



Staff Report

Knoxville Historic Zoning Commission

File Number: 12-J-25-HZ

Meeting: 12/18/2025
Applicant: James Ryan, Ryan Architecture + Design
Owner: Three Degrees LLC

Property Information

Location: 22 Market Sq. **Parcel ID:** 94 L E 038

District: Market Square H

Zoning: DK-H (Downtown Knoxville, Historic Subdistrict)

Description: Multiple

16 Market Square: Caldwell Building, Neoclassical Commercial, c.1910. Two-story brick building with paired fixed glass windows with transom and altered storefront.

18 Market Square: Biddle & Moulden Building, Neoclassical Commercial, c.1895.

22 Market Square: Flenniken-Strong Building, Italianate Commercial, c.1885. Two-story brick, two-bay building. Arched second-story window heads, corbelled arched window hoods, corbelled brick cornice. Storefront or #24 altered c.1985, while #22 retains much original material.

Staff Recommendation

Staff recommends approval of Certificate 12-J-25-HZ, subject to the following conditions: 1) all masonry repair and repointing to meet specifications of NPS Preservation Brief 2; 2) final window replacement specifications to be submitted to staff for approval.

Description of Work

Level II Major Repair or Replacement

Exterior rehabilitation of three adjacent facades.

22 Market Square: masonry repair and tuckpointing. Repair and painting to existing windows, with paint to be stripped from precast window sills. Repair and painting to horizontal trim flashing. Existing EIFS on storefront to be repainted. Exterior grid to create multi-light windows to be added to existing storefront transoms, along with a reeded glass film. New canvas awning will extend the full length of the façade, approximately 22'-4" wide, and project 10' from the building.

18 Market Square: masonry repair and tuckpointing. Paint to be stripped from precast window sills. Existing (non-historic) paired double-hung wood windows to be replaced in-kind, with paired double-hung wood windows. Installation of new upper cornice based on details from lower cornice and historic photography. Installation of new flat aluminum canopy; canopy will extend the full length of the facade (46'-7" wide) and project 10' from the building. Installation of additional trim on flat storefront detailing. Exterior grid to create multi-light windows to be

added to existing storefront transoms, along with a reeded glass film.

18 Market Square rooftop: extension of existing roof addition to incorporate a new elevator shaft (within existing addition footprint) and new bathroom addition. New flat roof canopy with a wood-look material; new retractable shading canopy.

16 Market Square exterior rehabilitation: masonry repair and tuckpointing. Replacement of non-historic second-story windows with new aluminum-clad windows to match historic photographs. Paint to be stripped from precast window sills and brick piers. Exterior grid to create multi-light windows to be added to existing storefront transoms, along with a reeded glass film. Installation of new canvas awning, which will extend the full 29'-7" width of the facade, and project 10' from the building. Installation of precast concrete water table at base of brick piers.

Comments

1. 16, 18, and 22 Market Square all contributing resources to the Market Square National Register Historic District and local historic overlays. All three buildings have modified, non-original storefront systems.
 2. The exterior rehabilitation scopes at 22 Market Square are all basic repair scopes which meet the design guidelines.
 3. The exterior rehabilitation scopes at 18 Market Square are largely repair scopes which meet the design guidelines. The application proposes to reconstruct an upper cornice to reflect historic photographs, which is specifically called out in the design guidelines. Guidelines recommend cornices of wood, sheet metal, or other materials that duplicate the appearance of the original. The project will also include the installation of trim to the flat green wrap on the ground-level piers.
 4. The exterior rehabilitation scopes at 16 Market Square aim to restore original elements based on historic photographs of the building. Paint will be removed from the precast window sills and brick piers on the façade, along with the installation of a new middle and upper crown cornice. The non-historic second-story windows will be replaced with new window configuration that reflects a historic photograph.
 5. All three projects propose a reeded glass film and a simulated divided light grid for the transom windows. This scope is appropriate within the guidelines as it retains or restores the existing transom openings and transparency. Guidelines note that transom windows can be clear, tinted, or stained glass, and the reeded film meets this recommendation. The storefront window and door systems are not original to the buildings.
 6. Sloped canvas awnings are proposed for 22 and 16 Market Square. The proposed placement of the awnings is appropriate. The design guidelines recommend that awnings project four to seven feet from the building, while the proposed awnings will project ten feet from the building. Larger awnings have been approved by the HZC on a case-by-case basis. The awnings are compatible in scale with adjacent awnings, and do not detract from the overall character of the building; the increased size is appropriate for both 22 and 16 Market Square. The overall visual massing of the two awnings and the canopy will be broken up between the three buildings.
 7. The Market Square design guidelines do not specifically address canopies, but make recommendations for awnings. Guidelines for awnings recommend that they are placed above the display windows and below the storefront cornice or sign panel and reinforce the frame of the storefront without covering sills, cornice, or piers. Following these guidelines, placement of the canopy at 18 Market Square is appropriate.
- Flat metal canopies have been approved in Market Square on a case-by-case basis, including at 2 Market Square (5-D-19-HZ) and 15 Market Square (May 2014). Flat metal canopies have been approved if they are placed according to the guidelines, proportionate to the storefront, do not alter historic features or materials of the building, and

could be removed without significant effect to the storefront. The proposed metal canopy at 18 Market Square meets these standards. The canopy features only three metal tiebacks connecting to the masonry, which further reduces the overall visual impact.

8. The proposed roof work at 18 Market Square will expand an existing rooftop addition. Rooftop additions in Market Square are typically evaluated by visibility from the street. An additional 21'-0.5" deep bathroom space will extend from the left side of the rooftop massing, with a similarly sized feature wall on the right side, and a flat roof connecting the two. The bathroom addition will not be visible from the ground level in Market Square and is small in scale compared to the existing addition. The elevator addition will occur within the existing addition massing.

9. A wood-look support with a retractable sunshade will project 25'-11" towards the building's façade. The support and sunshade, when closed, will be visible from the ground level. Other permanent sunshades are visible from the ground level in Market Square, though most were installed without permits or HZC review. The sunshade and support could easily be removed without effect on the historic building. The HZC should discuss the visibility of the support structure and sunshade.

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 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.
12. Inappropriate historical themes shall be avoided.

B. Upper Story Design

1. If they are historic, second story windows should be retained, cleaned and repaired.
2. If upper story windows have deteriorated and must be replaced, or have been removed in past remodeling, replacement windows shall match the size and shape of the original window openings, and shall be wood.
3. Storm windows may be used on upper story windows, but should be painted or color clad to blend with the color scheme of the building.
4. Roofline cornices shall be retained if they are still present on the building.
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.

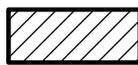
E. Awnings.

1. Awnings were often used on storefronts. Early photographs of Market Square may be consulted to learn their design.

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.



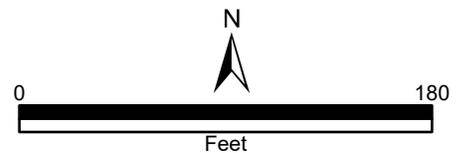
12-J-25-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



22 Market Sq. 37902
Market Square H

Original Print Date: 12/5/2025
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: James Ryan, Ryan Architecture + Design





DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

James Ryan

Applicant

12/1/2025

12/18/2025

12-J-25-HZ

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

James Ryan

Ryan Architecture + Design

Name

Company

310 Oak Park Drive

Knoxville

TN

37918

Address

City

State

Zip

865-318-0668 - Ext 1

jryan@ryan-ad.com

Phone

Email

CURRENT PROPERTY INFO

Three Degrees LLC

6025 Brookvale I Suite 206, Knoxville TN 37919

865-250-3313

Owner Name (if different from applicant)

Owner Address

Owner Phone

22 Market Square, Knoxville TN 37902

094LE038

Property Address

Parcel ID

Market Square

DK-H

Neighborhood

Zoning

AUTHORIZATION

Malynda Wollert

12-2-25

Staff Signature

Please Print

Date

James Ryan

12-2-25

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

Brief description of work: _____

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: Facade restoration, brick repointing, repainting and installation of new windows, construction of canvas and aluminum canopies, and installation of new trimwork. Additionally, the construction of an elevator to access the roof, and roof deck improvements including pedestal pavers, a solid roof structure with restrooms, and a canvas shading canopy.

