

**Meeting:** 3/20/2024  
**Project:** 120 S. Gay St - Rooftop Deck  
**Applicant:** Logan Higgins Heyoh Design & Development

---

## Property Information

**Location:** 120 S. Gay St. **Parcel ID** 94 E G 042  
**Zoning:** DK (Downtown Knoxville)  
**Description:**

Commerce Building, c.1891. Four-story, four-bay wide, brick masonry building with arched transoms at the fourth story windows and modified storefronts.

---

## Description of Work

Level II Major Alteration of an Existing Building/Structure

Installation of new rooftop deck and pergola on the leftmost unit of the Commerce Building. The deck and pergola will adjoin the existing penthouse area. The pergola will measure approximately 23'-5" wide by 19'-4" deep, consisting of a 10'-5" tall steel structure wrapped with square wood posts and a roof of flat wood rafters.

An additional deck space, measuring approximately 23'-5" wide by 8'-4" deep, will adjoin the pergola area. The deck will be recessed from the building edge by 4'-4" and enclosed by a 42" tall steel guardrail with a black powder coat.

---

## Applicable Design Guidelines

Downtown Design Guidelines

### 1. Rooflines and Additions

Alterations of the rooflines of historic buildings are not appropriate. A one-story rooftop addition, including railings, may be possible on taller buildings if it is inconspicuous from the public right-of-way. Additions should be set back from the primary elevation of the building, and should not damage character-defining features, including parapets and side walls. These walls are often topped by coping stones offering contrasting color or texture, or contain cornices, decorative grills, chimneys, corbelled brickwork and other architectural elements. Rooftop additions are almost never appropriate on buildings less than four stories in height.

### GUIDELINES:

- 1a. Preserve or restore historic roofline features, including parapet walls and cornices.
  - 1b. Design rooftop additions to be complimentary to the historic building in terms of materials and color.
  - 1c. Avoid construction that maintains only the historic facade.
  - 1d. Do not alter, obscure or destroy significant features of historic resources when constructing additions.
  - 1e. Design rooftop additions so that they are not seen from adjoining streets and sidewalks.
- 

## Comments

The Commerce Building is a contributing resource to the Southern Terminal and Warehouse District, so the Historic

