

Meeting: 8/21/2024
Project: Century Building
Applicant: Joseph Mayer HCC Development

Property Information

Location: 310 S. Gay St. **Parcel ID** 95 | A 043
Zoning: DK (Downtown Knoxville)
Description:

Five-story brick masonry building featuring terracotta details, limestone belt courses, and keystones. Paired one-over-one, double-hung windows with multi-light glass transoms. Decorative cornice along roofline. Contemporary storefront.

Description of Work

Level I Major Alteration of an Existing Building/Structure

After-the-fact review of windows installed that do not meet COA. Windows for third and fourth stories were originally one-over-one or two-over-two, double-hung wood sash with thick wood framing between the window sashes. The scope of work under COA 8-C-22-DT included windows being replaced with new custom-built sashes to match the existing, retaining the existing framing and details. Paired, wood, double-hung windows have been installed in all fenestrations, removing the internal vertical trim elements. The windows which were originally a wider 2/2 double-hung window now hold paired 1/1 double-hung windows.

Applicable Design Guidelines

Downtown Design Guidelines

C. HISTORIC RESOURCES

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.

Comments

The Century Building at 310 S. Gay Street is a contributing resource to the Gay Street Commercial Historic District, so the Historic Resources section of the design guidelines applies.

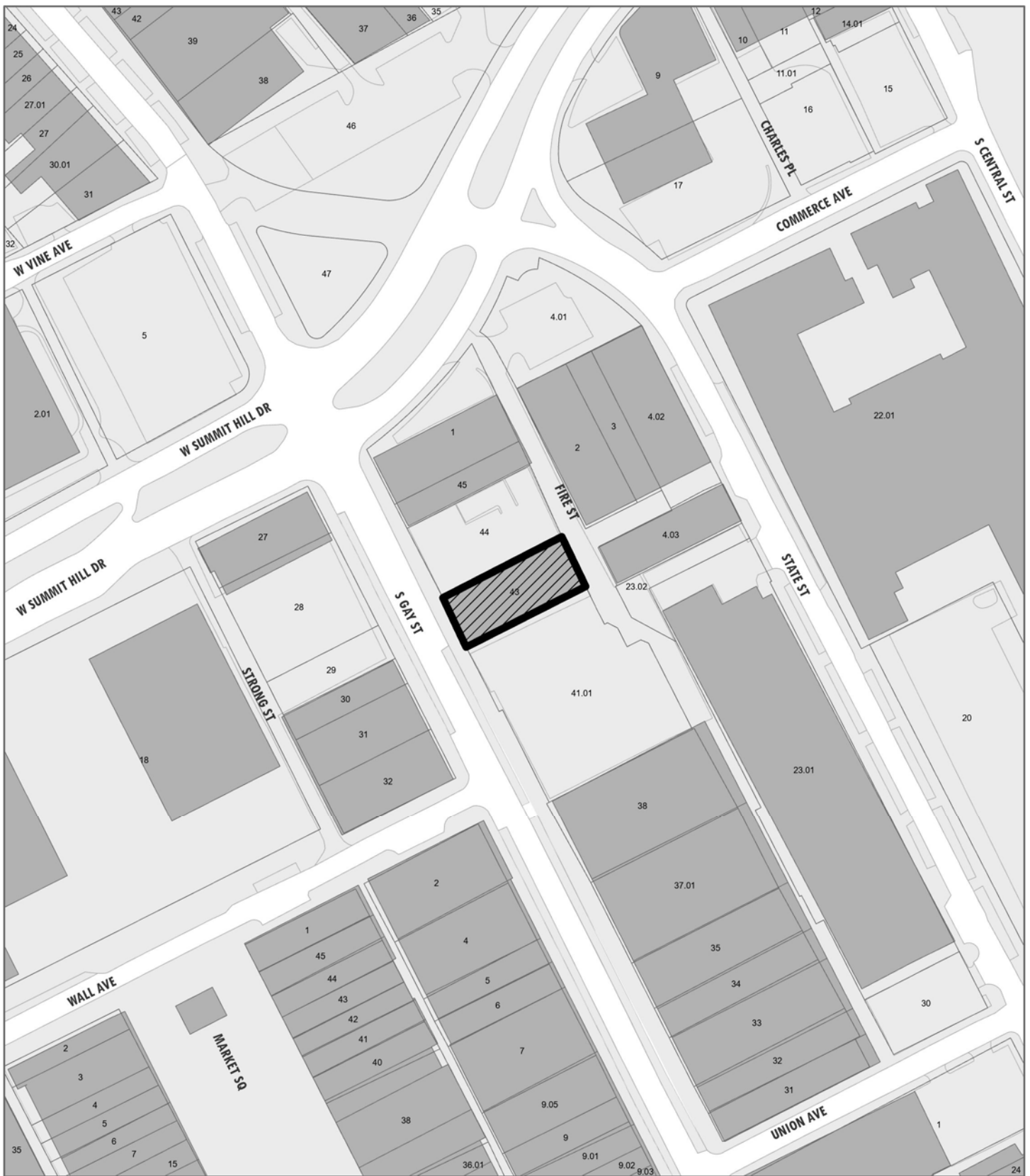
The previous submission windows being replaced with new custom-built sashes to match the existing, retaining the existing framing and details. Guidelines recommend duplicating design, operation, material, glass size, muntin arrangements, profiles, and trim. The installed Jeld-Wen brand 1/1 double-hung windows do not replicate the design, muntin arrangements, profiles, or trim of the historic windows which were removed. The vertical muntins of