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

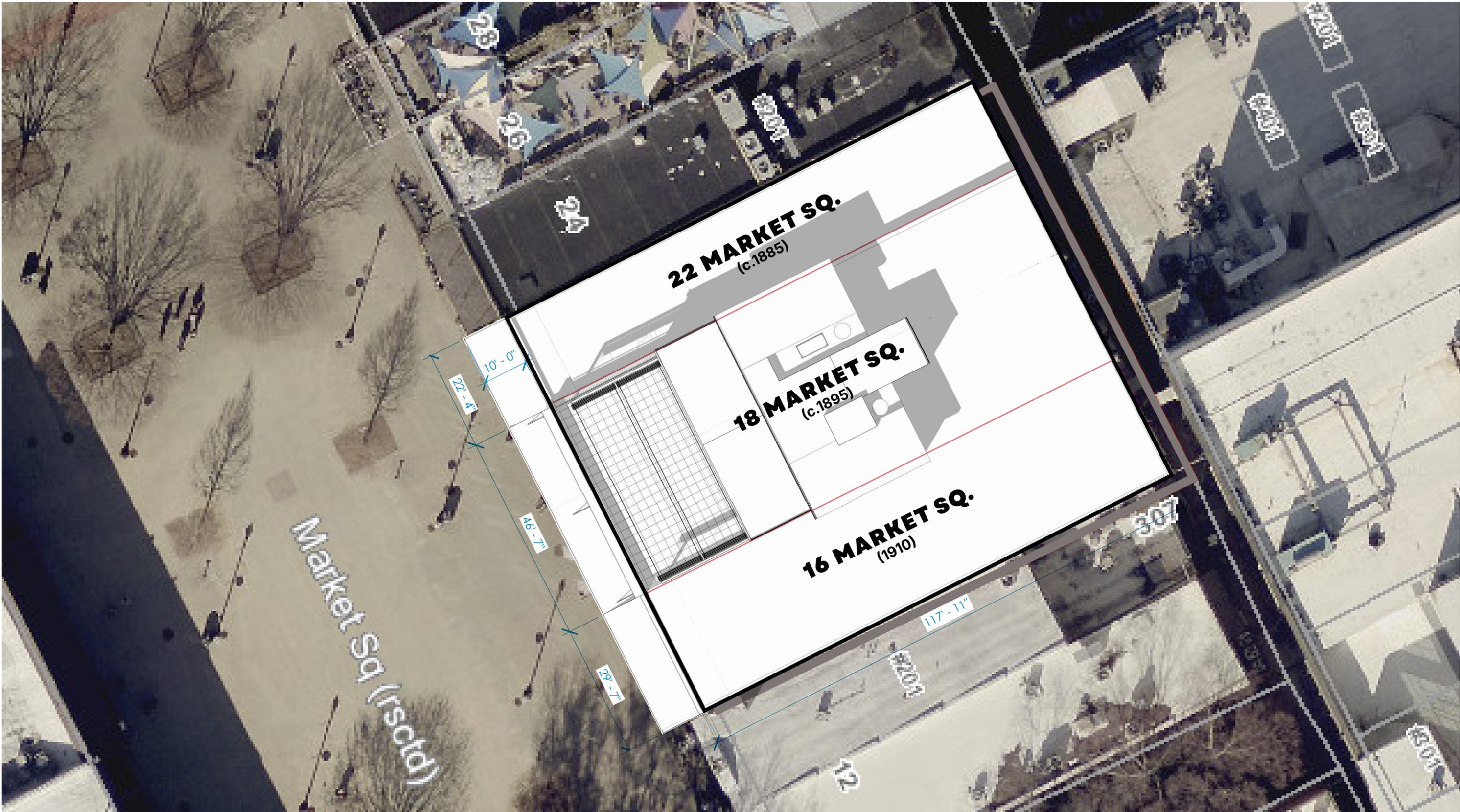
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:	\$100	TOTAL: \$100.00
FEE 2:		
FEE 3:		
		Pd. 12/02/2025, SG



SITE PLAN

MARKET SQUARE FACADE IMPROVEMENT - HZC SUBMISSION

KNOXVILLE, TN | 2025.12.01



0 5 10 20

HZC 1.0

RYAN
ARCHITECTURE + DESIGN



EXISTING PHOTO

MARKET SQUARE FACADE IMPROVEMENT - HZC SUBMISSION

KNOXVILLE, TN | 2025.12.01

HZC 1.1

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ROOF LEVEL
34' - 1"

SECOND LEVEL
15' - 0"

GROUND LEVEL
0"



22 MARKET SQ.
(c.1885)

History from Market Square Guidelines:

Italianate Commercial. Two story brick, two bay building. Arched second story windows, corbelled arched window hoods, corbelled brick cornice. Storefront of #22 retains much original material.

(C) The first occupants of these buildings were two dry goods stores, S. W. Flenniken and Strong & Co. Various clothing and shoe stores continued to occupy the buildings until the 1960's, when they housed a tobacco store and a florist. By the 1980's, a shoe store and a restaurant could be found in the building.

18 MARKET SQ.

(c.1895) Biddle & Moulden Building.

History from Market Square Guidelines:

Neoclassical Commercial. Two story brick with engaged Tuscan pilasters forming four bays on second floor. Second story windows once fixed panes with transoms and corbelled brick topping windows. Storefront altered.

(C) Following its probable construction in c. 1895 as a department store operated by Biddle & Moulden, this building was occupied as a clothing or department store until it closed in the 1980's.

16 MARKET SQ.

(1910) Caldwell Building

History from Market Square Guidelines:

Neoclassical Commercial. Two story brick building with paired fixed glass windows with transoms and altered storefront.

(C) The Caldwell Building was occupied by Caldwell's Department Store, then drug stores and in 1965, Bower's Department Store

EXISTING ELEVATION





22 MARKET SQ.
(c.1885)

Description of Proposed Work

The project includes restorative maintenance and selective enhancements to the existing historic façade. Work will consist of tuckpointing deteriorated brick as needed, repairing and repainting existing wood windows, and stripping failed paint from the precast sills so they can be properly prepped and refinished. Flashing at the horizontal trim band will be repaired and repainted, and the existing exterior EIFS elements will be cleaned up and repainted in a dark bronze finish to match the storefront system. A new canvas shade canopy will be installed above the first-floor storefront. The existing storefront system will remain, with the addition of a new decorative metal grid applied to the transoms and the installation of reeded glass film to provide texture. No changes are proposed to the existing openings or masonry beyond repair and maintenance; all work is intended to preserve the building’s historic character while improving long-term durability and aesthetics.

18 MARKET SQ.
(c.1895) Biddle & Moulden Building.

Description of Proposed Work

The project consists of restorative improvements and historically informed enhancements to the building façade. Work includes tuckpointing deteriorated brick masonry as needed, repairing and repainting existing wood windows, and stripping failing paint from the precast sills for proper refinishing. The project proposes to reconstruct a missing upper cornice, pulling details from the existing lower cornice and by referring to historic 1937 photography to restore the façade’s original architectural proportion and character. The existing storefront system will remain, with upgrades including new decorative metal grid at the transoms and the addition of reeded glass film for texture. A new aluminum canopy will be installed at the ground level in keeping with the scale and character of Market Street commercial buildings. Existing second-floor double-hung windows will be repaired as required and painted. All work is intended to preserve and restore historic features, reverse previous non-historic alterations, and reestablish the building’s original architectural expression in accordance with Market Square guidelines.

16 MARKET SQ.
(1910) Caldwell Building

Description of Proposed Work

Proposed improvements focus on restoring lost historic elements, repairing existing materials, and enhancing the building in a manner consistent with its early 20th-century character. Work includes tuckpointing the existing brick as needed and replacing or repairing the inset rectangular panels near the upper façade with new aluminum inserts matching the original proportions. The upper and middle crown cornices will be recreated using details derived from historic photography. Failing paint will be stripped from the precast window sills and brick piers at the storefront level. Second-story windows will be replaced with historically accurate aluminum-clad units to match archival images. A canvas shade canopy will be installed above the storefront in keeping with traditional Market Square awnings. At the base of the façade, a precast water table will be added to reestablish the traditional ground-level ledge condition. The existing storefront system will remain, with upgrades including new decorative metal grid at the transoms and the addition of reeded glass film for texture, privacy and texture.

PROPOSED ELEVATION

ROOF LEVEL
34' - 1"

SECOND LEVEL
15' - 0"

GROUND LEVEL
0"



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PROPOSED ELEVATION - MATERIALS

18 MARKET SQ. (c.1895) Biddle & Moulden Building.

Description of Proposed Work

The project consists of restorative improvements and historically informed enhancements to the building façade. Work includes tuckpointing deteriorated brick masonry as needed, repairing and repainting existing wood windows, and stripping failing paint from the precast sills for proper refinishing. The project proposes to reconstruct a missing upper cornice, pulling details from the existing lower cornice and by referring to historic 1937 photography to restore the façade's original architectural proportion and character. The existing storefront system will remain, with upgrades including new decorative metal grid at the transoms and the addition of reeded glass film for texture. A new aluminum canopy will be installed at the ground level in keeping with the scale and character of Market Street commercial buildings. Existing second-floor double-hung windows will be repaired as required and painted. All work is intended to preserve and restore historic features, reverse previous non-historic alterations, and reestablish the building's original architectural expression in accordance with Market Square guidelines.

16 MARKET SQ. (1910) Caldwell Building

Description of Proposed Work

Proposed improvements focus on restoring lost historic elements, repairing existing materials, and enhancing the building in a manner consistent with its early 20th-century character. Work includes tuckpointing the existing brick as needed and replacing or repairing the inset rectangular panels near the upper façade with new aluminum inserts matching the original proportions. The upper and middle crown cornices will be recreated using details derived from historic photography. Failing paint will be stripped from the precast window sills and brick piers at the storefront level. Second-story windows will be replaced with historically accurate aluminum-clad units to match archival images. A canvas shade canopy will be installed above the storefront in keeping with traditional Market Square awnings. At the base of the façade, a precast water table will be added to reestablish the traditional ground-level ledge condition. The existing storefront system will remain, with upgrades including new decorative metal grid at the transoms and the addition of reeded glass film for texture, privacy and texture.





