

Meeting: 5/18/2022
Project: Hilton Renovation Model Room
Applicant: Kathryn Greer / McCarty Holsaple McCarty

Property Information

Location: 501 W. Church Ave. **Parcel ID** 94 L G 00101
Zoning: DK (Downtown Knoxville)
Description: c.1980 multi-story hotel building with full-height windows on north and south elevations.

Description of Work

Level I Minor Alteration of an Existing Building/Structure

Installation of new "model room" as first step in a comprehensive renovation of the Knoxville Downtown Hilton. Scope of work is focused on northwest corner of building, second and third stories. Project involves a paint color study on one section and the replacement of two windows with single-light aluminum storefront windows with floor-to-ceiling glass (removing bulkheads and horizontal muntins).

Applicable Design Guidelines

Downtown Design Guidelines

B. Private Realm

1. Building Mass, Scale, and Form

1c. Use building materials, cornice lines, signs, and awnings of a human scale in order to reduce the mass of buildings as experienced at 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.

3. Building Materials

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

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

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.

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

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

Comments

The proposed project is the first phase of an overall renovation of the Knoxville Downtown Hilton, focusing on a small section of the second and third stories. When the project's comprehensive exterior rehabilitation project moves forward, a separate application will be submitted to the DRB for review.

Recommendation

APPROVE Certificate 5-A-22-DT as submitted.



DESIGN REVIEW REQUEST

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

Applicant

5-A-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

Property Address

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Lindsay Crockett

Please Print

4.28.22

Date

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

FEE 1:	50.00	TOTAL: 50.00
50.00		
FEE 2:		
FEE 3:		

