



**KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 27 Market Square 37902

FILE NO.: 11-L-13-HZ

DISTRICT: Market Square H-1

MEETING DATE: 11/21/2013

APPLICANT: Scott Busby; Smee-Busby Architects (architect)

LEVEL OF WORK: Level II. Major repair or replacement of materials or architectural elements.

PROPERTY DESCRIPTION: Victorian Veracular (c. 1885)

McDaniel Building. Two-story brick with arched two-over-two second-story windows (replaced in 2012), corbelled cornice. Duplicates 23 Market Square. Later-replaced storefront.

► **DESCRIPTION OF WORK:**

Replace non-original storefront and wood frame with new storefront with fiber cement board frame and beadboard panelled base and sides. Replacement door to be a full-light wood frame door. Configuration of storefront to more closely match original with 90-degree angled display windows (rather than canted) framing a central recessed entry as shown on submitted drawings.

► **APPLICABLE DESIGN GUIDELINES:**

Market Square Design Guidelines and Designation Report, adopted by the Knoxville City Council on July 24, 2001.

MARKET SQUARE DESIGN GUIDELINES (entered in their entirety for the record)

II. Existing Buildings

A. Storefront Design:

1. Contain the storefront to the height and width of the original opening designed for it.
2. Make the storefront as transparent as possible by using large glass areas and transoms.
3. The color and texture of storefront materials shall be simple and unobtrusive, whether they are wood or metal..
4. Display windows shall be clear glass.
5. Display windows shall be recessed into the storefront framing.
6. Transom windows can be clear, tinted or stained glass.
7. The entrance door shall have a full-view glass panel. The door shall not be decorated with moldings, cross bucks, window grills or other features that are not in keeping with the era of development.
8. Entry doors can be recessed behind the front plane of the storefront.
9. Bulkheads can be wood panels, glass, or tile. Bulkheads and should be 18"-30" tall.
10. A storefront cornice shall be wood, cast iron, or sheet metal.
11. Side piers should be the same material as the upper stories.

SECRETARY OF INTERIORS STANDARDS for Rehabilitating Historic Buildings

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.



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6. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

COMMENTS:

STAFF FINDINGS:

- 1) The existing storefront is a relatively replacement and configuration and is therefore not character defining.
- 2) The installation of a new storefront in this case will not destroy significant historic fabric.
- 3) The existing concrete entry floor is not character defining.
- 4) Most storefront facades in Market Square contain recessed entries within 90-degree-angled recesses.
- 5) There are two other entries that have canted walls as does the subject property.
- 6) The materials, features, and configuration of the proposed replacement storefront and windows are in keeping with the design guidelines and with the historic character and style of the building and the district.

STAFF RECOMMENDATION:

Approval as per submitted drawings.

**Knoxville/Knox County Metropolitan Planning Commission
Knoxville/Knox County Historic Zoning Commission**

Certificate (File) No.:

Date Filed:

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

I (we) make application for a Certificate of Appropriateness for the plans and proposals described for the following property.

1. NAME OF APPLICANT: Smee + Busby Architects
Address: 29 Market Square #201
Knoxville, TN 37902
Telephone: (865) 521-7500 Fax: (865) 521-7551
Relationship to Owner: Architect

2. NAME OF OWNER: Margaret Rouse
Address: 405 Anteelah Trail
Knoxville, TN 37919
Telephone: rouse01@comcast.net
(865) 389-1841 Fax:

3. LOCATION OF PROPERTY (Address, Lot, and Parcel No.):
Address: 27 Market Square Knox. TN 37902 Tax ID:
Parcel ID 094LF006

4. TYPE OF WORK:
Level: 2

5. DESCRIPTION OF WORK: *(See Part 2 of this application for additional information to be submitted with the application. A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)*

Removal of existing first floor storefront and wood surround. Provide new wood (Hardie) and glass storefront and surround to be similar to the existing Market Square storefront configurations.

