



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

**PROPERTY ADDRESS:** 2 Market Square 37902

**FILE NO.:** 4-E-16-HZ

**DISTRICT:** Market Square H-1

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**MEETING DATE:** 4/21/2016

**APPLICANT:** Nathan Honeycutt, AIA (Architect)

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

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**PROPERTY DESCRIPTION:** Vernacular Commercial (c.1935); formerly Italianate Commercial (c.1880)

Two story three bay brick building with modern single pane windows on front façade facing Market Square, chamfered corner. Two-story Italianate Commercial rear portion with access from Union Avenue (323-327 Union) with arched brick corbelled windows, corbelled cornice, C. 1950 storefront with recessed entry. S. W. Hall & Co. Grocers is recorded as an occupant in 1885, with second floor use as the Grand Army of the Republic Hall. Successive uses included a drugstore, a hardware store, a pharmacy and boarding house and a shoe store. In 1935, when the front facade was probably altered, the building had become the Wonder Store, Inc., a department store, and by 1950, it was an annex of Miller's Department Store. The footprint of the building with its distinctive chamfered corner has not changed on the Sanborn Fire Insurance Map.

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► **DESCRIPTION OF WORK:**

This is a full renovation to the first level of a previously altered (c. 1935 and 1950) building. The existing exterior windows and wall finish will be upgraded based on Chapter II: Existing Buildings of the Market Square Design Guidelines. The entry door will be full-light and wood framed. As per Section A, the existing windows will be replaced with a new dark bronze storefront system, installed into the existing opening. The bottom row of panels will be frosted glass to obscure the leg-room area of the seating bar inside, while the middle portion of the storefront will be clear. The existing entry door will be replaced with a new full-glass door to meet Building Code. The existing black painted masonry facade will be covered with a new skim-coat of rubbed concrete. Two Flush-mounted, internally lit, circular wall signs are proposed on each building façade. Flat aluminum canopies will be installed on each façade as well.

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► **APPLICABLE DESIGN GUIDELINES:**

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

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 woodcast iron or anodized aluminum.
  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.
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9. Bulkheads can be wood panels, polished stone, glass, tile or aluminum-clad panels. Bulkheads shall be located in the lower portion of the storefront and should be 18"-30" tall.
  11. Side piers should be the same material as the upper facade, or painted or surfaced to look the same.
  12. Inappropriate historical themes shall be avoided.

**E. Awnings.**

1. Awnings were often used on storefronts.
2. Awnings shall be attached to the building above the display windows and below the storefront cornice or sign panel.
3. Awnings shall reinforce the frame of the storefront without covering the space between the second story window sills and the storefront cornice, or the piers.
4. A standard street level awning should project four to seven feet from the building and should be about seven feet above the sidewalk.

**D. Signage**

1. A storefront shall not have more than two signs, a primary and a secondary sign. One of these may be a flush-mounted sign board located below the second story window sills and above the storefront display windows. It should not be more than 2-1/2 feet high with lettering between 8" and 18"- high.
2. A hanging sign can be mounted above the sidewalk, projecting no more than five feet. It could represent the image of a product or use text to identify a tenant and should be 4-6 square feet in area.
4. Signs may be used on awnings, but shall be configured with contrasting letters . . .
5. Signs can be directly or indirectly illuminated. Internally lit signs that respect the dimensions noted above for flush-mounted sign boards can be appropriate. Neon can be appropriate for flush-mounted sign boards and window signs.

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**COMMENTS:**

**STAFF FINDINGS:**

- 1) According to MPC survey files, the existing storefront was installed sometime between 1935 and 1950 -- the latter date being when the entire building façade was renovated.
- 2) The lower-level aluminum storefront design is not compatible with that of the upper level, and is poorly crafted.
- 3) The proposed vertical storefront configuration is appropriate for storefronts on Market Square.
- 4) The middle portion of the windows will be clear so that the majority of the storefront will be transparent. The frosted portions of the storefront above and below represent the transom and bulkhead respectively.
- 5) The proposed dark bronze storefront system will be installed into the existing opening. The color will match other dark storefronts currently used on Market Square.
- 6) The concrete masonry at the mid-level of the building has been previously painted and is currently black.



