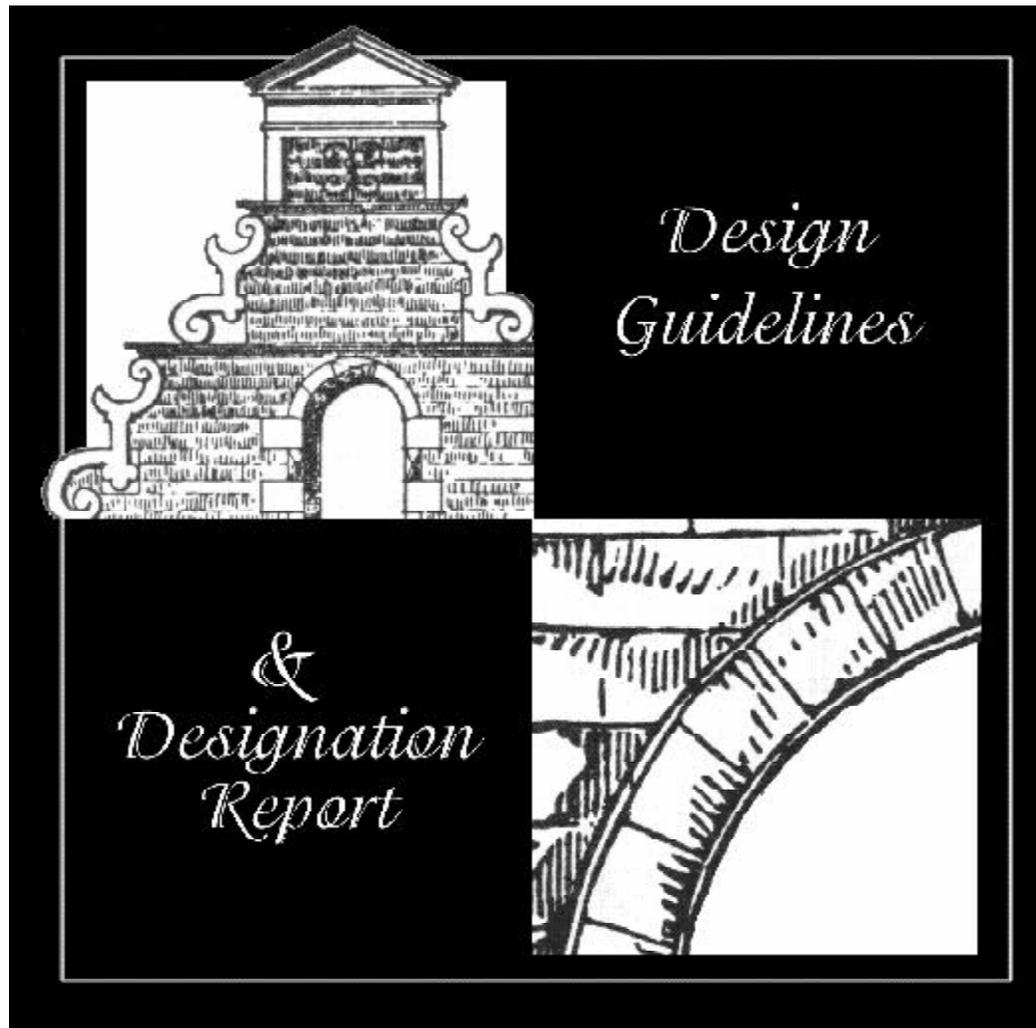


MARKET SQUARE



Knoxville Historic Zoning Commission
Knoxville - Knox County Metropolitan Planning Commission

**Design Guidelines &
Designation Report**

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Application

Approved by:

Knoxville Historic Zoning Commission, May 17, 2001

Knoxville • Knox County Metropolitan Planning Commission, June 14, 2001

Knoxville City Council, July 24, 2001

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The Knoxville Historic Zoning Commission acknowledges the assistance of the Historic Market Square Association which coordinated meetings, mailings, photography, historical research, and other activities leading to this designation.

The line drawings in this report are based on *Main Street*, a 1978 publication by the National Trust for Historic Preservation.

The drawings on the cover of this report are based on illustrations from the *Illustrated Dictionary of Historic Architecture*, a 1977 publication by Cyril M. Harris.

The photographs in this report are from the Thompson Collection.

**Designation
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The Market Square Historic District is significant for the architecture of the buildings that line the Square, and for the role that this commercial area played in the development of Knoxville and the lives of its citizens.

Market Square was founded in 1854. Prior to that time, there were informal markets at several locations in Knoxville. Knoxville's Mayor and Board of Aldermen designated public markets, with sites that could vary from year to year. The transient nature of Knoxville's market was troublesome to both customers and vendors.

In 1854, after contacts with a committee of the Mayor and Board of Aldermen, William G. Swan and Joseph A. Mabry, two of early Knoxville's outstanding civic leaders, donated the land for Market Square to the City of Knoxville. They saw the market as a way to bolster the area's agricultural base and to provide local farmers with access to the potential market of city dwellers. They dedicated the area as a "market for farmers forever."

Agriculture in post-Civil War Knox County prospered, keeping pace with the growth of Knoxville. After the Civil War, the completion of the railroads helped to make Knoxville a warehousing and distribution center. The city entered a period of significant population growth. The University of Tennessee School of Agriculture helped to improve farming practices in Knox County. Agriculture grew to support Knoxville's burgeoning population.

The Market House that occupied the central portion of Market Square was built in 1854. Over the second half of the 19th century, it was modified and expanded around 1897 with three story additions constructed at the southern and northern ends of the original building. A measure of Market Square's importance as the ceremonial center of Knoxville was the location of the City Hall and Police Department and the city's Fire



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Station in this building, which also provided expanded market space. Long and narrow, it filled in the open space now in the center of the square. Streets surrounding it provided access for store buildings, which faced the Market Building. Those buildings still line Market Square.