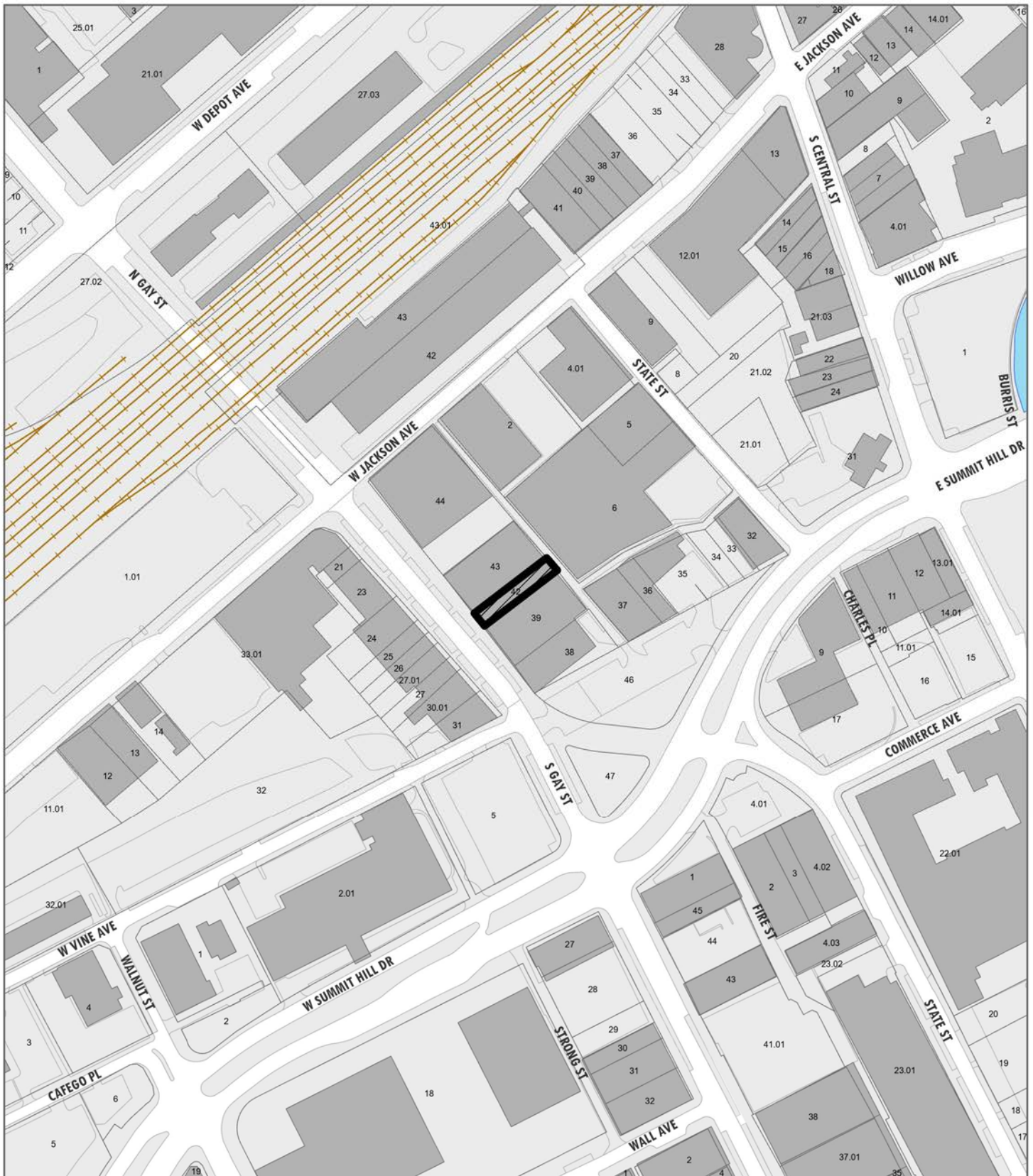
---

Resources section of the guidelines applies. Rooftop additions have been approved on historic buildings downtown when they are not visible from the street; the applicant has provided a line-of-sight drawing illustrating the proposed pergola's lack of visibility from the sidewalk across the street. The pergola structure will be recessed 12'-8" from the building edge. The proposed pergola will not result in the removal of any historic features; a penthouse addition already exists on the same building area.

---

## **Recommendation**

Staff recommends approval of Certificate 3-C-24-DT as submitted.



**3-C-24-DT**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

**DOWNTOWN  
DESIGN  
REVIEW  
BOARD**

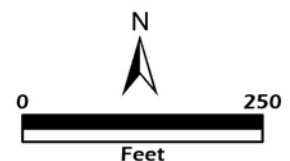


**120 S. Gay St.**

**Level 2: Major alteration of an existing building/structure**

Original Print Date: 3/8/2024  
Revised:  
Knoxville/Knox County Planning · Downtown Design Review Board

**Petitioner: Logan Higgins Heyoh Design  
& Development**





## DESIGN REVIEW REQUEST

☒ DOWNTOWN DESIGN (DK)

☐ HISTORIC ZONING (H)

☐ INFILL HOUSING (IH)

Heyoh Architecture and Development

Applicant

03/01/2024

03/20/2024

3-C-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

Logan Higgins

Heyoh Design

Name

Company

133 S. Gay St

Knoxville

Tn

37902

Address

City

State

Zip

865.236.0430

logan@heyohdesign.com

Phone

Email

## CURRENT PROPERTY INFO

Joseph & Julie Gunn

Unit #701

423.782.7188

Owner Name (if different from applicant)

Owner Address

Owner Phone

(Unit 701) 120 S. Gay St.

094EG042 (Condo)

Property Address

Parcel ID

Downtown (Commerce Lofts)

DK

Neighborhood

Zoning

## AUTHORIZATION

Lindsay Crockett

3.1.24

Staff Signature

Please Print

Date

Logan Higgins

3/1/2024

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: Addition of a rooftop deck/ pergola above 120 S. Gay St. The proposed addition will have no effect on the historic facade of the building and should not be visible from the public realm on S. Gay St. The proposed roof deck will utilize roughly 700 s.f. of roof area and will be accessed by an existing rooftop penthouse which is to remain unaltered.

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: 100.00
100.00	
FEE 2:	
FEE 3:	





(UNIT 701) 120 S. GAY ST

DESIGN REVIEW BOARD



## INDEX

- 03 PROJECT LOCATION
- 04 SITE CONTEXT
- 05 DESIGN GUIDELINES
- 06 SECTION DIAGRAM
- 07 SITE PLAN
- 08 ELEVATIONS
- 09 ROOF PLAN

## PROJECT OVERVIEW

The Commerce building is an existing structure at (Unit 701) 120 S. Gay St.