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- 7) The Option 2 rubbed concrete finish would soften the appearance and provide more of an artistic character.
  - 8) The existing door is not original to the building. The proposed full-light, wood-framed door is appropriate for the storefront and Market Square.
  - 9) The low-slopes/flat gloss aluminum canopies are appropriate for a 1950s-era building, but have been denied on the early 1900s buildings in Market Square.
  - 10) The proposed flush-mounted internally-lit circular signage as per submitted drawings meets the Market Square design guidelines, as does the proposed awning signage of metal cut-out letters.

► **STAFF RECOMMENDATION:**

Staff recommends approval with the condition that a sample of the rubbed concrete finish be approved by staff.

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

Please print all information:

**1. NAME OF APPLICANT:** NATHAN HONEYCUTT

Address: (MCCARTY HOLSAPLE MCCARTY, INC) 550 W. MAIN STREET, SUITE 300, KNOXVILLE, TN 37902

Telephone: 865-544-2000 E-mail address: nhoneycutt@mhminc.com

Relationship to Owner: ARCHITECT

**2. NAME OF OWNER:** JOHN OSBORNE

Address: (FISER, INC.) 132 SHERLAKE LANE, KNOXVILLE, TN 37922

Telephone: \_\_\_\_\_ E-mail address: \_\_\_\_\_

**3. LOCATION OF PROPERTY:**

Address: 2 MARKET SQUARE Tax ID/Lot/Parcel No: 094LE030

**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; renewal of COA

**Level II** Major replacement of materials or architectural elements; construction of addition or outbuilding

**Level III** Construction of a new primary building; subdivision of individually designated property

**Level IV** Demolition or relocation of a contributing structure

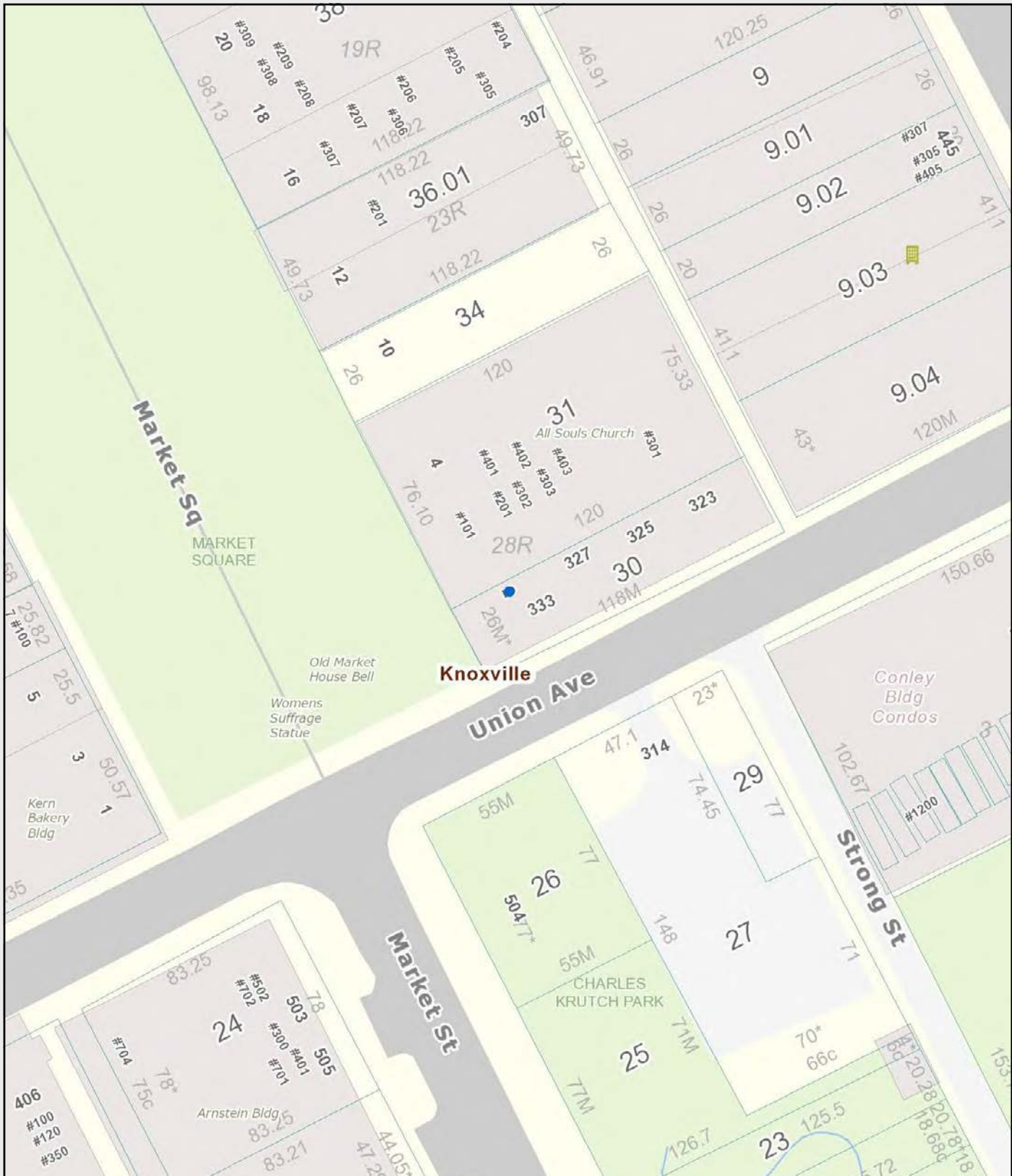
**5. DESCRIPTION OF WORK:** (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