EXISTING

22 MARKET SQUARE

MARKET SQUARE FACADE IMPROVEMENT - HZC SUBMISSION

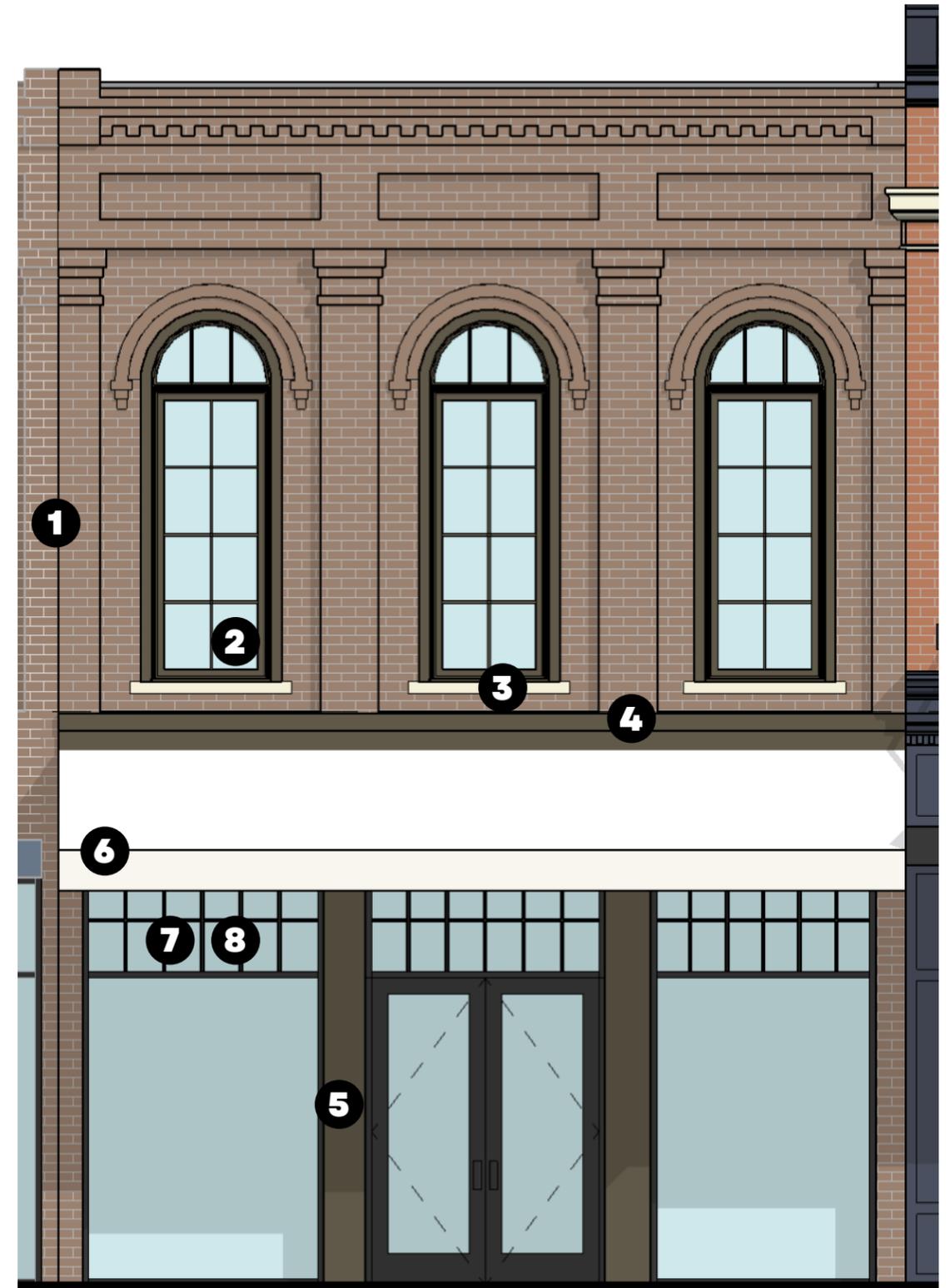
KNOXVILLE, TN | 2025.12.01



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HZC 2.1

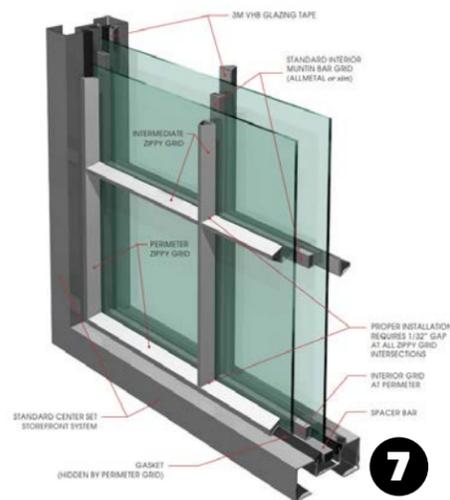
RYAN
ARCHITECTURE + DESIGN



PROPOSED

FACADE IMPROVEMENTS

- 1 - TUCK POINT BRICK AS REQUIRED
- 2 - REPAIR AND PAINT WINDOWS
- 3 - STRIP PAINT FROM PRECAST WINDOW SILLS
- 4 - REPAIR FLASHING AT HORIZONTAL TRIM, REPAINT
- 5 - REPAINT EXTERIOR EIFS (DARK BRONZE)
- 6 - CANVAS SHADE CANOPY (COLOR, DESIGN TBD)
- 7 - ADD GRID (ZIPPY GRID) TO EXISTING STOREFRONT TRANSOMS
- 8 - ADD REEDED GLASS FILM TO TRANSOMS



22 MARKET SQUARE

MARKET SQUARE FACADE IMPROVEMENT - HZC SUBMISSION

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0 1 2 4

HZC 2.2

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2025 - EXISTING



1974

PREVIOUS CORNICE LOCATION



EXISTING

18 MARKET SQUARE

MARKET SQUARE FACADE IMPROVEMENT - HZC SUBMISSION

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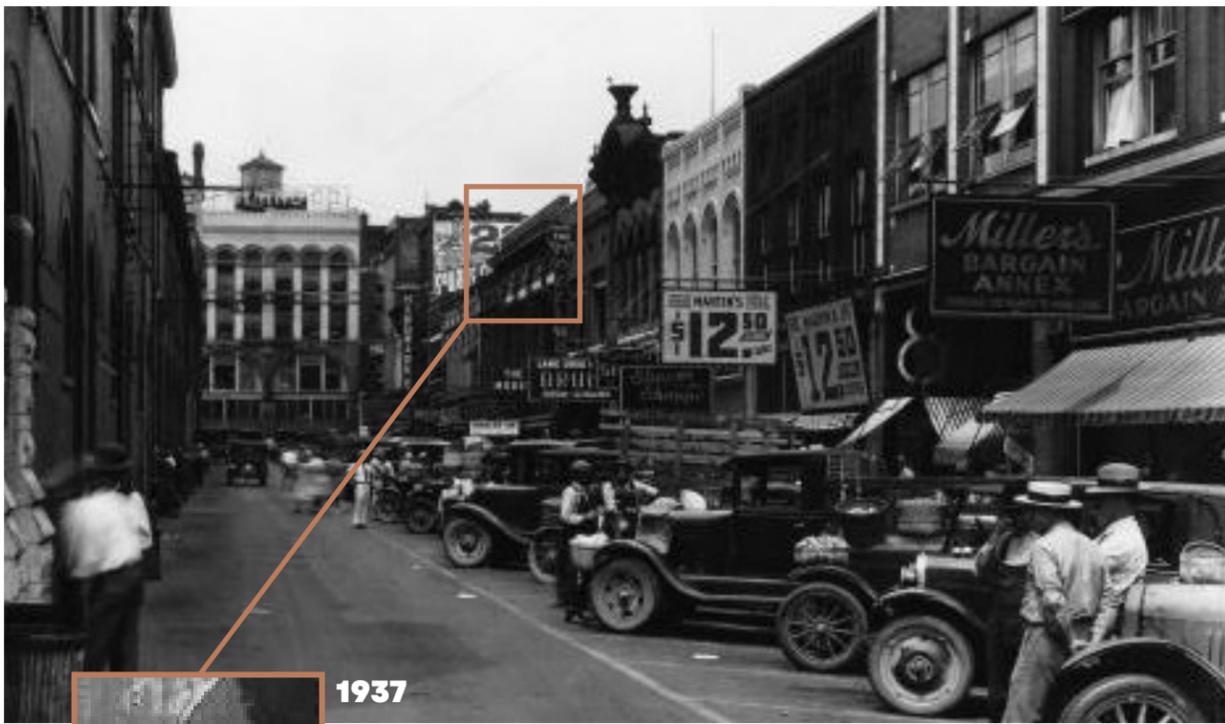


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HZC 3.1

RYAN

ARCHITECTURE + DESIGN



1937



FACADE IMPROVEMENTS

- 1 - TUCK POINT BRICK AS REQUIRED
- 2 - ADD TRIM TO 'GREEN' WRAP, PAINT
- 3 - REPAIR AND REPAINT CORNICE ABOVE STOREFRONT
- 4 - REPLACE EXISTING WINDOWS WITH HISTORICALLY ACCURATE DOUBLE HUNG PROFILES
- 5 - STRIP PAINT FROM PRECAST WINDOW SILLS
- 6 - INSTALL ALUMINUM CANOPY
- 7 - REBUILD UPPER CORNICE
- 8 - ADD GRID (ZIPPY GRID) TO EXISTING STOREFRONT TRANSOMS
- 9 - ADD REEDED GLASS FILM TO TRANSOMS