The project is proposing the addition of a rooftop deck and pergola above (Unit 701) 120 S. Gay St. of the Commerce Building. The proposed addition will not be visible by pedestrian foot traffic on S. Gay St.

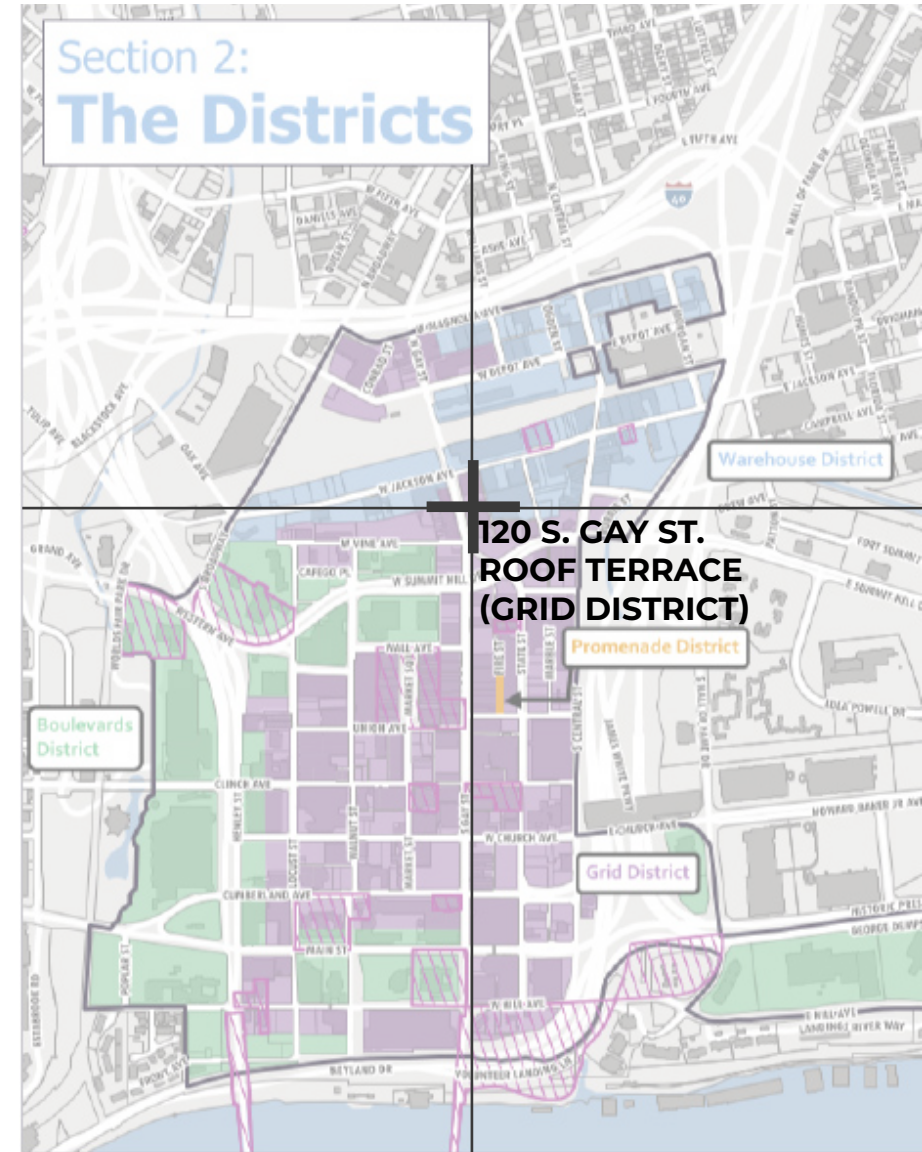
This application has been prepared to seek approval from the Design Review Board under the City of Knoxville's Downtown Design Guidelines.



