



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

The attached property, the Market Square Commercial Historic District in Knox County, Tennessee, reference number 84001138, was listed in the National Register of Historic Places by the Keeper of the National Register on 12/20/1984, as evidenced by the FEDERAL REGISTER/WEEKLY LIST notice of 12/28/1984. The attached nomination form is a copy of the original documentation provided to the Keeper at the time of listing.


Keeper of the National Register of Historic Places

3/11/2009
Date

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Market Square Commercial Historic District

and/or common Same

2. Location

street & number Market Square Mall bounded by Wall and Union Avenues and
the two buildings on the southeast corner of Market N/A not for publication
Street and Union Avenue.

city, town Knoxville N/A vicinity of

state Tennessee code 047 county Knox code 093

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership

street & number N/A

city, town N/A N/A vicinity of state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. City-County Building

street & number 400 Main Street

city, town Knoxville state Tennessee 37902

6. Representation in Existing Surveys

title Knox County Survey has this property been determined eligible? yes no

date 1983-1984 federal state county local

depository for survey records Tennessee Historical Commission, 701 Broadway

city, town Knoxville state Tennessee 37203

7. Description

<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Market Square Commercial Historic District is located in the area which is considered the heart of the Knoxville central business district. The district is composed of twenty-eight buildings of which twenty ~~four~~ retain enough of their historical appearance to be considered contributing at the present time. Twenty-seven of the structures face the Square where the Market House sat until 1960 when it burned. There is one vacant lot facing the Square. The Square itself is now an open space pedestrian area, with landscaping, seating, a fountain and an open-air covered market which were constructed in 1961. These alterations are considered to be noncontributing to the historic district because of their age but are not listed in the inventory. The Arnstein Building and 406-418 Union are located across the street from the actual Market Square area and because their development pattern is similar to the Market Square, they are also included in the historic district.

The land for Market Square was given to the City of Knoxville in 1854 by William G. Swan and Joseph A. Mabry, two of early Knoxville's outstanding civic leaders. Perceiving the need to reinforce the area's agriculture, and to provide local farmers with access to the existing regional market, they dedicated the area as "a market for farmers forever." The first market house, built in 1854 and the second built in 1897, no longer survive. The presence of those market houses, however, caused the buildings which do survive to be constructed around the square. They line the two blocks facing the square where the Market House stood, and retain a strong visual unity. This unity results from the consistent height and massing of the structures, the Italianate and Neoclassical detailing, and the brickwork, cornices and windows of the buildings.

Only one of the buildings listed as non-contributing is a new structure and one lot is vacant. The remainder of the non-conforming buildings have been altered by the application of fixed panels over upper stories or by the installation of storefronts of later eras. While these do affect the individual buildings, they do not alter the appearance or tone of the square. In addition, over fifty per cent of the buildings have now been or are in the process of being restored through a cooperative venture with the city. A portion of this effort will result in removal of the continuous canopy covering installed by the city in 1960, after the last market house burned. This canopy design won a national award from the American Institute of Architects. However, the installation of the canopies at the front building line visually separates the buildings' first stories from the upper ones and makes the architecture of the buildings difficult to comprehend. Their removal will do much to restore the architectural, visual unity of the Square.

Market Square in 1890 was crowded and busy. While farmers marketed their products in the market house, merchants, druggists, saloon and restaurant owners, bakers and others maintained their businesses in the surrounding buildings. The market house also housed Knoxville's city offices. Boarding houses occupied many of the buildings' upper stories.

Market Square today much resembles the physical appearance of its predecessor. The Square is still, in many ways, the center of the city with public events, performances and festivals taking place there. Produce is sold in the market area, and many of the commercial uses duplicate the earlier ones. Changes in the buildings' appearance have occurred; however, the bulk of these changes are reversible. The buildings are described below with contributing (C) and non-contributing (N) buildings noted.

- 1) Market @ Union - Arnstein Building (1906) Brick, seven story building with Neoclassical detailing, limestone quoins, belt courses and arch at main (Market Street) entrance. (C).