PROPOSED

18 MARKET SQUARE

MARKET SQUARE FACADE IMPROVEMENT - HZC SUBMISSION

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0 2 4 8

HZC 3.2

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16 MARKET SQUARE

MARKET SQUARE FACADE IMPROVEMENT - HZC SUBMISSION

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0 1 2 4

HZC 4.1

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FACADE IMPROVEMENTS

- 1** - TUCK POINT BRICK
- 2** - REPLACE /REPAIR INSET RECTANGLES WITH ALUMINUM INSERTS
- 3** - RECREATE UPPER AND MIDDLE CROWN CORNICE
- 4** - STRIP PAINT FROM PRECAST WINDOW SILLS AND BRICK PIERS AT LEFT AND RIGHT
- 5** - CANVAS SHADE CANOPY
- 6** - REPLACE WINDOWS WITH MARVIN ULTIMATE ALUMINUM CLAD CONFIGURATION - HISTORICALLY ACCURATE PROFILE
- 7** - INSTALL PRECAST CONCRETE WATER TABLE TILE AT BASE
- 8** - ADD GRID (ZIPPY GRID) TO EXISTING STOREFRONT TRANSOMS
- 9** - ADD REEDED GLASS FILM TO TRANSOMS

16 MARKET SQUARE

MARKET SQUARE FACADE IMPROVEMENT - HZC SUBMISSION

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0 1 2 4

HZC 4.2

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EXISTING FACADE - 3D PERSPECTIVE - FROM MARKET SQUARE

MARKET SQUARE FACADE IMPROVEMENT - HZC SUBMISSION

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HZC 5.1

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PROPOSED FACADE - 3D PERSPECTIVE - FROM MARKET SQUARE

MARKET SQUARE FACADE IMPROVEMENT - HZC SUBMISSION

KNOXVILLE, TN | 2025.12.01

HZC 5.2

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EXISTING FACADE - 3D PERSPECTIVE - FROM MARKET SQUARE

MARKET SQUARE FACADE IMPROVEMENT - HZC SUBMISSION

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HZC 5.3

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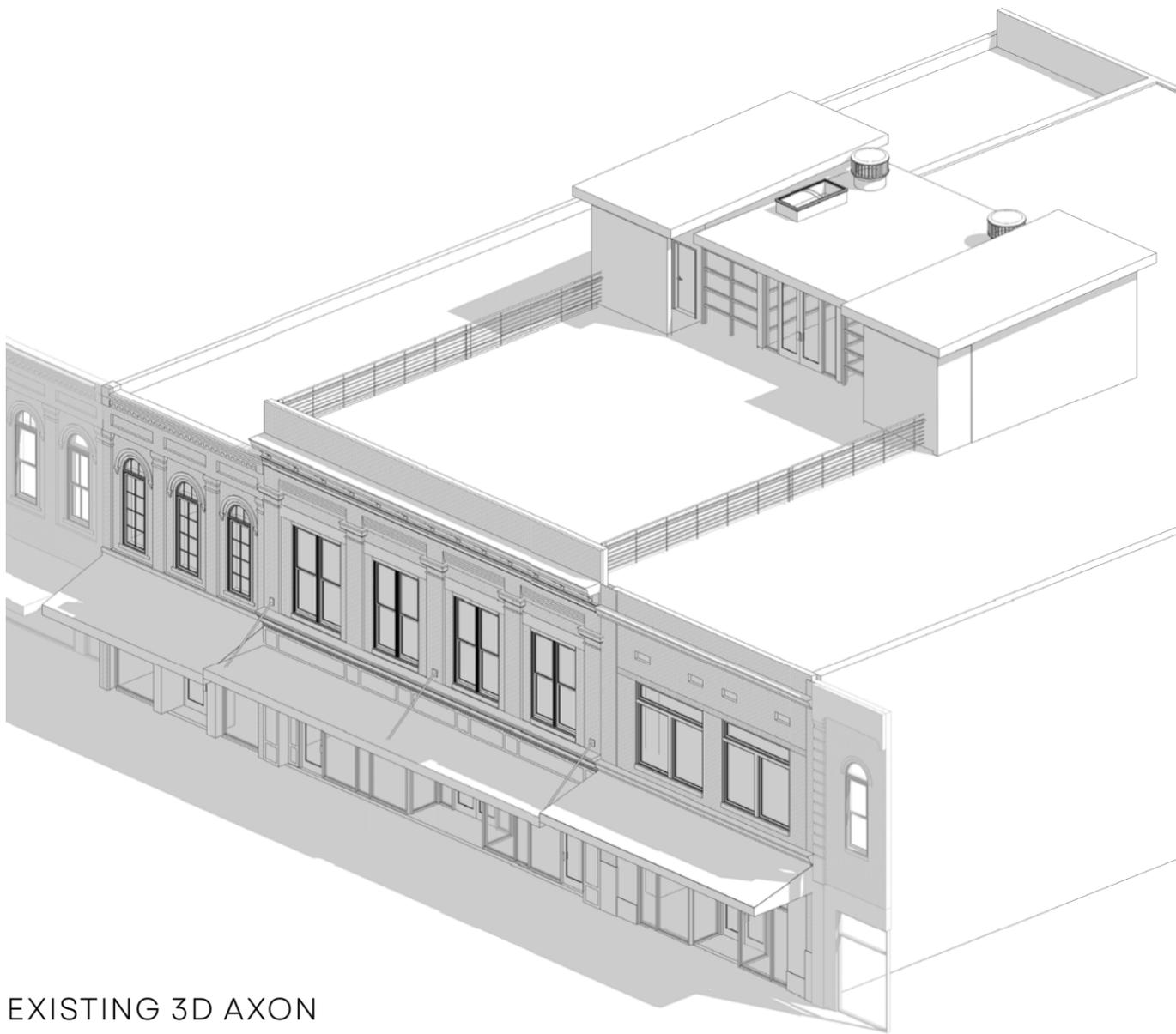
PROPOSED FACADE - 3D PERSPECTIVE - FROM MARKET SQUARE

MARKET SQUARE FACADE IMPROVEMENT - HZC SUBMISSION

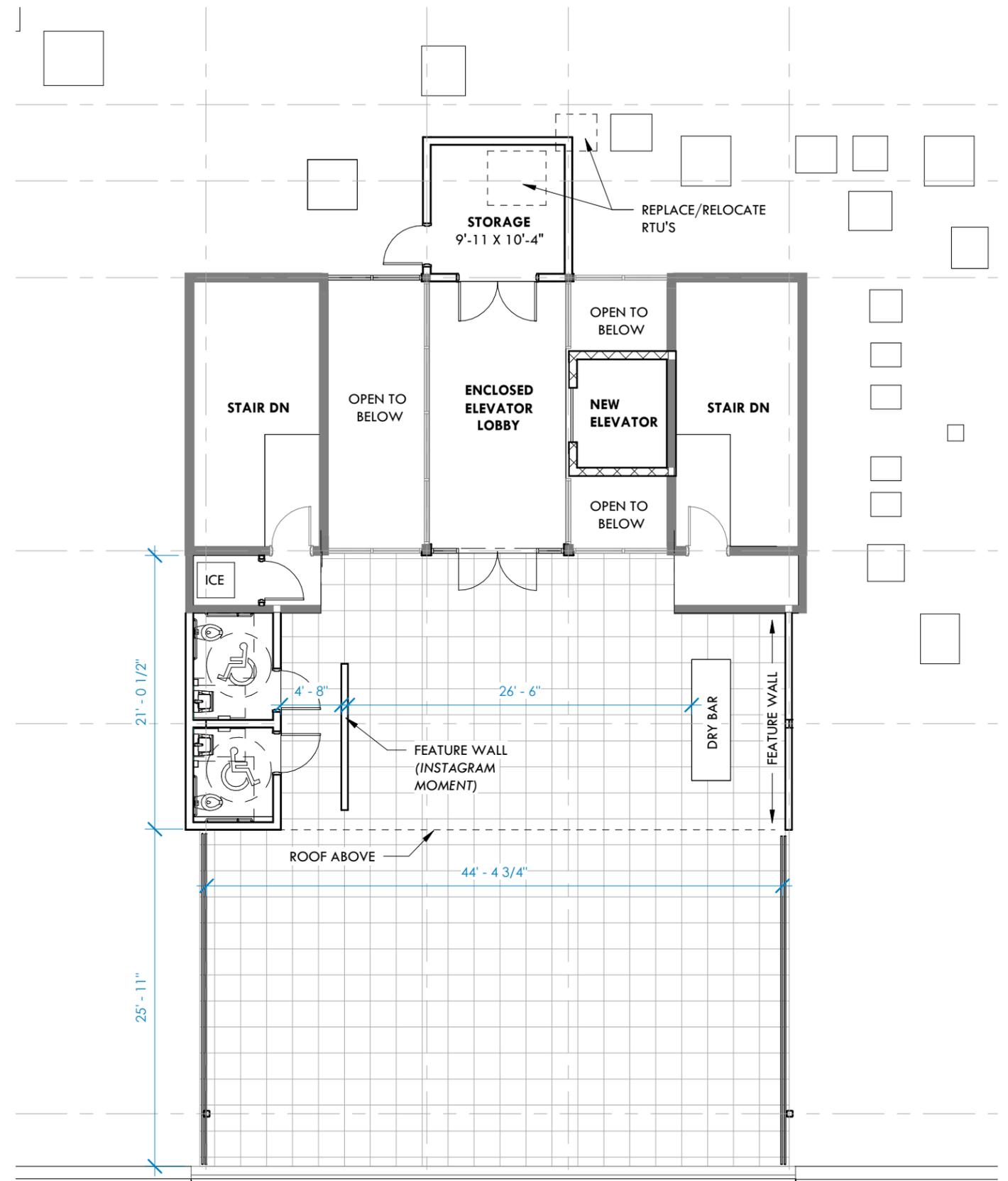
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HZC 5.4

