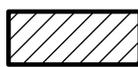




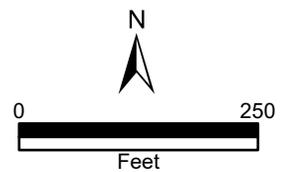
**6-H-25-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**32 Market Square 37902**  
**Market Square H**

Original Print Date: 6/9/2025  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Logan Higgins



**Meeting:** 7/17/2025  
**Applicant:** Logan Higgins  
**Owner:** Scott & Bernadette West

---

## Property Information

**Location:** 32 Market Square **Parcel ID** 94 L E 044 094LE045  
**District:** Market Square H  
**Zoning:** DK (Downtown Knoxville)  
**Description:** Vernacular Commercial, c.1890

32 Market Square: two-story brick building with double-hung windows, and multi-light transom. Corbelled cornice with limestone band and section of brick arches and front parapet, stone stringcourse and sills with brick dentil molding. Altered storefront.

---

## Description of Work

Level II Construction of Addition or Outbuilding

Rooftop addition to 32 and 34 Market Square. The project includes the removal of the existing roof deck on 32 Market Square, and the construction of a new rooftop deck that extends across 32 and 34 Market Square.

The addition features three levels of decks with multiple stair levels, stepping upwards in height toward the rear (east) of the building). There are various rooflines in different heights and roof forms, including a large flat-roof wood pergola massing with horizontal steel cables extending towards the front of the 34 Market Square section, with a quarter-round and then a half-round roof vault extending towards the rear of the building. A 1.5- to 2-story addition on the 32 Market Square massing will be enclosed with glass.

The application includes an additional story of space on the rear elevation of 32 Market Square.

Since the previous HZC review, the application describes the summary of changes as “lowering the upper and intermediate decks, pulling back the trellis, creating two potential elevator locations, and removing access form 36 Market Square.”

---

## Applicable Design Guidelines

Market Square Design Guidelines and Designation Report, adopted by the Knoxville City Council on July 24, 2001. Secretary of the Interiors Standards for Rehabilitation: referenced by the Market Square Design Guidelines, and the principles are utilized as a basis for those guidelines. The below Standards have been referenced in previous HZC reviews of rooftop additions. See additional guidelines enclosed in agenda packet.

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, site and its environment, or to use a property for its originally intended purpose.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and

spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

---

## Comments

N/A

---

## Staff Findings

1. 32 and 34 Market Square are contributing resources to the Market Square National Register Historic District and local historic overlay.

2. The scope of work does not include alterations to the existing storefronts or overall facades of the building.

3. Past HZC reviews of rooftop additions in Market Square have cited the SOI Standards for Rehabilitation and NPS Preservation Brief (and TPS Preservation Brief 3) recommend that “rooftop additions are almost never appropriate for buildings that are less than four stories high.” Both 32 and 34 Market Square are two stories tall.

4. Rooftop additions (including those on buildings less than four stories high) have been approved on a limited basis in Market Square, when the additions can be proved to not be visible from the right-of-way. HZC precedent since at least 2004 has been to deny permanent rooftop constructions in Market Square which would be visible from the ground level. Recent examples are 26 Market Square (3-E-19-HZ, shed-roof addition reviewed after-the-fact, somewhat visible from the ground level, required to be painted to reduce visibility; 1 Market Square/325 Union Ave (3-J-13-HZ, rooftop penthouse addition approved based on not being visible from the street level); 28 Market Square (12-J-10-HZ, denied based on the proposed addition being visible from the street level).

At 32 Market Square (12-E-21-HZ), a separate applicant had previously proposed a rooftop addition with a barrel vault roof; the application was approved based on the applicant’s renderings and line-of-sight drawing showing the addition would not be visible from the right-of-way. The proposed addition was significantly smaller than the current application, as it extended in width across only one building, and in depth slightly less than half of the full length of the building.

5. Based on the provided 3-D renderings and line of sight drawings, the proposed rooftop structures will be somewhat visible from the right-of-way. The visibility has been somewhat reduced from the previous submission, although the overall footprint of the addition is very similar. The rooflines will be recessed from the Market Square-facing parapet by approximately 33’. It is unclear if the two-story, full-width barrel vault roofline will be visible from points in Market Square. The timber flat-roof pavilion structure will be minimally visible from the right-of-way; the visibility has been reduced since the previous application.

