



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

PROPERTY ADDRESS: 28 Market Square 37902

FILE NO.: 4-D-15-HZ

DISTRICT: Market Square H-1

MEETING DATE: 4/16/2015

APPLICANT: Brett Honeycutt (architect)

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

PROPERTY DESCRIPTION: Commercial Vernacular (c. 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:**

Construct roof parapet of which 14 inches in height will be visible above the existing wood cornice. The material is to be brick to match the existing façade, capped by a metal coping.

► **APPLICABLE DESIGN GUIDELINES:**

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

NEW CONSTRUCTION (Infill)

1. The average height and width of the surrounding buildings shall determine a general set of proportions for an infill structure or the bays of a larger structure.
 2. Infill buildings shall fill the space and reflect the rhythm of other facades on Market Square, with larger spaces being broken into smaller bays.
 3. The organization of the facade of new infill shall be consistent with other Market Square buildings, with a storefront, upper story windows and cornice.
 5. New buildings shall reflect some of the detailing of surrounding buildings in window shapes, cornices and brick work.
 6. New buildings shall be composed of materials similar to adjacent facades.
 7. The height and setback of new buildings shall be consistent with neighboring buildings.
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COMMENTS:

STAFF FINDINGS:

- 1) The façade is not original and was constructed as approved by the Historic Zoning Commission in 2013.
 - 2) The original façade did not have a parapet visible above the parapet; however, the reconstructed façade was not
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required to be an exact replica of the original.

3) Several other buildings in Market Square have a brick parapet above the cornice (at least 5).

4) Brick to match the existing façade is an appropriate material for the parapet.

5) A visible height of 14 inches above the cornice is appropriate.

► **STAFF RECOMMENDATION:**

Approval based on the design guidelines and staff findings.



KNOXVILLE-KNOX COUNTY HISTORIC ZONING COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date Filed: 3/30/2015

File Number: 4-D-15-HZ

Application Accepted By: Kaye Graybeal

HZC Meeting Date: 4/16/2015

APPLICANT INFORMATION

Name: Brett Honeycutt
Address: 8000 Bennington Dr Knoxville, TN 37917
Phone: 865-228-9359 Email: brett@3g-studios.com
Relationship to Owner: architect

OWNER INFORMATION

Name: Scott and Bernadette West
Address: 28 Market Square Knoxville, TN 37902
Phone: 865-523-3206 Email: preservationpub@gmail.com

LOCATION OF PROPERTY

Address: 28 Market Square 37902
District: Market Square H-1

LEVEL OF WORK

Level II. Major repair or replacement of materials or architectural elements

DESCRIPTION OF WORK

Construct roof parapet of which 14 inches in height will be visible above the existing wood cornice. The material is to be brick to match the existing façade, capped by a metal coping.

SIGNATURE OF APPLICANT _____

Date: _____

Return application to:

Knoxville-Knox County Historic Zoning Commission
Suite 403, City-County Building, 400 Main Street
Knoxville, Tennessee 37902

See Part 2 for submittal information requirements. Incomplete submittals will not be accepted.