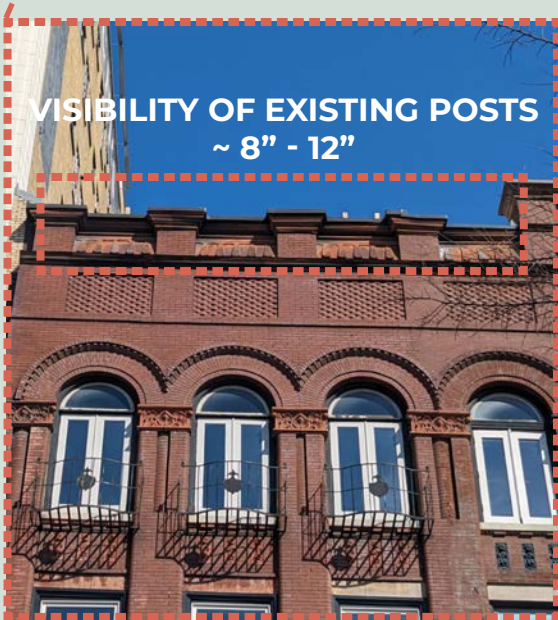
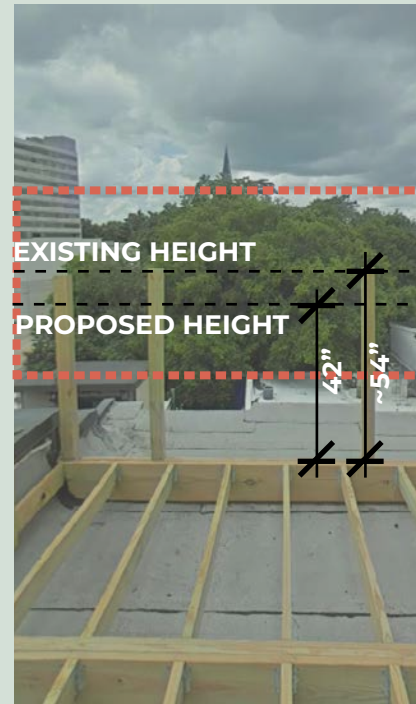
Heyohdesign.com  
865.236.0430  
Admin@heyohdesign.com



# PROJECT LOCATION IN DESIGN GUIDELINE BOUNDARIES







The unit is bordered by S Gay St. and located within the commerce building. The rooftop neighbors the Sterchi Lofts building to the North, and another Commerce Unit to the South. North boundary of site shares a 0' setback where Sterchi Lofts exterior wall borders rooftop.

