



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

PROPERTY ADDRESS: 24 Market Square 37902

FILE NO.: 9-G-18-HZ

DISTRICT: Market Square H-1

MEETING DATE: 9/20/2018

APPLICANT: Andrew Godwin Sparkman & Associates Architects, Inc (Architects)

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

PROPERTY DESCRIPTION: Italianate Commercial (c. 1885)

Flanniken-Strong Building. Two-story brick, two-bay building. Arched second-story windows, corbelled arched window hoods, corbelled brick cornice. Storefront of #24 altered c. 1985 and 1998.

► **DESCRIPTION OF WORK:**

Repair existing wood frame windows. Remove non-original door, windows, and portion of wall indicated and replace with new doors and windows. New façade plan allows door to future stair to be recessed. Paint as shown on paint diagram. Note that all new construction utilizes materials and finishes already existing, including smooth fiber cement board transom framing. New construction applies to +/- 18% of façade area. Remove non-original sign and replace with new 6 SF arcade or hanging sign (to be permitted separately).

► **APPLICABLE DESIGN GUIDELINES:**

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

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, cast 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.
 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.
 10. A storefront cornice shall be wood, cast iron, or sheet metal.
 11. Side piers should be the same material as the upper facade, or painted or surfaced to look the same.
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COMMENTS:

STAFF FINDINGS:

- 1) The building is a contributing building within the Market Square H-1 and National Register districts.
- 2) The current storefront is not early or original and was completely re- built in 1998 based on records of the



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applicant who provided the re-design at that time. The Market Square Design Guidelines & Designation Report indicates that the 24 Market Square storefront was even earlier altered about 1985. Therefore, no historic fabric is being destroyed.

3 The angled wall appears to have existed prior to the 1998 storefront installation, but there is no available evidence that the angled wall was original to the building. The buildings immediately to the south and north (22 and 26 Market Square) appear to be "sister" buildings and neither has angled storefront walls

4) The change in design is limited to the right-hand, or south end of the storefront, replacing the single-leafed entry with a double-leafed entry. If the entire storefront was proposed to be removed and reconstructed, then the original layout of the centralized door as shown in the 1930s-40s photo included in this package would need to be considered, but only the south end of the storefront is proposed to be replaced. Centering the doors would require rebuilding a significantly larger portion of the existing storefront. New construction applies to +/- 18% of façade area according to the applicant's calculations.

5) This storefront includes many historic storefront design elements shown in the Market Square Design Guidelines, including: transoms, display windows, cornice, side piers, bulkhead and original second floor windows and brickwork to be repaired and retained. Examples provided by the applicant of other recessed double-door configurations include: 1 Market Square (Tupelo Honey), 5 Market Square (Oliver Royale), 7 Market Square, 9 Market Square (Soccer Taco), 15 Market Square (Not Watson's), 16 Market Square (Emilia), 18 Market Square (Uncorked), 22 Market Square (Earth to Old City / neighboring building), 26 Market Square (Rita's / neighboring building), 28 Market Square (Preservation Pub), 32 Market Square (Scruffy City Hall), 34 Market Square (Earthbound Trading Company), 37 Market Square (Blue Coast Grill & Bar). Example images are included in the drawing submitted with this package.

6) The materials meet the Market Square design guidelines, including smooth fiber cement board transom frame work.

► **STAFF RECOMMENDATION:**

Staff recommends approval.

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

Please print all information:

1. **NAME OF APPLICANT:** ANDREW GODVIN - SPARKMAN & ASSOCIATES ARCHITECTS, INC
 Address: 3991 MIDLAND AVENUE KNOXVILLE, TN 37919
 Telephone: 865-584-9885 E-mail address: ANDREW@SPARKMANARCHITECT.COM
 Relationship to Owner: ARCHITECT

2. **NAME OF OWNER:** SQUARE PROPERTIES, LLC
 Address: 12 MARKET SQUARE KNOXVILLE, TN 37902
 Telephone: 865-300-8430 E-mail address: SCOTT@THETOMATOHEAD.COM

3. **LOCATION OF PROPERTY:**
 Address: 24 MARKET SQUARE Tax ID/Lot/Parcel No: 094 LE 040

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.)

