

CITY HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION

MEETING DATE: 12/20/2012 ▶ FILE NO.: 120312MKT

APPLICANT: Elizabeth Eason, AIA Elizabeth Eason Architecture (contracted architect)

ADDRESS OF PROPERTY: 12 Market Square 37917

HISTORIC DISTRICT: Market Square H-1

TYPE OF WORK: Level II. Replacement/repair

▶ DESCRIPTION OF WORK: Install new wood windows (Marvin ultimate awning or similar) and stucco to replace plywood infill in the transom area at 12 Market Square to re-create one of the original elements of the building. Color and texture of new stucco replacing plywood infill to match brick.

Re-paint brick on the lower façade of 14 Market Square to match existing brick.

Install new window signage for 14 Market Square window and bring forward to flush with face of façade. Sign to meet sign code requirements.

Add black metal fence enclosure at outdoor café for 14 Market Square to match existing at 12 Market Square.

Paint lower level window and door trim of both buildings to match each other.

Install new low-slope matte finish metal awning with tie rods spanning width of 12 and 14 Market Square. Lower the existing awning attachments to reveal the original transom area. Mount awning above display windows but below storefront sign panel. Bottom at +/- 9'-9" above sidewalk. Add new soffit at awning to match existing.

The entry doors, upper facades, and lighting will remain as is.

PROPERTY DESCRIPTION: Vernacular Commercial and Italianate Commercial (c.1880)

12 Market Square. (c.1880). Vernacular Commercial. Two story four bay brick with corbelled cornice, rowlock arched windows with corbelled surrounds on second story with six light metal casement windows and arched casement. Altered c. 1970 storefront. Windows added on south facade in 2000. (Occupancy has included a variety of uses including a grocery, bakers, and by 1905 a first floor dry goods store and a second story boarding house. By 1920, the building was listed only as a clothing shop, and remained in that use until 1965. (Contributing)

14 Market Square. G. W. Albers Drug Store. (c.1880). Italianate Commercial. Two story brick, elaborate pressed metal cornice with brackets and modillions and raised central arch, rowlock arched second story windows, storefront altered. Albers Drug store first occupied the building, which then housed a succession of drug stores until it became a part of Watson's in 1935. (Contributing)

▶ APPLICABLE DESIGN GUIDELINES:

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

▶ STAFF RECOMMENDATION:

APPROVE installation of new storefront, sign and awning w/conditions: 1) that the awning form be covered in canvas and further delineated to indicate 2 separate ones aligning with storefront #s 12 &14, and 2) submission of specs on awning tiebacks.

COMMENTS:

PROPOSED FINDINGS OF FACT

- 1) The existing storefront are late replacements and are therefore noncontributing.
- 2) The installation of new storefronts in this case will not destroy any historic fabric.

- 3) The proposed storefronts are appropriate for the buildings' styles.
- 4) The existing terrazzo entry floor at 14 Market Square is early or original to the building and will remain. The upper level of each of the buildings and the entry doors will remain as is.
- 5) The installation of glass at the top of the storefront (in the transom area) will re-create one of the original elements of the building as indicated by documentary photos of file.
- 6) Lowering the existing awning attachments will reveal the original transom area.
- 7) The materials and features of the proposed replacement storefronts with the exception of the awning are in keeping with the historic character and style of the building and the district.
- 8) The buildings and their bays on Market Square are taller than they are wide and are therefore vertical in their orientation.
- 9) The proposal to install an awning to span the length of two buildings (~45-48 feet) will emphasize a horizontal line. This reorientation from vertical to horizontal, along with painting the wood trim the same color, alters the pedestrian perception of the building widths and the separateness of the two buildings. There are no other awnings in Market Square that span two building frontages. The indentation of the awning at the juncture of the two buildings will somewhat mitigate the length of the awning.
- 10) The top of the sloped awning is proposed to be matte metal. There are no other approved metal awnings within the Market Square Historic Overlay. Unlike the proposed awning, projecting metal awnings on three buildings outside the district on Union Avenue have no slope, are trimmed with decorative cornices, and are original to the building.

