



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

PROPERTY ADDRESS: 26 Market Sq 37902

FILE NO.: 10-D-18-HZ

DISTRICT: Market Square H-1 (postponed from 10/18/2018)

MEETING DATE: 11/15/2018

APPLICANT: Brett Honeycutt (Architect)

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

PROPERTY DESCRIPTION: Vernacular Commercial (c. 1880)

Two story brick with stuccoed second story, replacement windows. Altered storefront. Originally matched 22-24. The A. L. Young Dry Goods Store occupied this building from 1880 to 1900. Dry goods merchants such as the McBee Trading Company and J.H. Webb continued to occupy the building until 1950, when a ladies clothes shop, a beauty shop, and a record shop could be found there. In 1965, the building became Bell Brothers Shoe Store.

► **DESCRIPTION OF WORK:**

Install rooftop 3'-6" -high guardrail to be set 10+ feet back from building's front edge. To match railing at 28 Market Square which is wire mesh. The top and bottom rail is to be a 2x2 steel angle and welded to 2x2 posts.

► **APPLICABLE DESIGN GUIDELINES:**

Secretary of the Interior's Standards for Rehabilitating Historic Buildings.

The Secretary of the Interior's Standards for Rehabilitating Historic Buildings is referenced by the Market Square Design Guidelines, and the principles are utilized as a basis for those guidelines.

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when . . . such design is compatible with the size, scale, color, materials, and character of the property, neighborhood or environment.

From the Technical Preservation Services Brief Number 36; Interpreting the Secretary of Interior's Standards for Rehabilitation: "Rooftop additions are almost never appropriate for buildings that are less than four stories high." . . . new rooftop additions be designed so that they are inconspicuous from the public-right-of-way, and set back from the primary elevation of the building." (Document in its entirety is provided at the end of the information package.)

COMMENTS:

For more detail, see "Supplement to Staff Findings for 26 Market Square for #10-D-18-HZ - Precedent for Permanent Rooftop Features in Market Square" submitted at the end of this staff report.

STAFF FINDINGS:



**KNOXVILLE HISTORIC ZONING COMMISSION
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DISTRICT: Market Square H-1 (postponed from 10/18/2018)

- 1) The building at 26 Market Square is a contributing building in the Market Square H-1 Overlay and National Register Historic District.
- 2) The HZC precedent since at least 2004 has been to deny permanent rooftop features including guard railings that can be seen from any distance from within the Market Square public way when viewing the roof edge from directly in front of the building (from 25-27 Market Square).
- 3) In 2004, a rooftop guardrail was approved for 29 Market Square, which is four stories high, based on the Technical Preservation Services Brief Number 36; Interpreting the Secretary of Interior's Standards for Rehabilitation: "Rooftop additions are almost never appropriate for buildings that are less than four stories high."
- 4) The guard railings installed for #1 and 32 Market Square are partially visible only when viewing the building roof edge from an angle (secondary elevation) from within the Market Square public way.
- 5) The top portion of the proposed guard railing for 26 Market Square will be visible above the top of the building's parapet from the opposite side of the Market Square public way when viewed from directly in front of the building (primary elevation as viewed from 25-27 Market Square).
- 5) The roof guard railings approved by the HZC to date have been for simple designs with a degree of transparency afforded by small diameter horizontal metal cables or vertical pickets spaced no more than 4 inches apart.
- 6) The proposed mesh material is practically opaque as opposed to the type of guardrails previously approved on rooftops in Market Square, and would therefore be more obtrusive.
- 7) The proposed guard rail is to match that at the adjacent north 28 Market Square. The appearance of the guardrail for 28 Market Square was not specifically reviewed by the HZC since was not approved to be visible from Market Square.

► **STAFF RECOMMENDATION:**

Staff recommends approval of a guardrail with the following conditions based on precedent and the Secretary of Interiors Standards:

- 1) that the guard railing for 26 Market Square be set at a distance back from the front roof edge so as not to be visible at any distance from within the Market Square public way when the roof edge is viewed from directly in front of the building; and
- 2) that the material and/or design be as low profile and as transparent as the previously approved roof guard rails within Market Square.

Supplement to Staff Findings for 26 Market Square #10-D-18-HZ

Precedent for Permanent Rooftop Features in Market Square

August 2010 staff report – 28 Market Square – The proposed alteration is necessary to enable use of the second floor space, and the rooftop penthouse will sit at the rear of the building, and will not be visible from Market Square. **APPROVED**

December 2010 staff report – 28 Market Square – The proposed railing and penthouse will be visible from Market Square. The addition of the penthouse towards the front of the building and the modern railing are not in character with the overall design of the building. The Secretary of Interiors Standards used in making this determination are #1 (Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment) . . . The determination of whether rooftop structures will be allowed has to do with whether they are visible from adjacent streets, and also consistently finds that rooftop additions will not be allowed on buildings under four stories in height. **DENIED**