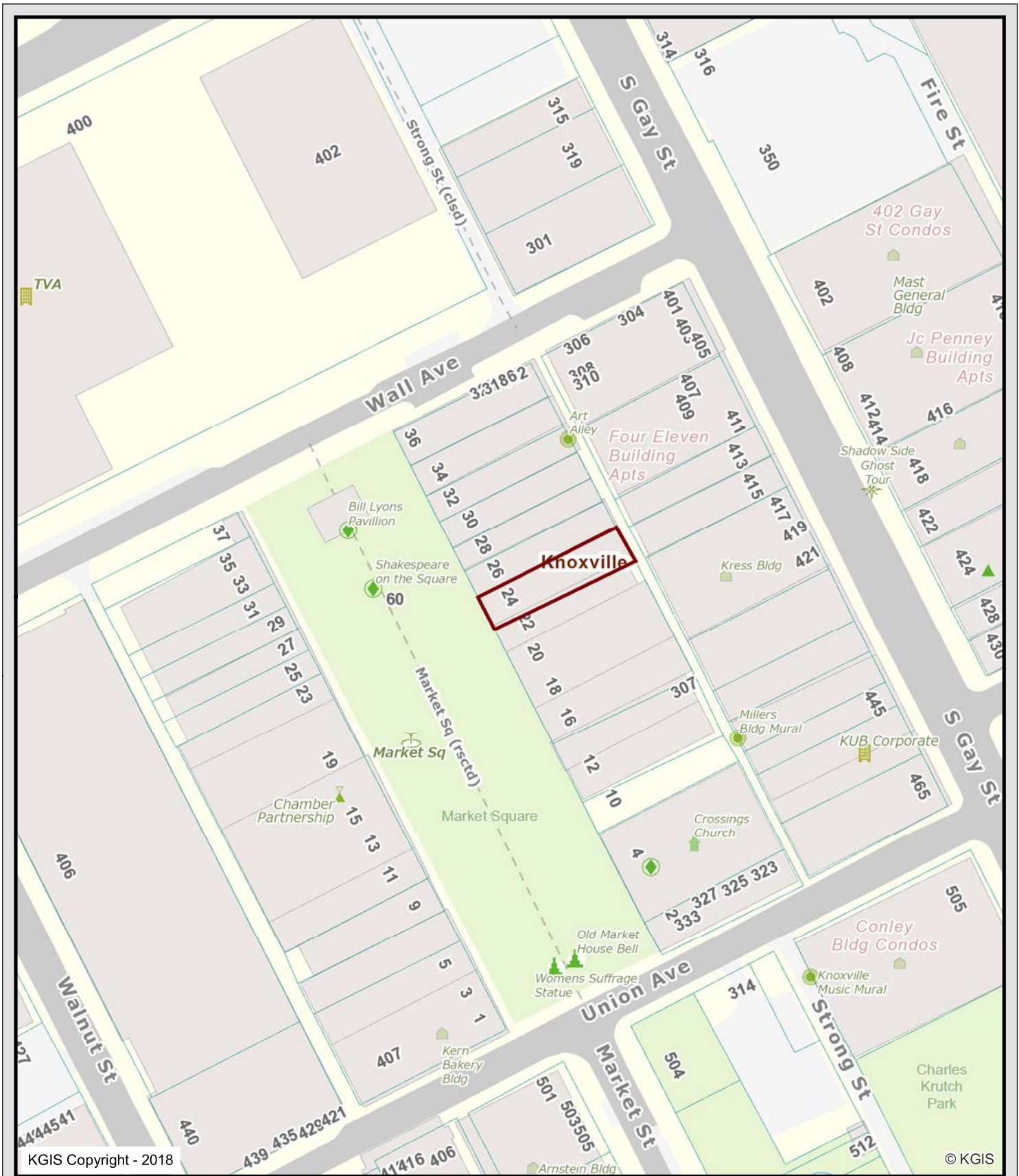
REPAIR EXISTING WOOD FRAME WINDOWS. REMOVE NON-ORIGINAL DOOR, WINDOWS, AND PORTION OF WALL INDICATED AND REPLACE WITH NEW DOORS AND WINDOWS. NEW FACADE PLAN SHOWS DOOR TO FUTURE STAIR TO BE RECESSED. REMOVE NON-ORIGINAL STBN AND REPLACE WITH NEW 6 SF "ARCADE OR HANGING STBN" (TO BE PERMITTED SEPARATELY). PAINT AS SHOWN ON PAINT DIAGRAM.