MARKET SQUARE DESIGN GUIDELINES

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 grill 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.

C. Masonry

1. Sandblasting or water blasting that erodes the surface of the masonry shall not be allowed.
2. Repointing shall be done using mortar and pointing techniques that are consistent with Preservation

Brief No. 2 published by the U. S. Department of the Interior, and available at the MPC offices.

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.

SECRETARY OF INTERIORS STANDARDS

These guidelines are based on the Secretary of Interior's Standards for Rehabilitating Historic Buildings. The Standards, which are itemized below, are also used to determine if a project is eligible for Federal tax incentives.

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.
2. The distinguishing original qualities or character of a building, structure, or site and its environmental shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. 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.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
10. Wherever possible, new additions or alterations to structure shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

Knoxville/Knox County Metropolitan Planning Commission
Knoxville/Knox County Historic Zoning Commission

Certificate (File) No.: 120312MKT

Date Filed: 12-3-2012

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

I (we) make application for a Certificate of Appropriateness for the plans and proposals described for the following property.

1. **NAME OF APPLICANT:** Elizabeth Eason, AIA, LEED AP BD&C, LEED AP Homes Elizabeth Eason Architecture

Address: 524 S. Gay Street, Suite 301 Knoxville TN 37902

Telephone: 865-525-9066

Fax: 865-525-2277

Relationship to Owner: Architect

2. **NAME OF OWNER:** The Tomato Head- Mahasti Vafaie and Scott Partin

Address: 12 Market Square, Knoxville, TN 37902

Telephone: 865-637-4067

Fax: 865-637-4019

3. **LOCATION OF PROPERTY (Address, Lot, and Parcel No.):**

Address: 12 Market Square

Tax ID: 094LE03601

4. **TYPE OF WORK:**

Level: II

5. **DESCRIPTION OF WORK:**

(See Part 2 of this application for additional information to be submitted 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.)

See attached.

6. **SIGNATURE OF APPLICANT:**



Date: 12-3-2012

Return application to:

Knoxville/Knox County Historic Zoning Commission,
Suite 403, City/County Building, 400 Main Street,
Knoxville, Tennessee 37902.

FOR STAFF USE ONLY

Date Received _____ Approved _____ Disapproved _____
Approved As Modified _____ Date Acted On _____

SITE PLAN



12 Market Square

EXISTING FACADES

Elevation drawings of each facade and specifications which clearly show the exterior.



Elements to be Removed

- Remove lighting.
- Remove sign.
- Paint lower facade to match existing brick color above.
- Replace wood under awning and add windows.
- Remove awning, replace with metal roofing.

12 Market Square

0' 5' 10' 20'



FACADE DETAILS



Existing 14 Market Square facade

Existing storefront windows. Not original to building.

Existing terazzo floor, original to building.



Tomato Head - Existing 12 Market Square facade

Existing windows. Not original to building.

Existing wood panels, not original to building. Remove wood under awning and add windows (see below). Relocate awning attachment below replacement windows.