6. The NPS Preservation Brief 14 recommends that a rooftop addition should not be more than one-story in height, should be set back at least one full bay from the primary elevation of the building, and should be minimally visible. The addition is effectively two stories tall, featuring three levels of roof decking and multiple sections of glass storefront systems.

The Brief also notes that a rooftop addition is generally more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings; 32 and 34 Market Square do benefit from being between two taller buildings, though the full addition will be as tall as the adjacent 36 and 30 Market Square at its tallest point.

7. Guidelines recommend that new additions are differentiated from the existing building and “compatible with the

historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.” The proposed addition includes multiple conflicting rooflines and roof massings, along with multiple levels of stairs and decking. The roofline design is overly complex and will contrast with the simple design of the flat-roof Vernacular Commercial buildings. The roofline design has not been revised since the previous application.

8. No historic materials or character-defining features will be removed or altered for the proposed rooftop addition. The roof deck to be removed and reconstructed is a non-historic wood decking.

9. The previous staff recommendation was to postpone to allow the applicant to propose a rooftop addition that is recessed further towards the rear of the building (aiming to be less visible or not visible at all from the right-of-way), with a roofline and overall design that is more compatible with the character of the buildings and the district. The rooftop addition’s visibility is reduced from the previous submission. The overall roofline and design have not been revised.

---

## **Staff Recommendation**

Staff recommends postponement of 6-H-25-HZ to provide a roofline and overall design that is more compatible with the character of the buildings and the district.



# DESIGN REVIEW REQUEST

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

Heyoh Architecture

Applicant

6/2/25

6/18/2025

6-H-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

Logan Higgins

Heyoh LLC

Name

Company

133 S. Gay Street

Knoxville

TN

37902

Address

City

State

Zip

865-236-0430

admin@heyohdesign.com

Phone

Email

## CURRENT PROPERTY INFO

Scott & Bernadette West

32 MARKET ST KNOXVILLE TN 37902

Owner Name (if different from applicant)

Owner Address

Owner Phone

32 & 34 Market St, Knoxville, TN 37902

094LE044 & 094LE045

Property Address

Parcel ID

Market Street District

DK-H

Neighborhood

Zoning

## AUTHORIZATION



Lindsay Lanois

6.2.25

Staff Signature

Please Print

Date



Logan Higgins

6-2-25

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: Addition of a roof deck to span across 32 & 34 Market Square and - pending approval from building and inspections - utilize egress through 36 Market Square. Roof deck to step back from Market Square and will have no impact on facades or existing historic elements.