Many of the people of Knoxville visited Market Square daily. The oral history of Knoxville is rich with the details of trips to the market house for meat, produce, dairy products, and other foodstuffs. Storefronts on Market Square supplemented the offerings of the Market House with other food products, and provided medicine, entertainment, mercantile goods, saloons, coffee houses and restaurants. Visitors to Market Square also visited a harness maker or a clock maker. Second story boarding rooms housed salesmen and other overnight businessmen, as well as local citizens.



Market Square buildings illustrate the architecture of 19th and 20th century Knoxville. Looking at their uses over time illustrates the changes in economics and in downtown Knoxville that have impacted Market Square. The Ziegler Building, on the west side of Market Square at #9, has a range of historical uses typical of the buildings on Market Square. It has been a meat market, with boarding rooms and an upholsterer on the second floor. For a time it was a restaurant, and then became the Knoxville Abattoir Company, which was succeeded by the East Tennessee Packing Company in 1905. The Ziegler Building had become a hardware store by 1920, and did not change until 1965, when it became Woody's Market. Watson's Department Store occupied the building in the 1980's and 1990's. The rapid succession of varying occupants was typical of Market Square. Every few years new businesses occupied the buildings, with many of them providing boarding and rooming houses on the second story.

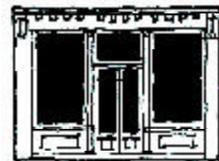
Designation Report

Some of the business on Market Square became institutions in Knoxville life, however, and were in business for many years. One example of this was Kern's Bakery, which stood on the southwest corner of the Square. Kern's Bakery provided fresh baked bread and other bread products. Particularly at Christmas, Kern's sold candy, fruit, ice cream, and other delicacies associated with the holiday. The building housing Kern's was constructed around 1876. Other occupants have included a pharmacy, Cole Drugs, and in recent years a small hotel.

Newspapers of the early 20th century reported that Market Square was the place in town to complete holiday preparations. There were about sixty stalls in the Market House where holiday foods could be purchased, and stores surrounding the Square were also full of holiday surprises. Men who lived in the mountains gathered Christmas greens such as pine and holly boughs, mistletoe and Christmas trees, loaded them on wagons, and brought them to Market Square to sell.

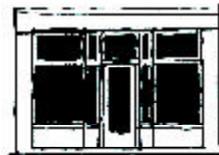
Most buildings on Market Square have experienced changes in the design of their facades several times. All of the storefronts are newer than the building's architectural style. Most of the buildings show steady occupancy from 1875 forward, and securing valid construction dates prior to 1885 is very difficult because of the inadequacy of Knoxville's records.

typical storefronts by era



Mid to Late 1800s

- BOLDLY DECORATED CORNICE
- CAST IRON COLUMNS
- LARGE DISPLAY WINDOWS



Late 1800s to Early 1900s

- SIMPLE CORNICE
- TRANSOM WINDOWS
- RECESSED ENTRANCE



Early 1900s to 1930s

- METAL WINDOW FRAMES
- STRUCTURAL GLAZE
- RECESSED ENTRANCE

typical upper facades by era



Mid to Late 1800s

- BOLDLY DECORATED CORNICE
- WINDOW HOODS
- 2 OVER 2 WINDOWS



Late 1800s to Early 1900s

- CORBELLED BRICK CORNICE
- LARGE, ARCHED WINDOWS



Early 1900s to 1930s

- SIMPLE BRICK CORNICE
- LARGE WINDOW OPENINGS WITH MULTIPLE UNITS

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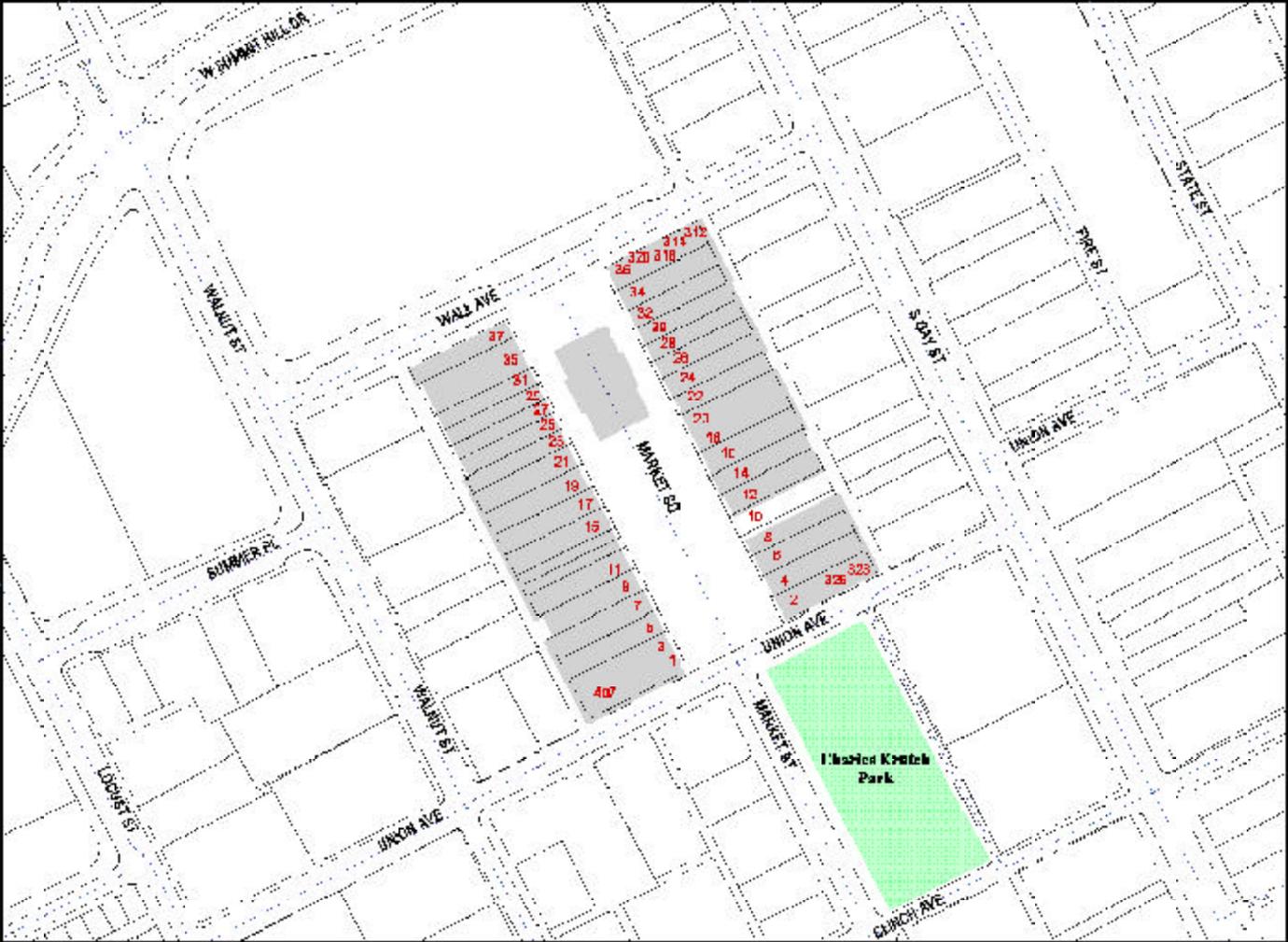
Demolition of the Market House provided one of the most significant changes to Market Square. It was partially destroyed by fire in 1960. At that time, the decision was made to demolish the entire building. Landscaping, seating, a fountain and an open-air covered market were constructed in 1961. In 1985, the design of the central open space was modified, and the current open-air market and fountain date from that time. The removal of the Market House and the change in landscaping and paving in Market Square's open space has caused a contextual change to the Square that has affected the appearance of the buildings. The centrally located Market House was large, and the activity that surrounded it provided a focus to Market Square that has not been recaptured since its demolition. The Market House also separated Market Street into paired one way traffic lanes, which were furnished with angled parking and a continuous sidewalk in front of the existing