February 2011 staff report – 28 Market Square – “Continuous railing 3'-6" high of 3"x3" steel tube posts 2-1/2" x 2-1/2" top and bottom rails and 1/4" steel coated cables at 4". NOTE: Modifications were made at the 2/17/2011 Knoxville Historic Zoning Commission meeting to disallow installation of . . . improvements that would be visible from the street level of Market Square and to eliminate visibility of the penthouse by altering the roofline.” **APPROVED WITH MODIFICATIONS**

August 2013 staff report – 1 Market Square/325 Union Avenue – “. . . the building at 325 Union Avenue is not freestanding and the raised penthouse eave and façade will not be visible from points north in Market Square . . . the roofline at the back of the penthouse, where it meets the neighboring brick wall, will not be visible from street level. **APPROVED**

October 2014 staff report – 32 Market Square – “Construct rooftop appurtenances that will be set back so as not to be seen from the public right-of-way -- based on preliminary height markers set on top of building.” **APPROVED**

September 2004 staff report – 29 Market Square – “The design of the railing will be visible from street level, but has been designed as a simple and not an obvious design feature.” (This building is four stories in height.) **APPROVED (SEE FOLLOWING PAGE FOR PHOTOS)**



29 Market Square roof top guardrail – This building is four stories in height, so the guardrail was approved in 2004 on the basis that it is less noticeable at this height than it would be at a lower height.



29 Market Square roof top guardrail – zoomed-in view from middle of Market Square

Certificate (File) No: 10-D-18-HZ

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

Please print all information:

1. NAME OF APPLICANT: BRETT HONEYCUTT

Address: 1116 SEVIER AVE KNOXVILLE TN 37920

Telephone: 865-228-9359 E-mail address: BRETT@36-STUDIOS.COM

Relationship to Owner: ARCHITECT

2. NAME OF OWNER: SCOTT & BERNADETTE WEST

Address: 28 MARKET SQUARE KNOXVILLE TN 37902

Telephone: _____ E-mail address: _____

3. LOCATION OF PROPERTY:

Address: 26 MARKET SQUARE Tax ID/Lot/Parcel No: 094LE041

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

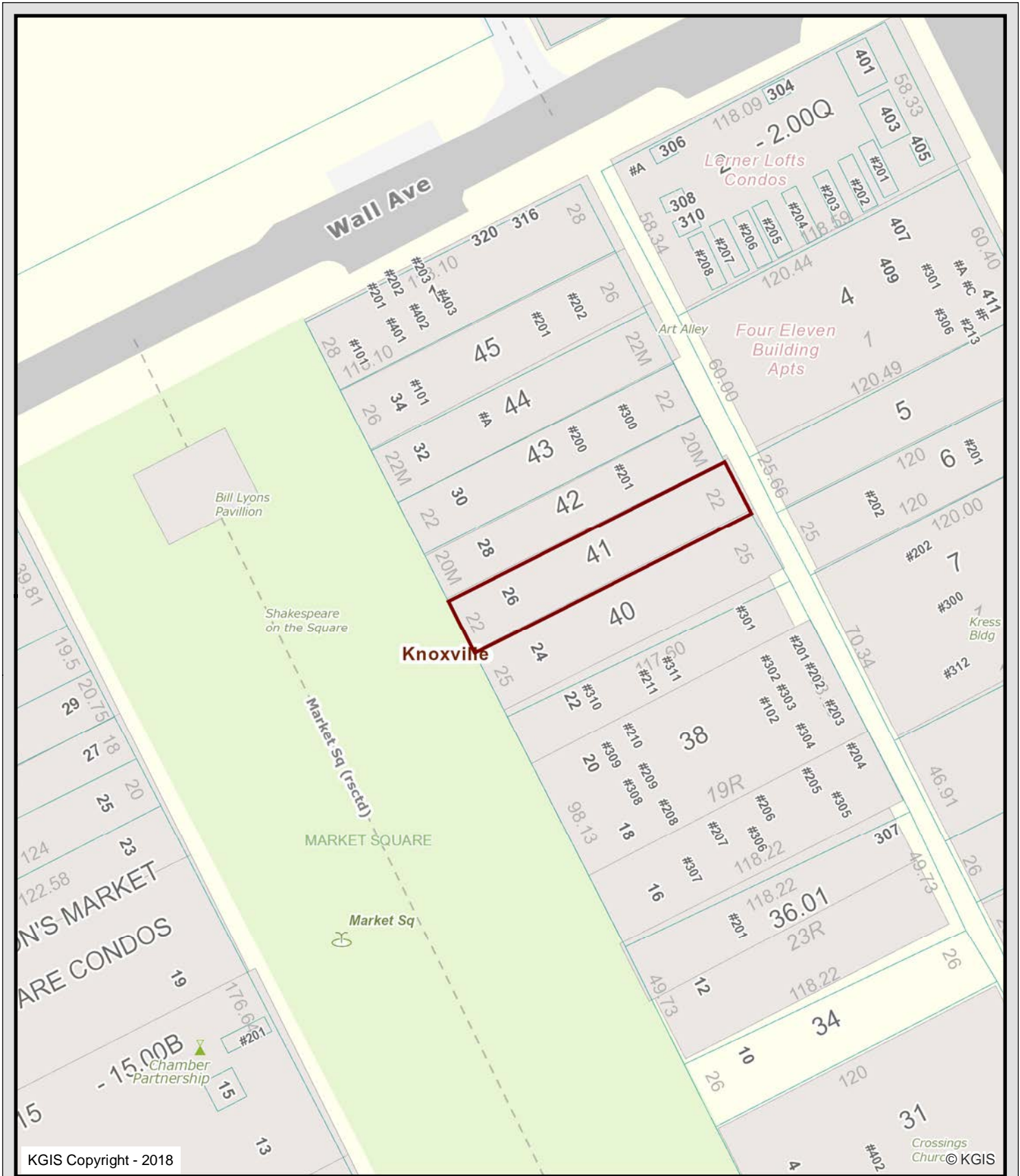
5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

