

Meeting: 9/20/2023
Project: 430 S. Gay St, Exterior Rehabilitation
Applicant: Keith Schultz The Johnson Studio at Cooper Carry

Property Information

Location: 430 S. Gay St. **Parcel ID** 95 I A 031
Zoning: DK (Downtown Knoxville)
Description:

Three-story commercial building clad in brick with a ground-level storefront reconstructed in 2013.

Description of Work

Level I Minor Alteration of an Existing Building/Structure

Exterior rehabilitation focused on ground floor of façade and south elevation. Scope of work includes the removal of existing fixed storefront windows and installation of new, operable, double-hung windows in existing fenestrations. The existing entry will be reconfigured; the paired, full-light doors and transom will be removed, and a new, full-height door will be installed. The sidelights will be reduced in size and engaged pilasters will flank the centrally-located door. Scope of work also includes replacement of the existing patio railing, which is outside the purview of the DRB.

Applicable Design Guidelines

4. Architectural Character:
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.

5. Ground Floor Doors and Windows:
5a. Use consistent rhythm of openings, windows, doorways, and entries.
5e. All windows at the pedestrian level should be clear.

Historic Resources:

2. Storefronts:
2a. Restore and maintain storefronts as they were originally.
4. Windows:
4a. Repair rather than replace historic windows.
4b. Replace windows if repairs are not possible with matching windows, including duplicating design, operation, material, glass size, muntin arrangements, profiles, and trim.
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.

Comments

Guidelines for historic buildings recommend replicating original windows' design, operation, and glass size. While the overall relationship of solids to voids and transparency patterns are retained, as the existing window openings will be used, the proposed change to double-hung windows does not replicate original storefront windows, which are typically fixed, single-light panes. The proposed replacement with double-hung windows does not meet the design guidelines.

The replacement of the paired double doors with a single full-light door and wider pilasters does not negatively affect the overall transparency pattern of the ground floor.

Signage should be submitted to the DRB as a separate packet.

Recommendation

Staff recommends approval of Certificate 9-B-23-DT, omitting the proposed replacement of the fixed storefront windows with double-hung windows; storefront windows should remain the same design, operation, and glass size as existing.



9-B-23-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

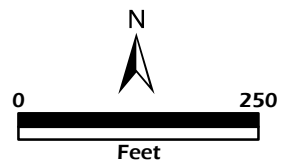
Petitioner: Keith Schultz The Johnson Studio at Cooper Cary

**DOWNTOWN
DESIGN
REVIEW
BOARD**



430 S. Gay St.
Level 1: Minor alteration of an existing building/structure

Original Print Date: 9/8/2023
Revised:
Knoxville/Knox County Planning · Downtown Design Review Board



KSS 08/29/23



DESIGN REVIEW REQUEST

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

Keith Schutz

Applicant

08/29/2023

9/20/23

9-B-23-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

Keith Schutz

The Johnson Studio at Cooper Carry

Name

Company

191 Peachtree Street, Suite 2400

Atlanta

GA

30303

Address

City

State

Zip

404-386-4818

keith@johnsonstudio.com

Phone

Email

CURRENT PROPERTY INFO

Ephant & Kennedy - 430 Gay St. LLC

735 Parkway Ste 1, Gatlinburg, TN 37738

865-277-7130

Owner Name (if different from applicant)

Owner Address

Owner Phone

430 S Gay Street

095IA031

Property Address

Parcel ID

Downtown

DK-H ZONE

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

8.29.23

Please Print

Date

Keith Schutz
Applicant Signature

Keith Schutz

08/29/2023

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: replacement of fixed storefront windows to operable windows to be more in keeping with past history as operable windows.
 replacement of outdoor seating guardrails

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:		TOTAL:
FEE 2:		
FEE 3:		

CONSTRUCTION LEGEND	
	NEW CONSTRUCTION TO BE BUILT AS PART OF THIS SCOPE OF WORK. REFER TO PARTITION TYPES.
	EXISTING CONSTRUCTION TO REMAIN.