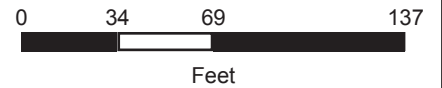
6. SIGNATURE OF APPLICANT:  Date: 11/01/13

Return application to: Knoxville/Knox County Historic Zoning Commission,
Suite 403, City/County Building, 400 Main Street,
Knoxville, Tennessee 37902.

FOR STAFF USE ONLY		
Date Received	Approved	Disapproved
Approved As Modified		Date Acted On



27 Market Square
 Market Square H-1 Overlay
 Historic Zoning Commission Meeting



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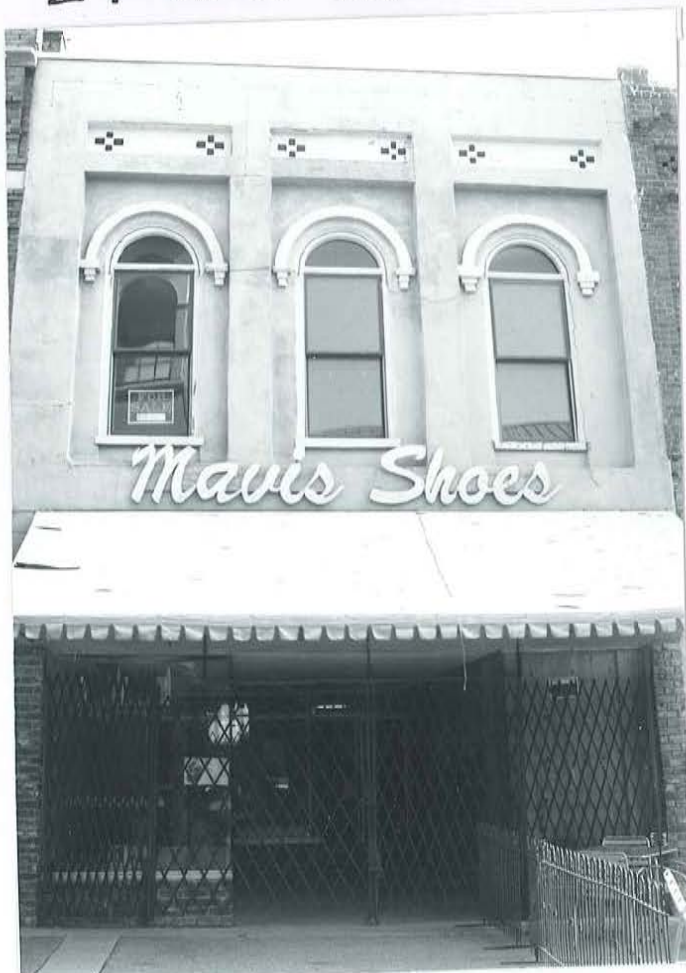
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27 MKT. SQ.