buildings. Early photographs show an area dense in activity and buildings. With the removal of the Market House, Market Square was converted to a pedestrian area, and the sidewalks, curbs and street paving were removed. While providing a pedestrian area has created a desirable downtown open space in Market Square, removing the fabric of sidewalks, streets and curbs has altered the setting of the buildings fronting on Market Square. The buildings now form the edges of a plaza, rather than fronting on the former, narrow streets.



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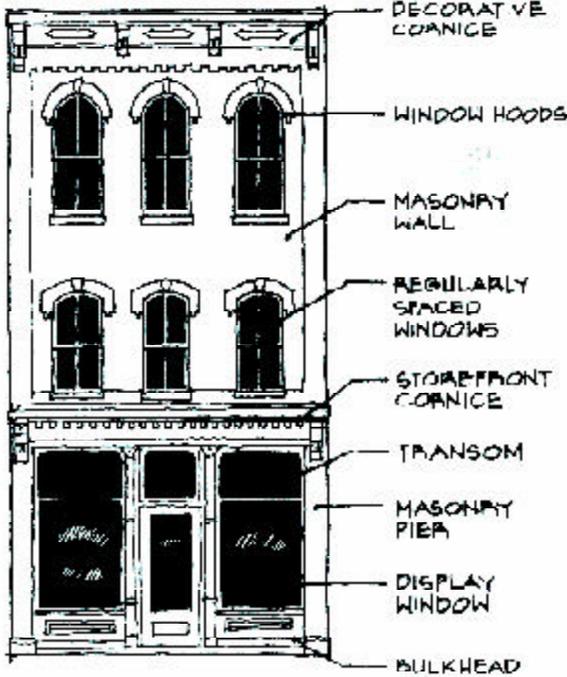
Map of Market Square



Designation Report

Description and History of Buildings

Market Square buildings date from the 19th and 20th centuries, and because they are similar in width and height, create a strong visual image. Even though they are not consistent in style, the facades are composed of similar parts. The proportions inherent in the building's construction eclipse the differing styles and details. Three sections make up these commercial buildings: a storefront with entrance and display windows; an upper facade with regularly spaced windows; and a cornice that caps the buildings.



The buildings of Market Square are listed below, together with architectural descriptions and a brief history. Contributing buildings (those over 50 years old) are noted with a (C), while non-contributing buildings are designated with an (NC). In italics with each address is a discussion of some of the tenants that have occupied Market Square buildings in the past. These buildings are shown on the map on the preceding page.

1, 3, 5 Market Square. Peter Kern Building. (c.1872). Italianate Commercial. Three story, three bay brick building with identical facades. Bracketed ornamental metal cornice. Segmental arched replacement windows. Ornamental metal window hoods. Ornamental brick string course between second and third stories. Applied keystones above windows. c. 1980 storefront. (C) *The first recorded occupancy of the building was by Peter Kern Co., bakers and confectioners, in 1876. The building housed the Cole, Inc., Pharmacy from 1935 through 1965.*

2 Market Square. S. W. Hall & Co. Building. (c.1935). Vernacular Commercial. Two story, three bay, brick building with modern single pane windows on front facade, chamfered corner. Two story Italianate Commercial rear portion with access from Union Avenue, arched brick corbelled windows, corbelled cornice. c. 1950 storefront with recessed entry. (C) *S. W. Hall & Co. Grocers is recorded as an occupant in 1885, with second floor use as the Grand Army of the Republic Hall. Successive uses included a drugstore, a hardware store, a pharmacy and boarding house and a shoe store. In 1935, when the front facade was probably altered, the building had become the Wonder Store, Inc., a department store, and by 1950, it was an annex of Miller's Department Store. The footprint of the building with its distinctive chamfered corner has not changed on the Sanborn Fire Insurance Map.*

Designation Report

6 Market Square. Miller's Annex. (c.1935). Neoclassical Commercial. Three story, four bay, brick with limestone trim and sills, altered cornice has replaced elaborate pressed metal cornice. Pilasters dividing bays of upper stories. c. 1970 storefront. Metal casement windows. (C)