ADD RAILING TO ROOF DECK. RAILING TO BE SET OVER 10' IN FROM THE FRONT OF BUILDING AND MATCH RAILING ON 28 MARKET SQUARE ROOF DECK.

6. SIGNATURE OF APPLICANT: [Signature] Date: 10/1/18

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.**

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



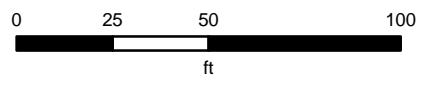
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26 Market Square

Knoxville - Knox County - KUB Geographic Information System



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RAILING TO MATCH EXISTING RAILING AT 28 MARKET SQUARE

2x2 STEEL ANGLE,
TURNED 45
DEGREES, WELDED
TO 2x2 POSTS

2x2 STEEL POSTS
AT 4'-0" O.C.

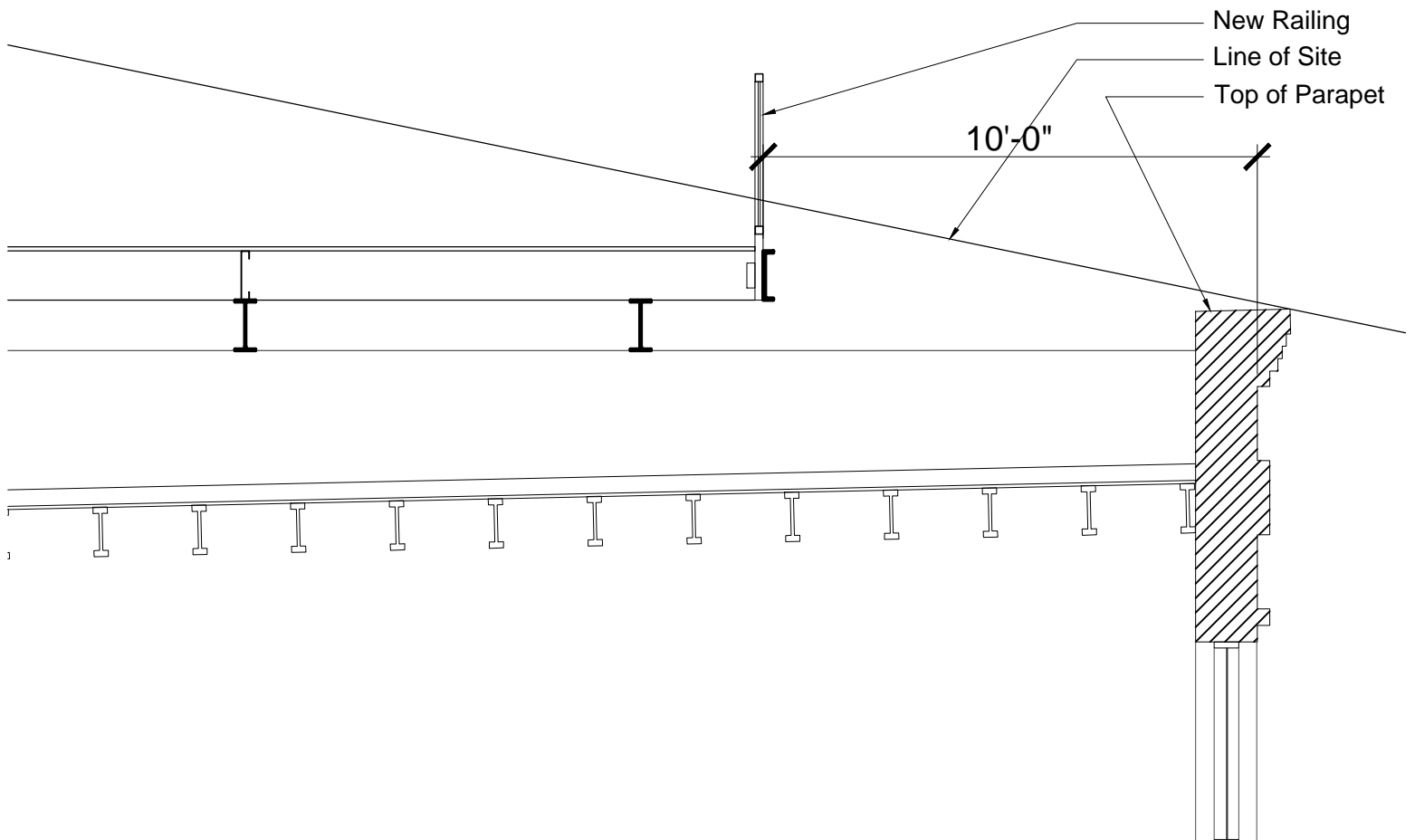
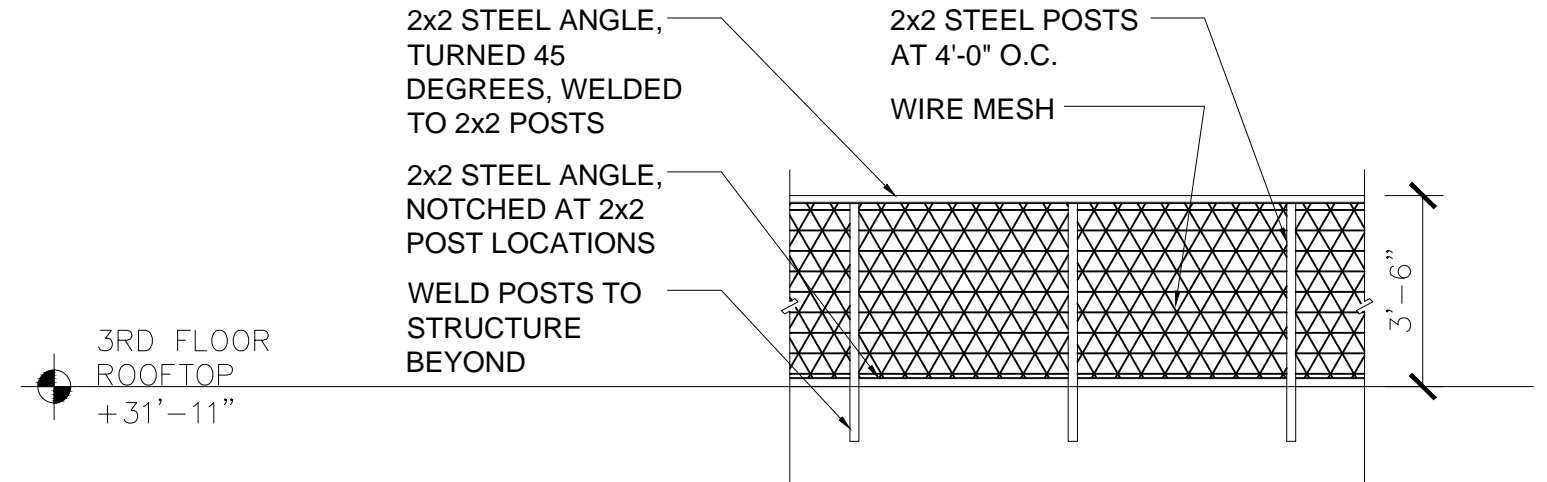
WIRE MESH

2x2 STEEL ANGLE,
NOTCHED AT 2x2
POST LOCATIONS

WELD POSTS TO
STRUCTURE
BEYOND

3'-6"

3RD FLOOR
ROOFTOP
+31'-11"





