

Meeting: 6/18/2025
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. An additional roof deck will extend across 32 and 34 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 visible from the right-of-way. Several renderings use the Market Square pavilion and tree plantings as a method of obscuring the addition. The rooflines will be recessed from the Market Square-facing parapet by approximately 30’. 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 and the half-round roofline with an enclosed (with glass) massing will be visible from the right-of-way.

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 detract from the simple design of the flat-

roof Vernacular Commercial buildings.

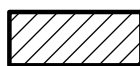
8. No historic materials or character-defining features will be removed or altered for the proposed rooftop addition. The roof deck to be removed and reconstructed is a non-historic wood decking.

Staff Recommendation

Staff recommends postponement of 6-F-25-HZ 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.



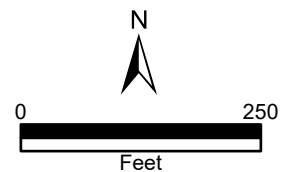
6-H-25-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



32 Market Square 37902
Market Square H

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

Petitioner: Logan Higgins





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


Applicant Signature

Logan Higgins

6-2-25

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

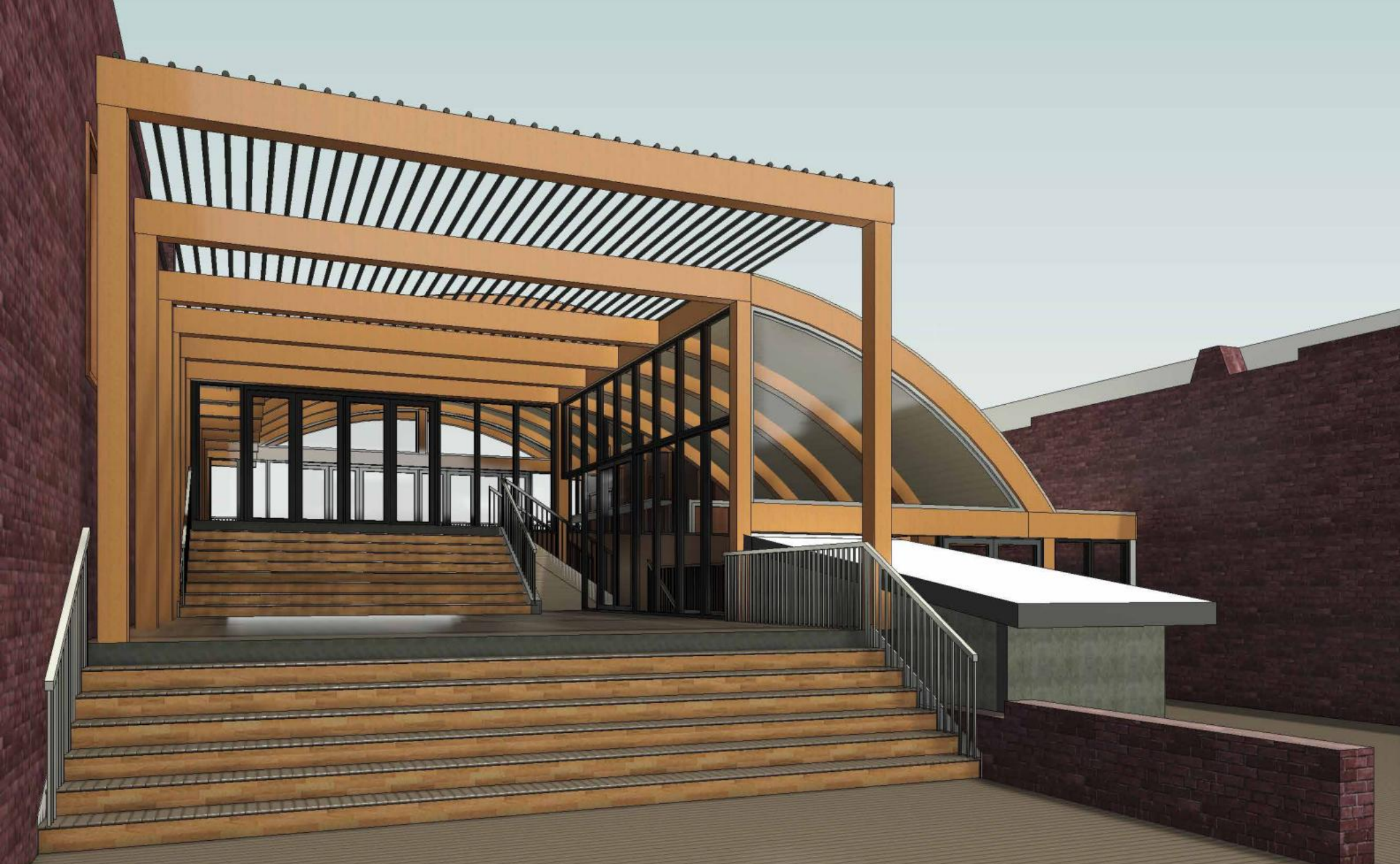
FEE 2:

FEE 3:

TOTAL:

100.00

Pd. 06/03/2025, SG



HISTORIC ZONING COMMISSION REVIEW OF

VOLHALLA

32-34 MARKET SQUARE

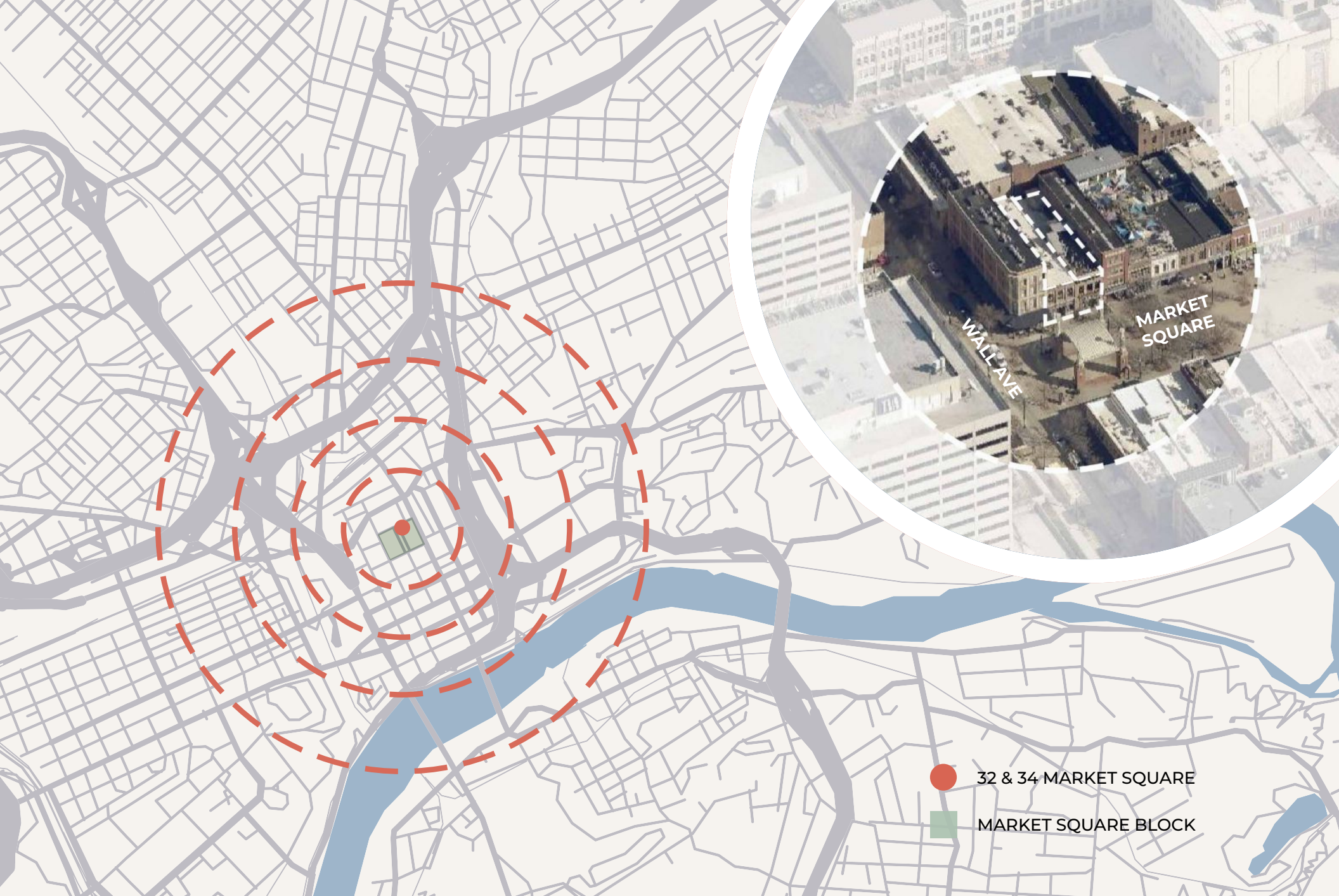


- 03 LOCATION MAP
- 04 OVERVIEW
- 05 COMPLIANCE & COHERENCE
- 06 SITE PLAN
- 07 FLOOR PLAN
- 08 ELEVATIONS
- 10 VISIBILITY VIEWS
- 18 EXISTING CONDITIONS
- 19 CONCEPT IMAGES

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.