7 Market Square. W. H. Belcher Building. (c.1890). Neoclassical Commercial. Two story brick with second story loggia. Recessed double leaf full view doors with arched glass transoms and wrought iron railing. Acanthus leaf brackets on elaborate pressed metal cornice and on brackets of loggia columns. Corner pilasters. Modified storefront. (C) *Uses have included a drug store (Belcher), a saloon (1890-Houser & Mourman, 1893-Thomas Manning), J. L. Wingers cigar maker, an auctioneer, a clothing store, and in 1920, a boarding house run by A. F. Smith. By 1930 the building was a dime store (Emery Store Co., Inc.), then a White Store grocery and by 1980, a part of Watson's Department Store.*

8 Market Square. (c.1925). Vogue Building. Vernacular Commercial. Three story, two bay brick with simple terra cotta detailing, c. 1960 storefront. Metal casement windows. Inset terra cotta on pilasters dividing bays on second and third stories. (C)

9 Market Square. (c.1880). Ziegler Building. Neoclassical Commercial. Three story brick building with pressed metal bracketed cornice with egg and dart and Greek key elements, decorative pilasters, raised parapet wall. Fenestration filled in with brick. c.1980 storefront. (C) *Metler and Ziegler began business in 1880 as a pork and sausage factory. The name of the establishment changed to Metler, Ziegler & Fanz in 1888, when it became a meat market. Ignaz Fanz was operating the store solely in 1895, dealing in fish and dried meats, and in 1896 the building was vacant. After that time, it became the Farmer and Tradesman Restaurant, with a boarding house operated by Mrs. J. C. Irwin on the second story. In 1900, the Knoxville Abattoir (slaughterhouse) Company operated from the building. It was the East Tennessee Packing Company for a time, sold wholesale produce and by 1929 was a dry goods store, then the Lowe & Armstrong Hardware Store. It housed Woody's Market from 1964 to 1983, and from 1984 to 1999 was a part of Watson's Department Store.*

10 Market Square. (2000). Walkway with freestanding brick arch marking entry and outdoor sculpture and seating, providing access to Miller's Building (Knoxville Utilities Board Building), designed by Duane Grieve, Grieve & Associates. (NC)

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11, 13, 15, 17 Market Square. (c.1875). McBath Brothers - Drake, Perkey, Cullinan Building. Italianate Commercial. Two story three bay brick with arched second story windows with contrasting stone keystones, springers and sills. Pressed metal bracketed cornice with corbelled brick below cornice. Altered storefront. (C) *The building was originally built as three storefronts. #11 first occupied by W. H. Drake & Co., and then used as a grocery operated by John Lichtenwanger from 1890 to 1920 when it became a merchandise store run by Ira Watson & Co. #13 was operated as McBath Brothers Dry Goods, Notions and Grocery in 1877. It was operated as a saloon by L. A. M. Perkey in 1885 with a watch and clock store operated by J. A. Lancaster. There were then a succession of uses that included a grocery, brick man, dry goods, harness makers, hardware store, restaurant, and then as a dry goods store in 1935 occupied by Landston's, Inc., and finally by Ira A. Watson & Co., #15 was noted as a saloon owned by Michael Cullinan in 1880. Cullinan expanded his saloon to #13 from 1886 to 1905. Later occupants included clothing and shoe stores in 1930, Market Square Billiards, and then Snyder's dry goods and department store until it became part of Watson's.*

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. (C) *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.*

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. (C) *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.*

16 Market Square. Caldwell Building. (1910). 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.*

19, 21 Market Square. (c.1960). Two story two bay brick built without upper story fenestration. (NC) *The front elevation of this building was completely rebuilt around 1960, changing its effective date of construction.*

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18, 20 Market Square. Biddle & Moulden Building. (c.1895). Neoclassical Commercial. Two story brick with engaged Tuscan pilasters forming four bays on second floor. Second story windows are 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.*

22, 24 Market Square. Flenniken-Strong Building. (1885). Italianate Commercial. Two story brick, two bay building. Arched second story windows, corbelled arched window hoods, corbelled brick cornice. Storefront of #24 altered c.1985, while #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.*

23 Market Square. W. H. Burroughs Building. (c.1880). Victorian Vernacular Commercial. Two story brick building with three bays, arched second story windows with corbelled arched window hoods with replacement sashes and a corbelled brick cornice. Altered c.1930's storefront. (C) *Burroughs was a commission merchant, and the first occupant discovered at this address. After 1890, the building was occupied by a business selling stoves, and in 1905 by the War Eagle Laundry. In 1910, a restaurant and boarding house shared the building, and after that time it was a shoe store, a wholesale produce store, a seed store, a hardware store, and in 1965, Snyder's department store. By the 1980's, the building was a part of Watson's.*

25 Market Square. Parham & Cowan Building. (c.1880/c.1935). Vernacular Commercial. Two story brick with altered front facade. Inset first floor storefront with terrazo floor, brick second story with metal casement windows. May have originally duplicated facades of 23 and 27 Market Square. (C) *Occupancy of the Parham & Cowan Building is first noted in 1880, when it was a grocery store. After that time, it was a furniture company, and by 1895 G. R. Williams sold stoves at that address. It became a hardware and harness store in 1910 and a barber shop in 1920. In 1935 it operated as a WhiteStore grocery and in 1950 as a dime store. After that time it was a restaurant, a Fruit Basket Market, a meat market and then a liquor store.*

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26 Market Square. A.L. Young Building. (c. 1880). Vernacular Commercial. Two story brick with stuccoed second story, replacement windows. Altered storefront. Originally matched 22-24. (C) *The A. L. Young Dry Goods Store occupied this building from 1880 to 1900. Dry goods merchants such as the McBee Trading Company and J. H. Webb continued to occupy the building until 1950, when a ladies clothes shop, a beauty shop and a record shop could be found there. In 1965, the building became Bell Brothers Shoe Store.*

27 Market Square. McDaniel Building. (c.1885). Victorian Vernacular Commercial. Two story brick with arched two over two second story windows, corbelled cornice. Duplicates 23 Market Square. Altered storefront. (C) *T. P. McDaniel Co. Grocery was the first occupant of this building in 1885. The grocery remained the first floor occupant until 1900, while second story occupants included a boarding house and a dressmaker. The building became Market Square Furniture in 1900, the Gallagher & Eliot Saloon in 1905, and a soft drink fountain in 1910. In 1910 the occupant was the Square Grocery Company, and in 1950 the Square Supply Company hardware. After that time the Mall Package Store occupied the building.*