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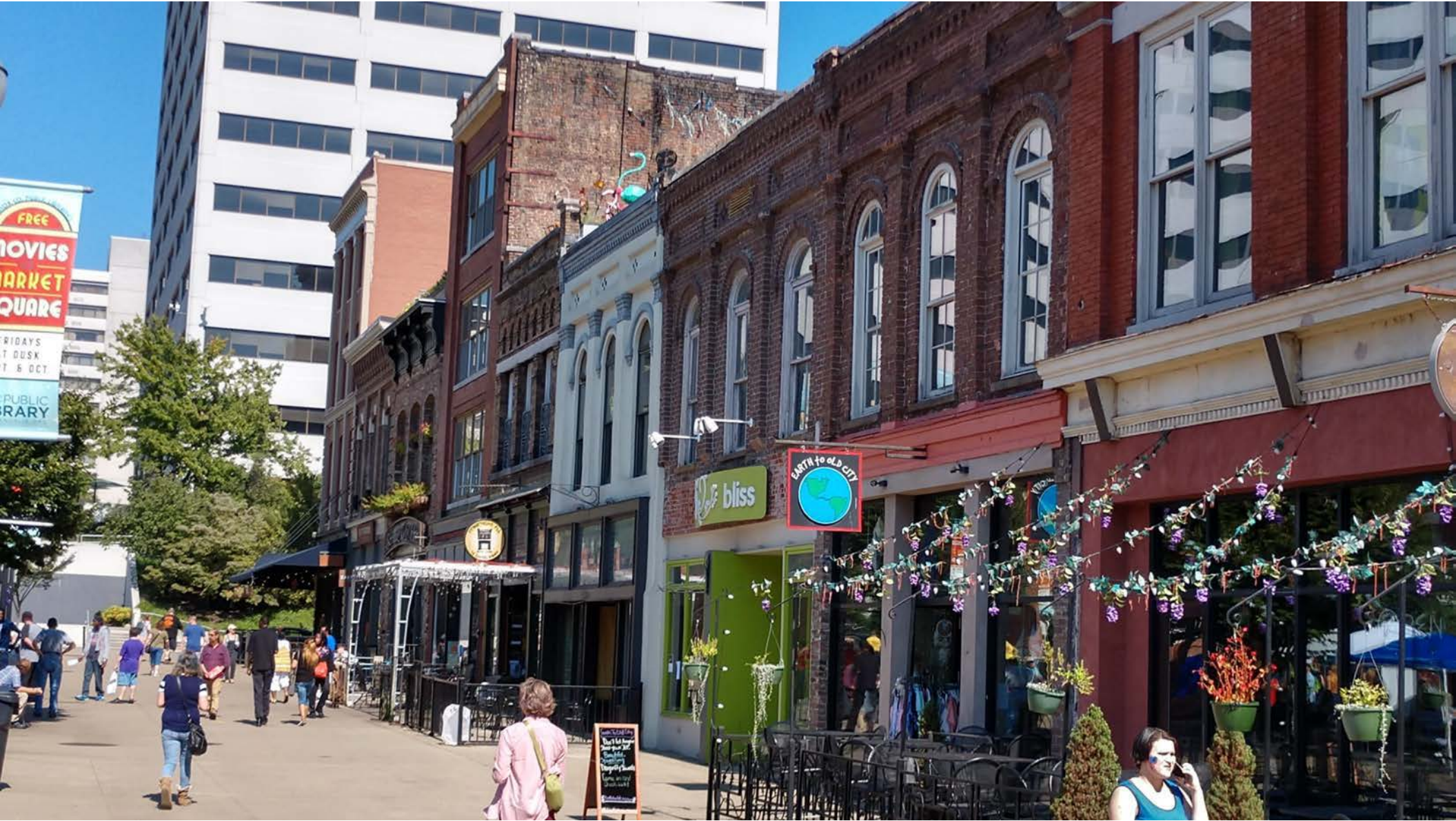
26











FREE
MOVIES
MARKET
SQUARE
FRIDAYS
AT DUSK
MAY 1ST & OCT
PUBLIC
LIBRARY

bliss

EARTH for old CITY



Handwritten text on a chalkboard sign, likely advertising a menu item or event.







Interpreting The Secretary of the Interior's Standards for Rehabilitation

Subject: Rooftop Additions

- Applicable Standards:**
- 2. Retention of Historic Character
 - 5. Preservation of Distinctive Features, Finishes, and Craftsmanship
 - 9. Compatible New Additions/Alterations

Issue: The Secretary of the Interior's Standards for Rehabilitation allow the construction of new additions if they do not destroy significant fabric, and if their design is compatible with the size, scale, color, material, and character of the property and the historic district if applicable. However, not all historic buildings can be enlarged in a manner that is consistent with the Standards, whether for reasons of size, siting, or location within a district. With regard to rooftop additions, the Guidelines for Rehabilitating Historic Buildings recommend that new rooftop additions be designed so that they are inconspicuous from the public right-of-way, are set back from the primary elevation of the building, and do not damage character-defining features of the historic building. Rooftop additions are almost never appropriate for buildings that are less than four stories high. Generally, rooftop additions should not be more than one story in height, and are more compatible on buildings that are adjacent to taller buildings or dense urban environments. Rooftop additions that do not meet these principles generally will not meet the Standards.

Application 1 (*Incompatible treatment*): A school built in 1923, and expanded in later years, was proposed to be rehabilitated for continued educational use as a community



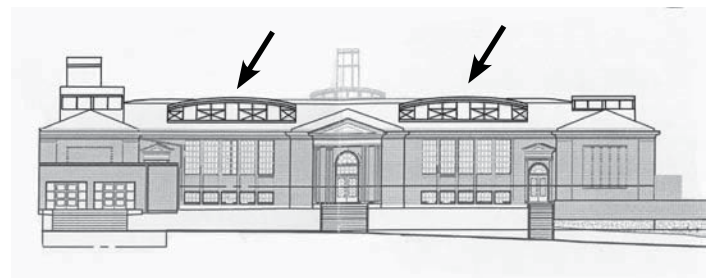
The school prior to rehabilitation.



Proposed rooftop additions to school building.

resource center, a housing complex for senior citizens, a day school, and a boarding school. The building was less than three stories, sat prominently on the street and was visible on all elevations. Under the initial proposal, boarding students would live in the historically unoccupied attic of the original, 1923, portion of the school.