EXTERIOR FACADE - MODEL ROOM

DOWNTOWN REVIEW BOARD

KNOXVILLE DOWNTOWN HILTON RENOVATION

APRIL 28, 2022

501 W Church Ave, Knoxville, TN 37902

ROCKBRIDGE

RBHD

MHM

McCARTY HOLSAPLE McCARTY
ARCHITECTS & INTERIOR DESIGNERS

EXISTING BUILDING



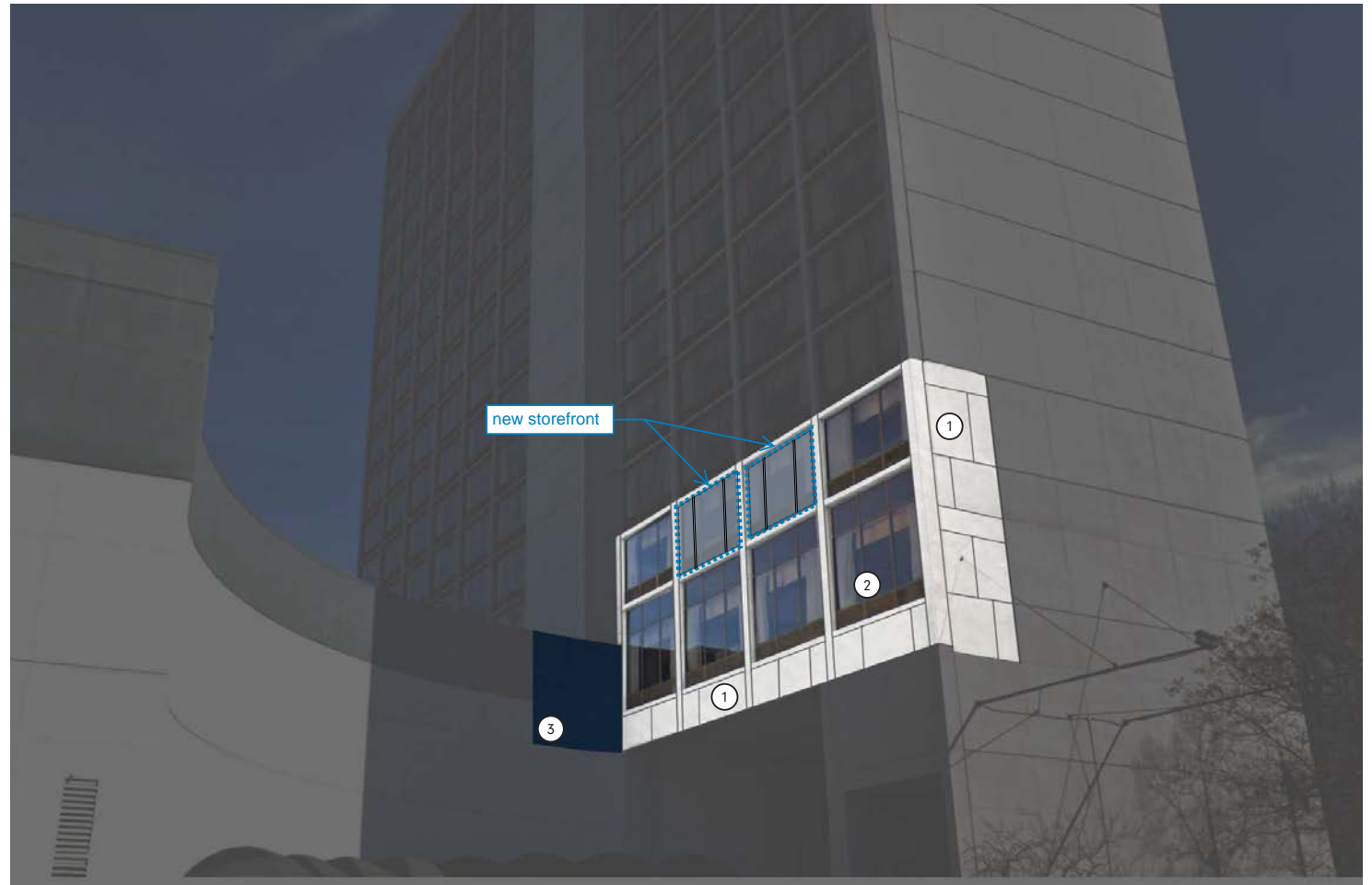
MODEL ROOM