28 Market Square. (1905). McBee Trading Company Building. Vernacular Commercial. Two story brick building with elaborate corbelling, limestone sills, lintels and cornice and altered storefront. (C) *A dry goods store named the McBee Trading Company was the first occupant of this building, followed by the Huff Edington department store. In 1935 it became a White Store and by 1950 was a clothing store.*

29 Market Square. (c.1925). Art Deco. The Hub. Three story brick with applied limestone keys, sill and cornice, altered storefront. Prism glass transom. Paired four over one windows and paired transom windows. (C) *This building was occupied by the Hub Department Store until the 1970s.*

30 Market Square. (c.1920). Porter Building. Vernacular Commercial. Four story brick building with pressed metal cornice, limestone sills, c. 1930 altered storefront with recessed entry with granite panels on bulkhead. Metal double hung one over one windows, quadrupled. (C). *The Maynard Porter & Co. furniture store occupied this building in 1920. After 1935, it was occupied by a succession of shoe stores.*

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31 Market Square. (c.1885). Haynes Building. Vernacular Commercial. Two story brick building with segmental arched second story windows, corbelled cornice, altered storefront. One-third of a three bay building which includes 33 and 35. Two over two double hung windows. Storefront rehabilitated to correct proportions with wooden bulkhead, large store windows and transom. Recessed multipane front door. Red brick surface with white brick outlining window arches. (C). *From 1885 to 1900, this building was a harness and saddle shop, first operated by D. M. Haynes & Co. and then by Howard Karnes. Biddle and Walker furniture was located in the building in 1905, and J. F. Walker & Co., furniture, in 1920. It became the Crystal Theater in 1935 and the Star Bar from 1965 to the 1980s.*

32 Market Square. (c.1890). McNulty Building. Vernacular Commercial. Two story brick building with double hung windows, prism glass transom. Corbelled cornice with limestone band and section of brick arches and front parapet, stone stringcourse and sills with brick dentil molding. Altered storefront. (C) *McNulty & Borches and Borches and Co. occupied this building from 1890 to 1910, when it became the Market Square Grocery. By 1920 it was the C.D. Kinny Co., a coffee and tea store, and in 1935 Harry's Lunch Room. In 1950, Kinney Co., a shoe store occupied the building until the 1970s.*

33, 35 Market Square. (c.1882). Fenton-Burrier Building. Vernacular Commercial. Two story brick building with double hung windows, recessed paired entries, square columns, cornice with modillions continued from #31. Corbelled cornice with limestone band and arched section, stone stringcourse, and sills with brick dentil mold. Red brick surface with white brick outlining window arches. (C) *W. B. Fenton and Thomas Kehoe, marble merchants, occupied half of this storefront from 1882 to 1893 while T. A. Burrier lock and gunsmith occupied the remainder. In 1890, Burrier shared his portion of the building with J. T. Gritman, who dealt in sewing machines. Burrier continued to be an occupant until 1900, when Howard Karnes, saddlery, occupied the entire building. After 1910, the building was occupied by restaurants, dry goods stores, a tobacco shops, and grocery stores, ending as a Cas Walker's Grocery in 1950.*

36 Market Square. (c.1885). Vernacular Commercial. Two story brick with segmental arched, second story windows, corbelled brick cornice, applied keystones, c. 1980 altered storefront. (C). *A succession of dry goods stores occupied this building from 1885 (McMillan & Treadwell) until the 1960s.*

**Designation
Report**

37 Market Square. J. F. Horne Building. (c.1870). Victorian Vernacular Commercial. Two story brick with arched second story windows with arched brick window lintel. Altered c. 1960 storefront. (C). *J. F. Horne & Bros, a tobacco and liquor store, occupied this building from 1876 to 1905, when it became a restaurant and confectioners. From 1920 until at least 1965, it was known as the Gold Sun Cafe, and has remained in restaurant use.*

320 Wall Avenue. Woods & Taylor Building. (c.1910). Neoclassical Commercial. Four story brick building with engaged Tuscan columns punctuating bays, pressed metal cornice with modillions, chamfered corner with quoins, altered c.1950 storefront. (C) *This building housed the Woods and Taylor clothing store, and in 1950 Bower's Department Store, together with restaurants, office space, watch repair shops, and beauty shops.*

Design Guidelines

I. Setting

In adopting these design guidelines, the Knoxville Historic Zoning Commission is setting the standards it will use to issue Certificates of Appropriateness for those seeking to make exterior changes to Market Square buildings. A Certificate of Appropriateness will be required prior to obtaining a building permit. The guidelines are intended to preserve or restore the architectural character of Market Square. They contain provisions for the front elevations of the historic buildings that face the Square, and the front and side elevations of corner buildings that face the Square. Changes to the rear elevations of designated buildings will be permitted; the Knoxville Historic Zoning Commission will review changes at the rear elevations for overall size, rather than design details.

1. Restore the appearance of sidewalks, curbs and street paving on the east and west sides of Market Square, maintaining a level surface on the Square and using materials varied in color and texture to outline the appearance of curbs. This would provide an appropriate frame for the buildings.
2. Any improvements to the open portion of Market Square formerly occupied by the Market House should be compatible in design with the buildings lining the Square.

Design Guidelines



BEFORE: Market Square as it is now.



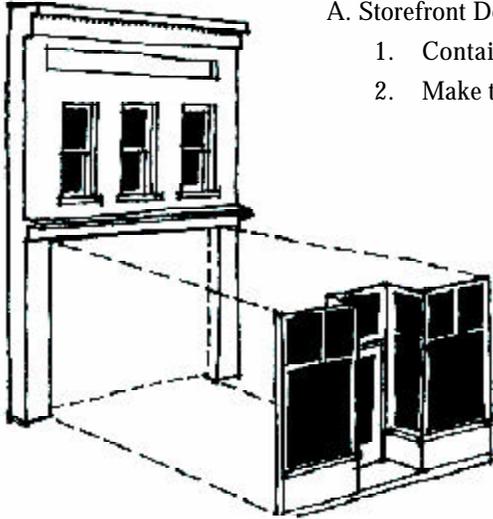
AFTER: Artist's interpretation of Market Square with sidewalks, curbs, and paving completed.