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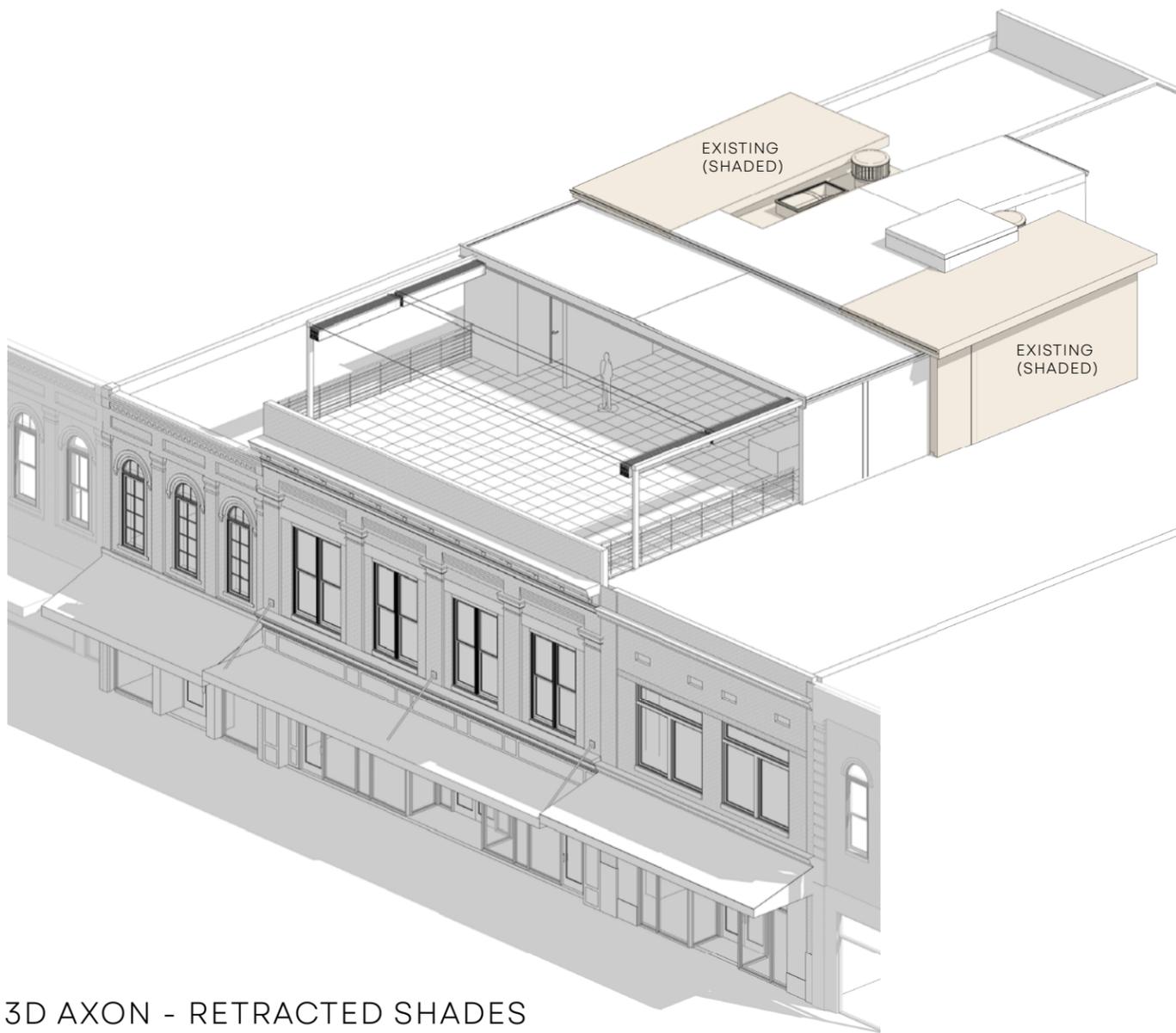


EXISTING 3D AXON

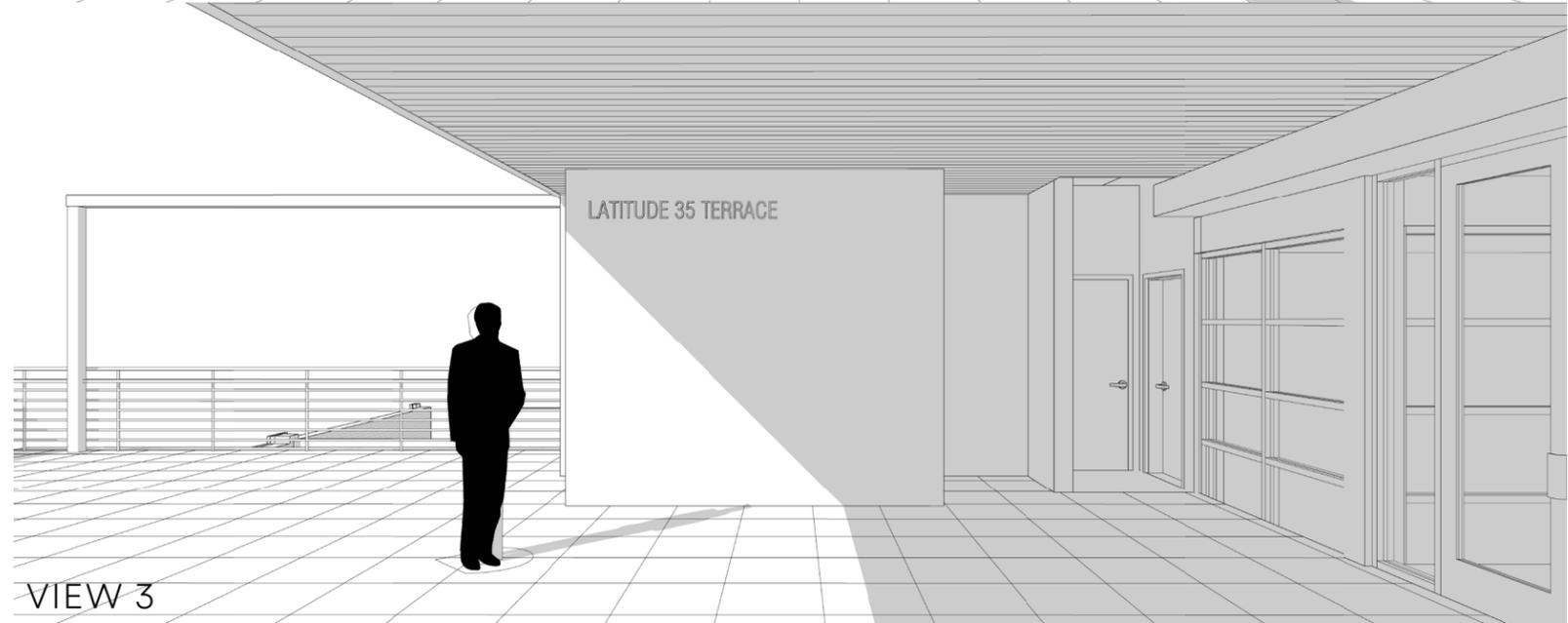
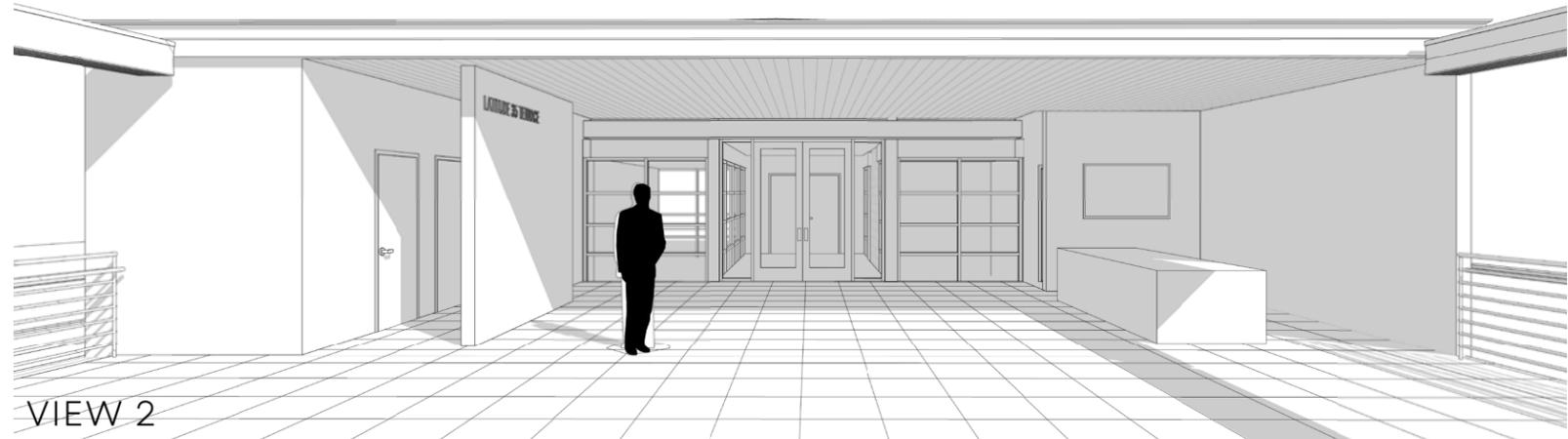
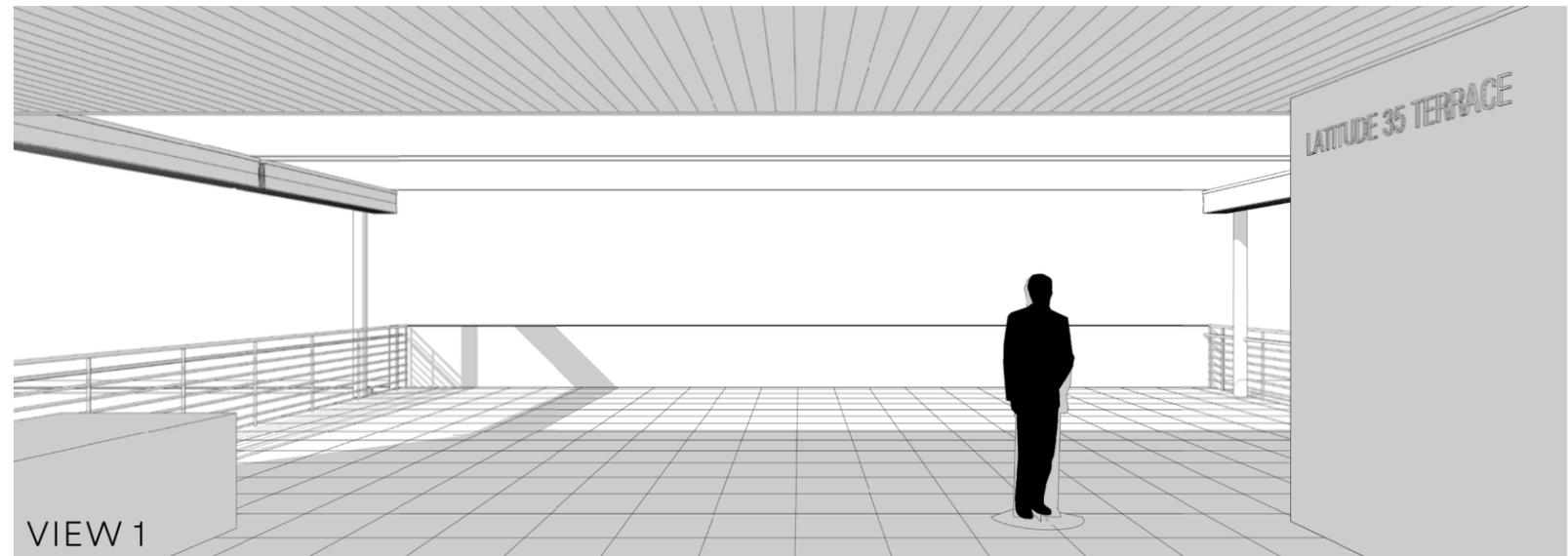