LOCATION MAP

KNOXVILLE, TN.

● 32 & 34 MARKET SQUARE
■ MARKET SQUARE BLOCK

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 utilize existing egress within 36 Market Square to safely and accessibly get visitors up to and out of the addition.

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 and replacing a window in 36 Market Square to allow for a new egress door.

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

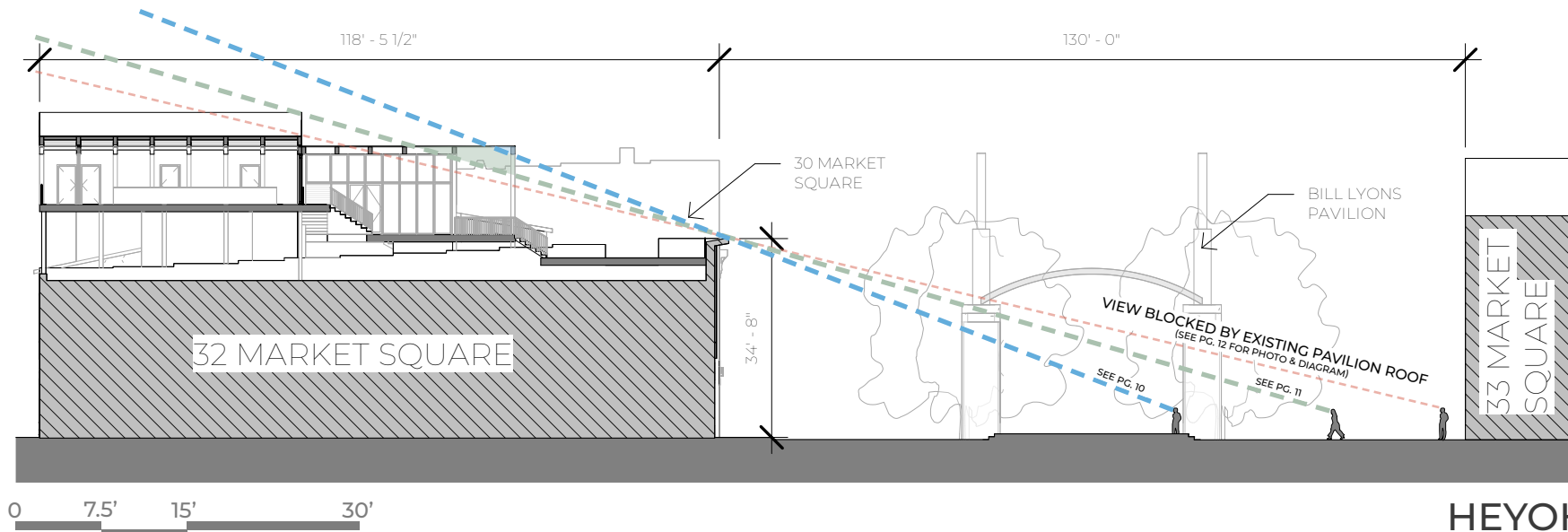


COMPLIANCE + SITE LINES

Compliance per Secretary of Interior's *Standards for Rehabilitating Historic Buildings (as well as COK's Market Square Design Guidelines)*