The proposed rooftop addition will be minimally visible, if at all, from street level, and shall have no effect on the existing historic building facade.

Existing (non-conforming) guard posts are 54" above finished deck. Proposed rail height is 42" above finished deck elevation. Existing guard posts are barely visible from street level, across the street.

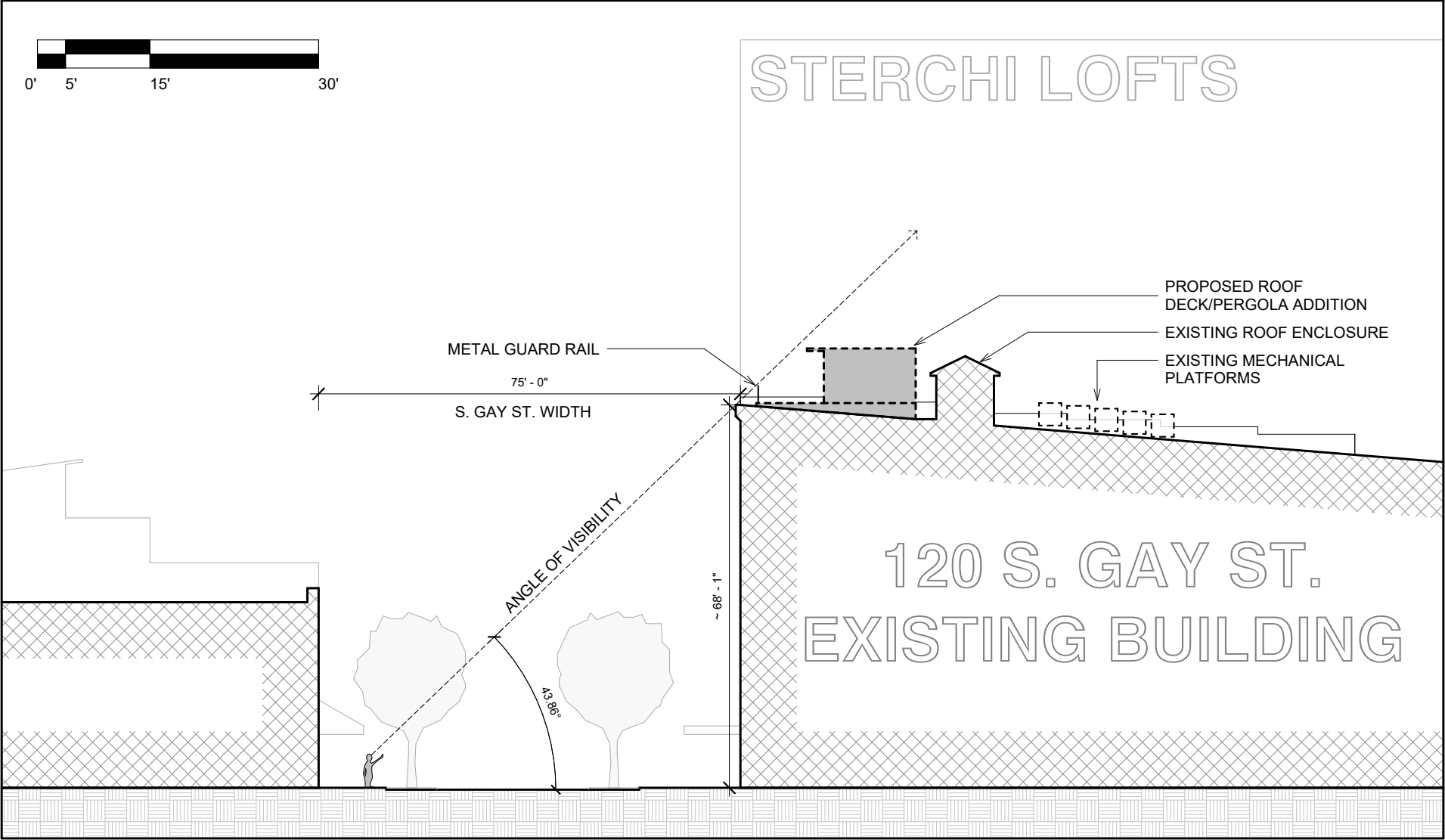
Proposed guards are only 42" above finished deck elevation, and will not be visible from street level.

