics. Signage will be submitted in a later application.

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## Recommendation

Staff recommends approval of Certificate 12-B-22-DT as submitted.

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**12-B-22-DT**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

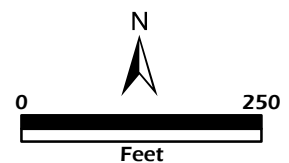
Petitioner: Kathryn Greer McCarty  
Holsaple McCarty

**DOWNTOWN  
DESIGN  
REVIEW  
BOARD**



**501 W. Church Ave.**  
**Level 2: Major alteration of an existing building/structure**

Original Print Date: 12/6/2022  
Revised:  
Knoxville/Knox County Planning · Downtown Design Review Board





# DESIGN REVIEW REQUEST

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

Kathryn Greer

Applicant

12/2/2022

12/21/2022

12-B-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

Kathryn Greer

MHM

Name

Company

550 West Main Street Suite 300

Knoxville

TN

37902

Address

City

State

Zip

931.607.2881

kgreer@mhminc.com

Phone

Email

## CURRENT PROPERTY INFO

Chris Rupp - Rockbridge

4100 Regent Street, Suite G Columbus, OH 43219

954.770.0933

Owner Name (if different from applicant)

Owner Address

Owner Phone

501 West Church Avenue

094LG00101

Property Address

Parcel ID

Downtown

DK-G

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*

Lindsay Crockett

12/1/22

Staff Signature

Please Print

Date

Kathryn Greer

12/1/22

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: STOREFRONT AND LOUVER REPLACEMENT AND EXTERIOR PAINT.
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## 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: \_\_\_\_\_
- 
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## 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: \_\_\_\_\_
- 
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## 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:**