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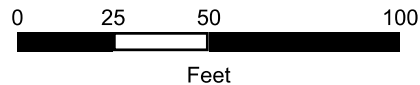
**6. SIGNATURE OF APPLICANT:**  Date: 09/12/16

Return application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902 or **Fax:** 865-215-2068. **Incomplete applications will not be accepted.**

<b>FOR STAFF USE ONLY</b>			
Date Received _____	Approved _____	Disapproved _____	Approved As Modified _____
Date Acted On _____			



**2 Market Square**  
Market Square H-1 Overlay



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MARKET SQUARE EXISTING ELEVATIONS

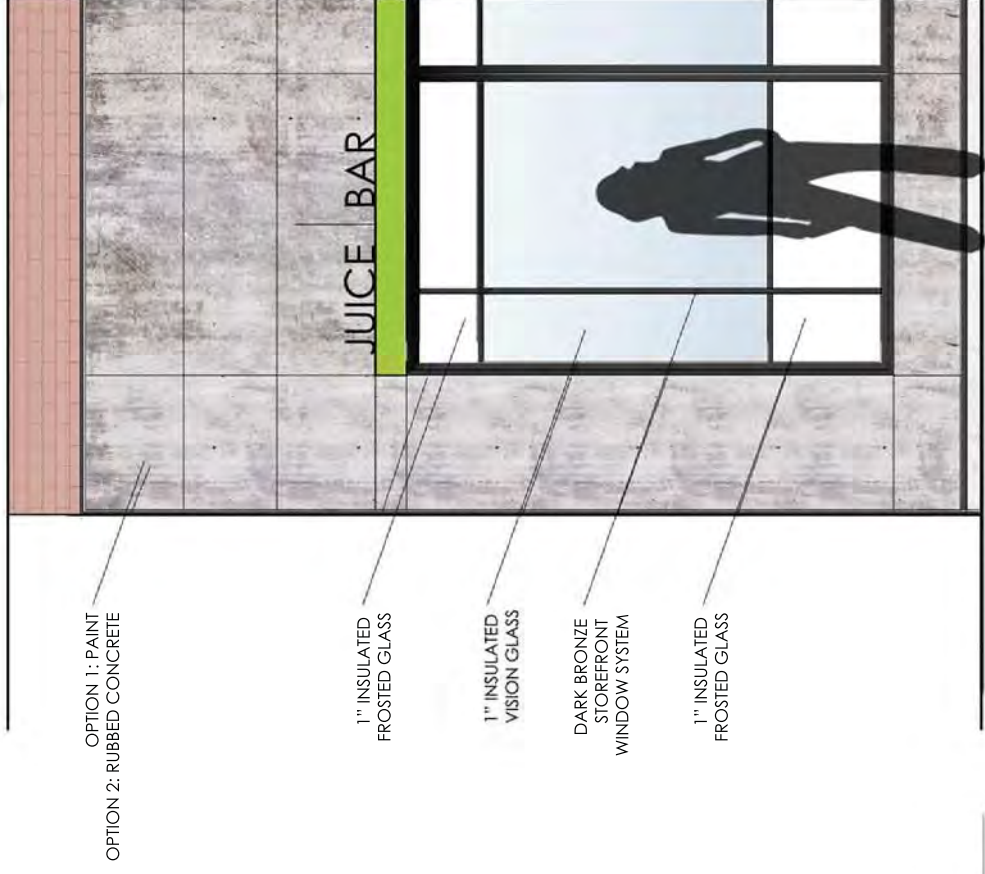
1 LOVE JUICE BAR  
2 MARKET SQUARE | KNOXVILLE, TN  
04.12.2016



ELEVATION - 01  
SCALE: 3/16" = 1'-0"

MARKET SQUARE ELEVATION - WINDOW OPTION 1

1 LOVE JUICE BAR  
2 MARKET SQUARE | KNOXVILLE, TN  
04.12.2016



ENLARGED ELEVATION  
SCALE: 1/2" = 1'-0"

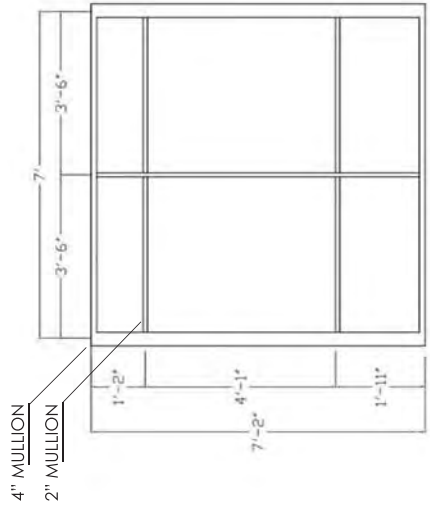
OPTION 1: PAINT  
OPTION 2: RUBBED CONCRETE