the adjoining double-hung windows do not replicate the thicker, articulated vertical trim that was originally present, and the vertical muntins do not align with the trim that remains in the stained glass windows above. Moreover, wider 2/2 double-hung windows have been replaced with paired 1/1 double-hung windows.

Replicating the vertical trim may be difficult now that it has been removed; however, the replacement windows are a significant element of the building's overall visual character. The Board should discuss any solutions to mitigate the inappropriate replacement windows and the removal of internal trim, or approve the installed windows-after-the-fact.

Recommendation

The Board should discuss any solutions to mitigate the inappropriate replacement windows and the removal of internal trim, or approve the installed windows-after-the-fact.

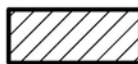


8-D-24-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

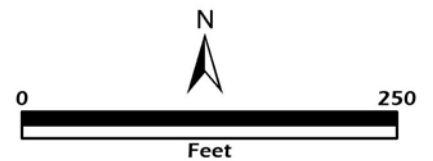
Petitioner: Joseph Mayer HCC Development

**DOWNTOWN
DESIGN
REVIEW
BOARD**



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

Original Print Date: 8/9/2024
Revised:
Knoxville/Knox County Planning · Downtown Design Review Board





Planning
KNOXVILLE | KNOX COUNTY

DESIGN REVIEW REQUEST

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

Joseph Mayer

Applicant

8/02/2024

August 21, 2024

8-D-24-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

Joseph Mayer

HCC Development

Name

Company

9502 middlebrook pike

HCC Development

tn

2379314

Address

City

State

Zip

8656432453

hccbuilt@gmail.com

Phone

Email

CURRENT PROPERTY INFO

scott boruff/blackswan llc

1462 rudder lane

865-237-4448

Owner Name (if different from applicant)

Owner Address

Owner Phone

310 South Gay Street

Property Address

Parcel ID

CENTURY BUILDING CONDOS

Neighborhood

Zoning

AUTHORIZATION

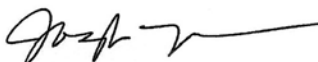

Staff Signature

Lindsay Crockett

8.5.24

Please Print

Date



Joseph Mayer

8/02/2024

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: Review of 4 window sections on front of building Floors 3 + 4