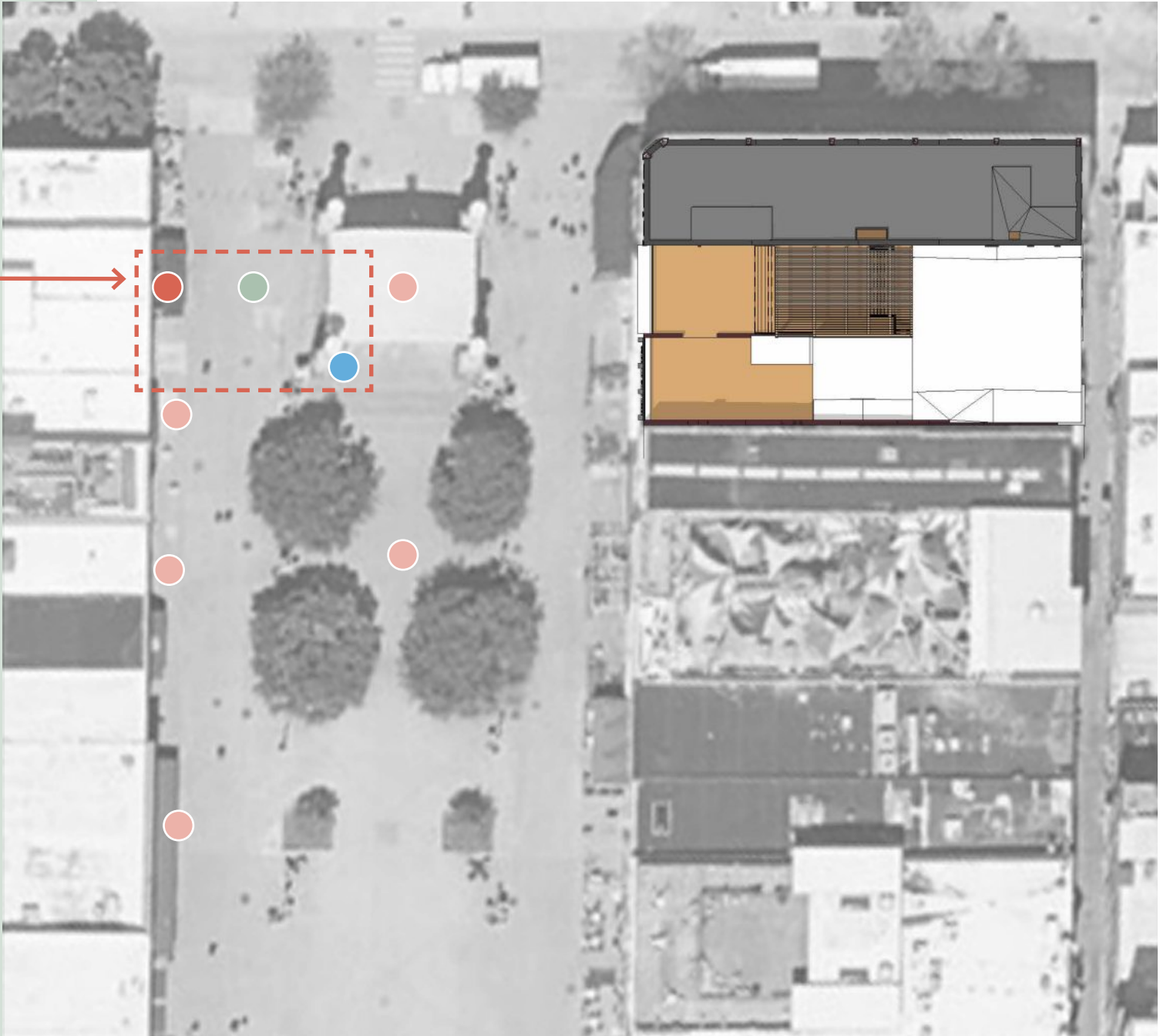
The following guidelines have been followed as applicable.

- 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. (*COK's Market Square Design Guidelines*)
- All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged. (*COK's Market Square Design Guidelines*)
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings. (*Standards of Rehabilitating Historic Buildings*)
- A rooftop addition should be minimally visible. (*Standards of Rehabilitating Historic Buildings*)
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible. (*Standards of Rehabilitating Historic Buildings*)
- Generally, a rooftop addition should not be more than one story in height. (*Standards of Rehabilitating Historic Buildings*)