EXISTING FACADE



McCARTY HOLSAPLE McCARTY

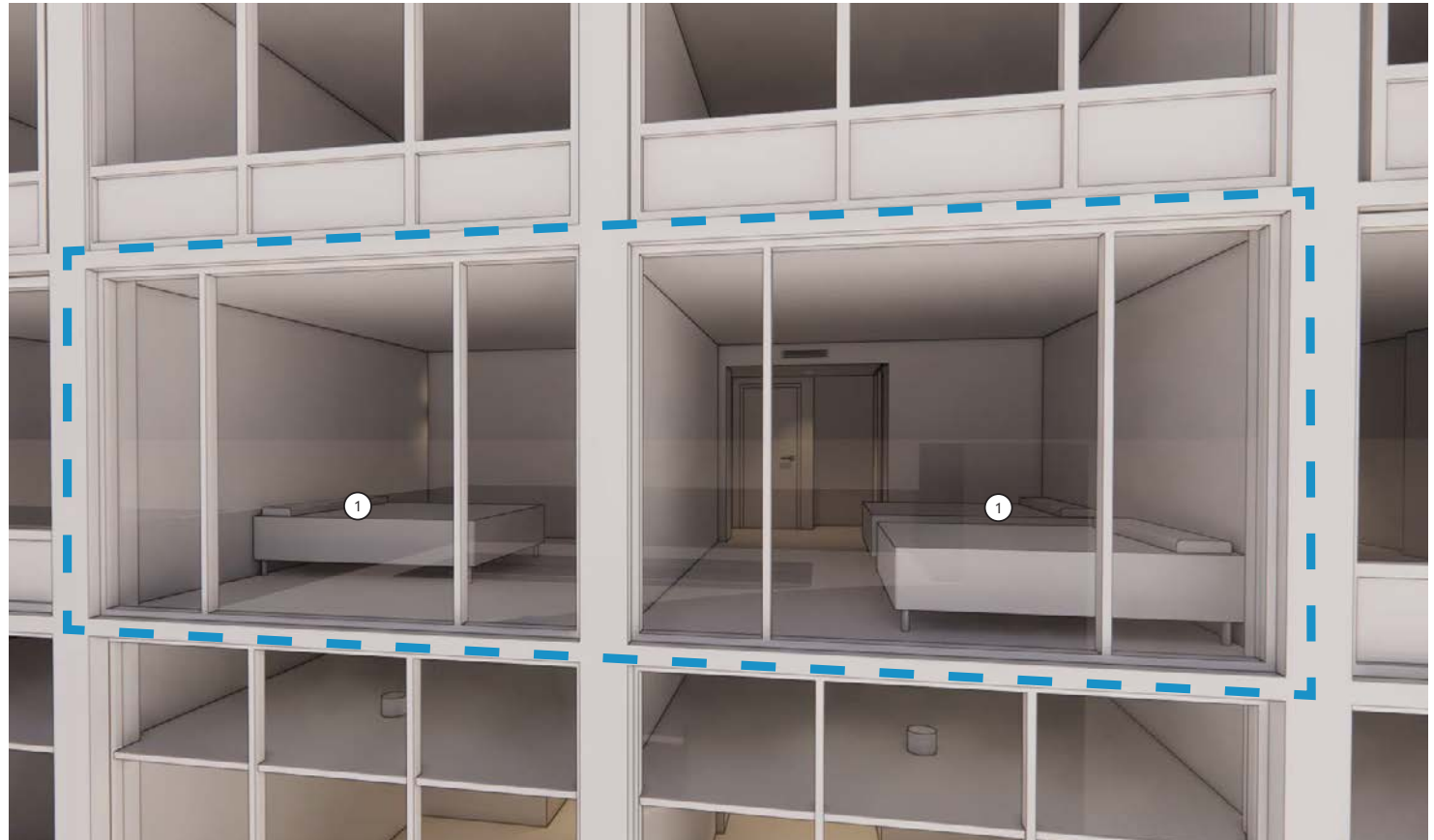
MODEL ROOM PAINT COLOR STUDY

- ① PAINT EXISTING TOWER LIGHT , SAWCUT
NEW SCORE LINES AND PAINT JOINT LINES
DARK
- ② EXISTING STOREFRONT SHOWN AS - IS.
- ③ DARK TEAL TO BE PAINTED ON LOWER
ADJACENT WALLS