100.00

**FEE 2:**

**FEE 3:**

**TOTAL:**

100.00

# EXTERIOR FACADE IMPROVEMNTS - GUEST TOWER

## DOWNTOWN REVIEW BOARD

KNOXVILLE DOWNTOWN HILTON RENOVATION

DEC. 9, 2022

**ROCKBRIDGE**

**RBHD**

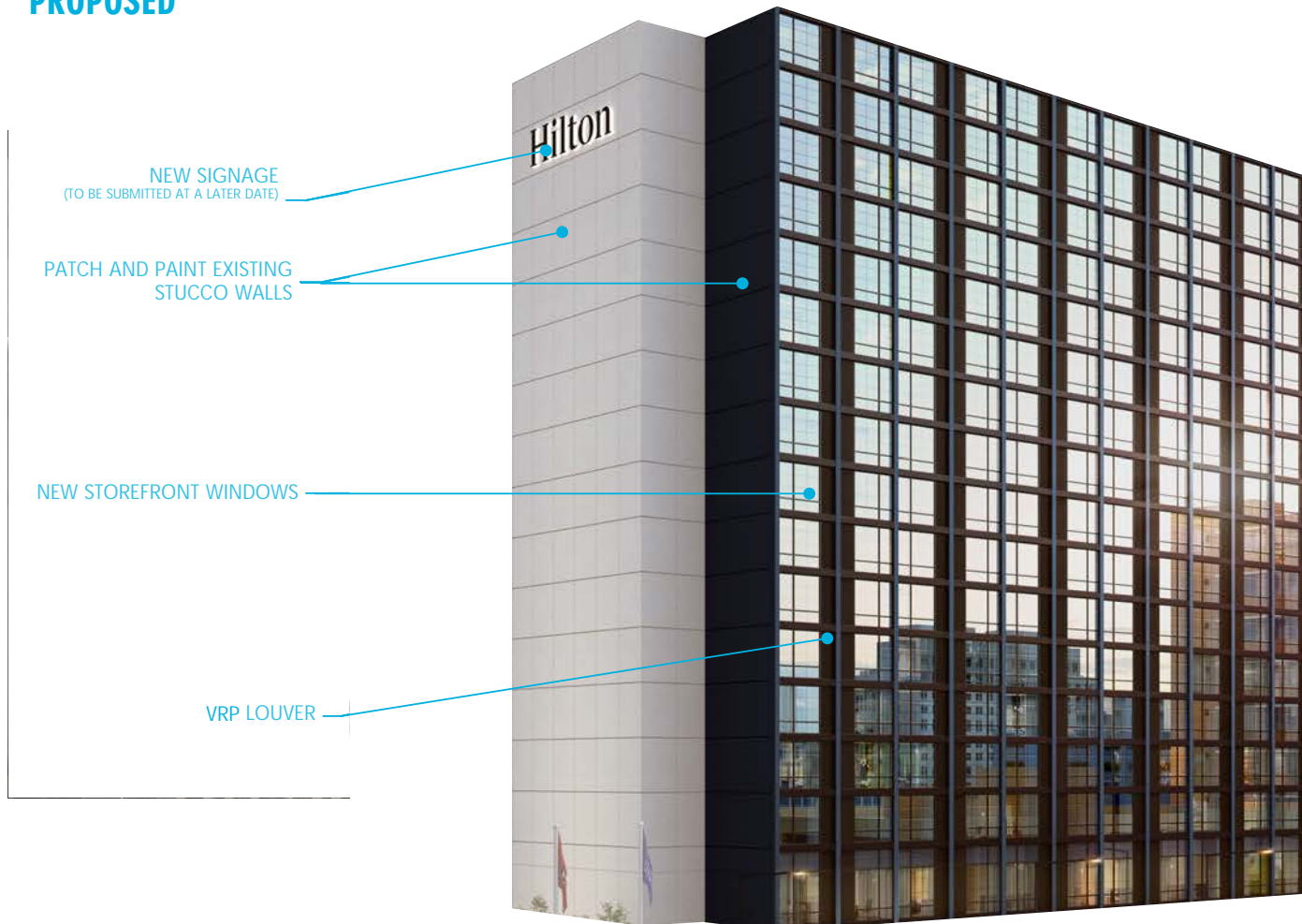
**MHM**

McCARTY HOLSAPLE McCARTY  
ARCHITECTS & INTERIOR DESIGNERS

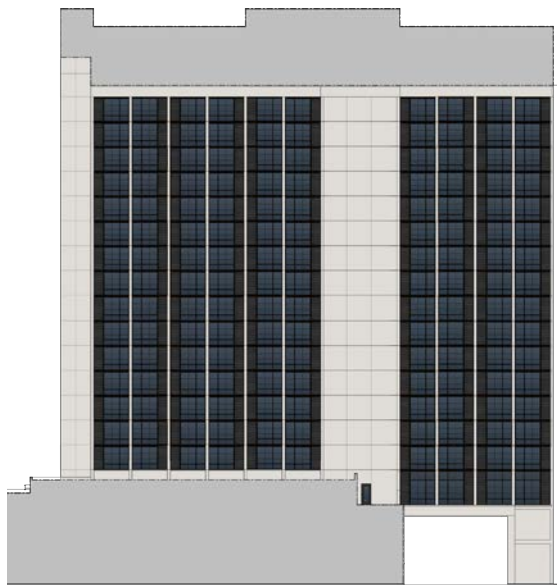
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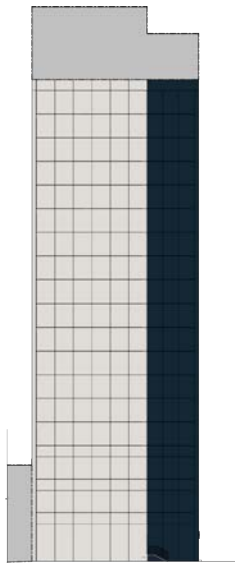
# PROPOSED



## EXTERIOR ELEVATIONS



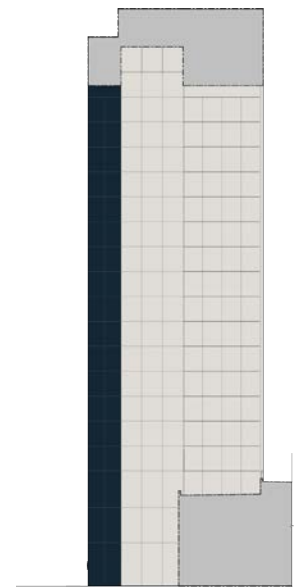
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