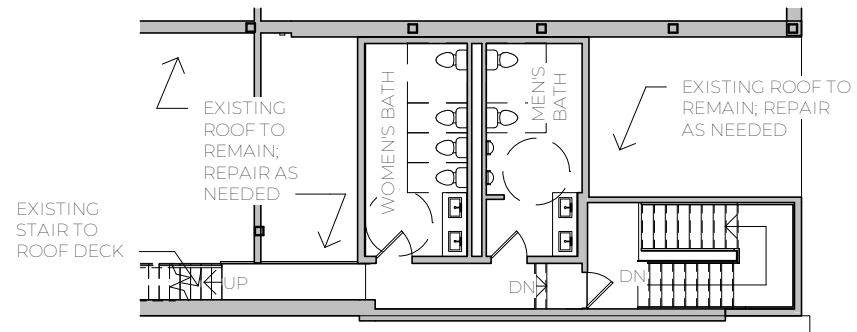
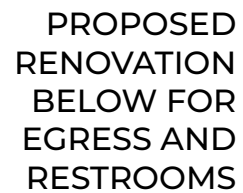
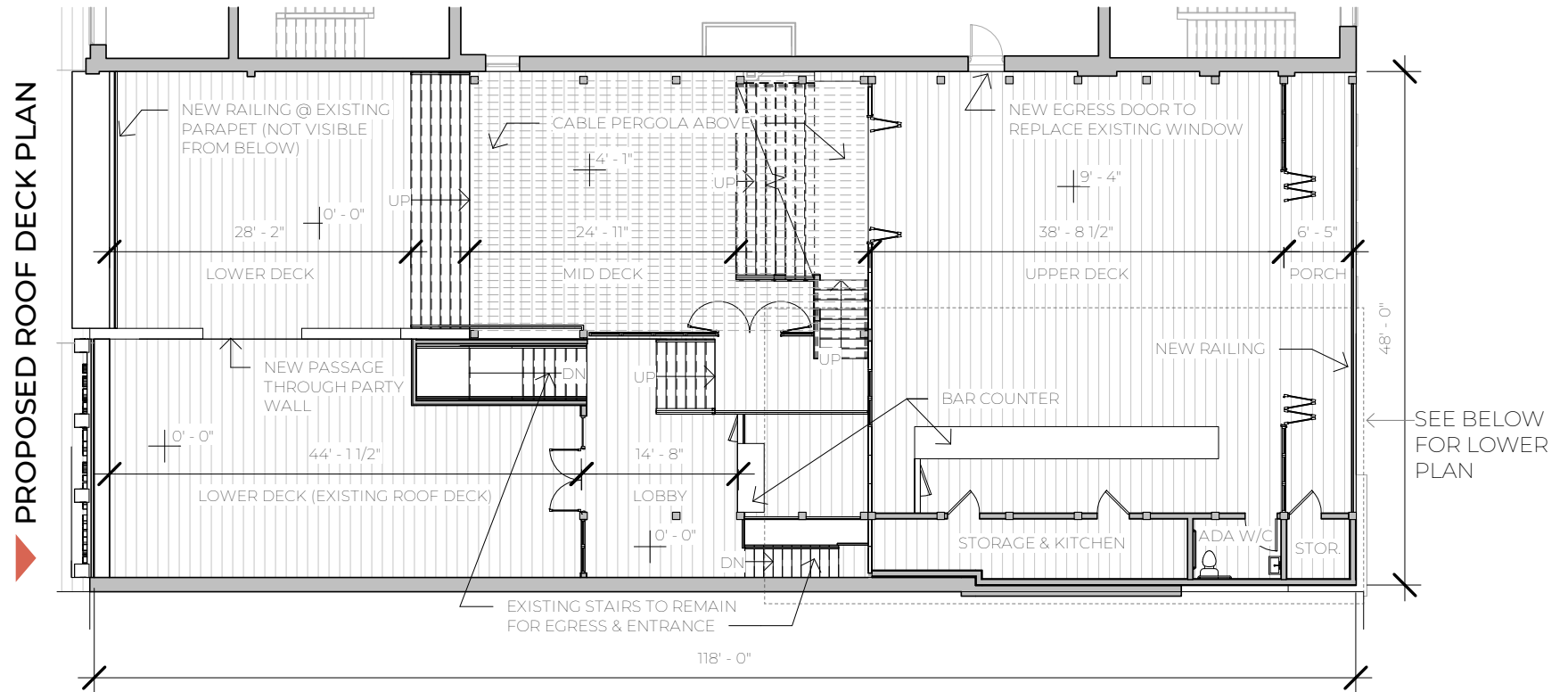