Proposed guard is placed 4"- 6" farther from face of building than the existing posts.

# DESIGN GUIDELINES

1. ROOFLINES AND ADDITIONS
<p>A one-story rooftop addition, including railings, may be possible on taller buildings if it is inconspicuous from the public right-of-way. Additions should be set back from the primary elevation of the buildings, and should not damage character-defining features, including parapets and side walls.</p>
GUIDELINES
1a. Preserve or restore historic roofline features, including parapet walls and cornices.
1b. Design rooftop additions to be complimentary to the historic building in terms of materials and color.
1c. Avoid construction that maintains only the historic facade.
1d. Do not alter, obscure, or destroy significant features of historic resources when constructing additions.
1e. Design rooftop additions so that they are not seen from adjoining streets and sidewalks.
<b>These recommendations have been followed as applicable.</b>

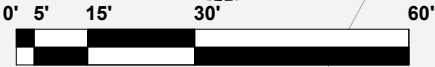
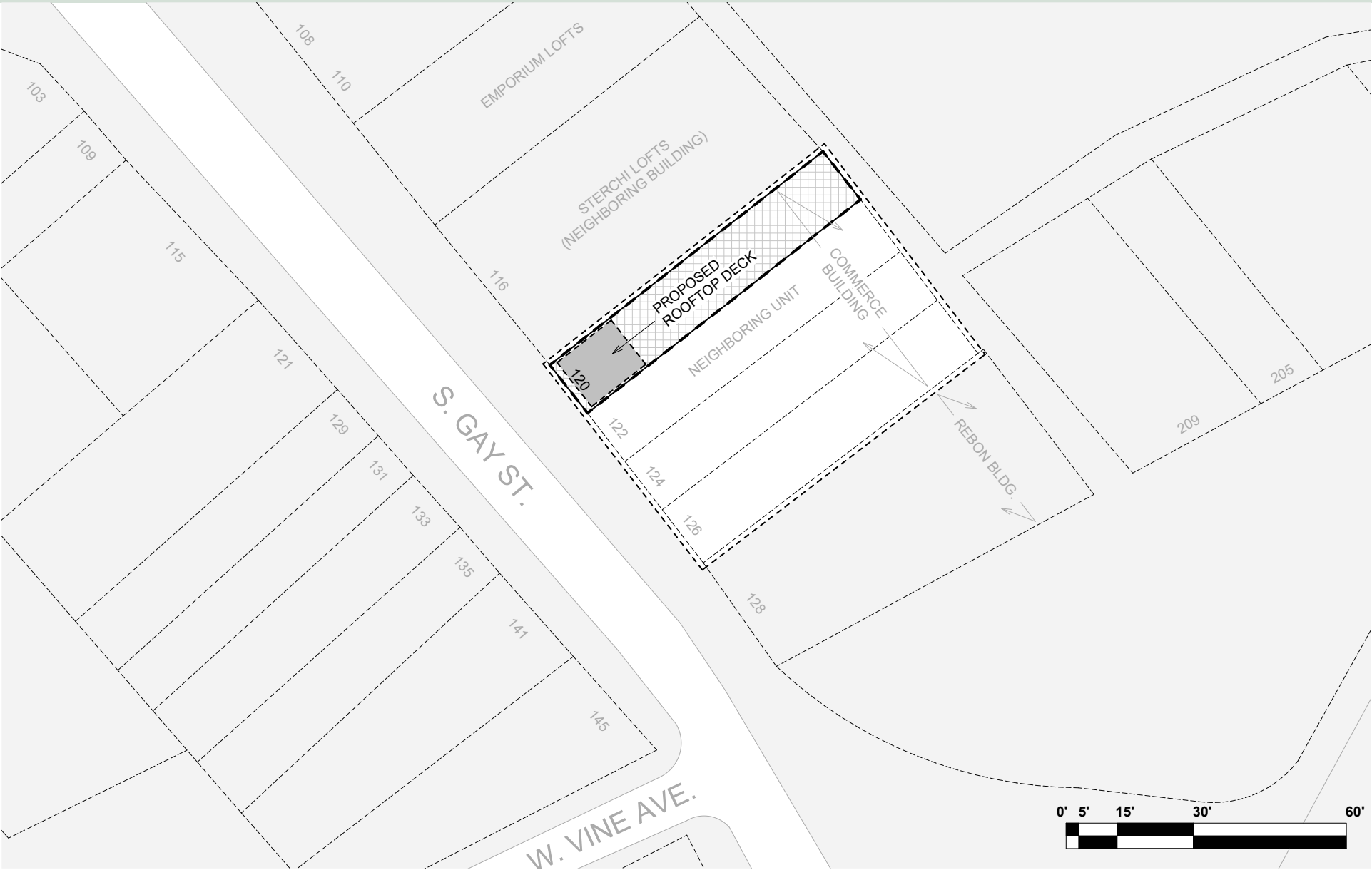
# SECTION DIAGRAM



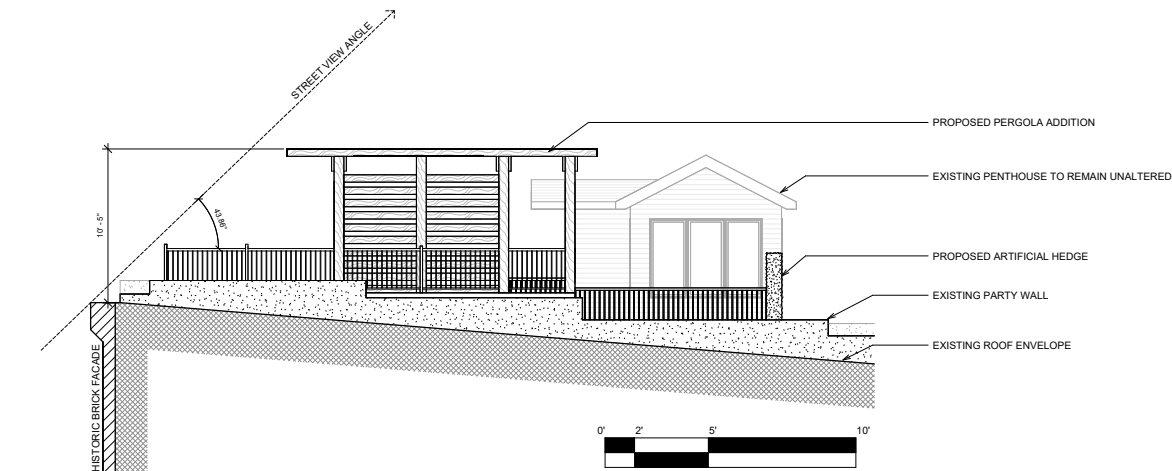
As indicated in the diagram above, the proposed rooftop addition will not be visible from the public realm.