## 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:**

100.00

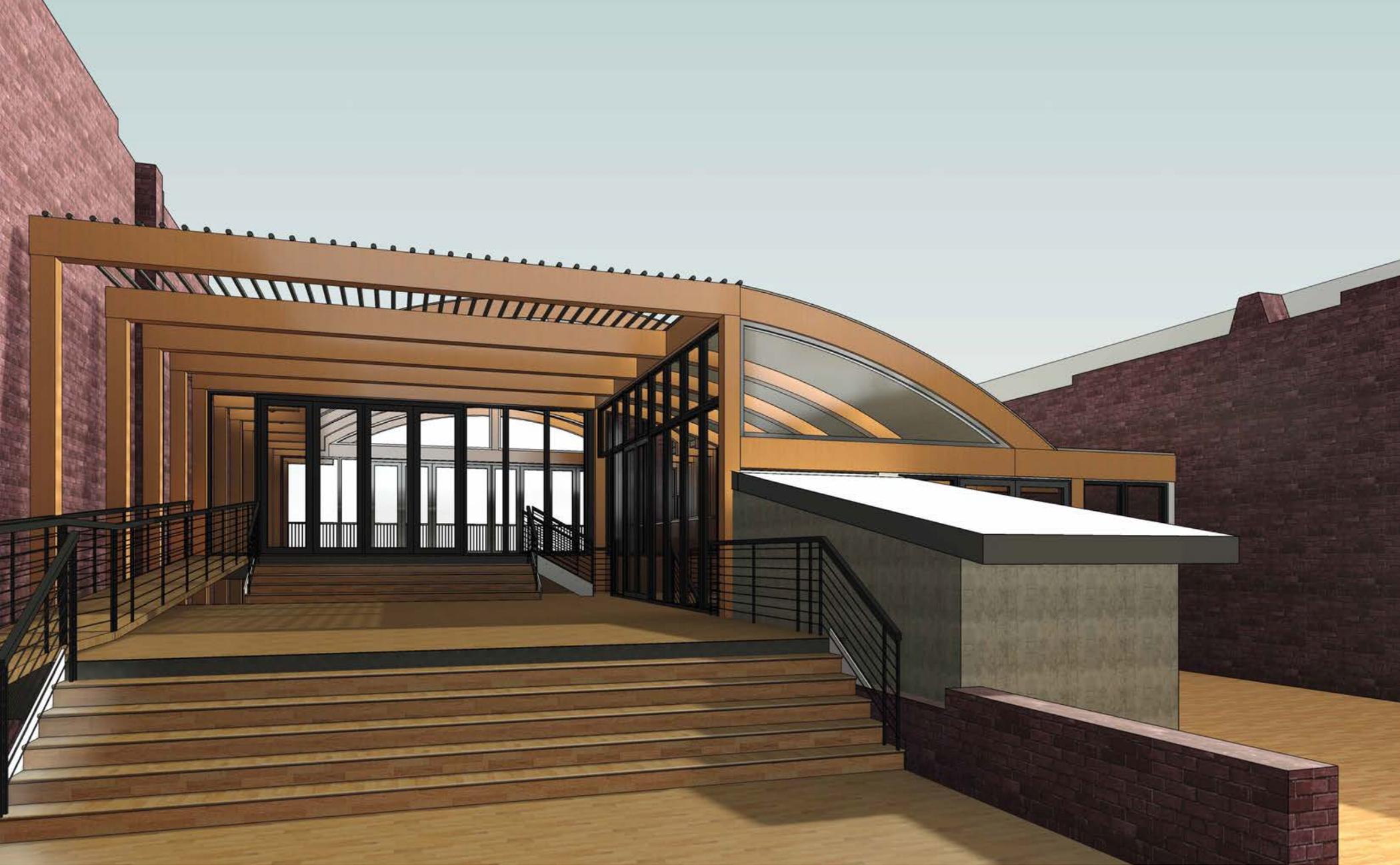
**FEE 2:**

**FEE 3:**

**TOTAL:**

100.00

Pd. 06/03/2025, SG



HISTORIC ZONING COMMISSION REVIEW OF

# **VOLHALLA**

32-34 MARKET SQUARE

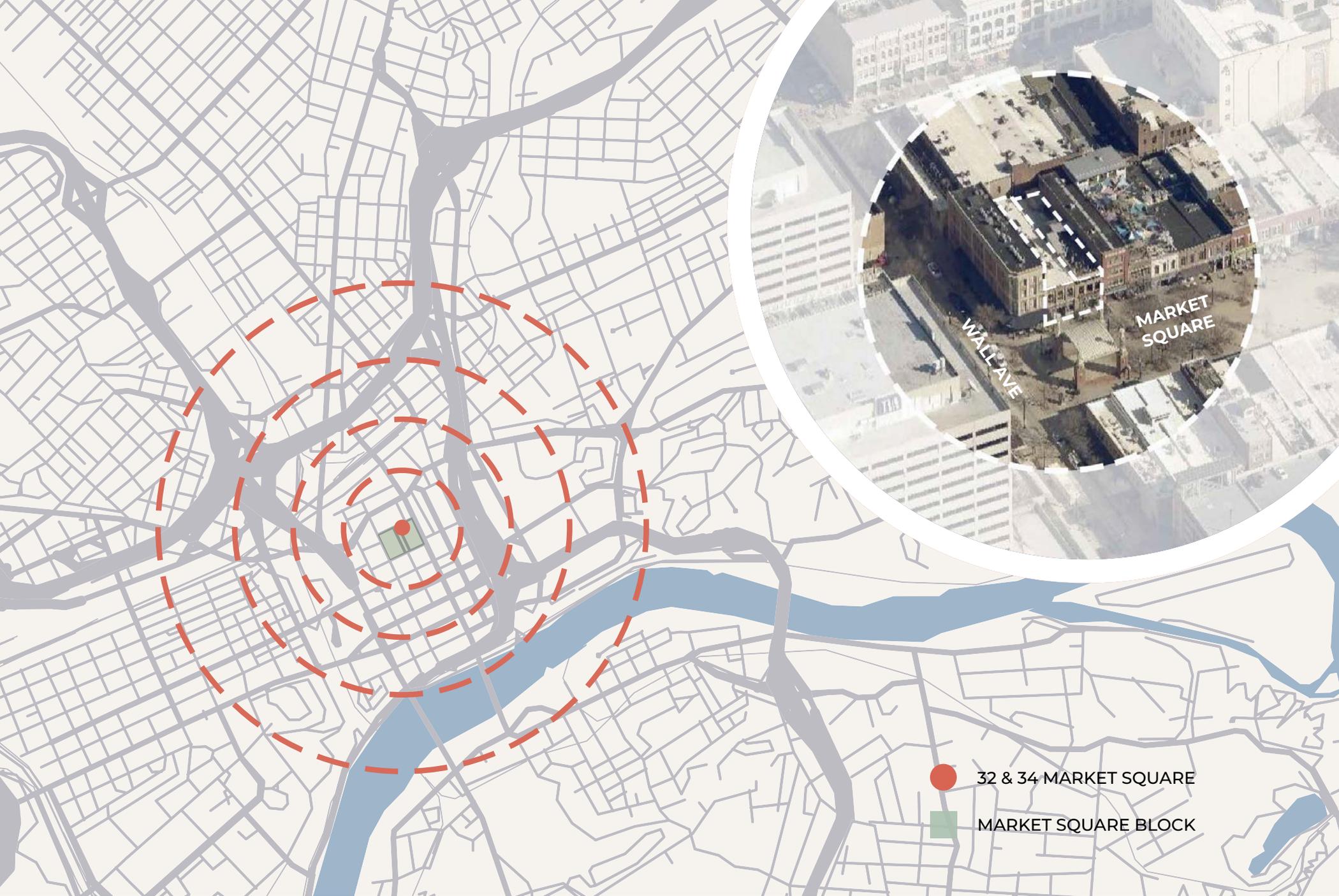


- 03 LOCATION MAP
- 04 OVERVIEW
- 05 COMPLIANCE & COHERENCE
- 06 SITE PLAN
- 07 FLOOR PLAN
- 08 ELEVATIONS
- 10 VISIBILITY VIEWS
- 18 EXISTING CONDITIONS
- 19 CONCEPT IMAGES

## PROJECT OVERVIEW

Volhalla is a proposed addition of a rooftop deck, bar, and pergola above Scruffy City Hall and Earthbound, 34 & 32 Market Square. The proposed addition intends to be minimally visible from the pedestrian center of Market Square.

This application has been prepared for consideration of the City of Knoxville's Historic Zoning Committee.



● 32 & 34 MARKET SQUARE

■ MARKET SQUARE BLOCK

# LOCATION MAP

KNOXVILLE, TN.

# OVERVIEW

## Description of Work

32, 34, and 36 Market Square make up the north corner of Market Square. Currently, on 32 Market Square, Scruffy City Hall, there is a small, existing roof deck. The scope of work for this project is to demolish this rooftop deck and replace it with a deck that spans across 32 and 34 Market Square and - pending approval during building permit review - intends to install a new elevator at the rear of the building to ensure equitable entry and an accessible means of egress.

The roof top addition would be a series of three decks stepping back towards the alley to create gradual height change and minimize views from below. The renovation and addition would include removing the existing deck and bar structures associated with it, and building new decks, restrooms, and utilizing the existing egress systems.

The scope of work does not include any changes to facades. Changes to party walls would be minimum to ensure passage in one area between 32 and 34.

## Existing Style

All three buildings are vernacular commercial buildings with similar and repeated proportions and decorative elements. The buildings on either side (36 and 30 Market Square) of the proposed deck are two stories higher than 32 & 34 and would block any views of the deck from the north side of Market Square as well as heading southeast.