1" INSULATED  
FROSTED GLASS

1" INSULATED  
VISION GLASS

DARK BRONZE  
STOREFRONT  
WINDOW SYSTEM

1" INSULATED  
FROSTED GLASS



TYPICAL WINDOW MODULE

SCALE: 3/8" = 1'-0"



SIGNAGE ELEVATIONS

SCALE: 1/4" = 1'-0"

ELEVATION - 02  
SCALE: 3/16" = 1'-0"

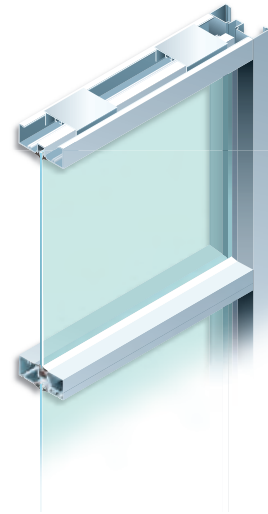
MARKET SQUARE ELEVATION

1 LOVE JUICE BAR  
2 MARKET SQUARE | KNOXVILLE, TN  
04.12.2016



# Standard Flush Glaze Storefront Systems— a wide range of storefront framing systems for efficient installation

Oldcastle BuildingEnvelope™ offers a complete line of storefront framing systems to **meet just about any storefront application and condition**. The Series 1000 is 1-3/4" x 4", and the Series 2000 is 1-3/4" x 4-1/2". Both are designed for 1/4" glazing but are **easily adapted to 5/16" or 3/8" infills**. The Series 3000 (2" x 4-1/2") is designed for 1" glazing and is adaptable to many different infills ranging from 1/4" to 1-1/8".