Tomato Head alley facade

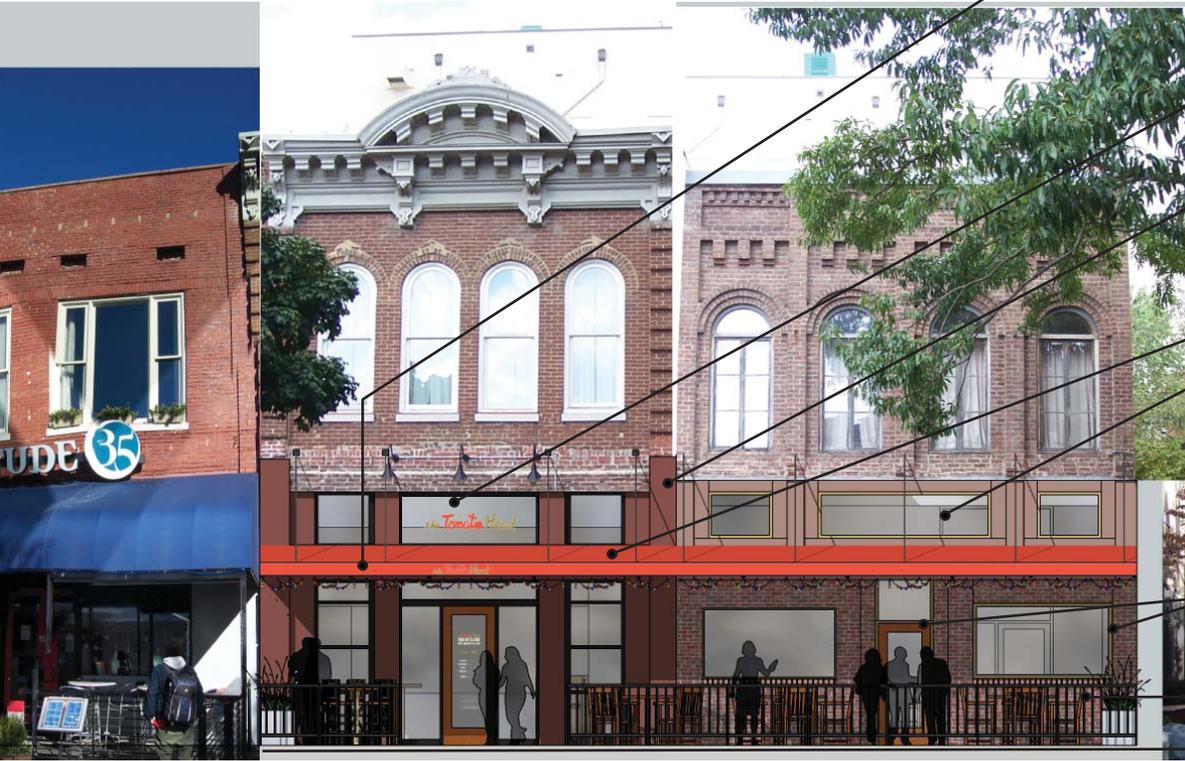
Existing windows. Not original to building.



PROPOSED FACADES

Samples or other description of materials to be used.

Proposed Materials



New low slope matte finish metal awning with tie rods spanning width of 12 Market Square. Thin awning profile used to fit awning above display windows and below storefront sign panel. Bottom at +/- 9'-9" above sidewalk.

New window signage for 14 Market Square window pulled to facade face.

New paint on lower facade of 14 Market Square to match existing brick at 14 Market Square.

New soffit at new awning.