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: New windows to remain

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: 150.00
50		
FEE 2:		
100		
FEE 3:		

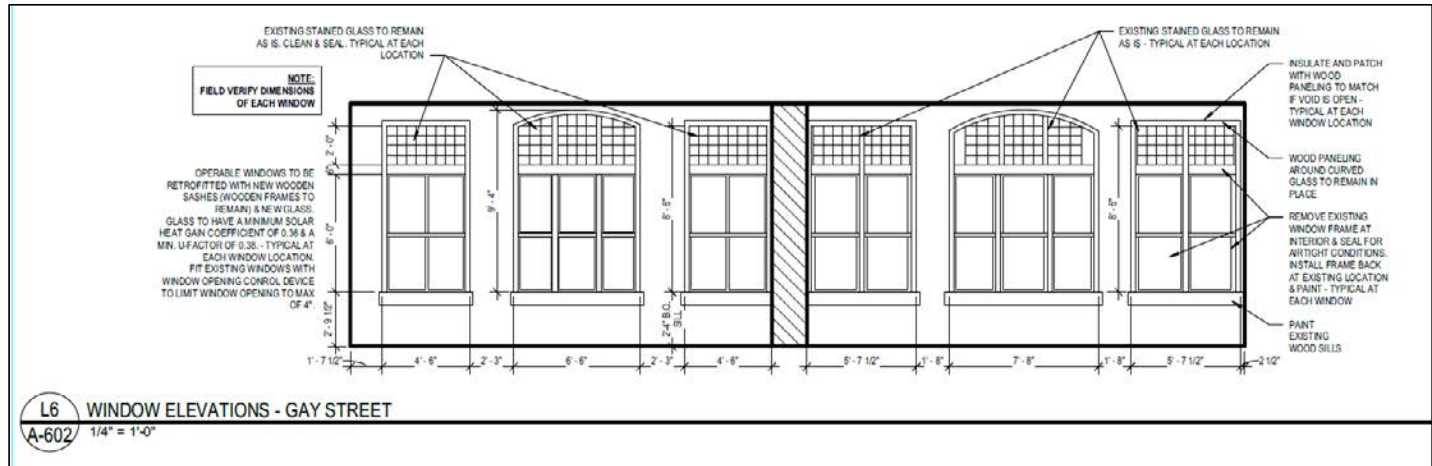


Drawings approved per COA

Windows to be replaced in-kind (2022 Streetview image)