SITE PLAN &
VIEWS KEY

FIELD OF VISION
SECTION POINTS



PROPOSED FLOOR PLAN



PROPOSED ELEVATIONS



PROPOSED ELEVATIONS

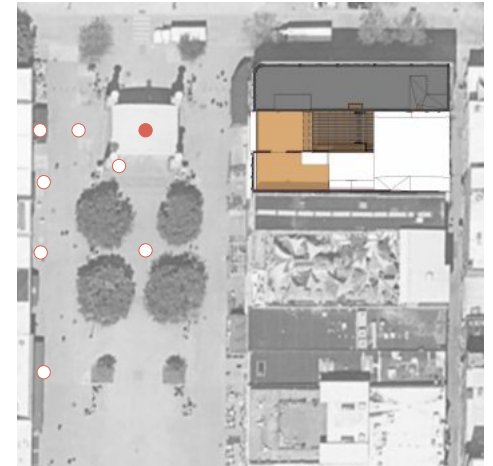


VISIBILITY VIEWS

EXISTING IMAGE



COMPUTER GENERATED

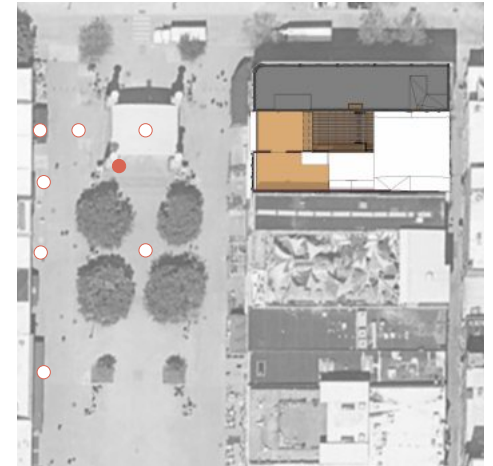


VISIBILITY VIEWS

▼ EXISTING IMAGE



▼ COMPUTER GENERATED

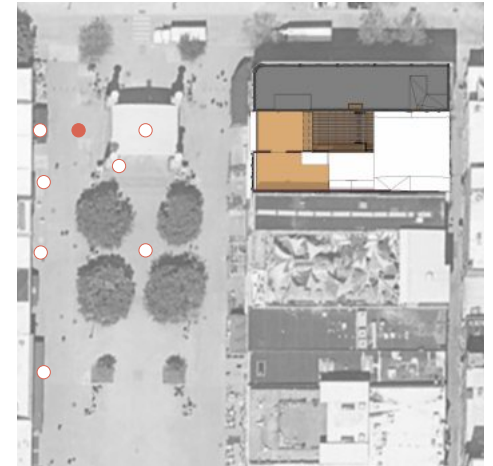


VISIBILITY VIEWS

▼ EXISTING IMAGE



▼ COMPUTER GENERATED



VISIBILITY VIEWS

▼ EXISTING IMAGE



▼ COMPUTER GENERATED



VISIBILITY VIEWS

