



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

PROPERTY ADDRESS: 28 Market Square 37917

FILE NO.: 8-I-14-HZ

DISTRICT: Market Square H-1

MEETING DATE: 8/21/2014

APPLICANT: Bernadette West and Scott (owner)

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

PROPERTY DESCRIPTION: Commercial Vernacular (1905)

McBee Trading Company Building. Two-story brickbuilding with elaborate corbelling, limestone sills, lintels and cornice and altered storefront. A dry goods store named the McBee Trading Company was the first occupant of this building, followed by the Huff Edington department store. In 1935, it became a White Store and by 1950 a clothing store.

► **DESCRIPTION OF WORK:**

Design of proposed wooden storefront cornice to be simple molding with a fascia board below, similar to that of 18-22 Market Square. Cornice to be installed directly above the three original multi-light transom windows where there is currently a 30-inch high wood panel spanning the facade. Heavy curved custom wooden brackets under the cornice to be spaced to align with the existing divisions in the transom and to also have 12-inch high dentil molding evenly spaced between brackets. Metal flashing to be installed behind cornice to divert water away from transom window.

► **APPLICABLE DESIGN GUIDELINES:**

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

A. Storefront Design:

3. The color and texture of storefront materials shall be simple and unobtrusive, whether they are wood, cast iron or anodized aluminum.

10. A storefront cornice shall be wood, cast iron, or sheet metal.

12. Inappropriate historical themes shall be avoided.

B. Upper Story Design

5. If cornices are missing, they may be replaced with appropriately scaled, newly constructed cornices. Consult historical photographs and style books to determine an appropriate design for replacement cornices. Replacement cornices may be made of wood, sheet metal, or other materials that duplicate the appearance of the original.

COMMENTS:

The applicant asserts that water is infiltrating the transom windows at the top of the frames and causing water damage. The cornice is proposed as a device to divert the water away from the window frames.



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STAFF FINDINGS:

- 1) The lower storefront façade of 28 Market Square has been heavily altered since its construction c. 1895; however, the transom windows are original and have a unique opaque gridded glass design. They are a character-defining feature of the building and should be retained and protected.
- 2) An early photo of the building indicates that some type of molding was in the mid-building-level location.
- 3) Other buildings in Market Square from the same general era do exhibit a cornice over the storefront -- some are simple and some have dentil molding; therefore, a dentiled cornice at this location on the building is not inappropriate, although may not be an original feature since the actual design is not known.

► STAFF RECOMMENDATION:

Staff recommends approval of the request to add a cornice above the transom windows.

Certificate (File) No: 8-I-14-112

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION**

Please print all information

1. NAME OF APPLICANT: Preservation Pub / Bernadette West

Address: 28 Market Sq

Telephone: 865 523-3206

E-mail address: bernadette@preservationpub.com

Relationship to Owner: sister in law / entertainment director

2. NAME OF OWNER: Preservation Pub / Paula McNally

Address: 28 Market Sq

Telephone: 865 524-2224

E-mail address: booking@preservationpub.com

3. LOCATION OF PROPERTY:

Address: 28 Market Sq

Tax ID/Lot/Parcel No: _____

4. LEVEL OF WORK (circle Level)

- Level I Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure
- Level II Major replacement of materials or architectural elements; construction of addition or outbuilding; renewal of COA
- Level III Construction of a new primary building; subdivision of property
- Level IV Demolition or relocation of a contributing structure

5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal 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.)

add a shelf system above transom leaded glass
historie windows to protect from rain & weather

6. SIGNATURE OF APPLICANT: Bernadette West

Date: 8.6.2014

Return application to: Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902. Incomplete applications will not be accepted.

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



28 Market Square
Market Square Historic District (H-1)

KGIS - 606 Main St. - Suite 150 - Knoxville, TN 37902 - www.kgis.org

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Second building from the left – past the “Martin’s” sign is 28 Market Square. There appears to be a simple cornice or fascia board above the mid-level transom windows, which are covered. [In a May 6, 1960 photograph, workers demolish the ruins of the Market House which was gutted by fire five months earlier (KNS Archive)]



Market Square – February 2012



28 Market Square - Brackets for cornice



28 Market Square - Partially painted cornice mock-up



28 Market Square - Facade



Cornice example 1



Cornice example 2



Cornice example 3



Market Square facades – East side



18 Market Square cornice (c. 1895) (east side)