## The materials that will be used for the project are:

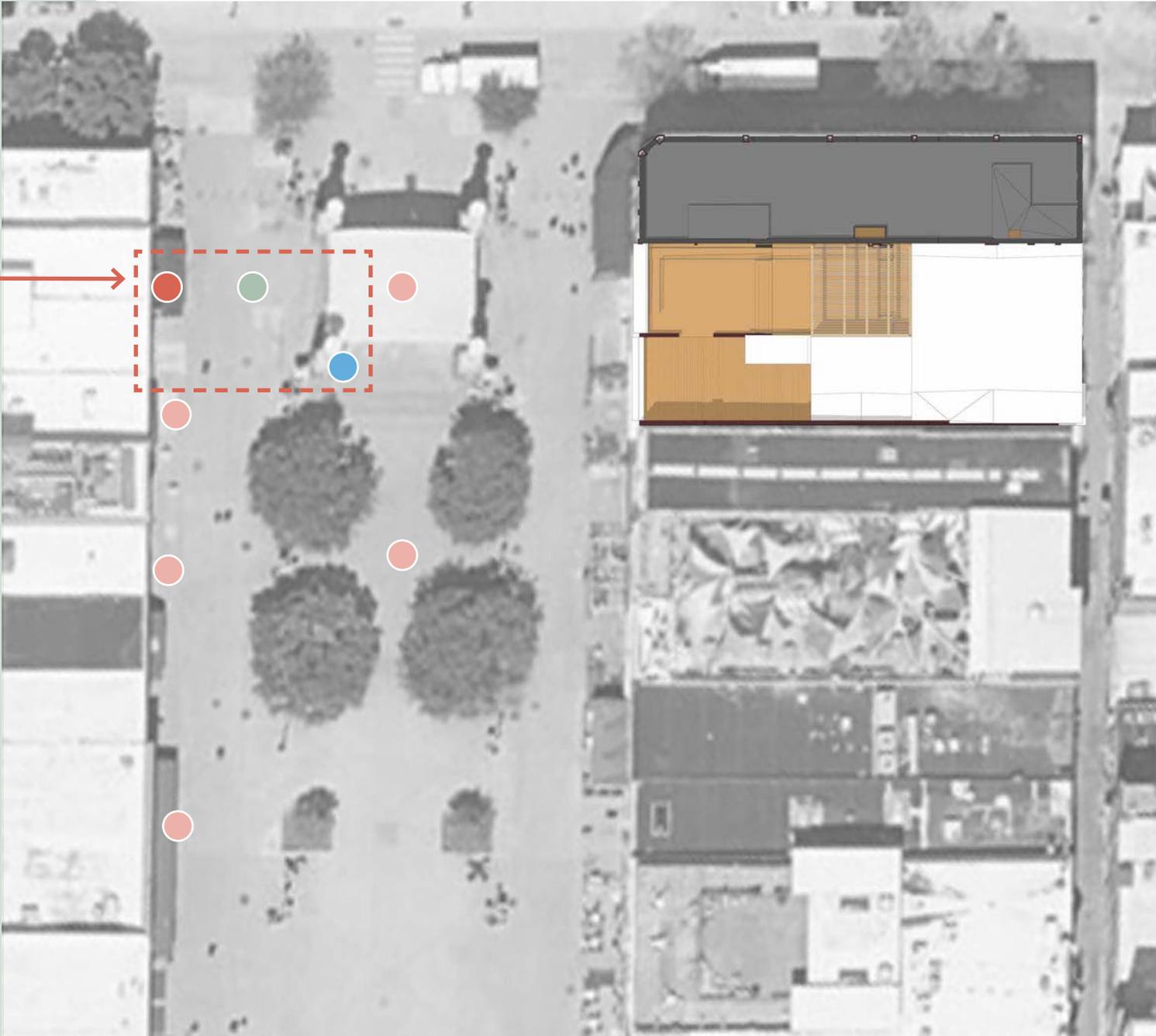
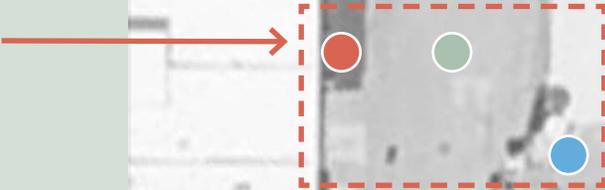
- **Wall Materials:** Storefront Glass & Wood Paneling/Siding
- **Roofing Materials:** TPO/EPDM Roofing Membrane
- **Trellis:** Steel Cable & Timber
- **Structural Elements:** Timber