NOTE THAT ALL NEW CONSTRUCTION UTILIZES MATERIALS AND FINISHES ALREADY EXISTING. NEW CONSTRUCTION APPLIES TO +/- 18% OF FACADE AREA.

6. **SIGNATURE OF APPLICANT:**  Date: AUGUST 30, 2018

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.**

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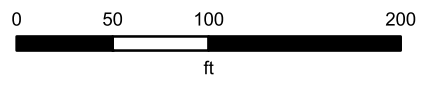
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24 Market Square

Knoxville - Knox County - KUB Geographic Information System



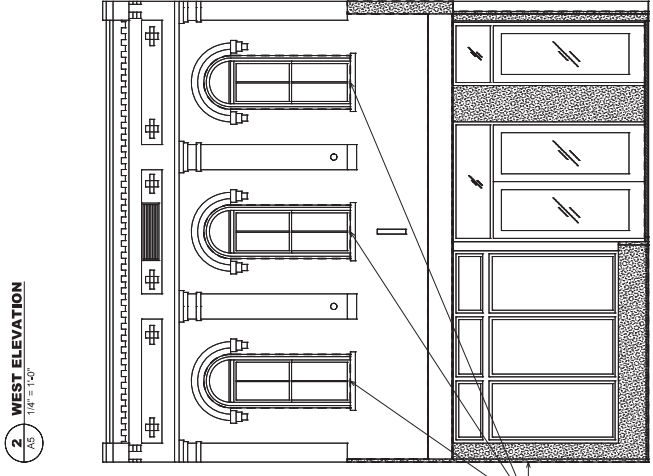
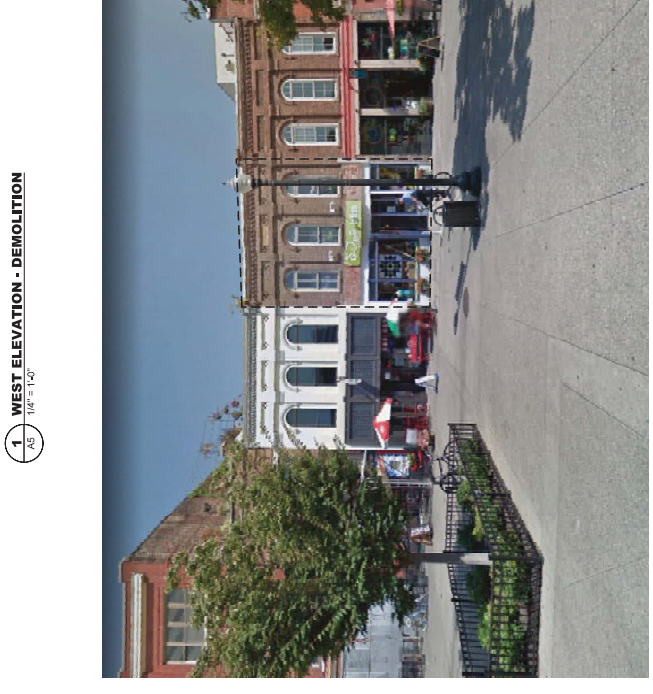
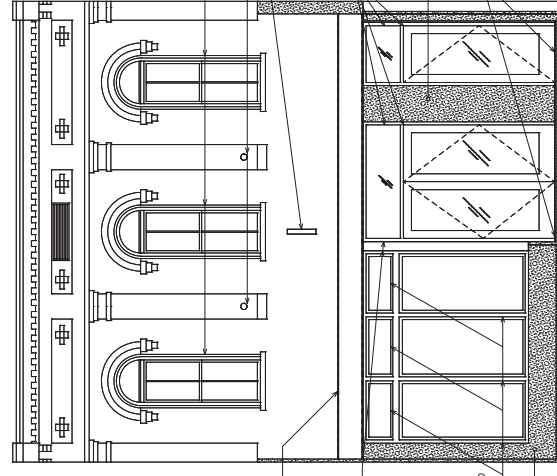
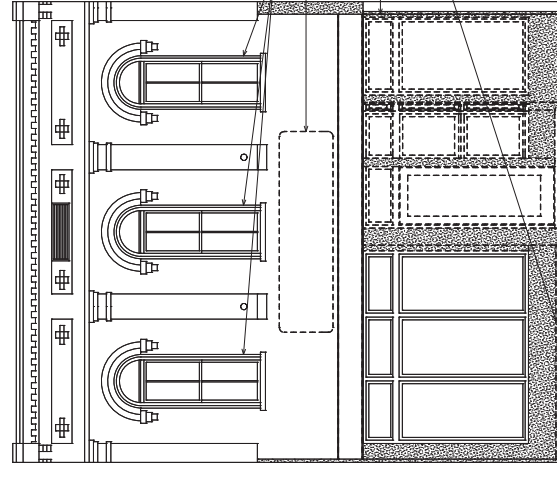
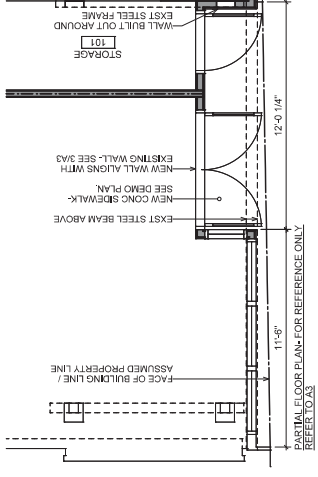
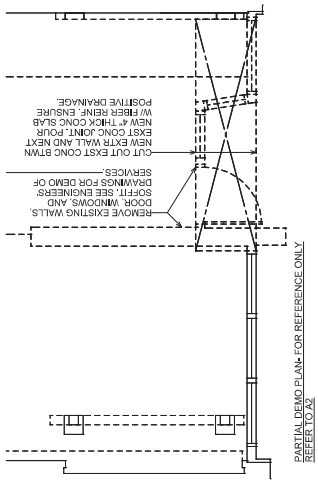
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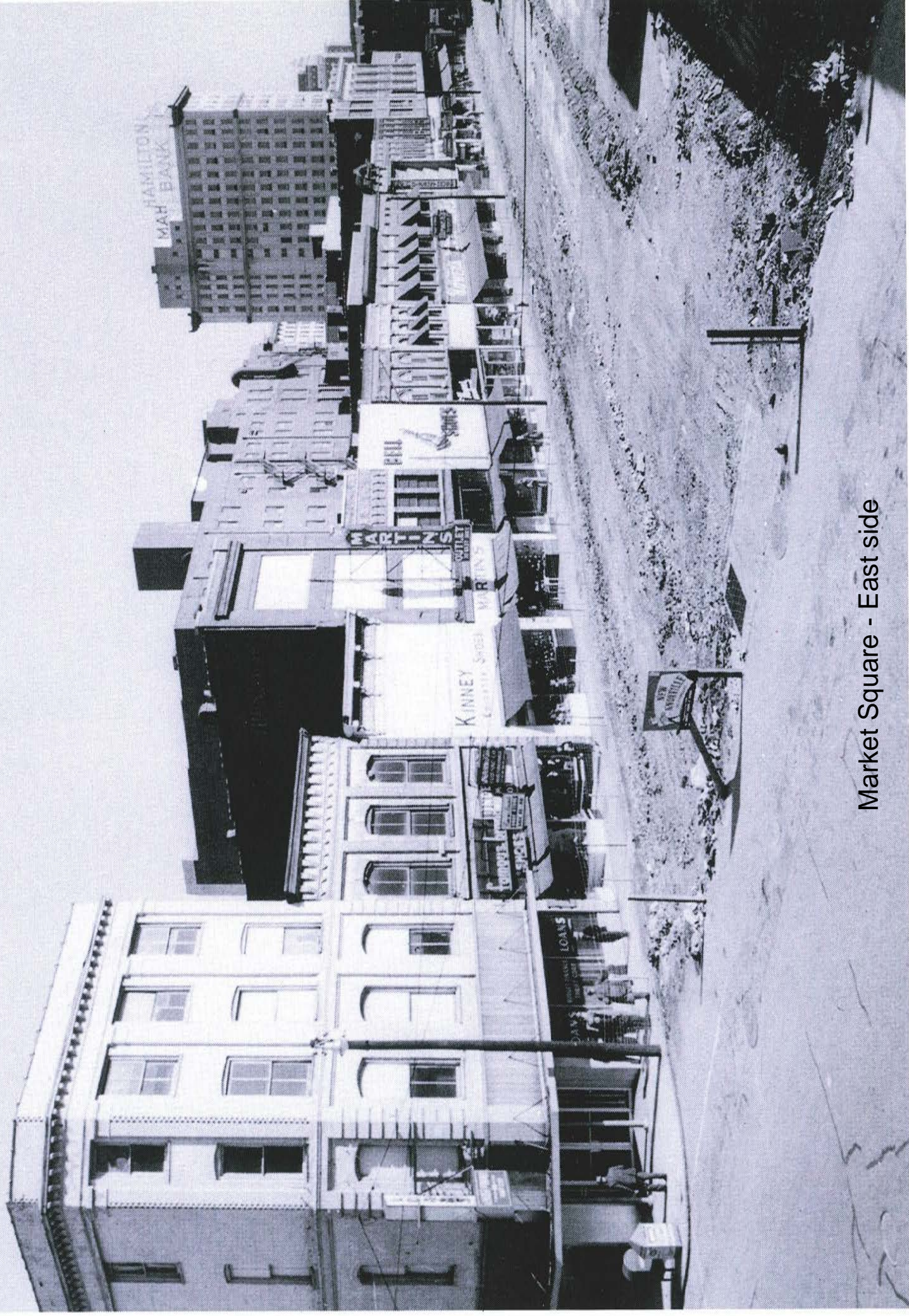


24 Market Square current storefront design



PAINT SCHEDULE

P1	COLOR #1
P2	COLOR #2
LOCATIONS	
P1 ALL EXTERIOR PAINT INCLUDING EXTERIOR FACE OF STEEL BEAM, ALL INTERIOR WINDOWS AND TRIM.	
P2 ALL INTERIOR WALLS, CEILINGS, AND INTERIOR TRIM. EXTERIOR FACE OF STEEL BEAM EXPOSED BRICK ON INTERIOR OF FIRST FLOOR.	
NOTES	
1. PAINT TO BE APPLIED TO EXTERIOR METAL DOORS AND FRAMES, OTHERWISE PROVIDE FLAT SHEEN.	
2. PAINT ON THE SECOND FLOOR IS LIMITED TO THE (3) WINDOWS ON THE EAST SIDE. ALL TRIM P1. REAR VESTIBULE AND REAR STAIR WALL PAINT TO REMAIN AS EXISTING.	



Market Square - East side