14 MKT SQ.



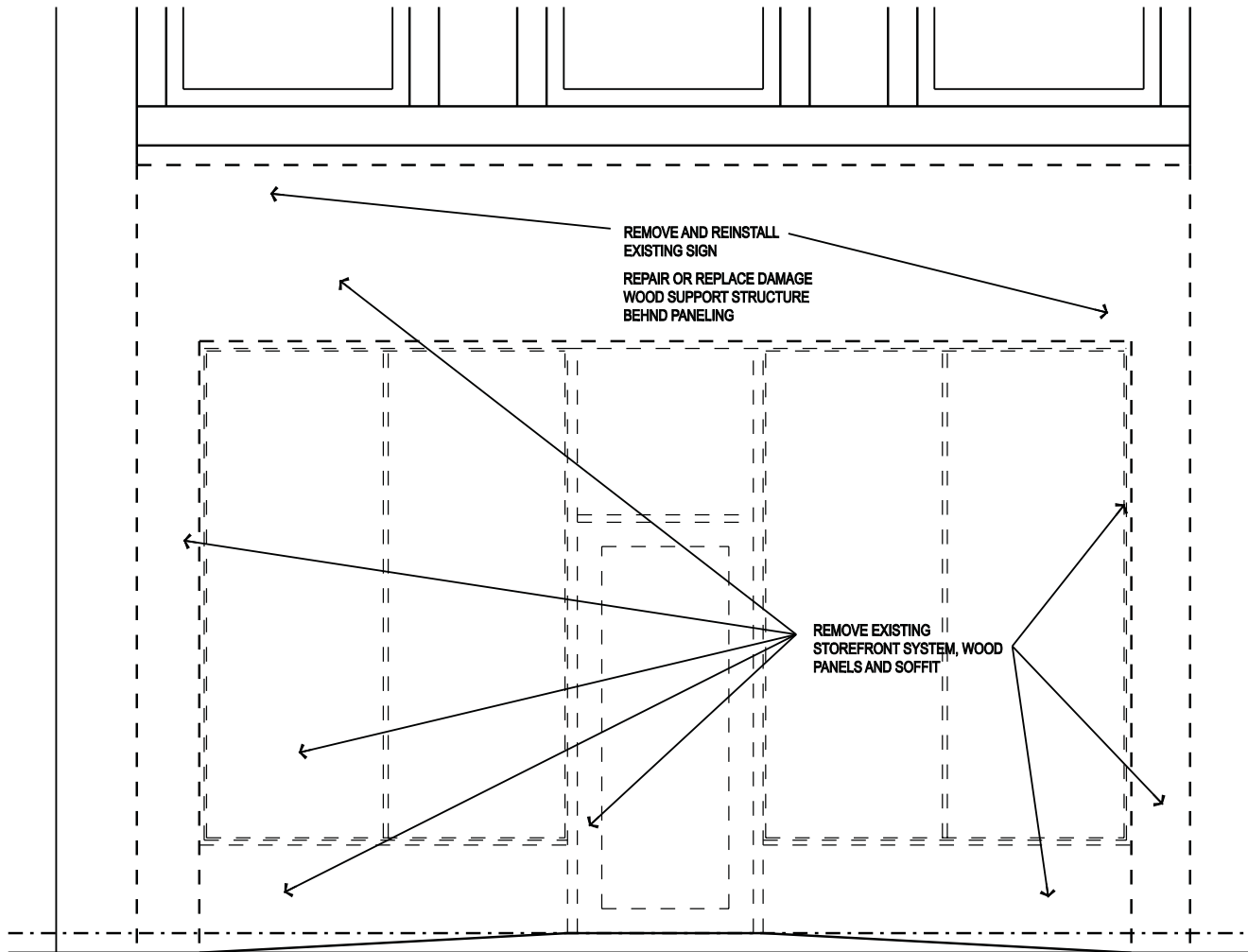
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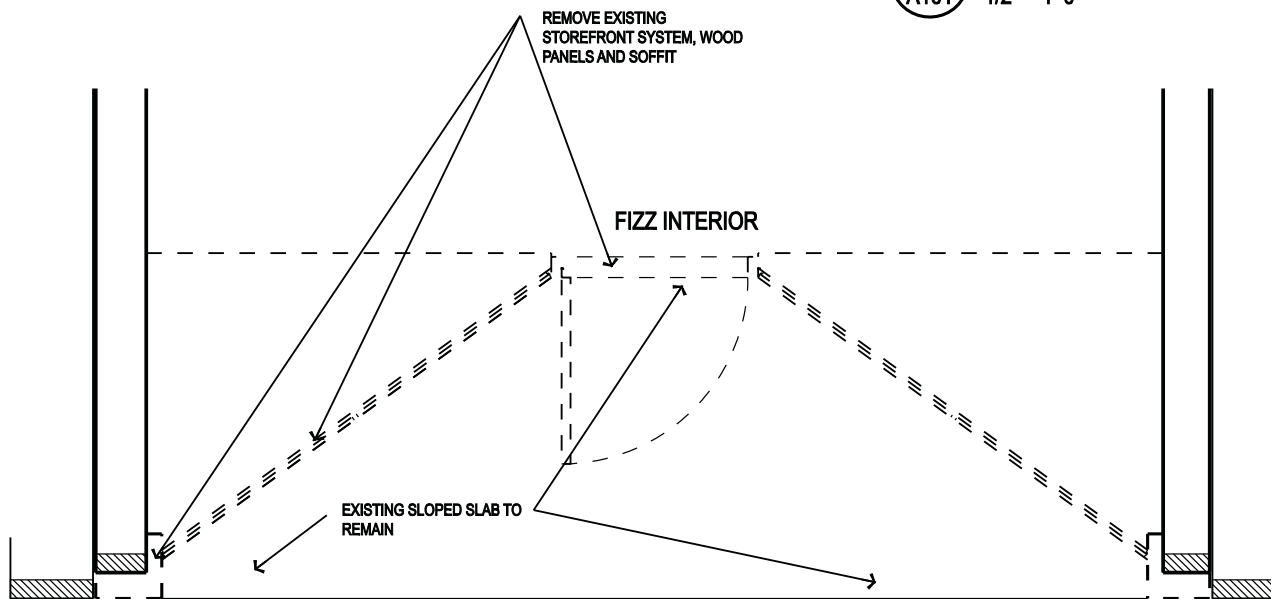