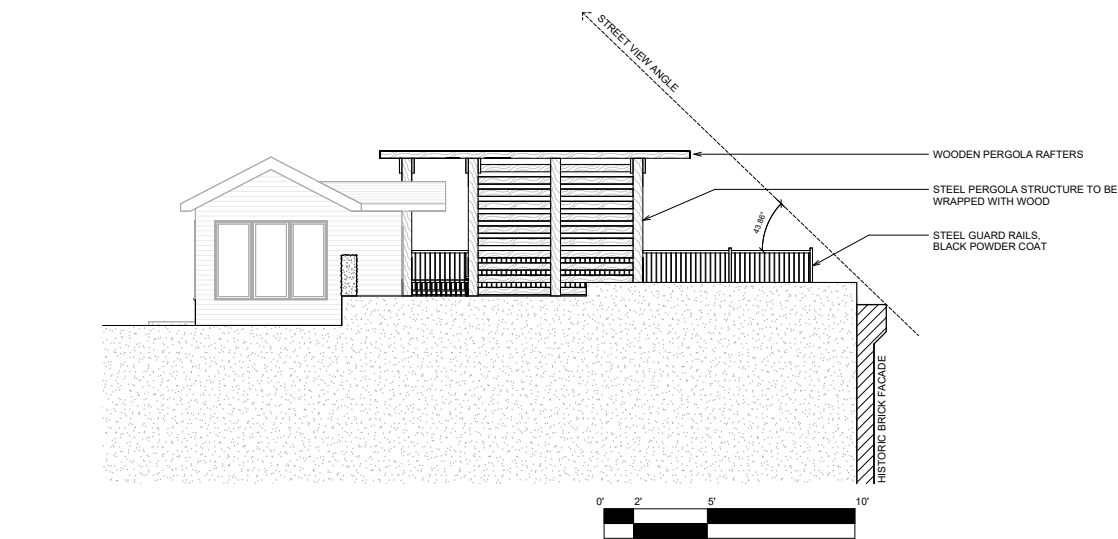
# SITE PLAN



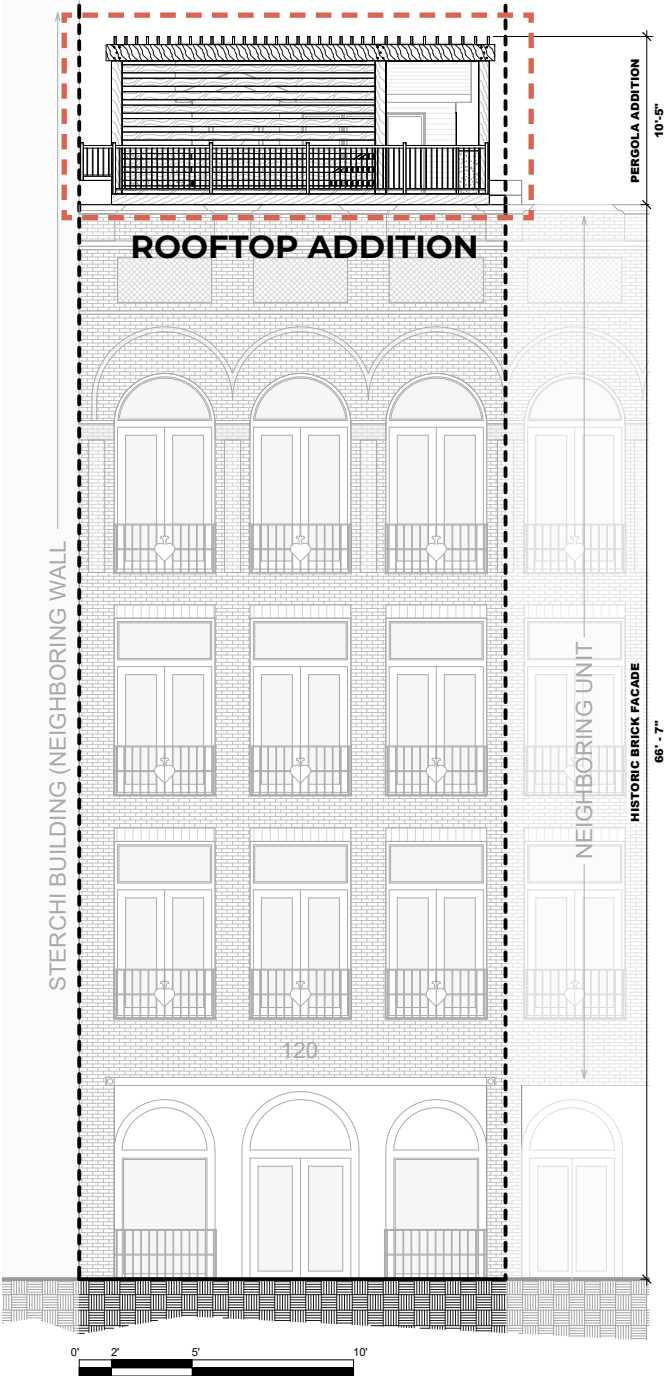
# ELEVATIONS



PROPOSED SE ELEVATION