▼ EXISTING IMAGE



▼ COMPUTER GENERATED

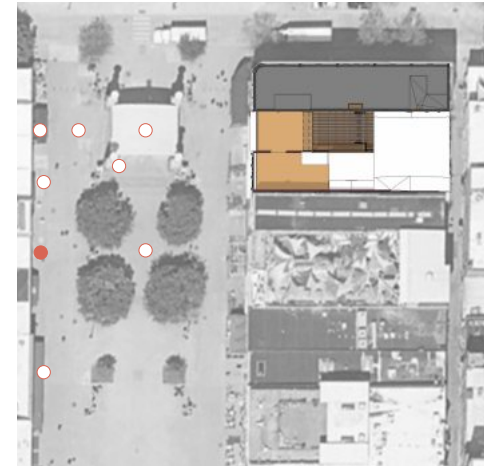


VISIBILITY VIEWS

EXISTING IMAGE



COMPUTER GENERATED

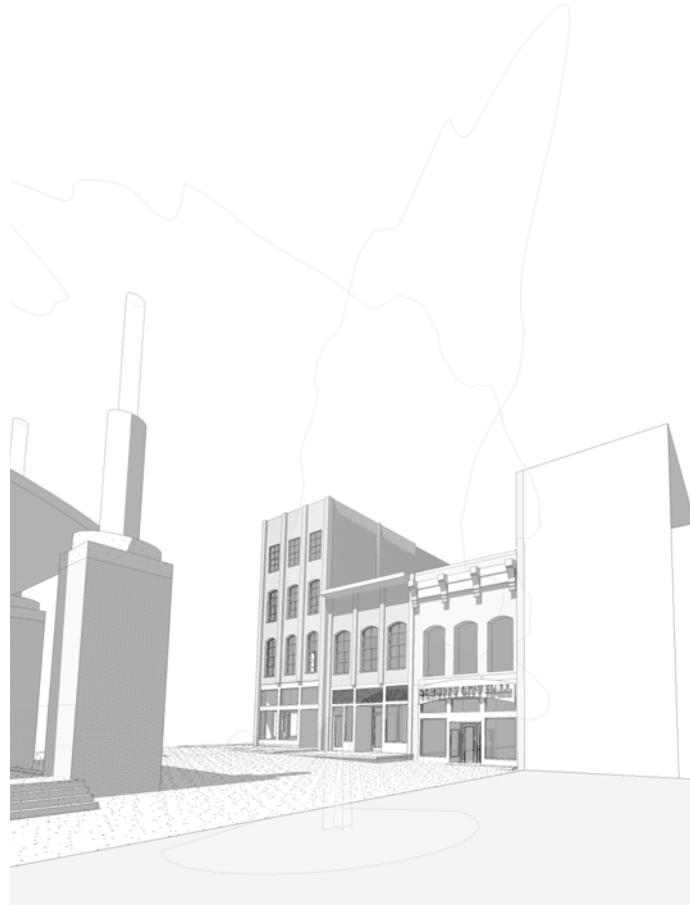


VISIBILITY VIEWS

▼ EXISTING IMAGE



▼ COMPUTER GENERATED

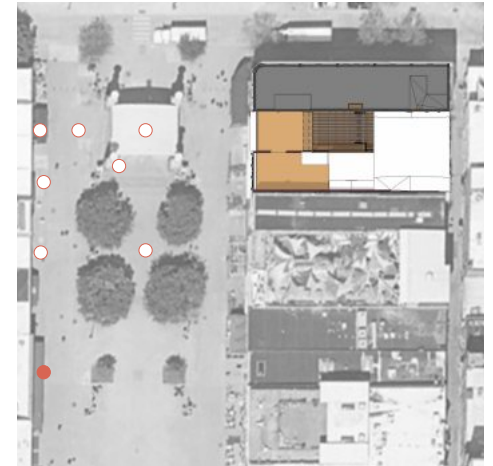


VISIBILITY VIEWS

EXISTING IMAGE



COMPUTER GENERATED





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



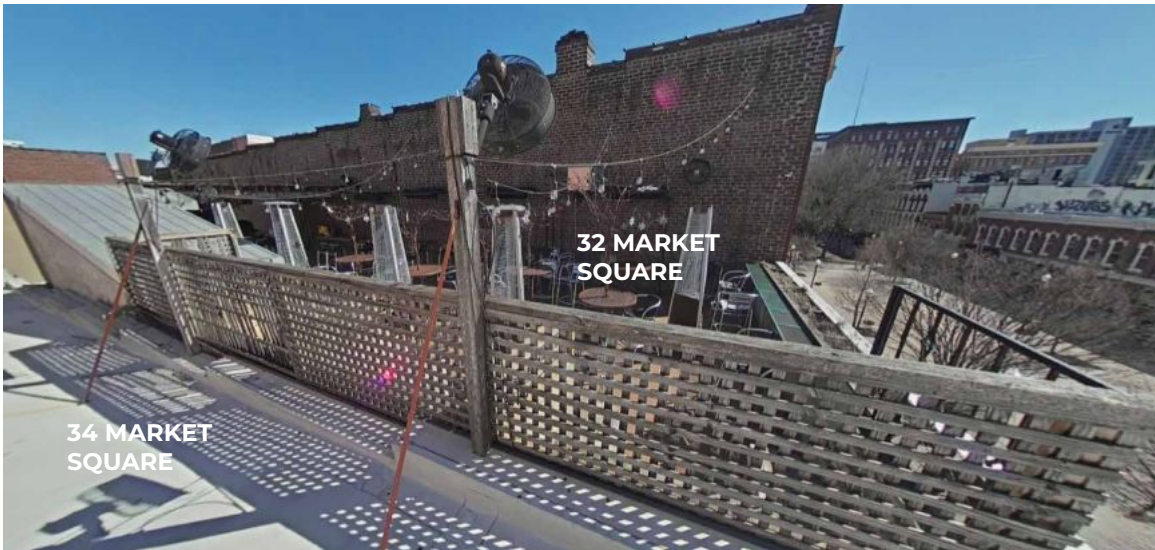
EXISTING ROOFTOP BAR AND TRELLIS TO BE REMOVED; STAIR TO REMAIN.