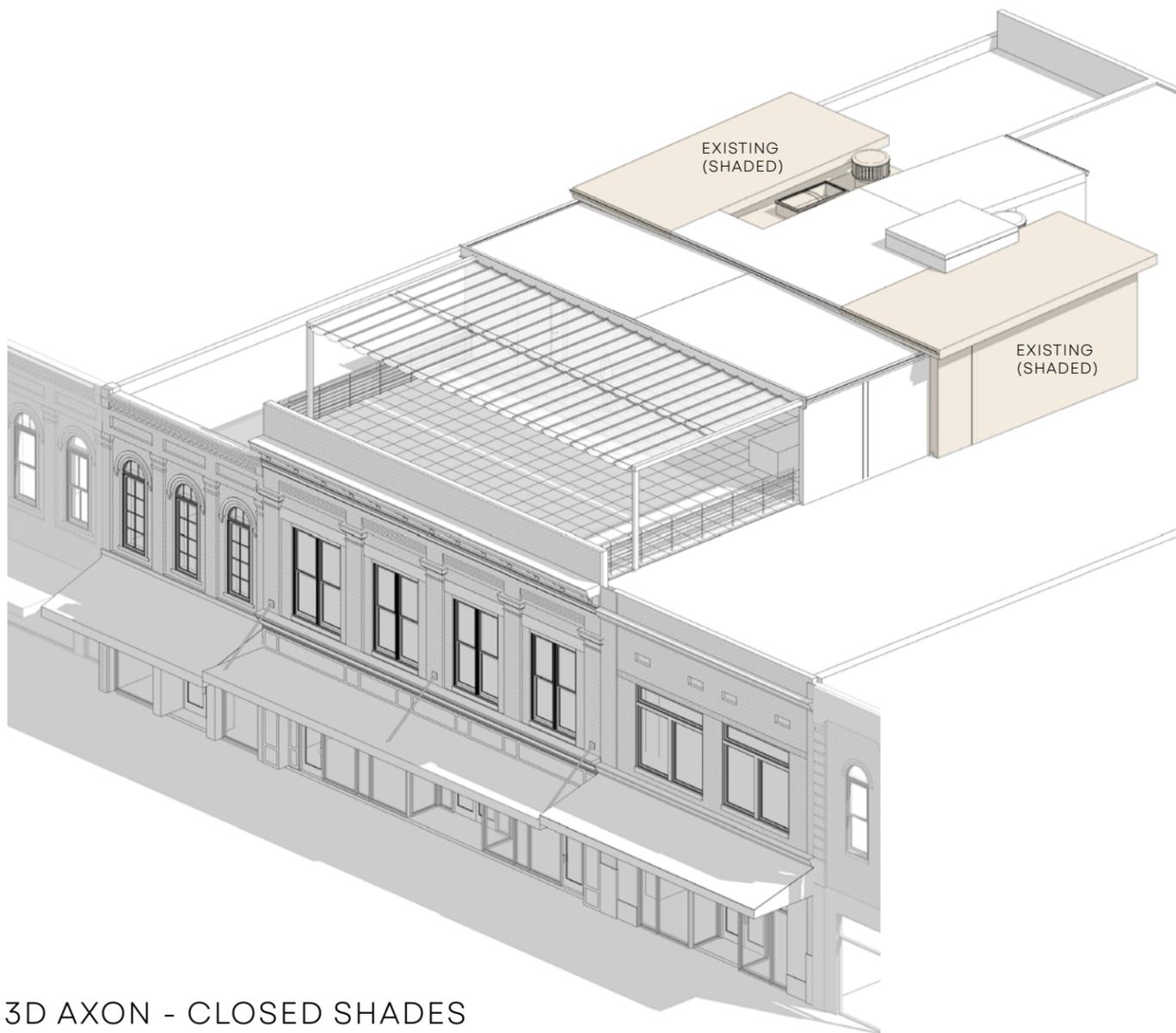
FLOOR PLAN - 1" = 10'