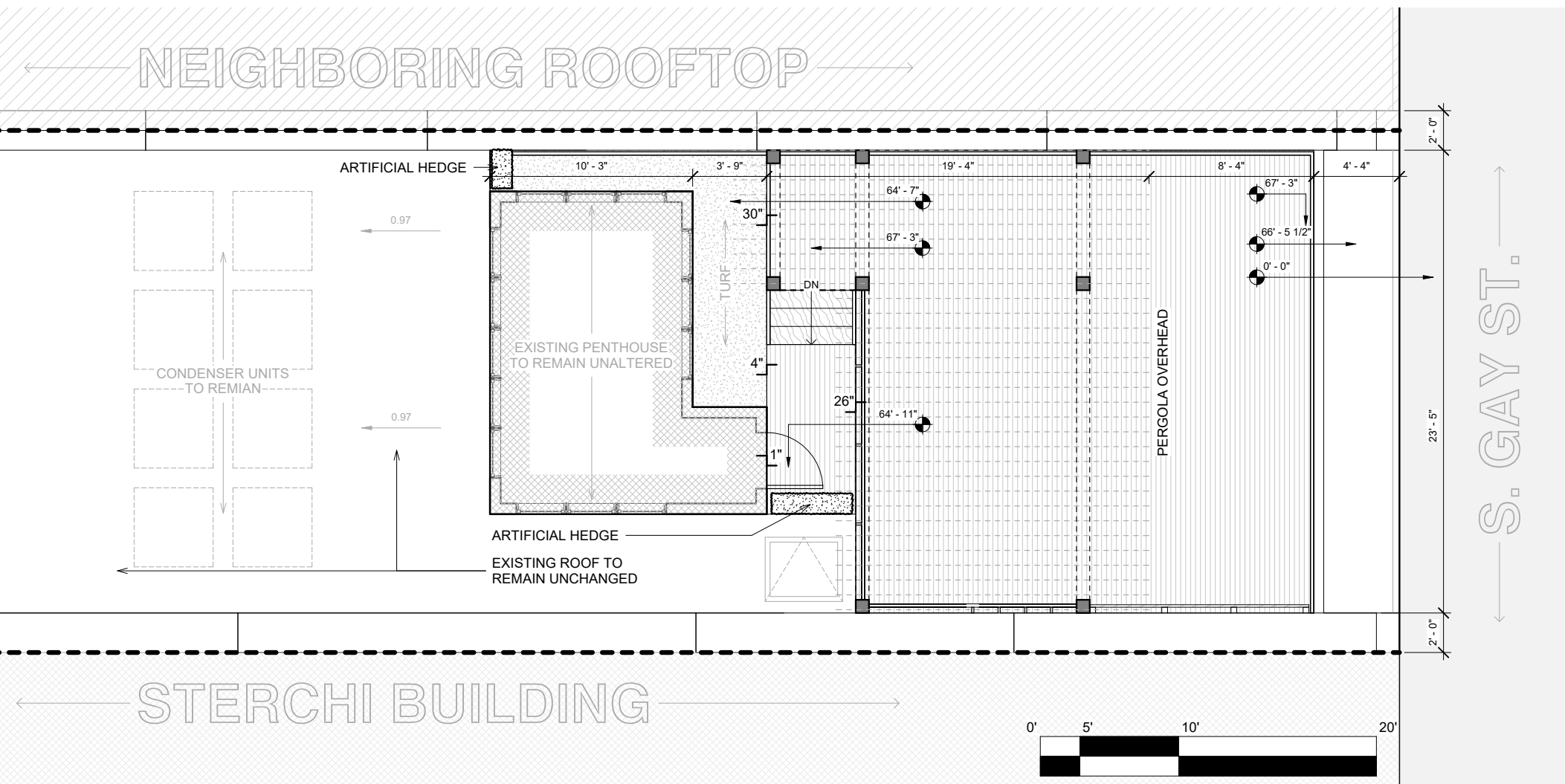


PROPOSED NW ELEVATION



PROPOSED SW ELEVATION

# ROOF PLAN



## PROPOSED ROOF PLAN