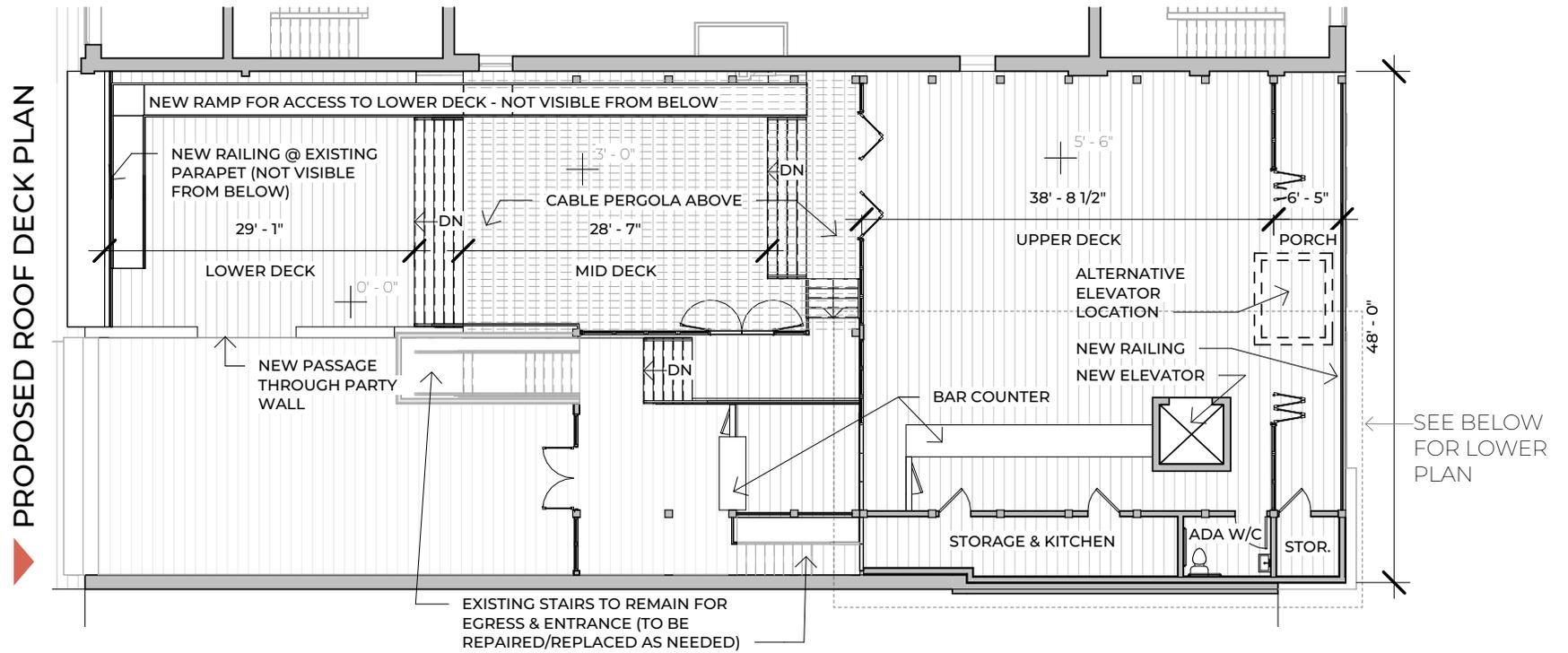


# SITE PLAN & VIEWS KEY

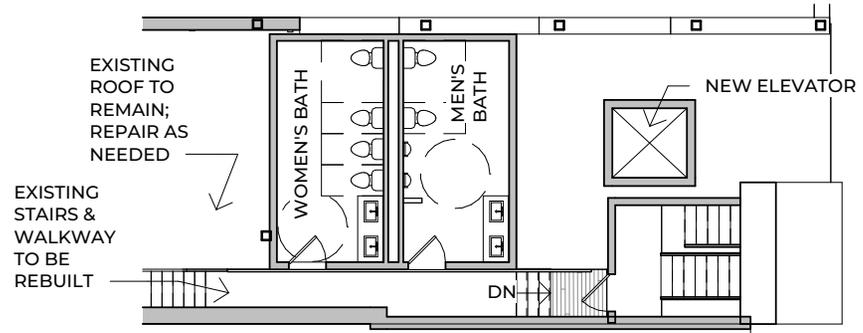
FIELD OF VISION SECTION POINTS



# PROPOSED FLOOR PLAN



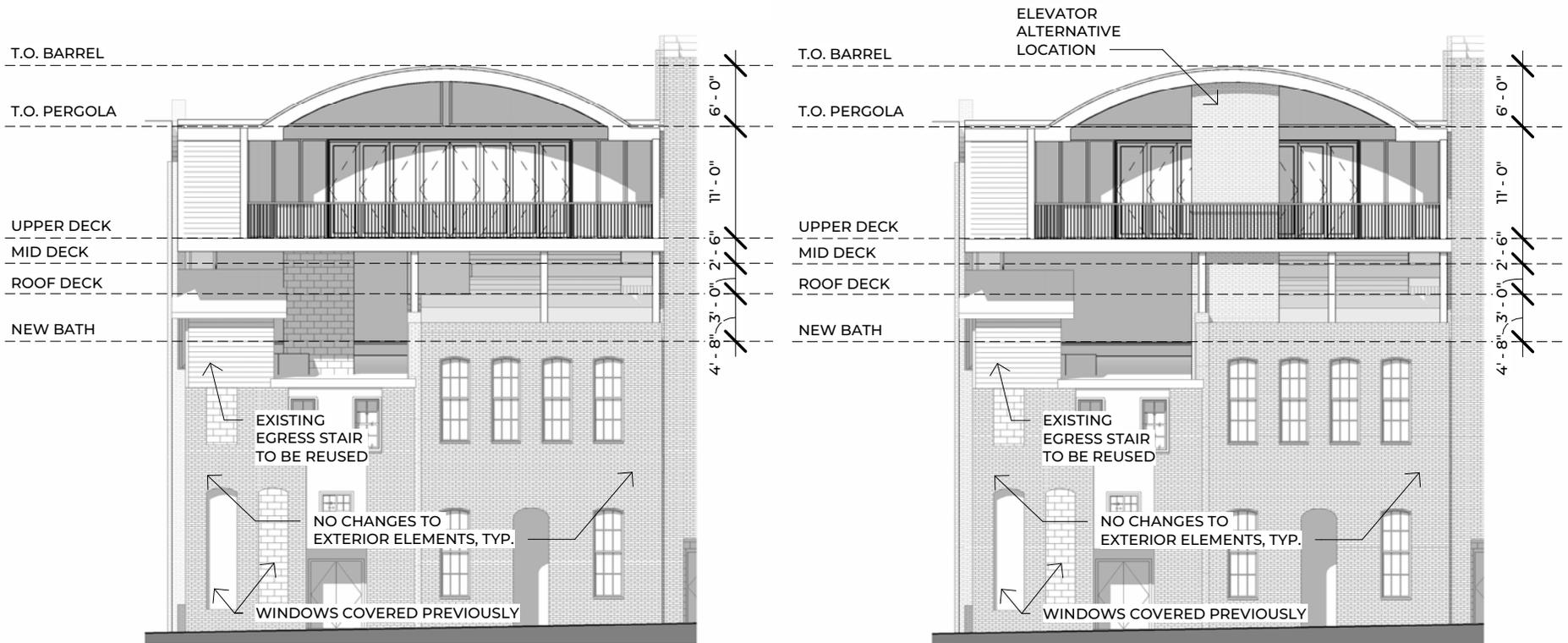
**PROPOSED RENOVATION BELOW FOR EGRESS AND RESTROOMS**



# PROPOSED ELEVATIONS



# PROPOSED ELEVATIONS



▲ NEW EAST ELEVATION

▲ ALTERNATIVE EAST ELEVATION



# VISIBILITY VIEWS

EXISTING IMAGE



COMPUTER GENERATED



# VISIBILITY VIEWS

EXISTING IMAGE



COMPUTER GENERATED



# VISIBILITY VIEWS

EXISTING IMAGE



COMPUTER GENERATED



# VISIBILITY VIEWS

EXISTING IMAGE