Because the attic lacked adequate headroom, dormers were proposed for the visible front and side elevations. The Stan-



A drawing of the proposed dormers shows the impact this construction would have had on the physical fabric and the historic character of the building.

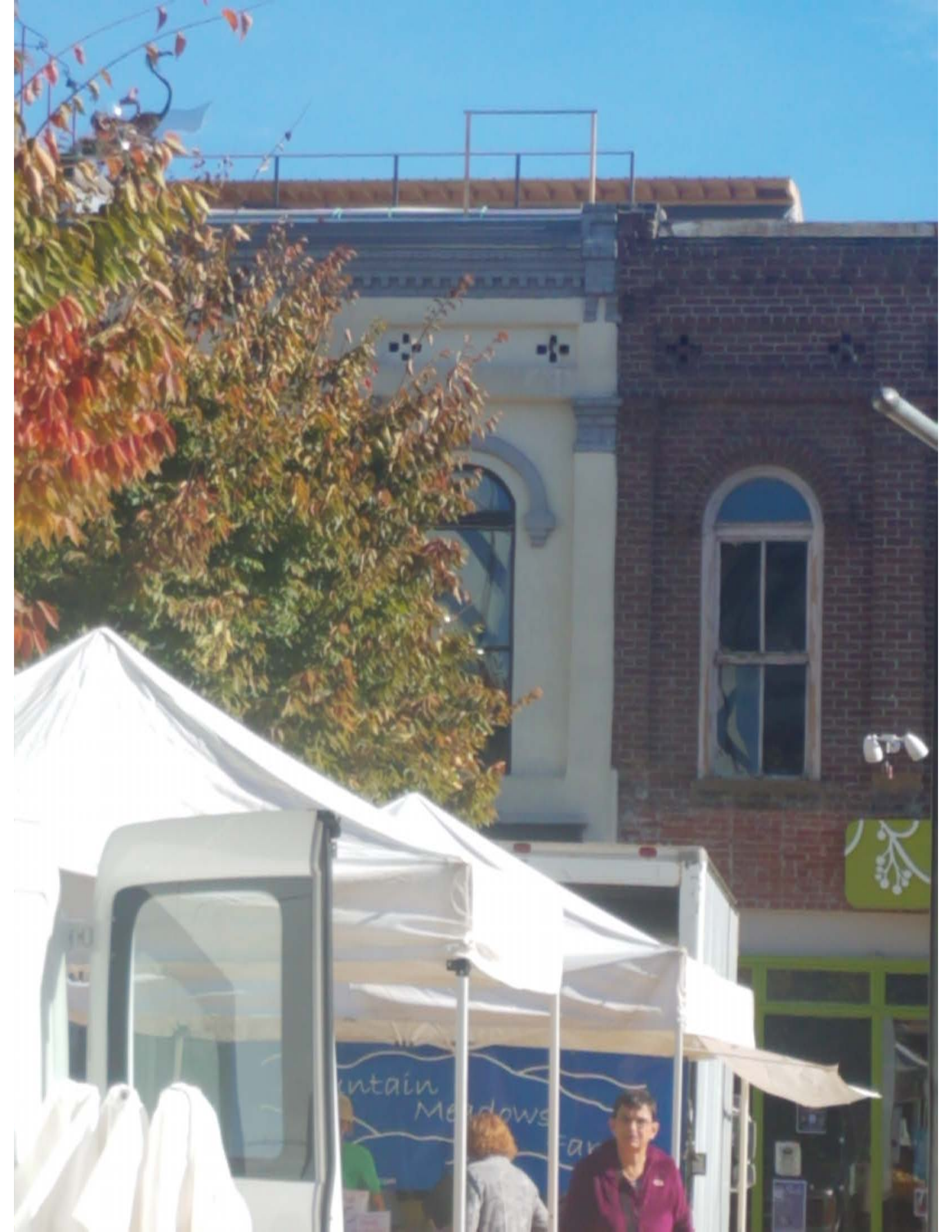
dards call for additions to be differentiated as new elements. The proposed dormers were very large and out-of-scale with the historic building, featuring an arched profile and contemporary windows that contrasted strongly with the relatively traditional and subdued materials and design of the Colonial Revival structure. In addition, the dormers would not only impose a new form upon the roof, but would also require substantial alteration of the physical fabric of the roof itself. For these reasons, the proposal did not meet the Standards.

Application 2 (*Compatible treatment*): A rooftop addition was proposed for a four-story apartment building that was being rehabilitated for continued residential use. The building was constructed in 1914 in a simply articulated, Classical Revival style with a slightly-raised limestone base, a brick facade, beltcourses, and some decoratively-carved keystones on the first floor. It is capped by a simple but prominent dentilled cornice. This building is one of several large apartment buildings located in a primarily small scale, single-family residential neighborhood. It is surrounded on both sides and across the street by two to two-and-one-half story rowhouses, and therefore is highly visible within the district. For this reason alone, it might appear that the addition of any more height to this building would not meet the Standards.