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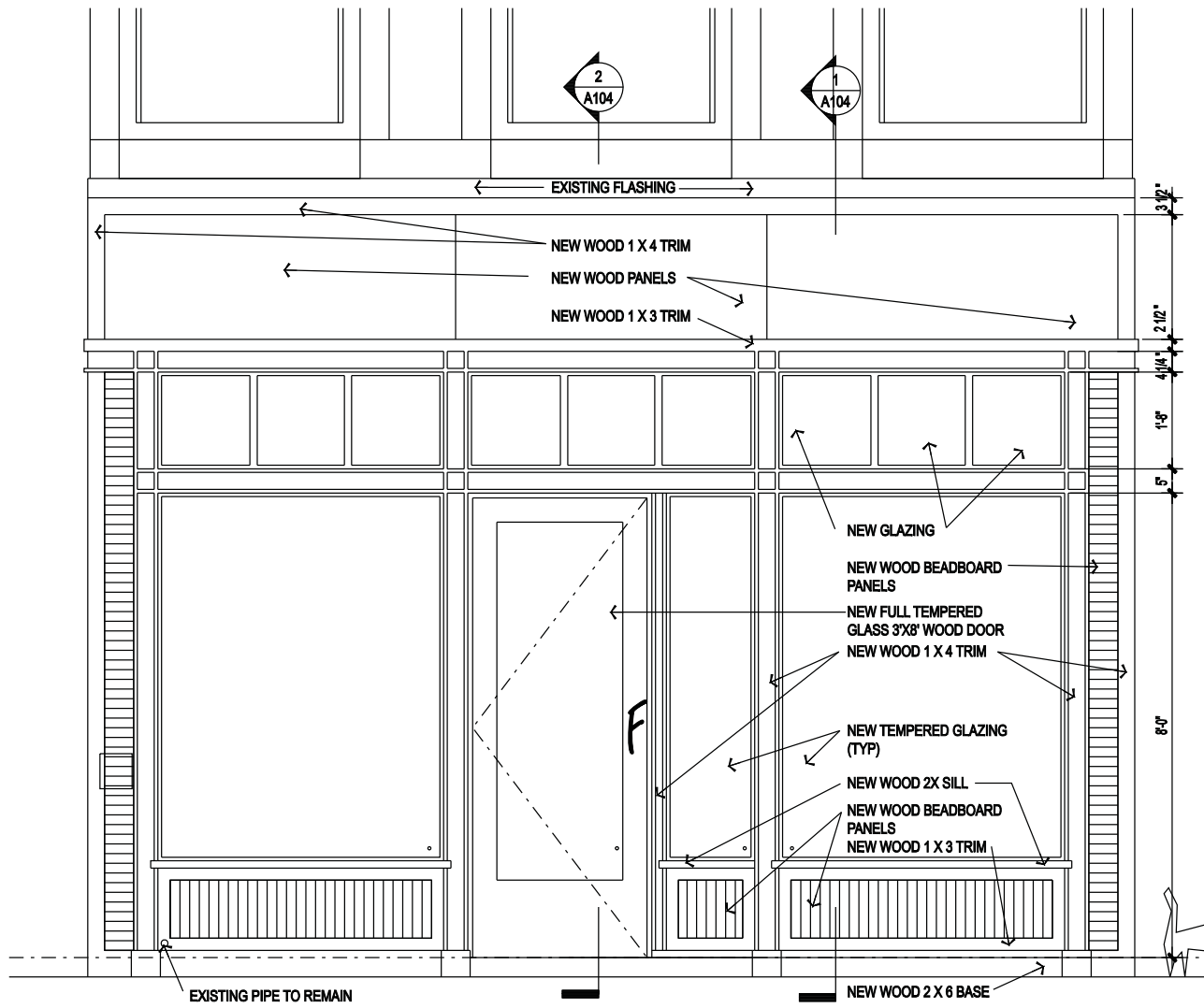
27 Market Square - front