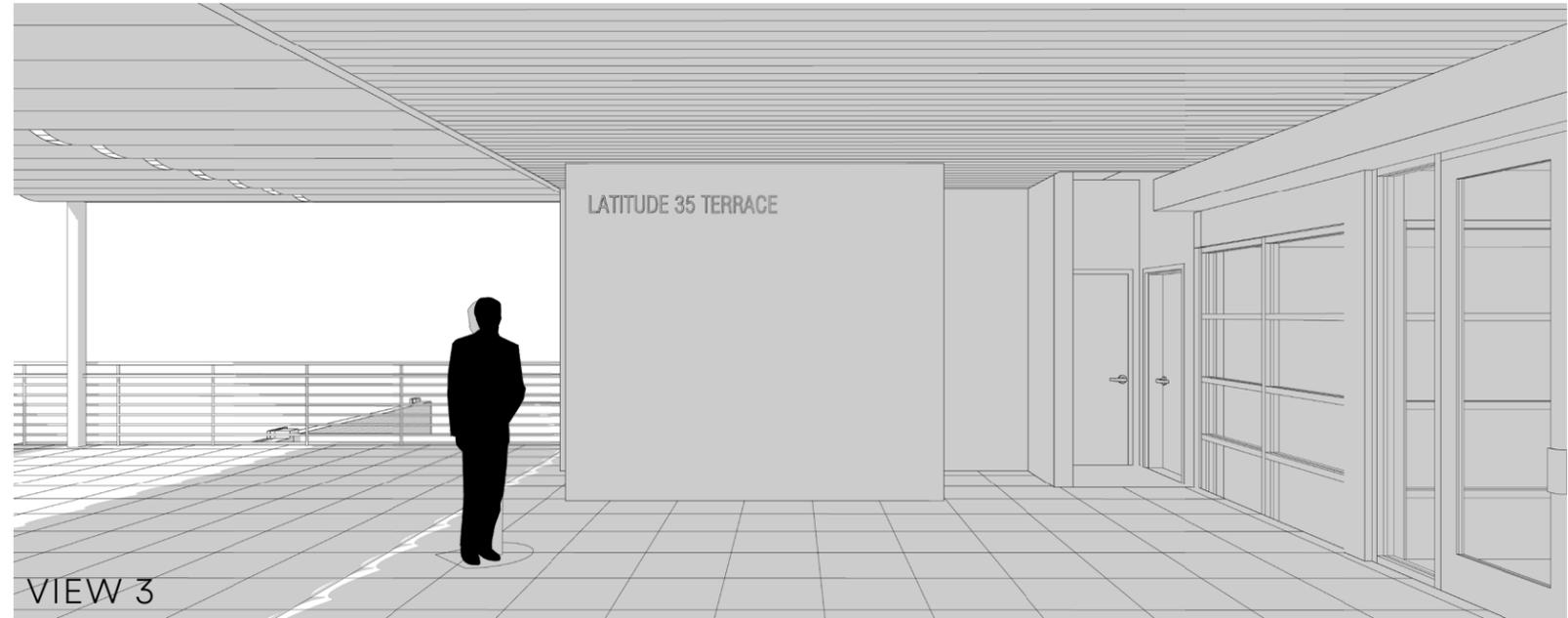
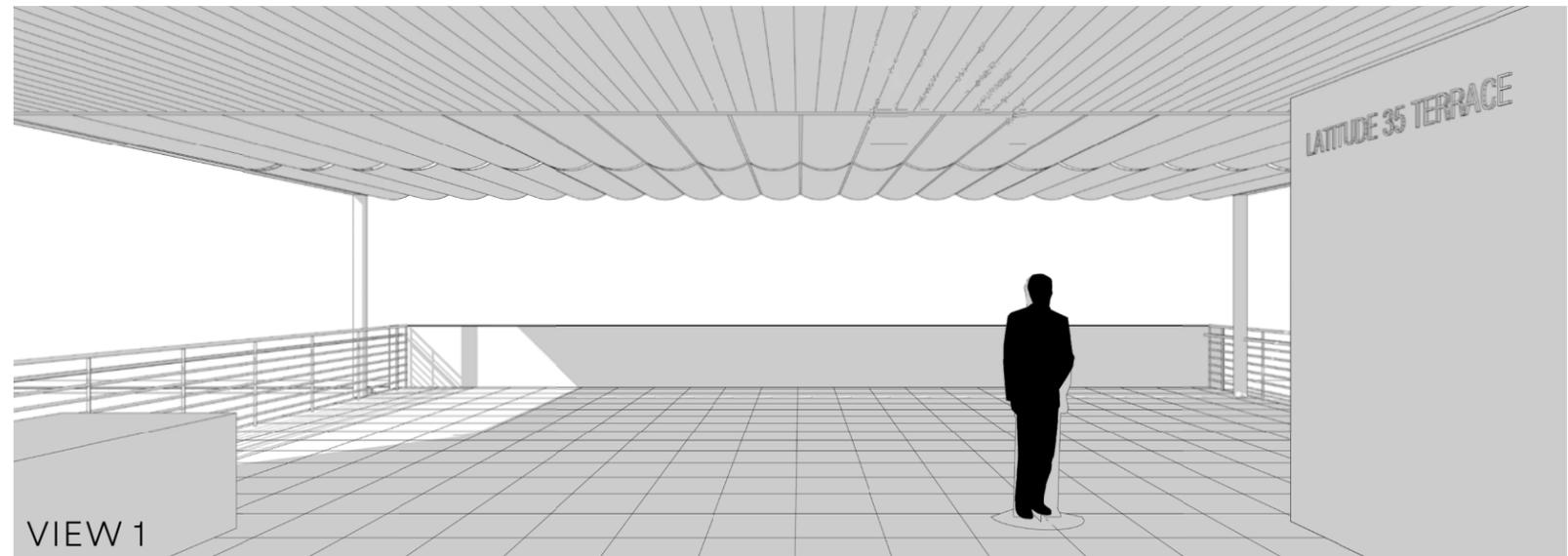


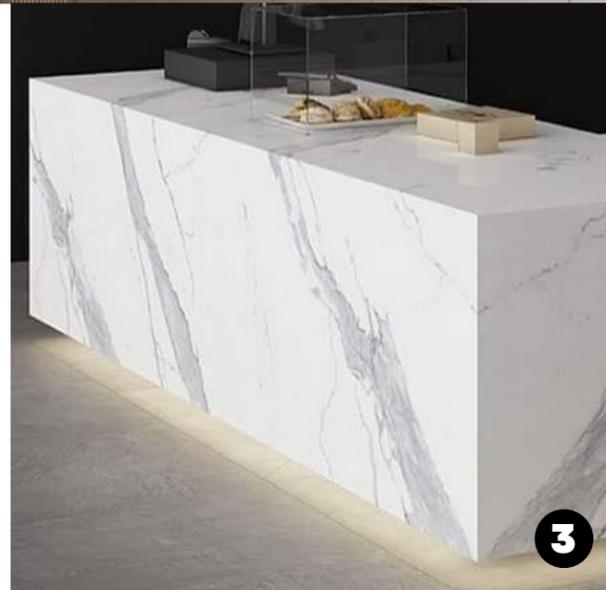
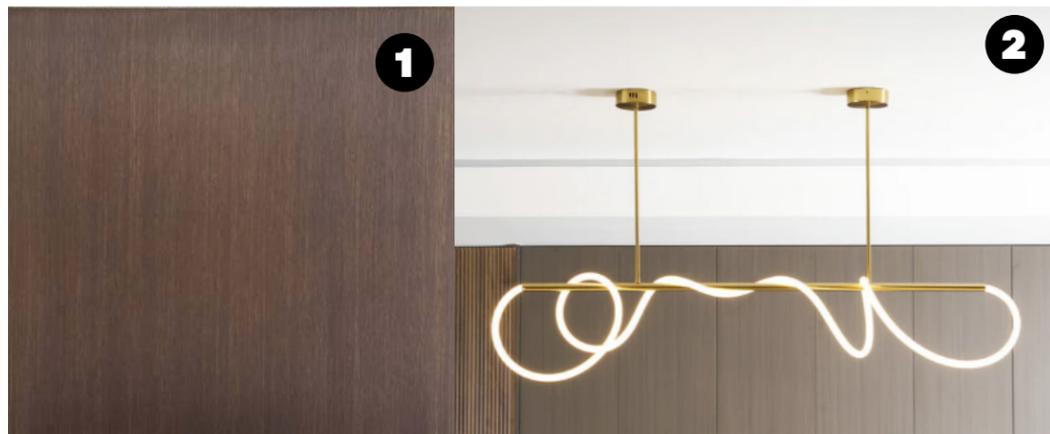
3D AXON - RETRACTED SHADES