However, a new floor was added that is only minimally visible on the **non-significant side elevations and is imperceptible from directly across the street.** Setting the new floor into the flat roof plane lowered the profile of the addition to the height of a half story. The slanted front edge further minimized the appearance of the addition and concealed integral skylights. The mass blended with the solid, unadorned side walls of the historic building. This rooftop addition does not impact the historic character of the building and is in conformance with the Standards.



This early twentieth century apartment building was actually constructed as two buildings of harmonious but slightly different design.



Mountain Meadows Fair





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NO.	DATE
1/A	11/2/2018
ISSUE FOR:	
CITY RESPONSE	
DRAWN BY: DBH	
CHECKED BY: DBH	

PROJECT: A RENOVATION FOR: BERNADETTE'S CRYSTAL GARDEN: PHASE 2
 26 & 28 MARKET SQUARE
 KNOXVILLE, TN 37902

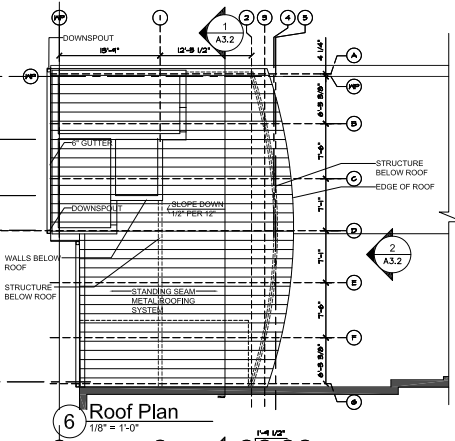
SHEET TITLE: FLOOR PLANS

PROJECT NUMBER	DATE
1705	06-15-18

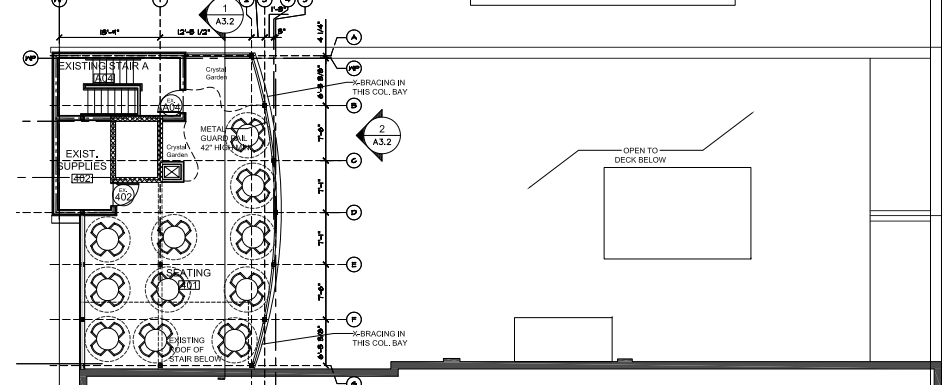
SHEET NUMBER
A1.1

Partition Types Legend:

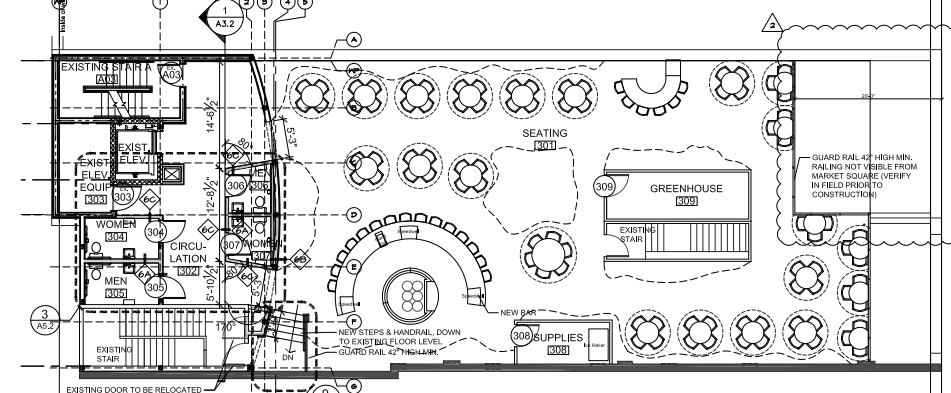
- 5 NON-RATED PARTITION - 2x4 WOOD STUDS AT 16" O.C. WITH (1) LAYER 1/2" GYP. BD. ON EACH SIDE
- 6 NON-RATED PARTITION - 2x4 WOOD STUDS AT 16" O.C. WITH (1) LAYER 1/2" GYP. BD. ON EACH SIDE
- 7 NON-RATED PARTITION - 6" METAL STUDS AT 16" O.C. WITH (1) LAYER 1/2" GYP. BD. ON EACH SIDE
- 8 NON-RATED PARTITION WITH EXTERIOR CLADDING ONE SIDE - 4" METAL STUDS AT 16" O.C. WITH (1) LAYER 5/8" FIRE-RATED TREATED WOOD AND COMPOSITE SIDING ON ONE SIDE AND (1) LAYER OF 5/8" GYPSUM BOARD ON ONE SIDE.
- 9 NON-RATED PARTITION WITH EXTERIOR CLADDING BOTH SIDES - 4" METAL STUDS AT 16" O.C. WITH (1) LAYER 5/8" FIRE-RATED TREATED WOOD AND COMPOSITE SIDING ON ONE SIDE AND (1) LAYER OF 5/8" GYPSUM BOARD ON ONE SIDE.
- 10 EXISTING MASONRY WALL TO REMAIN - CONTRACTOR TO VERIFY CONSTRUCTION TYPE AND THICKNESS
- 11 EXISTING PARTITION TO REMAIN - CONTRACTOR TO VERIFY CONSTRUCTION TYPE AND THICKNESS