**Design
Guidelines**

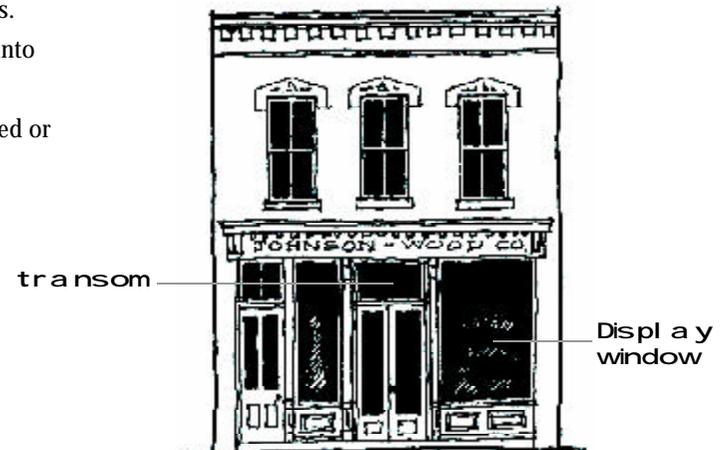
II. Existing Buildings

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.

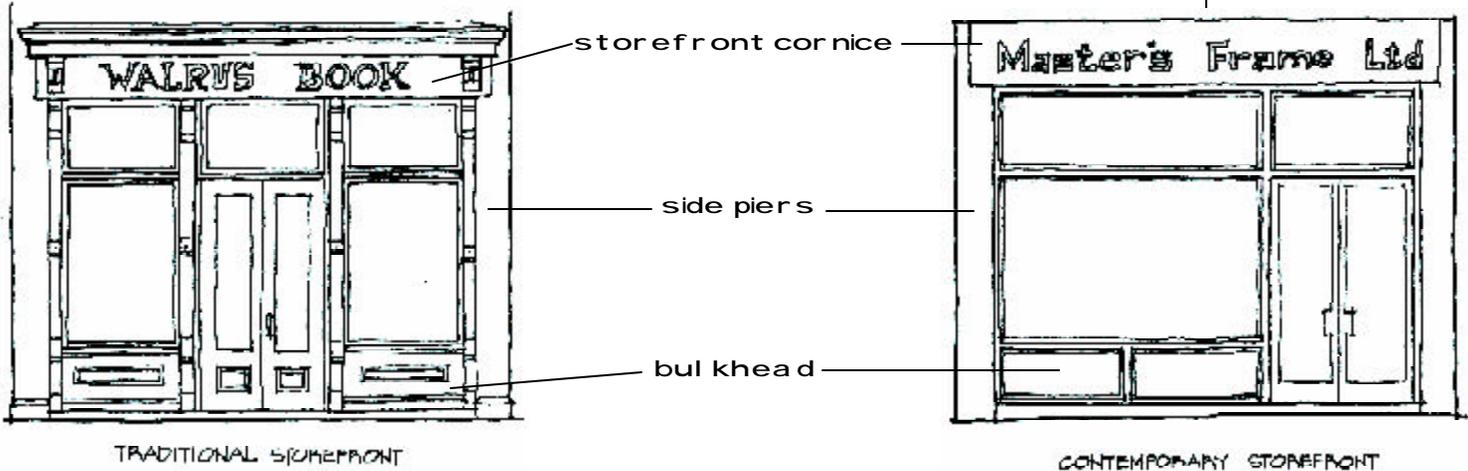


Design Guidelines

- 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.



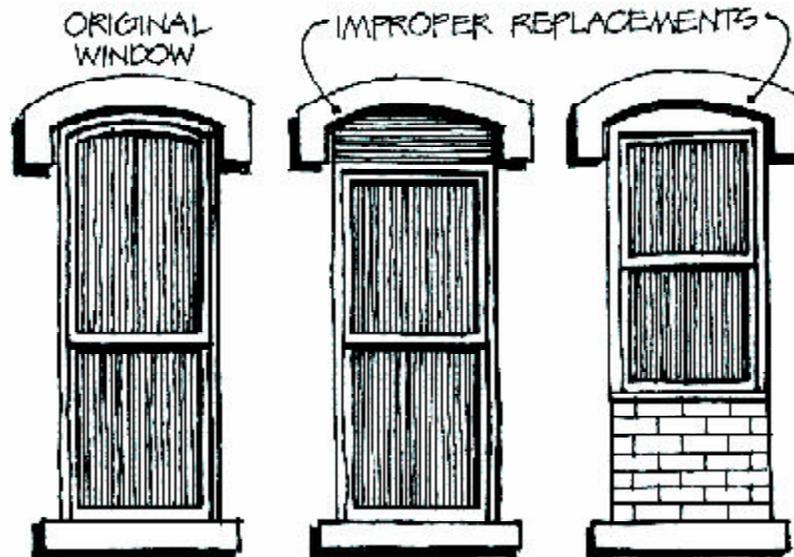
- 9. Bulkheads can be wood panels, polished stone, glass, tile or aluminum-clad panels. Bulkheads shall be located in the lower portion of the storefront and should be 18"-30" tall.
- 10. A storefront cornice shall be wood, cast iron, or sheet metal.
- 11. Side piers should be the same material as the upper facade, or painted or surfaced to look the same.
- 12. Inappropriate historical themes shall be avoided.



**Design
Guidelines**

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.