2 EXISTING ELEVATION
A101 1/2" = 1'-0"

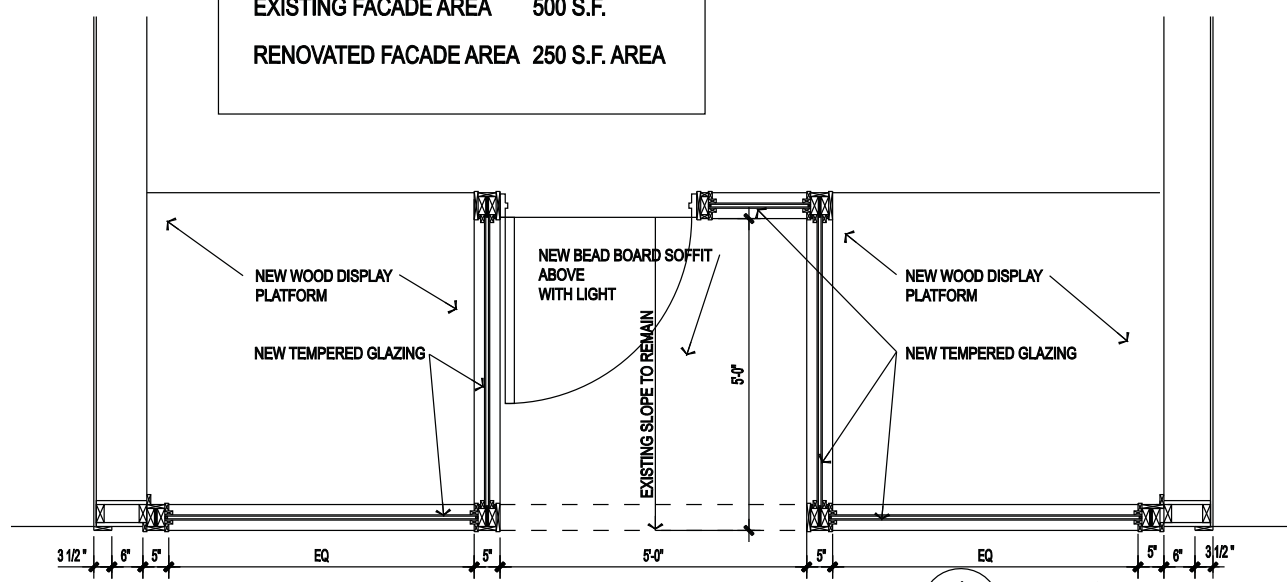


MARKET SQUARE
1 EXISTING PLAN
A101 1/2" = 1'-0"