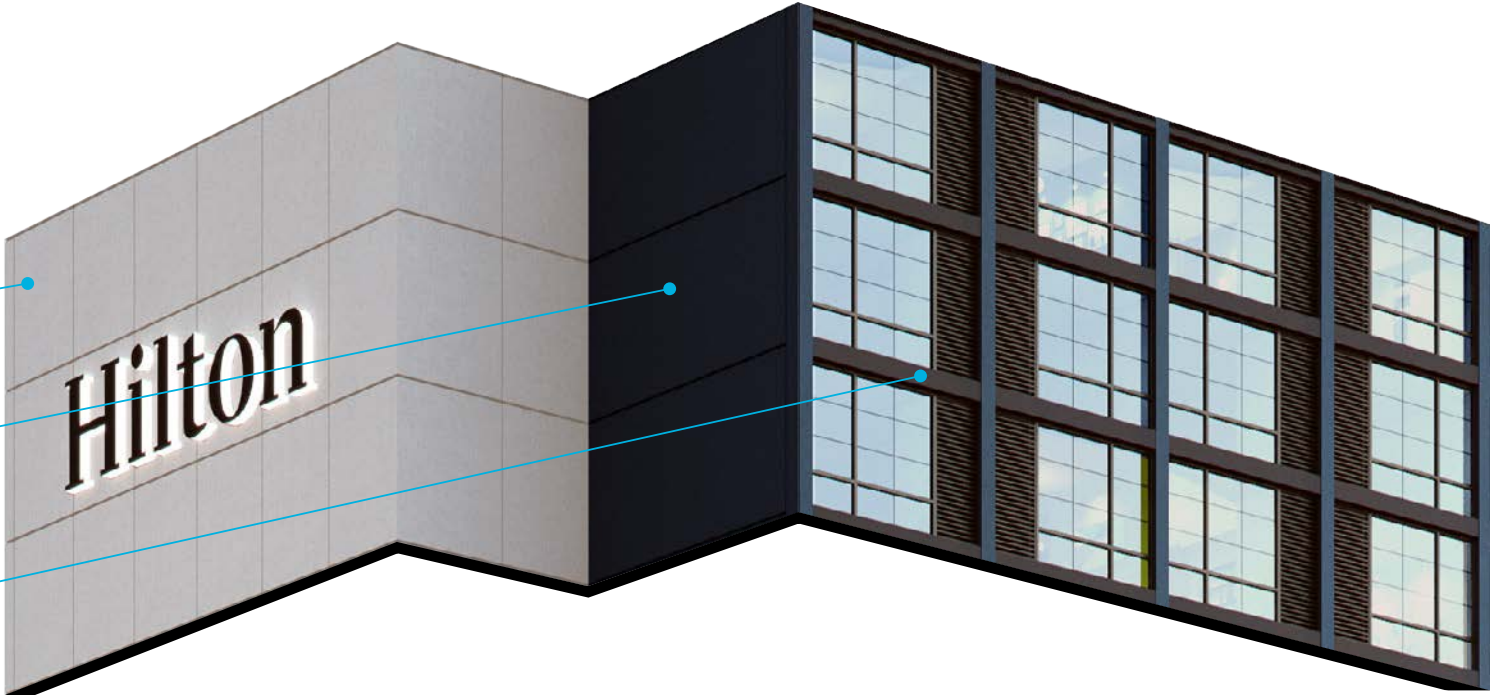
**ENLARGED COLOR STUDY**

**PAINT COLORS :**

FARROW & BALL  
OFF-WHITE # 3

FARROW & BALL  
HAGUE BLUE #30

FARROW & BALL  
MAHOGANY #36



**STOREFRONT**

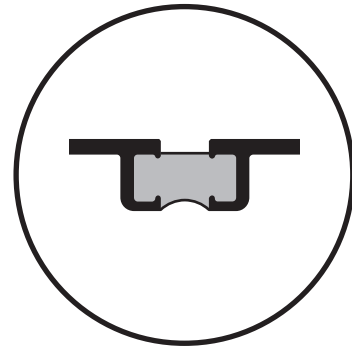
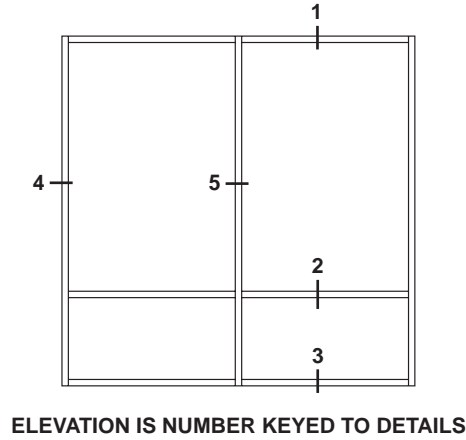
ALUMINUM STOREFRONT