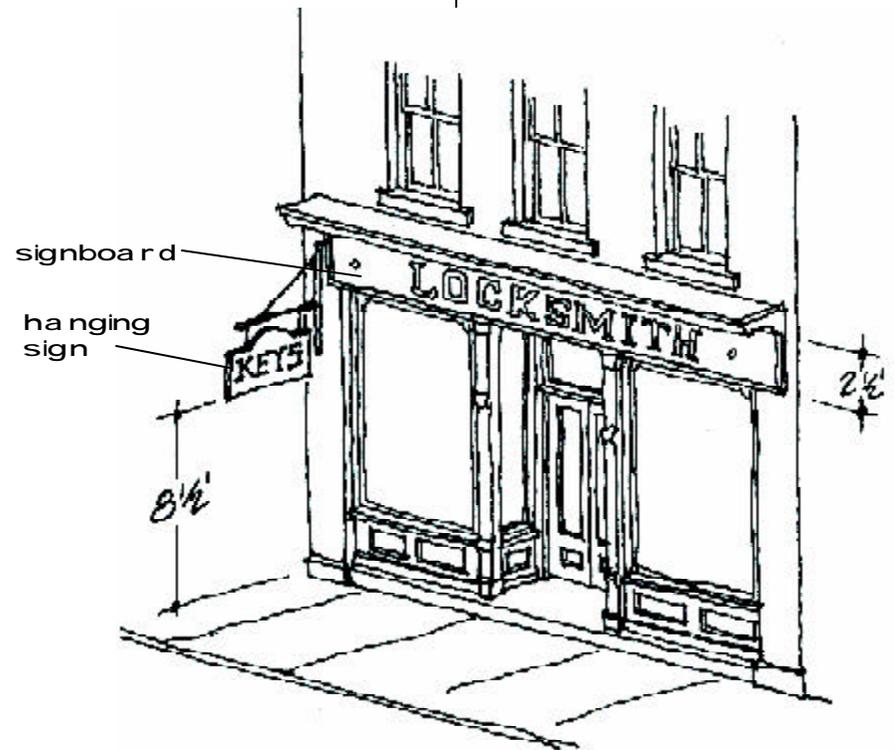
**Design
Guidelines**

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.

D. Signs

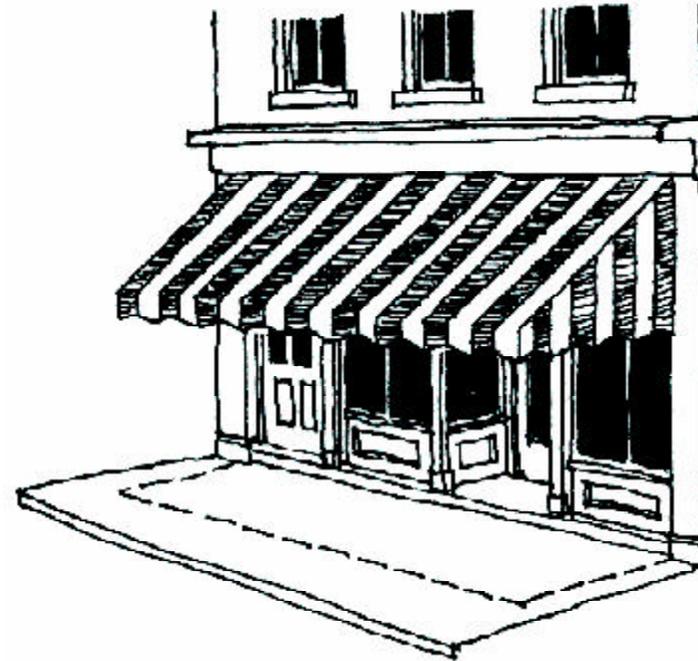
1. A storefront shall not have more than two signs, a primary and a secondary sign. One of these may be a flush-mounted sign board located below the second story window sills and above the storefront display windows. It should not be more than 2-1/2 feet high with lettering between 8" and 18" high and covering about 65% of the sign board.
2. A hanging sign can be mounted above the sidewalk, projecting no more than five feet. It could represent the image of a product or use text to identify a tenant and should be 4-6 square feet in area.
3. If window signs are used, they shall be composed of applied letters or symbols on no more than 30% of the storefront glass, shall not obscure the display area and shall contrast with the display background. Light colored or gold-leafed letters with dark borders are recommended.
4. Signs may be used on awnings, but shall be configured with contrasting letters painted or sewn onto the awnings valance.
5. Signs can be directly or indirectly illuminated. Internally lit signs that respect the dimensions noted above for flush-mounted sign boards can be appropriate. Neon can be appropriate for flush-mounted sign boards and window signs.



**Design
Guidelines**

E. Awnings.

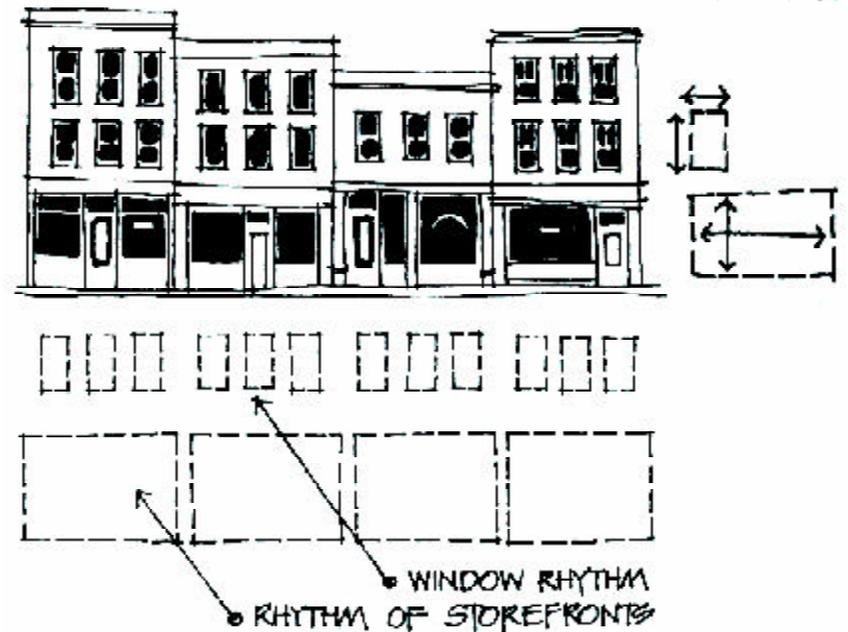
1. Awnings were often used on storefronts. Early photographs of Market Square may be consulted to learn their design.
2. Awnings shall be attached to the building above the display windows and below the storefront cornice or sign panel.
3. Awnings shall reinforce the frame of the storefront without covering 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.