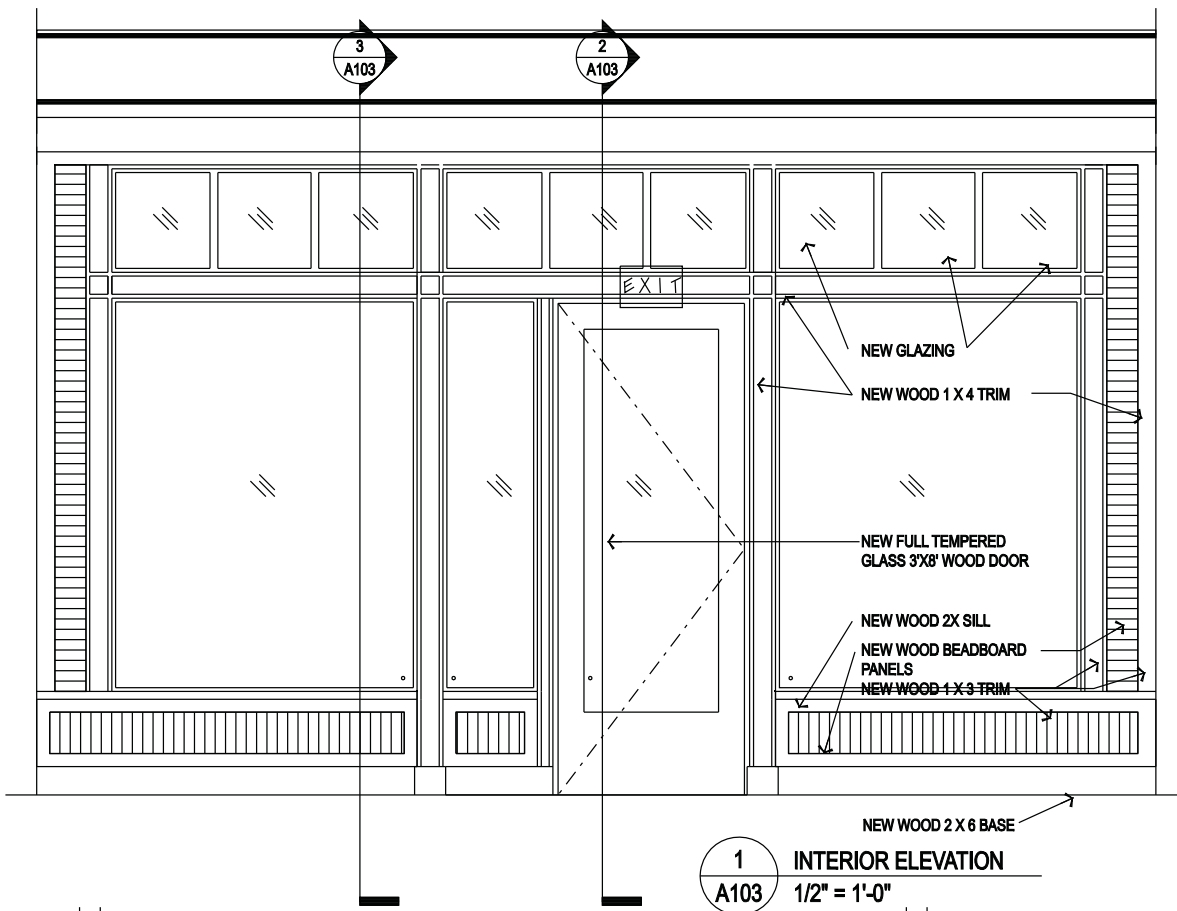


2 NEW ELEVATION
A102 1/2" = 1'-0"

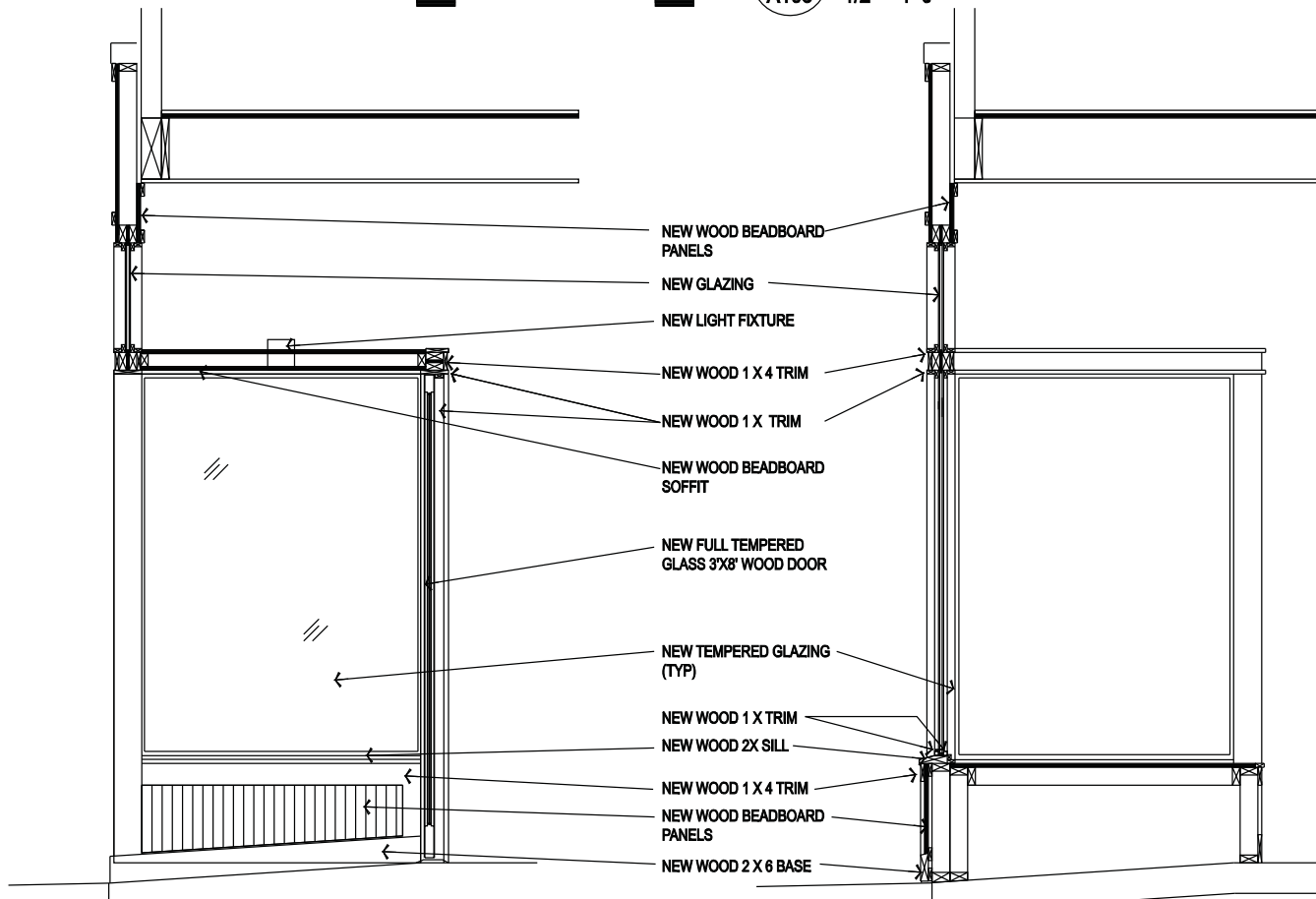
EXISTING FACADE AREA 500 S.F.
RENOVATED FACADE AREA 250 S.F. AREA



1 NEW PLAN
A102 1/2" = 1'-0"



1 INTERIOR ELEVATION
A103 1/2" = 1'-0"



2 SECTION
A103

3 SECTION
A103