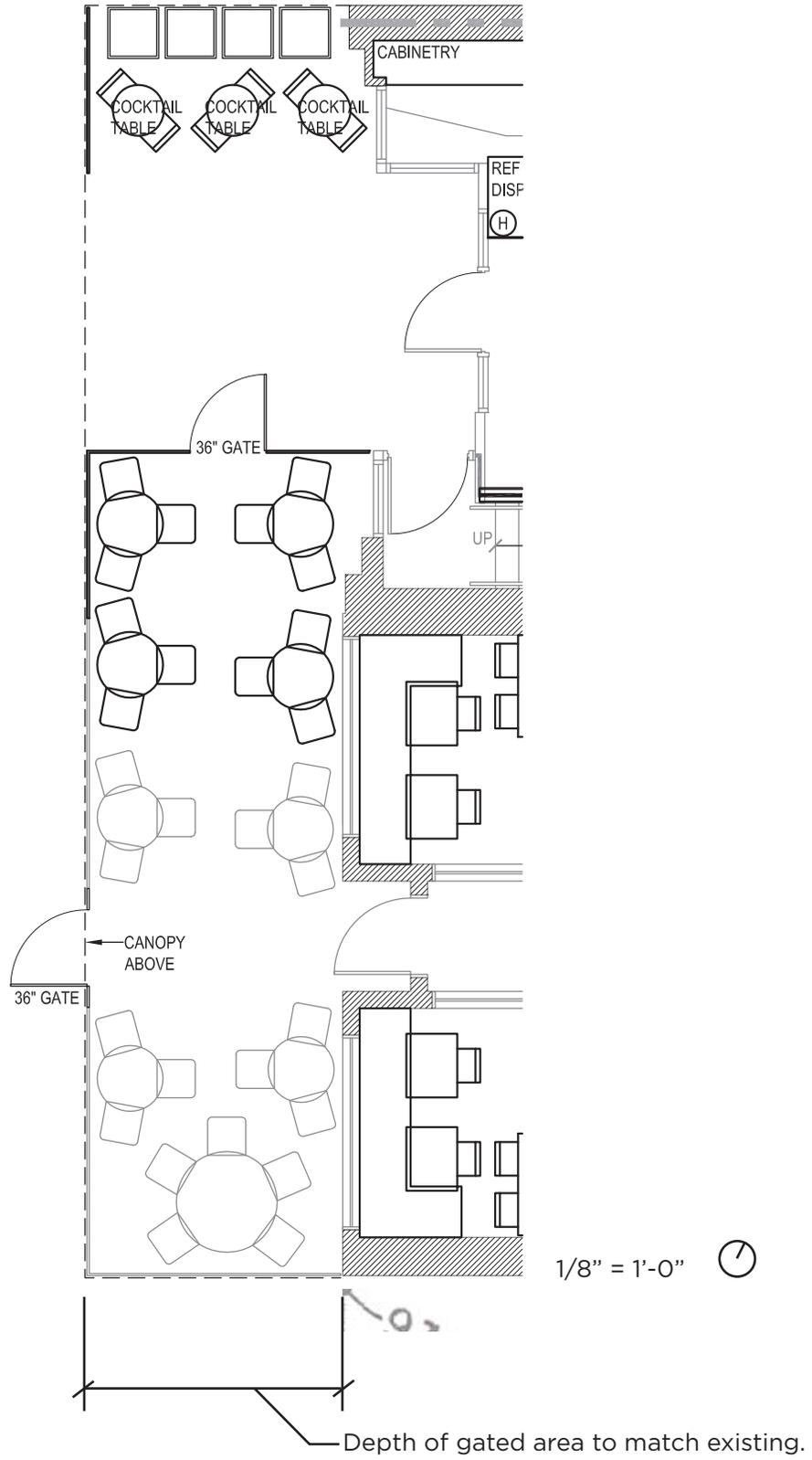
New windows and stucco to replace plywood infill. Color and texture of stucco to match brick at 12 Market Square. (Wood windows-Marvin ultimate awning or similar all-wood window.)

Paint lower level window and door trim of both buildings to match.

Additional patio fence enclosure to match existing.



PATIO FLOOR PLAN



ADDITIONAL FACADE VIEWS



ADDITIONAL FACADE VIEWS



OTHER NEARBY PROPERTIES UTILIZING A METAL AWNING



**DAYLIGHT BUILDING
505 UNION AVENUE**



**GRAND UNION BUILDING
510 UNION AVENUE**



**HISTORIC IMAGES OF MARKET SQUARE
WITH METAL AWNINGS**







12-14 Market Square – Current Tomato Head storefront, 12 Market Square



14 and 12 Market Square



12 - 14 Market Square- Cafe Four storefront



12 - 14 Market Square – End and tieback detail of Cafe Four awning



12 – 14 Market Square – Detail of Cafe Four awning indentation



12 – 14 Market Square – Tupelo Honey storefront, 1 Market Square



12 – 14 Market Square – Latitude 35 storefront, 16 Market Square