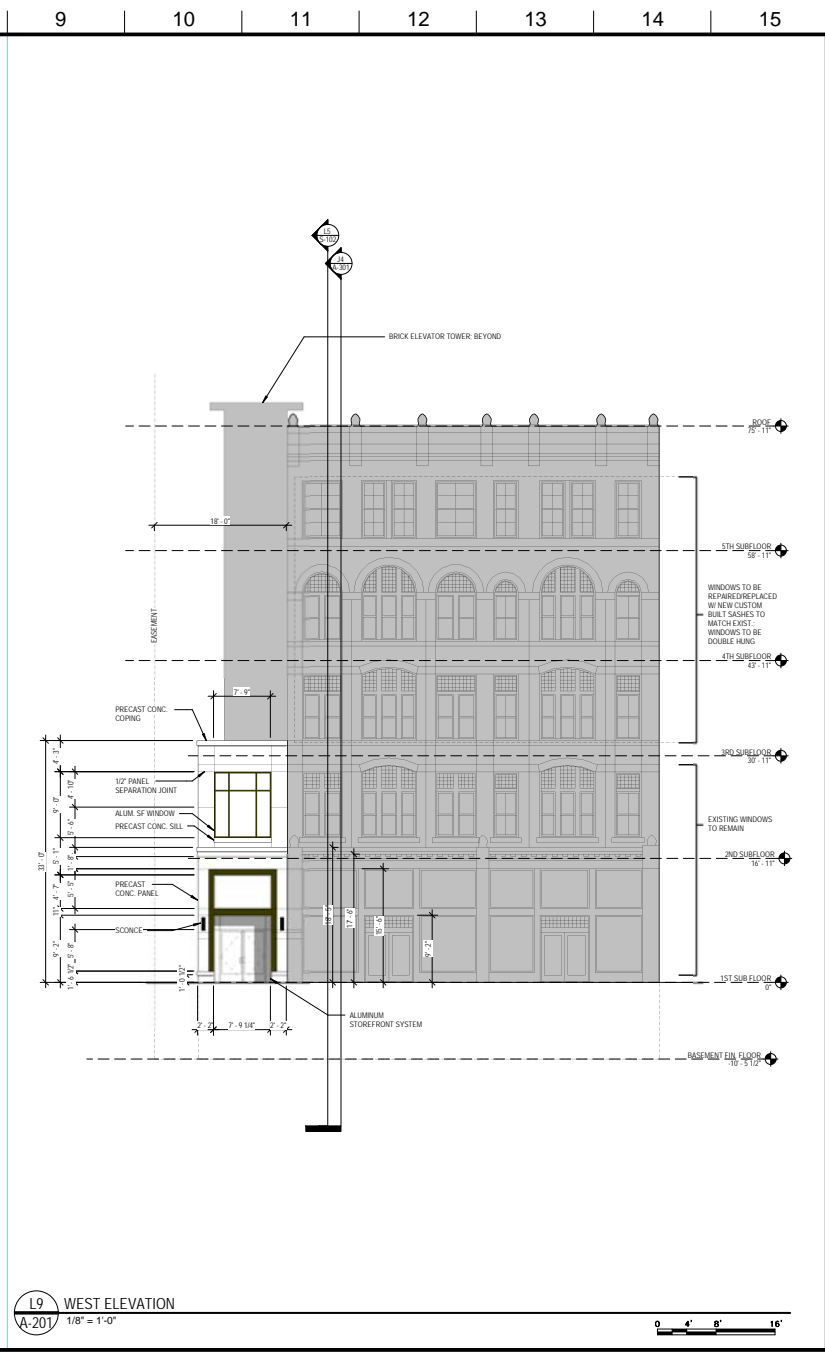


Window schedule submitted for permitting



Existing conditions





benefield · richters
 planning
 architecture
 902 North Central Street
 Knoxville, TN 37917
 (865) 637-7000

Planning
 D-1 PLAN REVIEW CERTIFICATION
 Plan Approved: *[Signature]*
 DATE: 9.28.22
 File #: 8-C-22-DT