**Design
Guidelines**

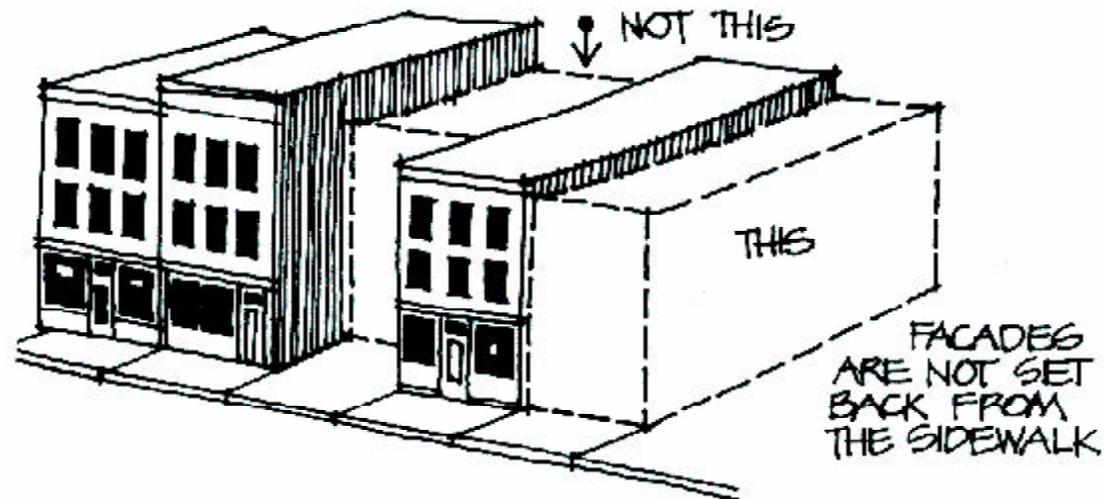
III. New Construction

1. The average height and width of the surrounding buildings shall determine a general set of proportions for an infill structure or the bays of a larger structure.
2. Infill buildings shall fill the space and reflect the rhythm of other facades on Market Square, with larger spaces being broken into smaller bays.
3. The organization of the facade of new infill shall be consistent with other Market Square buildings, with a storefront, upper story windows and cornice.



**Design
Guidelines**

4. The size, proportion and spacing of window and door openings shall be similar to other buildings on Market Square.
5. New buildings shall reflect some of the detailing of surrounding buildings in window shapes, cornices and brick work.
6. New buildings shall be composed of materials similar to adjacent facades.
7. The height and setback of new buildings shall be consistent with neighboring buildings.



**Design
Guidelines****The Secretary of Interior's *Standards for Rehabilitating Historic Buildings***

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.

**Design
Guidelines**

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic buildings materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, materials, and character of the property, neighborhood or environment.
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.

Supporting Documents

**Design Guidelines &
Designation Report**

**Design Guidelines &
Designation Report**

**Minutes Knoxville Historic Zoning Commission
Knox County Historic Zoning Commission
Meeting Of May 17, 2001**

Members Present:

Mr. Art Clancy
Mr. Nic Arning
Mr. Robert Frost
Mr. Faris Eid
Mr. Herb Donaldson
Mr. William Hoehl
Ms. Lila Wilson
Mr. Steve Cotham
Mr. Finbarr Saunders

Others Present:

Ms. Ellen Adcock - City of Knoxville
Ms. Emily Dewhirst – Market Sq. representative
Mr. Bill Ambrose - Pres. Market Sq. Association
Ms. Ann Bennett
Ms. Charlotte West

Members Excused:

Mr. Duane Grieve
Mr. Kenneth Gresham
Ms. Judy Zachary

The meeting was called to order by Mr. Art Clancy. After a roll call, a quorum was declared.

Market Square H-1 Designation Request

Ms. Bennett discussed the H-1 designation guidelines for Market Square. The properties included are Wall Avenue to Union Avenue, with alley east of Market Square being east boundary and alley west of Market Square being west boundary.

**Design Guidelines &
Designation Report****Staff Recommendation**

- (1) Approve designation of Market Square as H-1 Historic Overlay District; and
- (2) approve Design Guidelines for Market Square.

A public meeting was held on May 14 on Market Square which some of the commissioners attended. The following paragraph was added to the guidelines:

In adopting these design guidelines, the Knoxville Historic Zoning Commission is setting the standards it will use to issue Certificates of Appropriateness for those seeking to make exterior changes to Market Square buildings. A Certificate of Appropriateness will be required prior to obtaining a building permit. The guidelines are intended to preserve or restore the architectural character of Market Square. They contain provisions for the front elevations of the historic buildings that face the Square, and the front and side elevations of corner buildings that face the Square. Changes to the rear elevations of designated buildings will be permitted; the Knoxville Historic Zoning Commission will review changes at the rear elevations for overall size, rather than design details.

Ms. Emily Dewhirst who owns property on Market Square read a list of owner's names who are in favor of the designation. Mr. Fikret Gencay asked that his name be removed from the application for H-1 Historic Overlay. Mr. Bill Ambrose, President of the Market Square Association, stated he supports the designation. Ms. Ellen Adcock, Director of Administration for the City of Knoxville, stated that the guidelines fulfill the protection of Market Square and she appreciates all the work everyone has put into this effort. Mr. Faris Eid asked if the design guidelines cover using traditional and contemporary buildings. Ms. Bennett stated that they do. Mr. Nic Arning noted that the Mayor, merchants and owners all agree that Market Square should have an H-1 overlay.

Ms. Bennett noted the designation, if approved, will be heard at the June 14 MPC meeting.

A MOTION WAS MADE BY FROST AND SECONDED BY ARNING TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED UNANIMOUSLY.

MEMBER OF THE
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