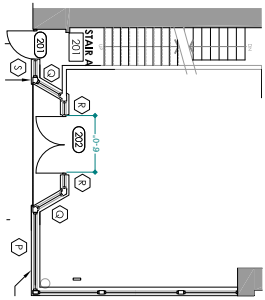


191 Peachtree Street NE
 Suite 2400
 Atlanta, GA 30303-1770
 (404) 525-5400
 johnsonstudio.com

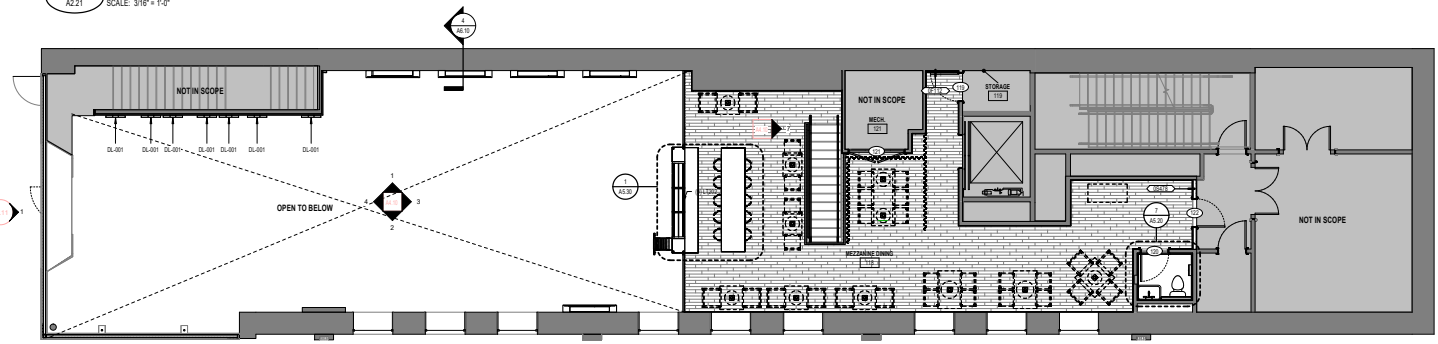
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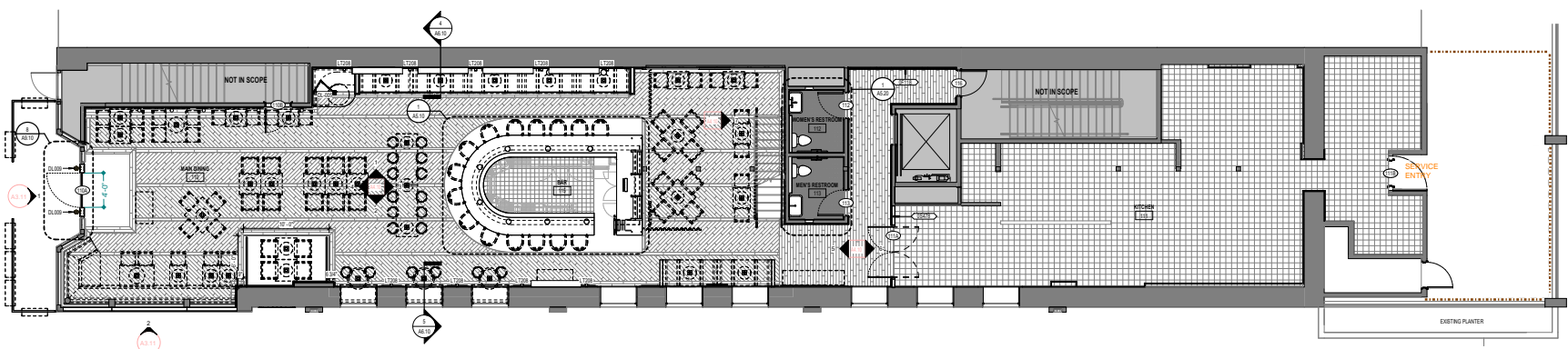
ISSUANCES		
No.	Drawing Issue Description	Date
1	DESIGN DEVELOPMENT	08/20/2020
2	PERMITTED FOR CONSTRUCTION	08/20/2021



3 PARTIAL PLAN AT EXISTING STOREFRONT
 A2.21 SCALE: 3/16" = 1'-0"



2 MEZZANINE FLOOR PLAN
 A2.21 SCALE: 3/16" = 1'-0"



1 LEVEL 1 FLOOR PLAN
 A2.21 SCALE: 3/16" = 1'-0"

Street Corner View

THE KENNEDY

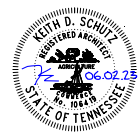
430 S GAY STREET
 KNOXVILLE, TN 37902

FLOOR PLANS

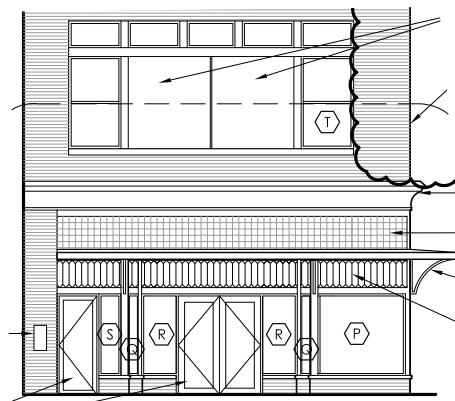
KEITH SCHUTTZ	20220411
Project Manager	08/20/2020
REBECCA DUNCAN	
Architect	
RACHAEL SNOW	
Interior Designer	

A2.21

ISSUED FOR CONSTRUCTION



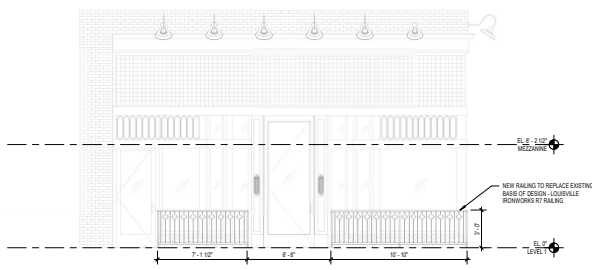
ISSUANCES		
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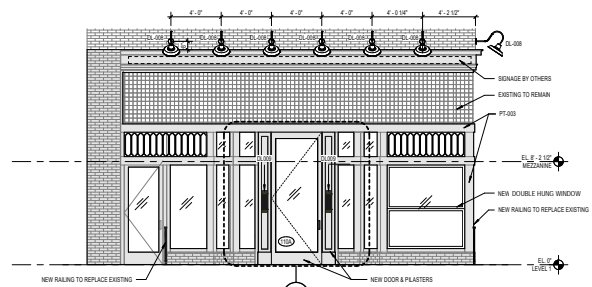
4 PARTIAL ELEVATION AT EXISTING STOREFRONT
SCALE: 1/4" = 1'-0"