32 Market Square

Market Square H-1

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

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32 Market Square



32 Market Square



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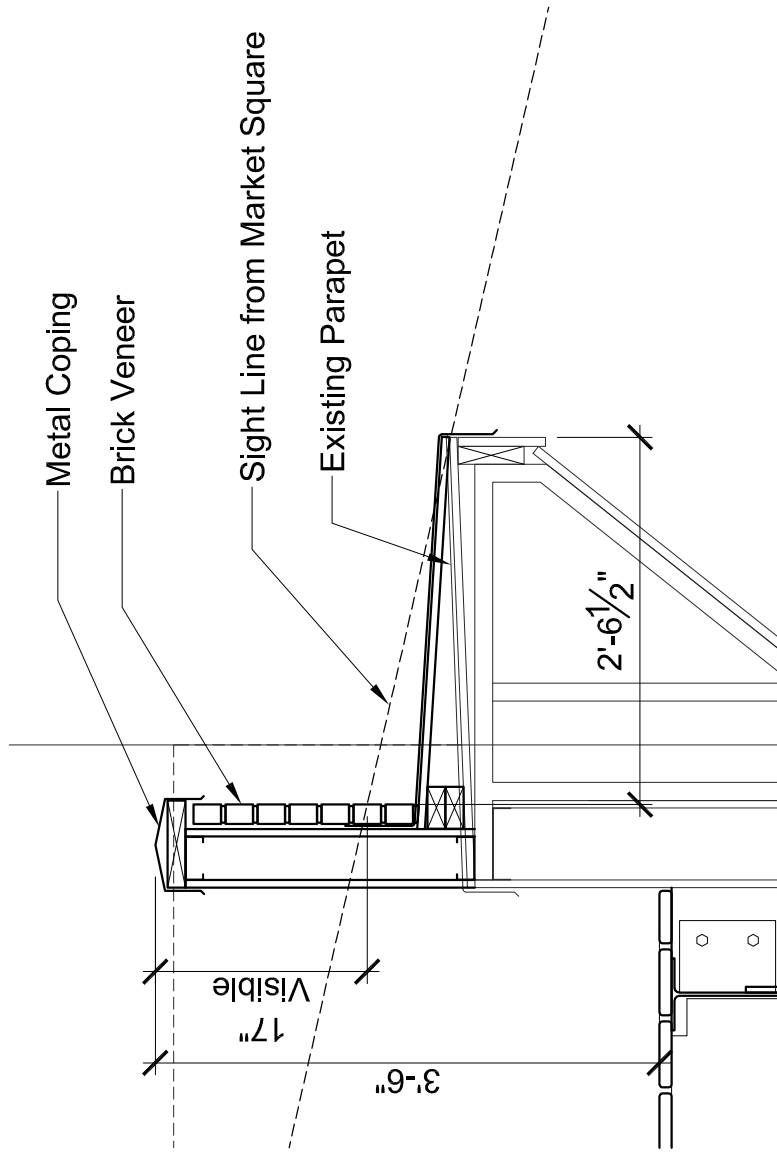
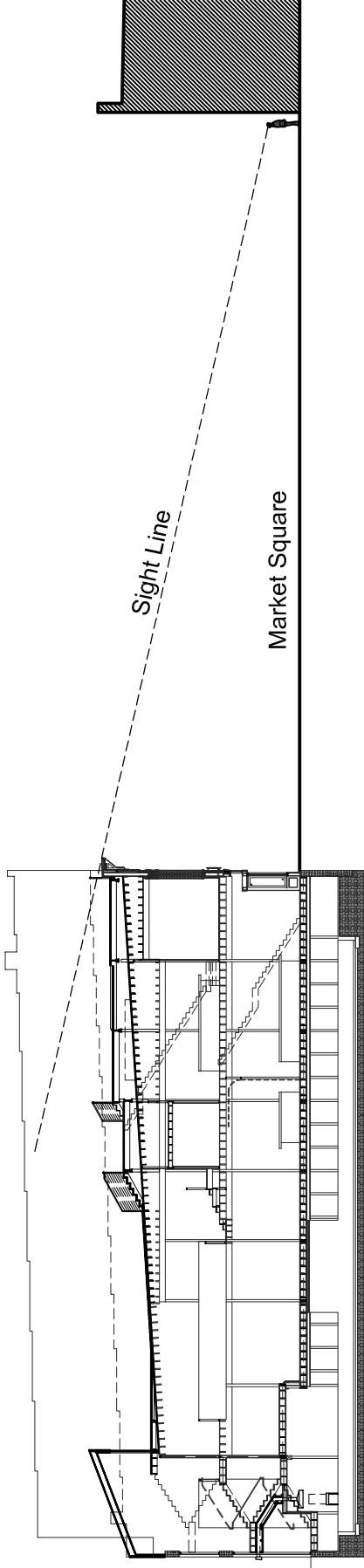
Example of brick parapets #1