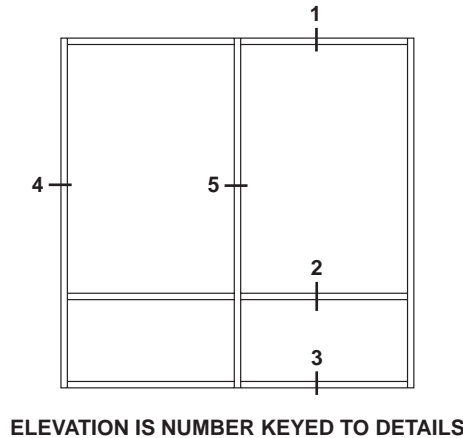


MODEL ROOM STOREFRONT WHITEBOX

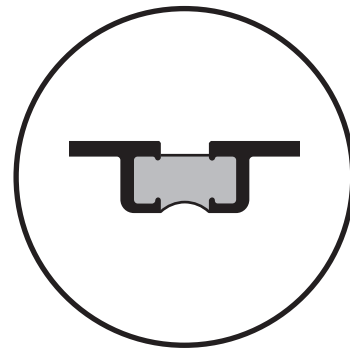
- ① STOREFRONT WITH FLOOR TO CEILING GLASS,
NO HORIZONTAL MUNTINS



Additional information and CAD details are available at www.kawneer.com

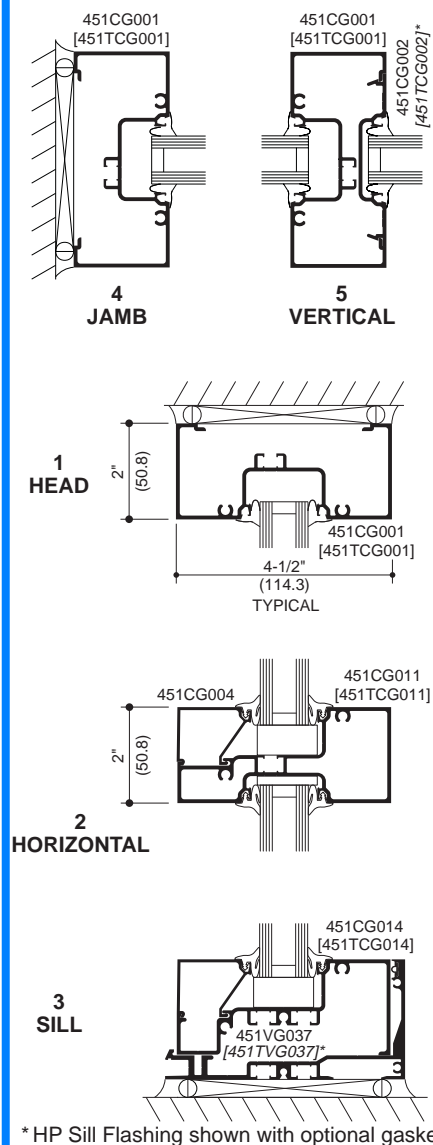


ELEVATION IS NUMBER KEYED TO DETAILS

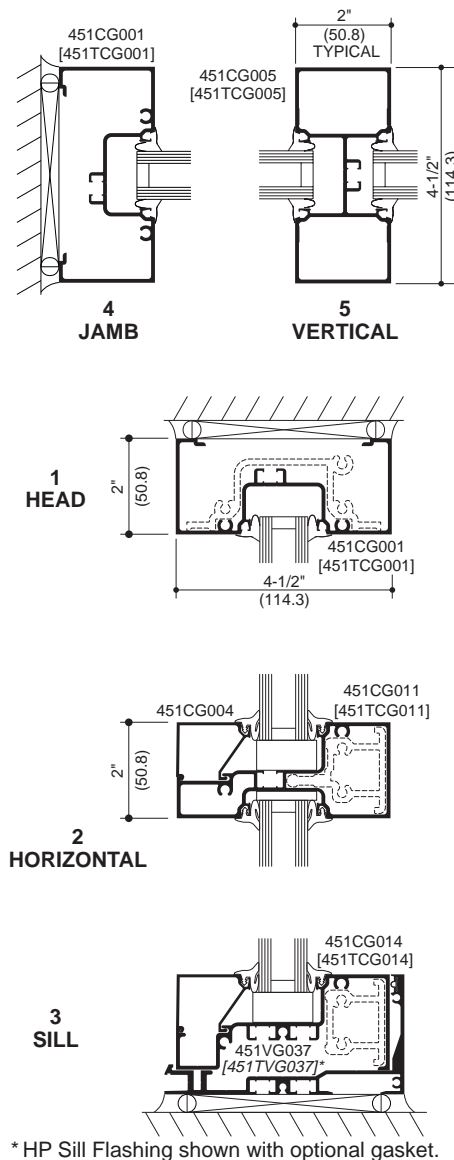


NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

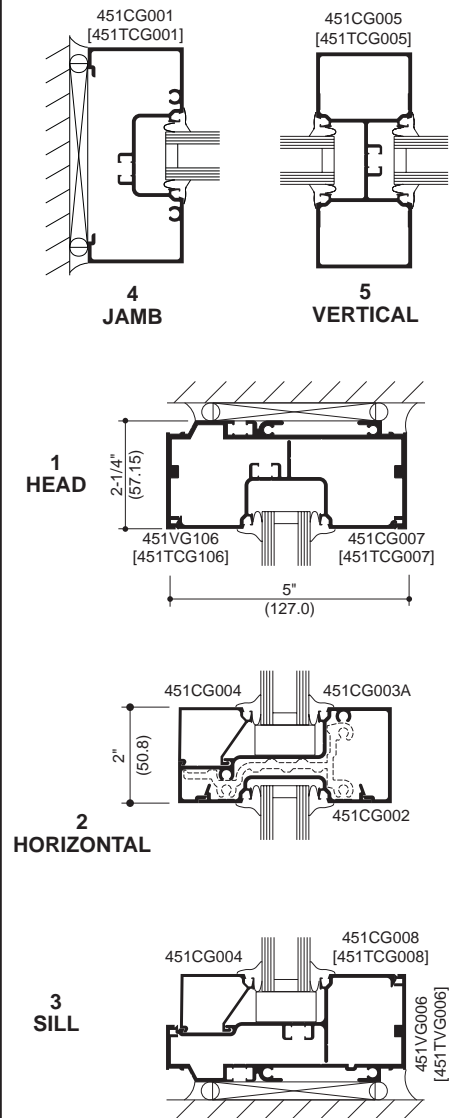
SCREW SPLINE



SHEAR BLOCK



STICK



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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