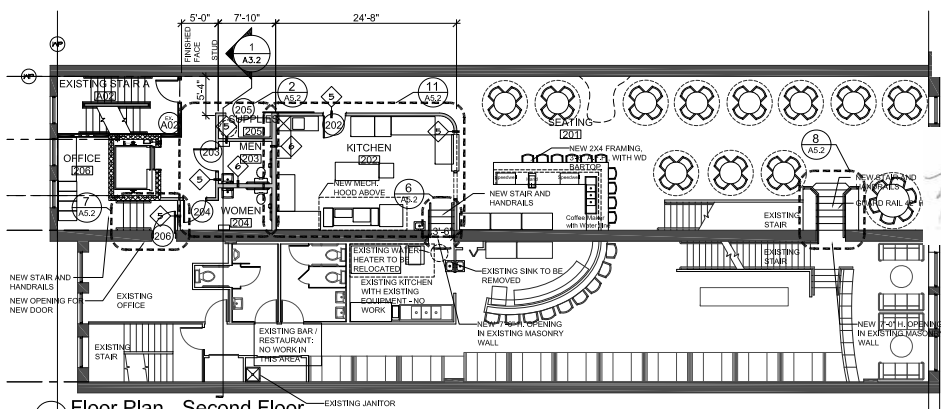
6 Roof Plan
 1/8" = 1'-0"



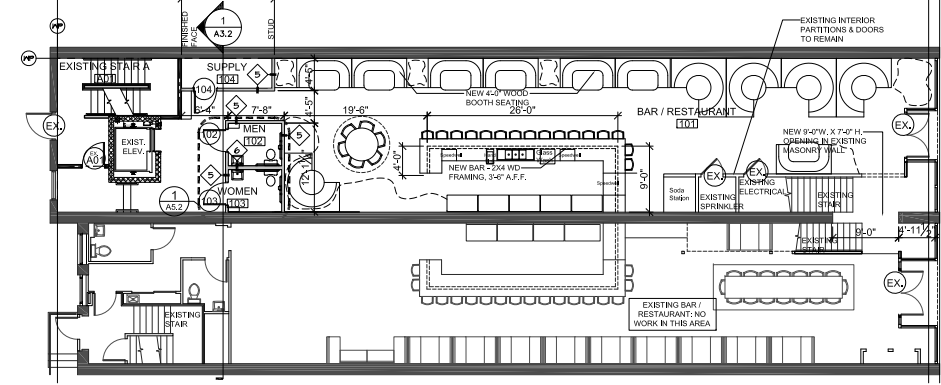
5 Floor Plan - Mezzanine
 1/8" = 1'-0"



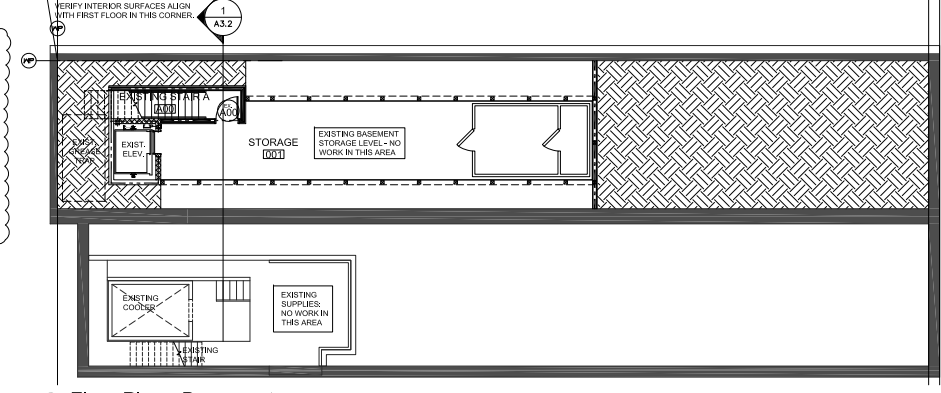
4 Floor Plan - Roof Deck
 1/8" = 1'-0"



3 Floor Plan - Second Floor
 1/8" = 1'-0"



2 Floor Plan - First Floor
 1/8" = 1'-0"



1 Floor Plan - Basement
 1/8" = 1'-0"