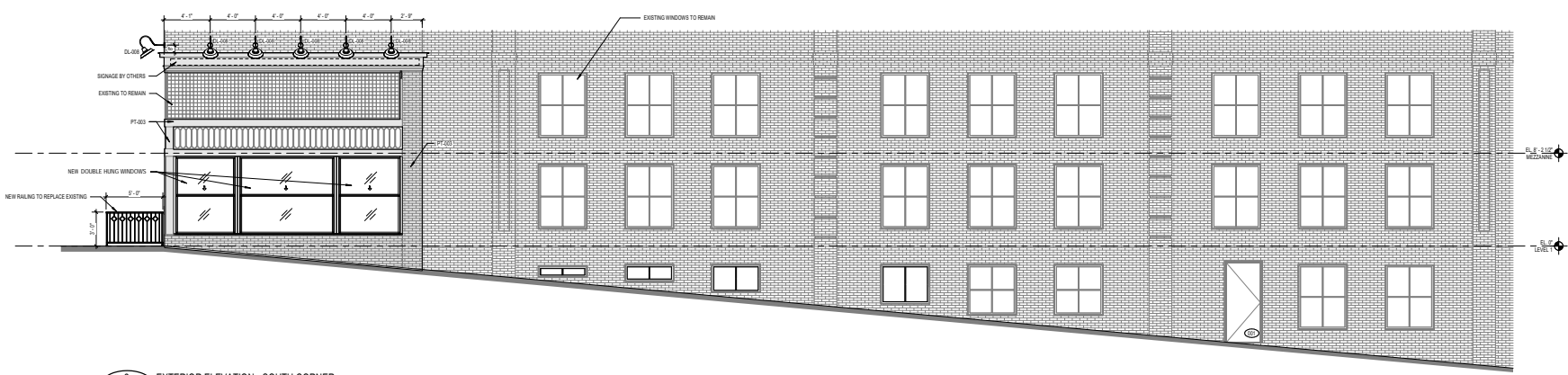
new railing concept



3 EXTERIOR ELEVATION - FRONT ENTRY RAILING
SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATION - FRONT ENTRY
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH CORNER
SCALE: 1/4" = 1'-0"

PROJECT NUMBER: 20200401 PROJECT NAME: THE KENNEDY
ARCHITECT: JOHNSON STUDIO AT COOPER CARRY 191 PEACHTREE STREET NE, SUITE 2400, ATLANTA, GA 30303
DATE: 08/20/2021 10:45 AM

THE KENNEDY

430 S GAY STREET
KNOXVILLE, TN 37902

EXTERIOR ELEVATIONS

KEITH SCHUTTZ	20220411
Project No.	66202023
Project Manager	REBECCA DUNCAN
Architect	RACHAEL SNOW
Issue Date	

A3.11



Change these window
units to each
corresponding window

Proposed using change
and window placement

Street Corner View

THE KENNEDY
430 S GAY STREET
KNOXVILLE, TN 37902



SLOMSKI
TAILOR

Jabel

430

BLACKHORSE

BLACKHORSE
PUB & BREWERY

S Gay ST
400



Street View

THE KENNEDY
430 S GAY STREET
KNOXVILLE, TN 37902

Appendix B

The Basics of Determining Appropriate Exterior Changes

There are some basic questions that should be answered before pursuing any exterior changes. They can help an owner organize proposed changes and their impact on the building.

The Building's Appearance:

1. Will changes affect the symmetry or asymmetry of the façade or other primary elevations? **NO**
2. Will alterations affect the orientation of or public access for the building? **NO**
3. Will the amount of the building devoted to openings (entrances, windows) change? **NO**
4. Are the proportions of the alterations similar and sensitive to the proportions of the building? **YES**
5. Will alterations alter historic design elements? **NO**
6. What alterations involve the replacement of historic building elements? **Storefront windows changed to operable - like they were in the past**
7. Will alterations include new signs or awnings? **No, not in this application**
8. Will alterations impact any unique characteristics of the site? **NO**

The Building's Impact on Other Properties:

1. Will the alterations reduce the integrity of the historic resource or site? **NO**
2. Does the proposed alteration make reasonable attempts to respect and integrate with the existing design? **YES**
3. Are the alterations designed so they are reversible with minimal impact to historic design and materials if they were removed at a future time? **YES**
4. What is the effect of the alterations on the property, on adjacent properties and nearby properties, and on properties in the historic district? **None**

Careful consideration of these questions will assist in designing appropriate details that protect the historic and architectural integrity of the buildings.