INTERNAL MULLIONS AND MUNTINS

ARCHITECTURAL LOUVER



Additional information and CAD details are available at [www.kawneer.com](http://www.kawneer.com)

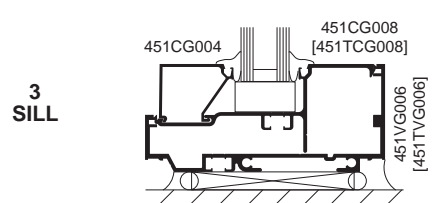
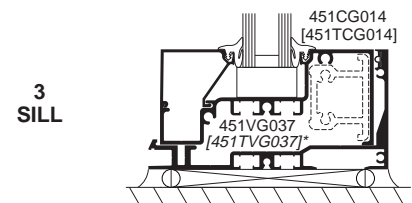
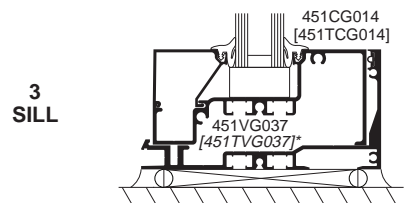
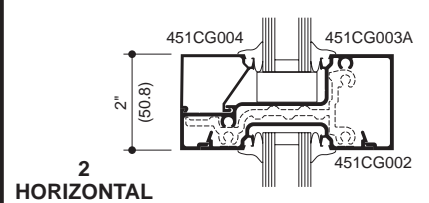
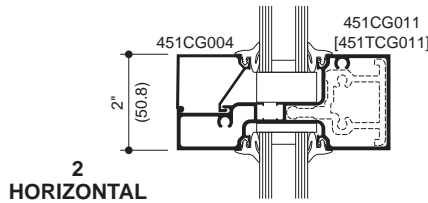
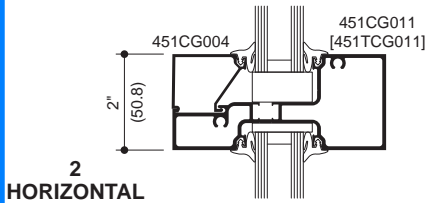
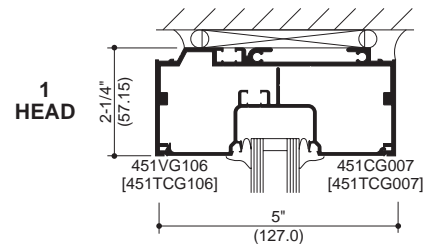
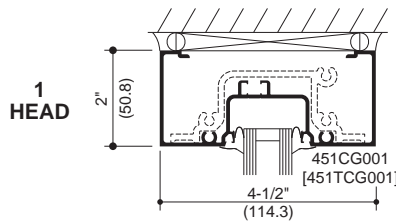
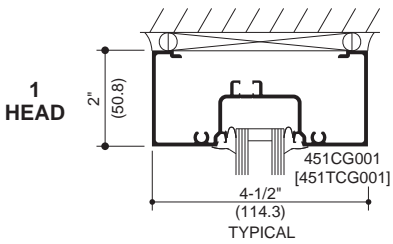
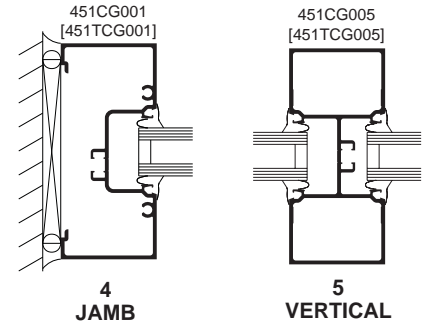
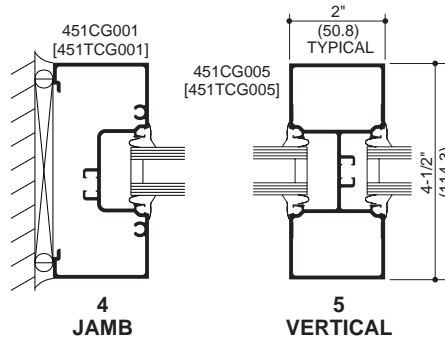
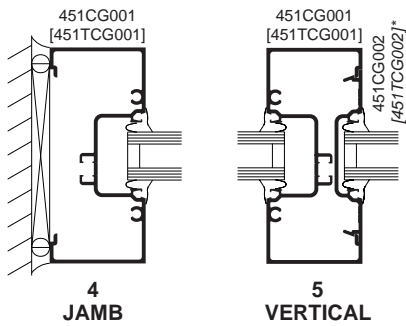


NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

SCREW SPLINE

SHEAR BLOCK

STICK



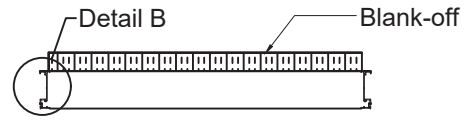
\* HP Sill Flashing shown with optional gasket.

\* HP Sill Flashing shown with optional gasket.

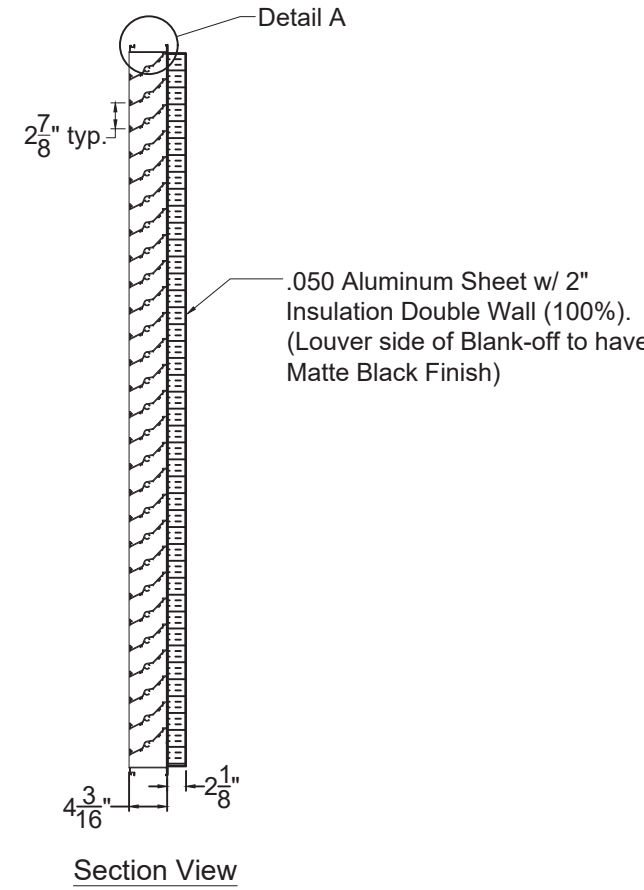
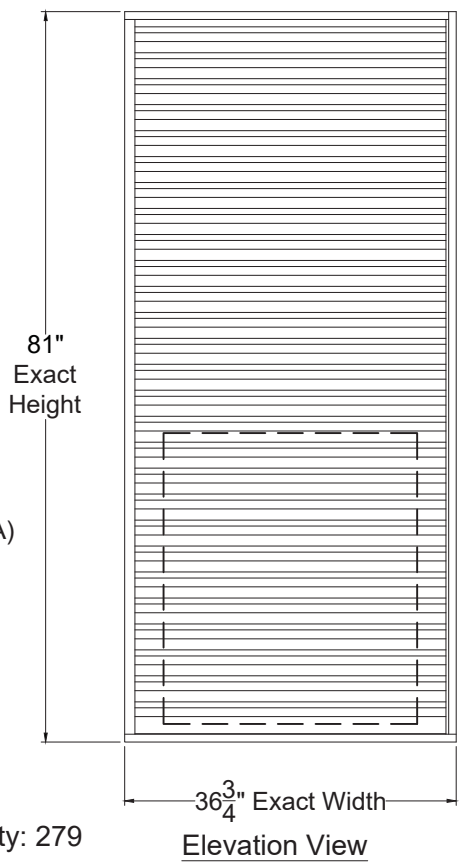
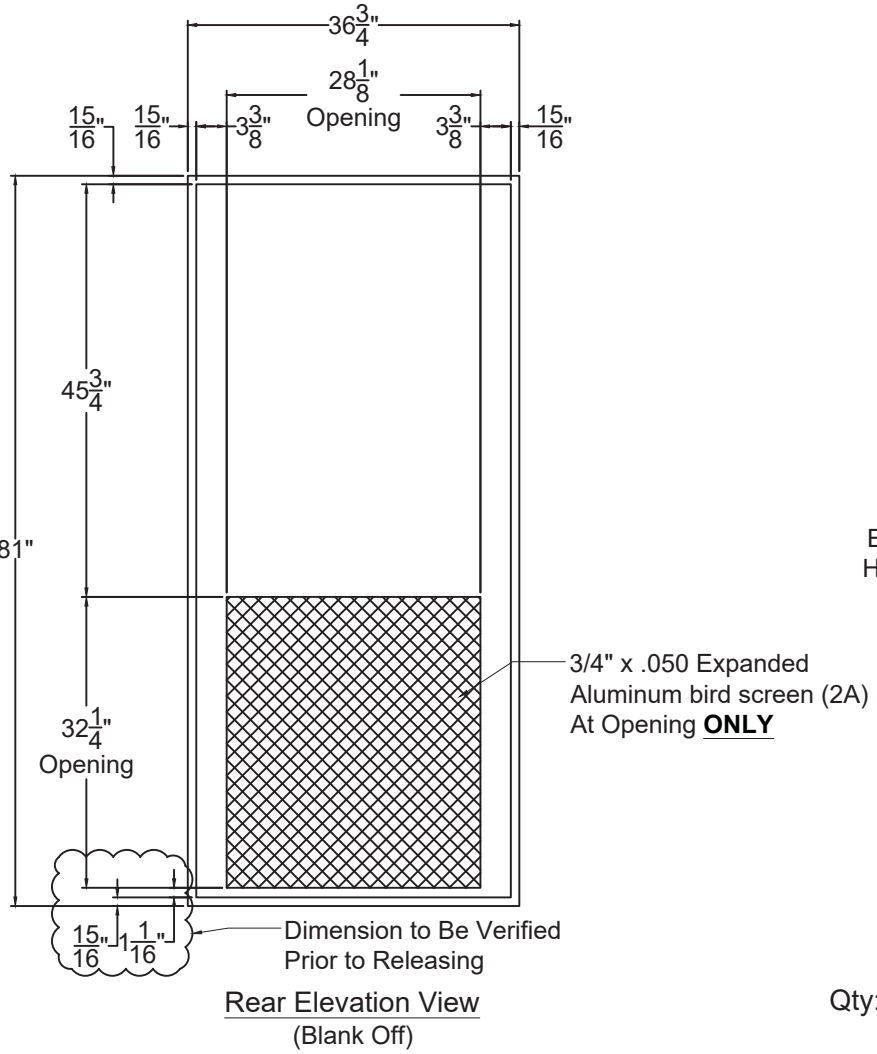
Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.  
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Notes:  
 Frame/Blade: Extruded Aluminum (.081" Frame & Blades)  
 Bird screen: 3/4" x .050 Expanded Aluminum (2A)  
 Finish: 70% PVDF Fluoropolymer (AAMA 2605) (Matte Black)  
 Blank-off: .050 Aluminum Sheet w/ 2" Insulation Double Wall (100%)  
 LOUVER SIDE OF BLANK OFF TO BE PAINTED SAME FINISH AS LOUVER  
 SCREEN TO BE PAINTED WITH SAME FINISH AS LOUVER  
 BLANK OFF TO HAVE 28.25"W X 32.25"H (EXACT) OPENING  
 (SCREEN TO BE INSTALLED OVER BLANK OFF OPENINGS ONLY)



Plan View



REA, Inc  
 UE#: 651380  
 PO#: 230-HOLD

APPROVED

NOT APPROVED

APPROVED BY:

UE MODEL: FL-D-4

DATE: 10/29/20 (REV 5 DF)

DRAWN BY: D. FREITAS

DWG #: FLD4-0401 651380

PAGE: 1 of 3



MHM