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

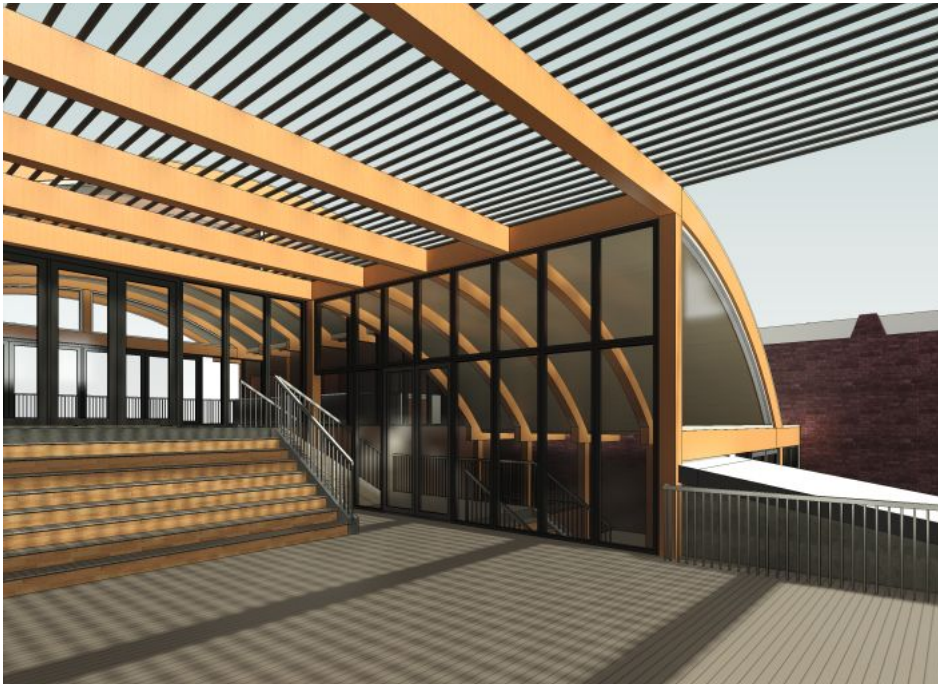
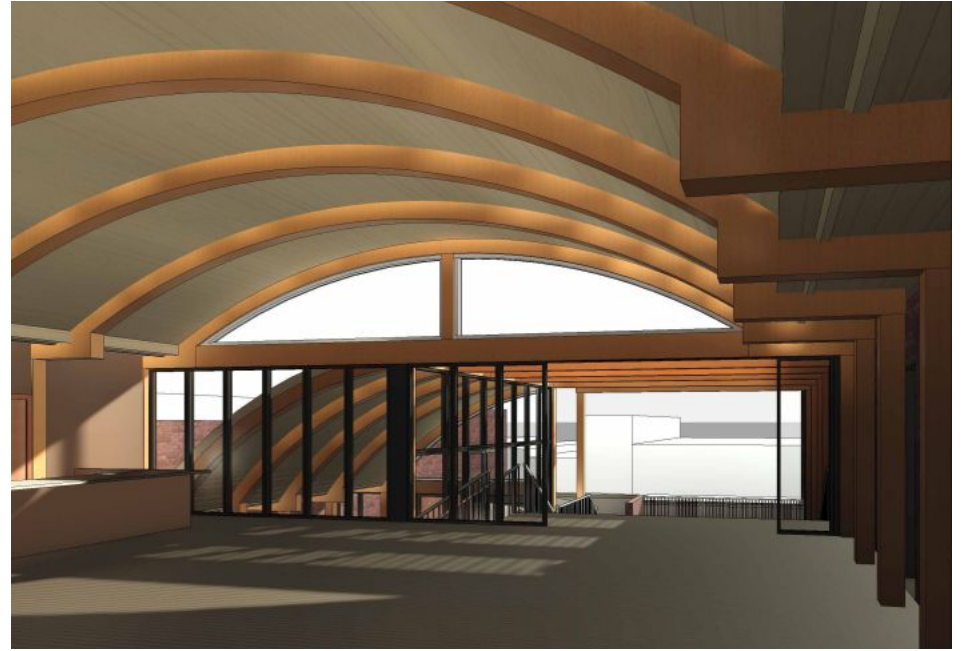
34 MARKET
SQUARE

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

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

RECOMMENDED

NOT RECOMMENDED

Rooftop Additions

Designing a compatible rooftop addition for a multi-story building, when required for a new use, that is set back at least one full bay from the primary and other highly-visible elevations and that is inconspicuous when viewed from surrounding streets.

Constructing a rooftop addition that is highly visible, which negatively impacts the character of the historic building, its site, setting, or district.

[63] (a) A mockup should be erected to demonstrate the visibility of a proposed rooftop addition and its potential impact on the historic building. Based on review of this mockup (orange marker), it was determined that the rooftop addition would meet the Standards (b). The addition is unobtrusive and blends in with the building behind it.



New addition

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND
RELATED NEW CONSTRUCTION

RECOMMENDED

Limiting a rooftop addition to one story in height to minimize its visibility and its impact on the historic character of the building.

NOT RECOMMENDED

- Constructing a highly-visible, multi-story rooftop addition that alters the building's historic character.
- Constructing a rooftop addition on low-rise, one- to three-story historic buildings that is highly visible, overwhelms the building, and negatively impacts the historic district.
- Constructing a rooftop addition with amenities (such as a raised pool deck with plantings, HVAC equipment, or screening) that is highly visible and negatively impacts the historic character of the building.



[64] **Not Recommended:**
It is generally not appropriate to construct a rooftop addition on a low-rise, two- to three-story building such as this, because it negatively affects its historic character.

Supplement to Staff Findings for 26 Market Square #3-F-19-HZ

Precedent for Permanent Rooftop Construction in Market Square H-1 District

August 2010 staff report – 28 Market Square – . . . , 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)**