St. Benedict's Medical Arts Building, Ogden, UT  
Architect: Babcock Design Group

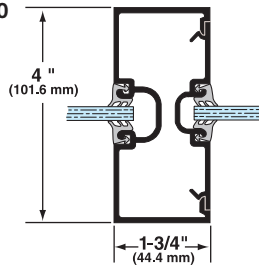
## Features

- Three different assembly methods: Screw Spline, Shear Block and Stacking
- Tested by independent laboratories:
  - Air Infiltration: <.06 allowable at 6.24 PSF
  - Water Resistance: 10 PSF
- Door framing components
- Sidelite bases to match door bottom rails
- Multiple corner post configurations
- Adjustable and 135° mullion
- Anodized or painted finishes

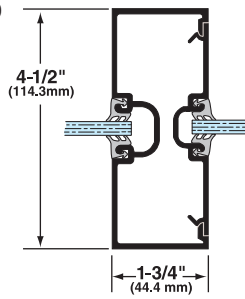


**Details**

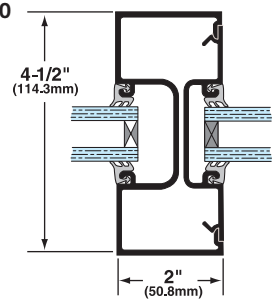
**FG-1000**



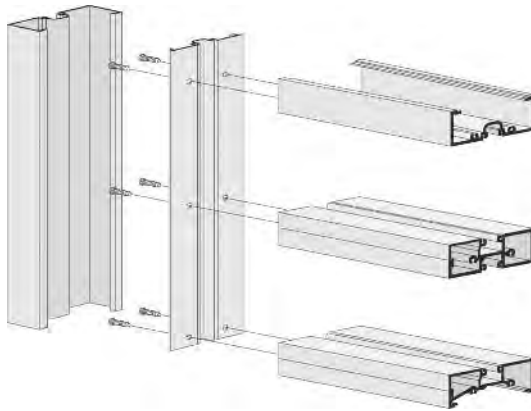
**FG-2000**



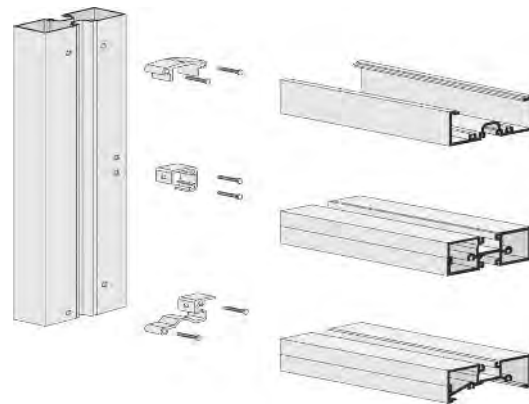
**FG-3000**



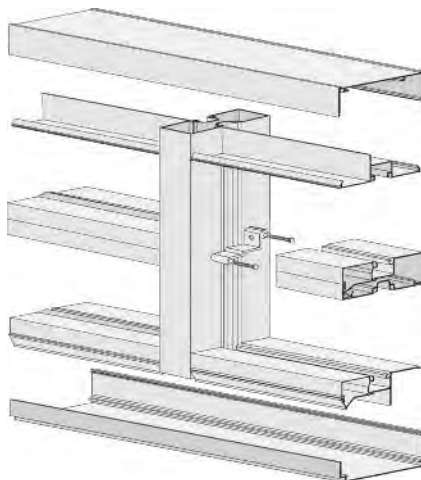
**Screw Spline Assembly**



**Shear Block Assembly**



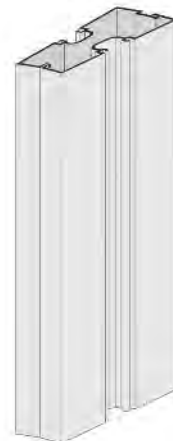
**Stack Assembly**



**135° Corner**



**Adjustable Mullion**



**POLYX: SX-1000**  
**Line Cast Sandblast**



2 Mkt Sq frosted glass specs