Example of brick parapets #2



Example of brick parapets #3



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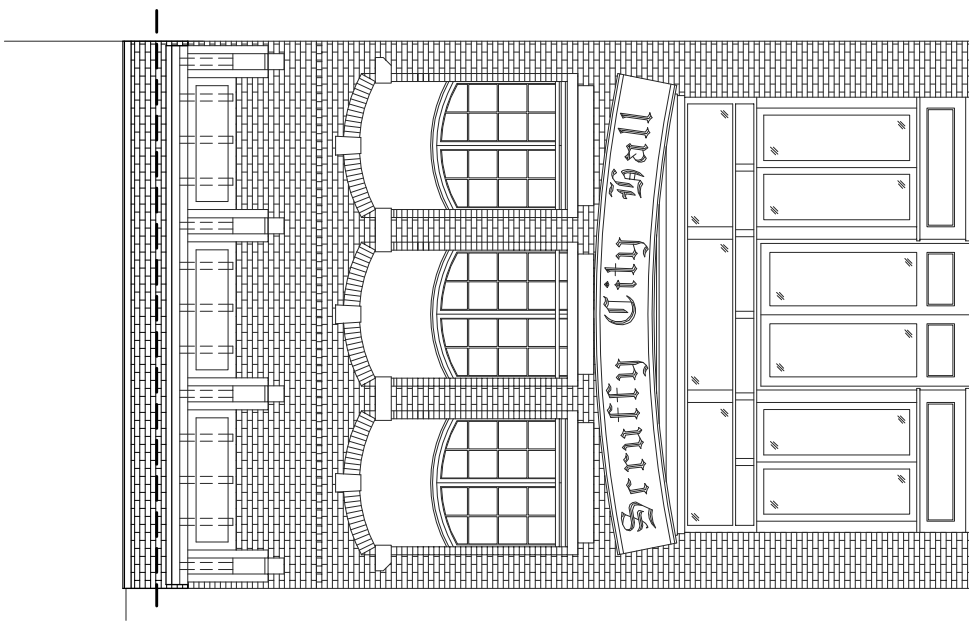
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Knoxville, TN 37932
Ph: 865-769-8077
Fx: 865-769-8076

PROJECT NAME
**SCRUFFY CITY HALL
32 MARKET SQUARE
KNOXVILLE TN 37902**

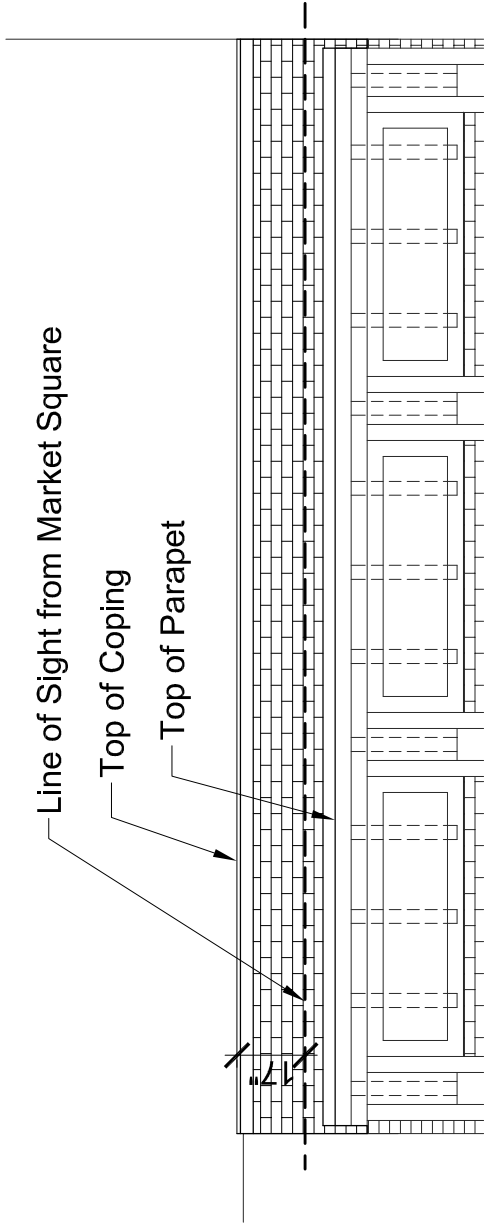
SHEET TITLE
**Building Sections
- Looking South**

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PROJECT NUMBER 1202	SHEET NUMBER H11b
DATE 03-30-15	



1 Front Elevation
1/8" = 1'-0"



2 Railing Elevation
1/4" = 1'-0"

2575 Willow Point Way,
Suite 105
Knoxville, TN 37932
PH: 865-769-8077
FX: 865-769-8076

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PROJECT NAME
SCRUFFY CITY HALL
32 MARKET SQUARE
KNOXVILLE TN 37902

SHEET TITLE
Building Elevation and Detail -
Looking East

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PROJECT NUMBER
1202
DATE
03-30-15

SHEET NUMBER
H2b