COMPUTER GENERATED



# VISIBILITY VIEWS

EXISTING IMAGE



COMPUTER GENERATED



# VISIBILITY VIEWS

EXISTING IMAGE



COMPUTER GENERATED

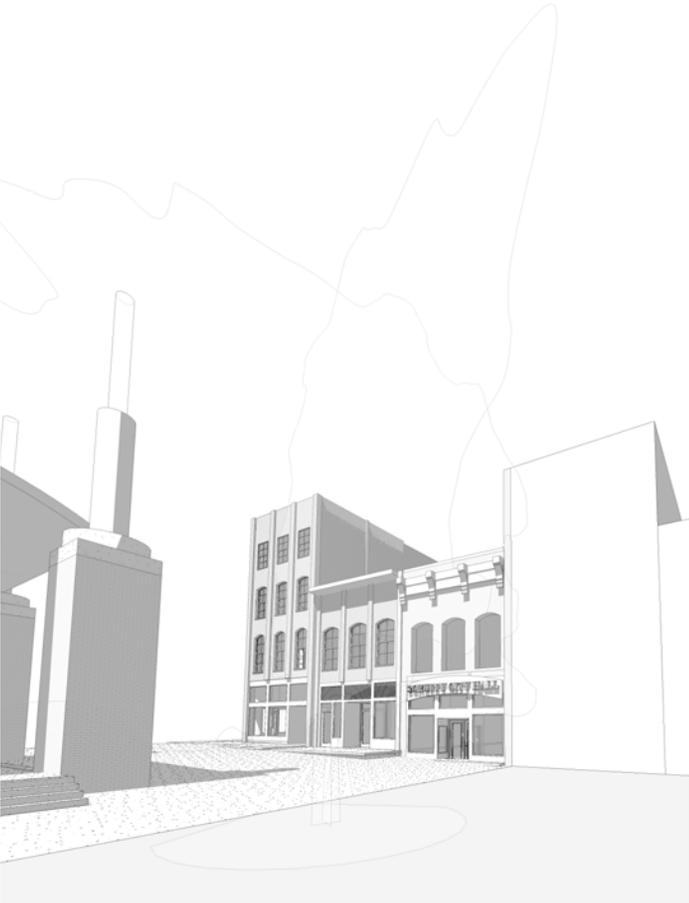


# VISIBILITY VIEWS

EXISTING IMAGE



COMPUTER GENERATED



# VISIBILITY VIEWS

EXISTING IMAGE



COMPUTER GENERATED





EXISTING ROOF DECK TO REMAIN; ALL FURNITURE TO BE REMOVED/REUSED



EXISTING ROOFTOP BAR AND TRELLIS TO BE REMOVED; STAIR TO REMAIN.



34 MARKET SQUARE

32 MARKET SQUARE

EXISTING ROOF, SKYLIGHTS, AND MECHANICAL EQUIPMENT AT 34 MARKET SQUARE TO BE REMOVED. EGRESS STAIR AT ALLEY SIDE OF 32 MARKET SQUARE TO REMAIN TO BE UTILIZED AS PART OF NEW EGRESS SYSTEM.



32 MARKET SQUARE

34 MARKET SQUARE

EXISTING ROOF AT 34 MARKET SQUARE (LEFT) TO BE REMOVED. ROOF DECK ON 32 MARKET SQUARE TO EXTEND ONTO 34 MARKET SQUARE THROUGH PARAPET (SEE PLAN & CONCEPT IMAGES). TRELLIS WALL AND STRUCTURE TO BE REMOVED.



EXISTING ROOF DECK STRUCTURE TO REMAIN; BAR AND TRELLIS TO BE REMOVED. ALL MECHANICAL TO REMAIN AS NEEDED. EXISTING STAIR AND WALKWAY FROM DECK TO BE REPAIRED/REPLACED AS NEEDED

# EXISTING CONDITIONS



CONCEPT IMAGES