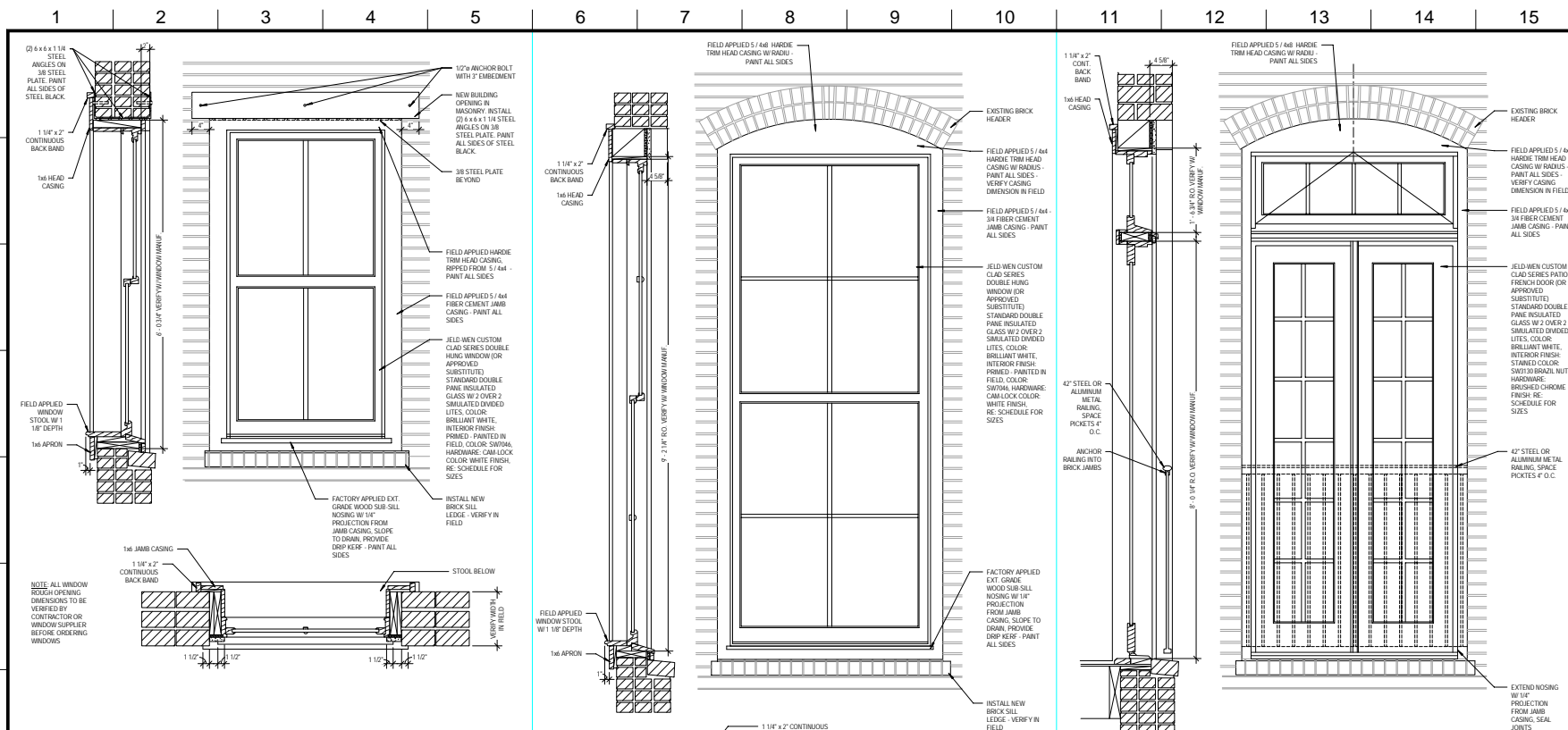
CENTURY BUILDING
 312 S. GAY ST.
 KNOXVILLE, TN 37902

EXTERIOR ELEVATIONS

DATE	BY	REVISION
8/21/22	AR	1P



A-201
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G1 WINDOW TYPE 'A' DETAILS (NORTH ELEVATION)
A-602 1" = 1'-0"

WINDOW SCHEDULE							
WINDOW	WIDTH	HEIGHT	OPERATION	HEAD	JAMB	SILL	HEAD HEIGHT
A	36"	72"	DEL. HUNG	GTJA-602	GTJA-602	GTJA-602	
B	48"	72"	DEL. HUNG	HTJA-602	HTJA-602	HTJA-602	
C	48"	72"	FIXED	HTJA-602	HTJA-602	HTJA-602	

H6 WINDOW TYPE 'B' DETAIL - EAST ELEVATION
A-602 1" = 1'-0"

H11 WINDOW TYPE 'C' DETAIL - EAST ELEVATION
A-602 1" = 1'-0"



L6 WINDOW ELEVATIONS - GAY STREET
A-602 1/4" = 1'-0"

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 Knoxville, TN 37917
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CENTURY BUILDING

**312 S. GAY ST.
KNOXVILLE, TN 37902**

WINDOW SCHEDULE & DETAILS

DATE	ISSUED BY	REVISION	DATE
SPC	AR	SP	04/08/2017



A-602
 IBC-ALT-23-0842
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