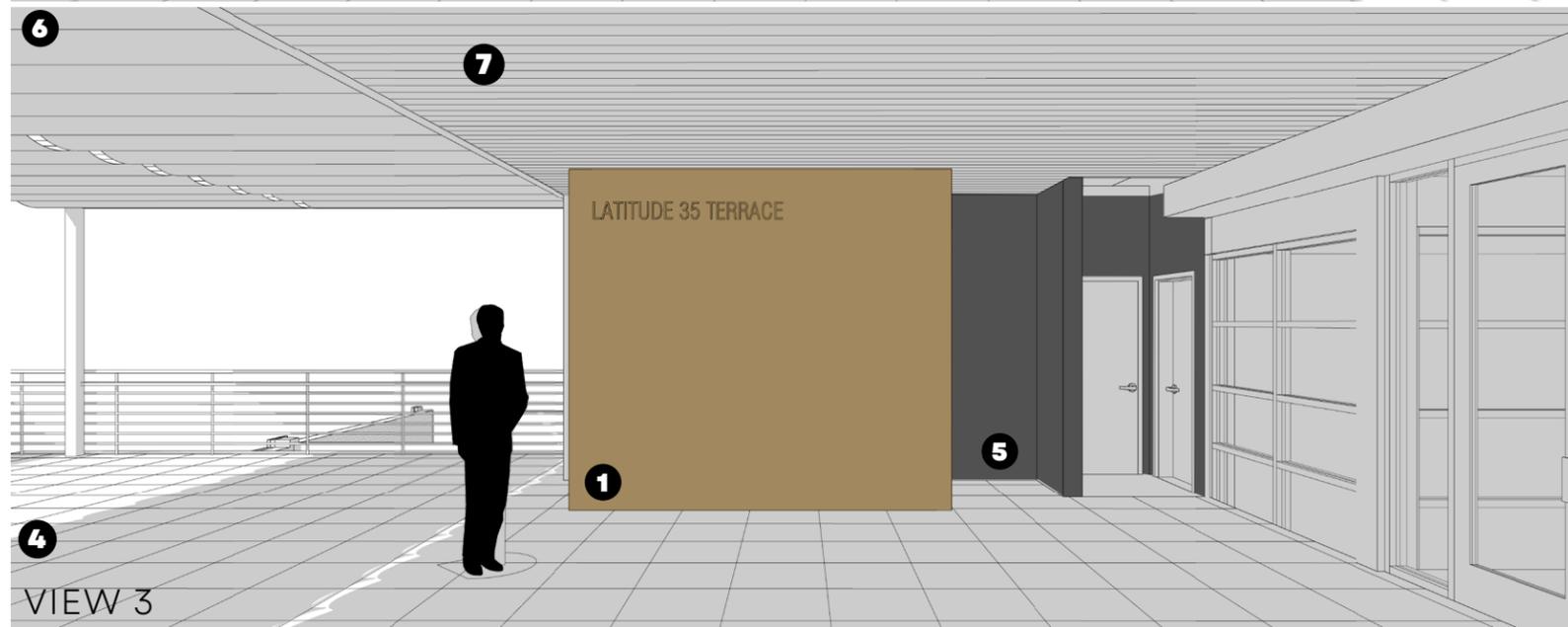
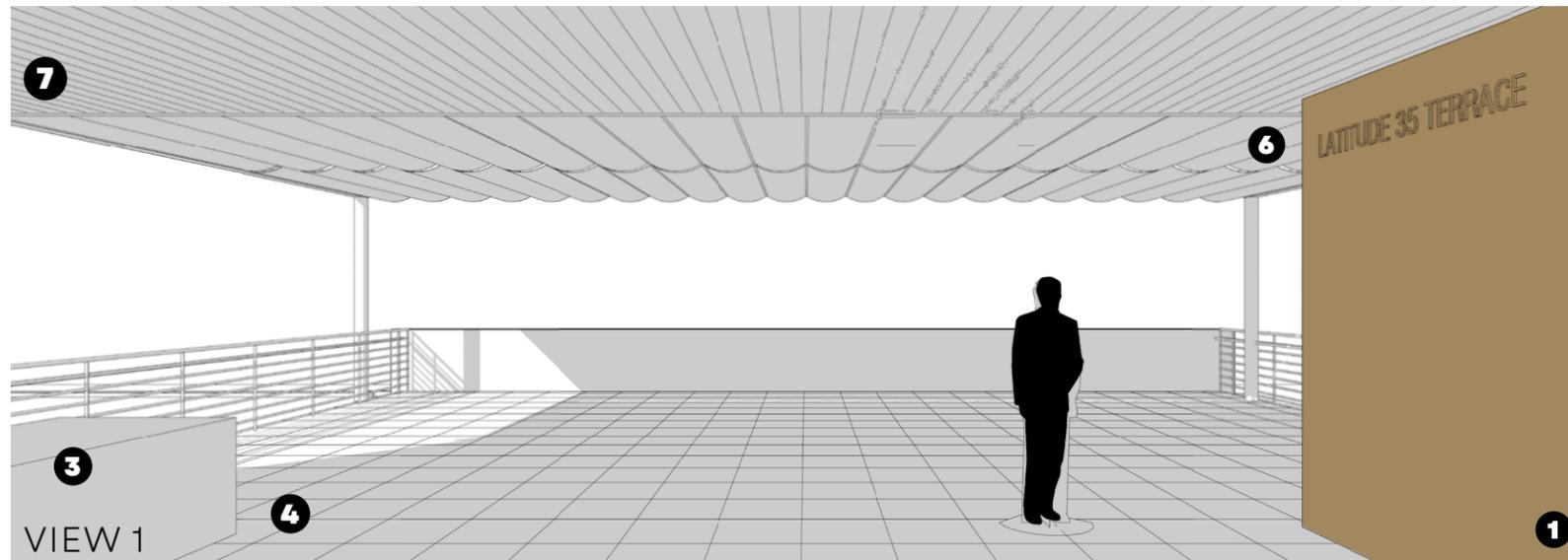


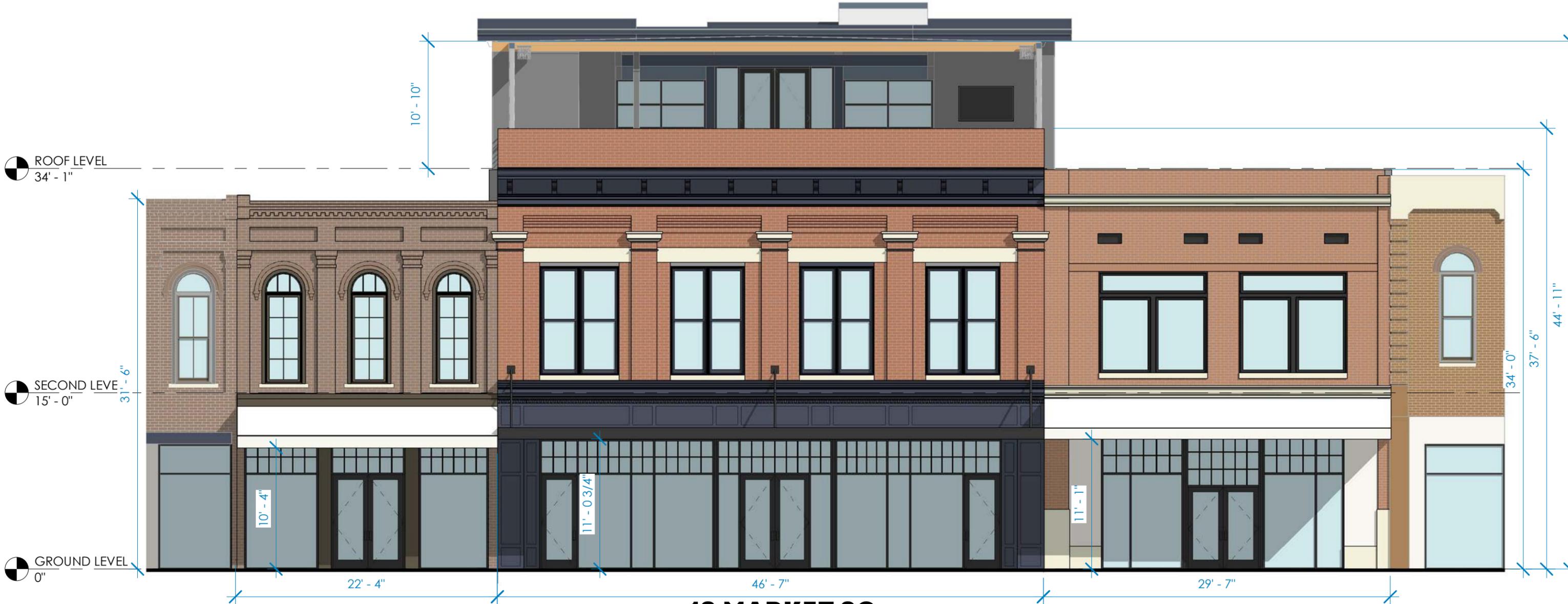
3D AXON - CLOSED SHADES





- 1** - FEATURE WALL - BRUSHED BRONZE
- 2** - STATEMENT LIGHT FIXTURE
- 3** - QUARTZ 'WATERFALL' BAR
- 4** - PORCELAIN PAVER
- 5** - METAL WALL CLADDING
- 6** - 'UMBRELLO' RETRACTABLE SHADE
- 7** - LONGBOARD ALUMINUM SOFFIT - LIGHT CHERRY





18 MARKET SQ.
 (c.1895) Biddle & Moulden Building.

Description of Proposed Work

In addition to the previously outlined facade restoration, the roof deck project includes the construction of a new elevator shaft, the reconstruction of roof canopies, and the installation of a roof pedestal paver system. There will be a covered canopy with a wood look material, and a retractable shading canopy. Two restrooms will be constructed to serve the roof deck, and an outdoor counter will be installed for event service. All architectural roofs and walls are set back from the historic facade to reduce visibility from Market Square, as shown in the attached 3D perspective views.

PROPOSED ELEVATION - MATERIALS





PROPOSED FACADE - 3D PERSPECTIVE - FROM MARKET SQUARE - RETRACTED SHADES

MARKET SQUARE - ROOF DECK IMPROVEMENTS - HZC SUBMISSION

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HZC 5.9

RYAN
ARCHITECTURE + DESIGN



PROPOSED FACADE - 3D PERSPECTIVE - FROM MARKET SQUARE - CLOSED SHADES

MARKET SQUARE - ROOF DECK IMPROVEMENTS - HZC SUBMISSION

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HZC 5.10 **RYAN**
ARCHITECTURE + DESIGN



PROPOSED FACADE - 3D PERSPECTIVE - FROM MARKET SQUARE - RETRACTED SHADES

MARKET SQUARE - ROOF DECK IMPROVEMENTS - HZC SUBMISSION

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HZC 5.11

RYAN
ARCHITECTURE + DESIGN



PROPOSED FACADE - 3D PERSPECTIVE - FROM MARKET SQUARE - CLOSED SHADES

MARKET SQUARE - ROOF DECK IMPROVEMENTS - HZC SUBMISSION

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HZC 5.12 **RYAN**
ARCHITECTURE + DESIGN