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

Market Square Commercial
Historic District

Continuation sheet

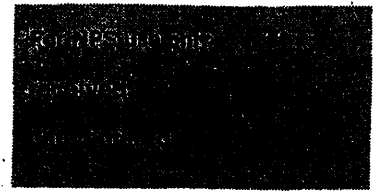
Item number 7

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- 2) 1,3,5 Market Square - Mall Building (NR 1982), (c.1872) Italianate Commercial, two buildings with identical facades, 11 bay, three story, brick, bracketed cornice, arched windows, elaborate window hoods. (C).
- 3) 2 Market Square (c. 1935) Vernacular Commercial, two story, three bay, brick, black carrarra glass storefront, chamfered corner, two story brick addition to south elevation with elaborately corbeled cornice along Union Street, under restoration. (C).
- 4) 6 Market Square - (c. 1925) Neoclassical Commercial, three story, four bay, brick limestone trim and sills, pressed metal cornice, pilasters divide bays of upper stories, 1950s storefront, replaced windows, under restoration. (C).
- 5) 7 Market Square - (c. 1890) Neoclassical Commercial, two story, three bay, brick, arched loggia on second story, corner pilasters, elaborate pressed metal cornice, 1950s storefront, under restoration. (C).
- 6) 8 Market Square - (c. 1920) Vernacular Commercial, three story, two bay brick, simple terra cotta detailing, original storefront. (C).
- 7) 9 Market Square - Ziegler Building (c. 1880) Neoclassical Commercial, three story, three bay, brick, pressed metal cornice, decorative pilasters, raised parapet wall, fenestration filled in with brick, 1940s storefront, under restoration. (C).
- 8) 10 Market Square - Vacant lot.
- 9) 11,13,15 Market Square - (c. 1890) Italianate Commercial, two story, three bay, brick, arched second story windows with contrasting stone keystones, springers and sills, pressed metal cornice, new storefront. (C).
- 10) 12 Market Square - (c. 1890) Vernacular Commercial, two story, four bay, brick, corbeled cornice, rowlock arched windows on the second story, window openings were bricked up, new storefront, under restoration. (C).
- 11) 14 Market Square - (c. 1880) Italianate Commercial, two story, three bay, brick, elaborate pressed metal cornice, upper story fenestration completely covered, 1940s storefront. (C).
- 12) 16 Market Square - Caldwell Building (1910) Neoclassical Commercial, two story, three bay, brick, upper story fenestration completely covered with panels, 1960s storefront. (N).
- 13) 17,19,21 Market Square - (1960) two story, three bay, brick, no upper story fenestration. (N).

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Market Square Commercial

Continuation sheet Historic District.

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- 14) 20,18 Market Square - (c. 1890) Two story brick with engaged Tuscan columns forming four bays on second floor. Second story windows now covered with panels. 1940s storefront. (N).
- 15) 23 Market Square - (c. 1890) Vernacular Commercial, two story brick building with three bays, arched second story windows, applied arched window hoods, corbeled brick cornice, 1930s storefront. (C).
- 16) 24,22 Market Square - (c. 1870) Vernacular commercial, two story, 6 bay brick with arched second story windows, applied arched window hoods, corbeled brick cornice, 1930s storefront. (C).
- 17) 25 Market Square - (c. 1890) Facade substantially altered. Two story brick with casement windows. (N).
- 18) 26 Market Square - (c. 1880) Two story brick with applied panel which obscures second story. (N).
- 19) 27 Market Square - (c. 1890) Vernacular commercial. Two story, three bay, brick with arched second story windows, corbeled cornice. Duplicates 23 Market Square. (C).
- 20) 28 Market Square - (c. 1905) Vernacular commercial, two story, three bay, brick with elaborate corbeling, limestone sills, lintels and cornice, 1930s storefront. (C).
- 21) 29 Market Square - (c. 1920) Three story brick with applied limestone keys, sills and cornice, 1950s storefront. (C).
- 22) 30 Market Square - (c. 1920) Four story brick commercial style building with pressed metal cornice, limestone sills. (C).
- 23) 31 Market Square - (c. 1890) Vernacular commercial, two story brick with segmental arched second story windows, corbeled cornice, altered storefront. (C).
- 24) 32 Market Square - (c. 1890) Two story brick. Original segmental arched windows now bricked in. (N).
- 25) 33, 35 Market Square - (c. 1892) Two story brick with applied facade on second story, altered storefront: Second story covering obscures original detailing. (N).
- 26) 36 Market Square - (c. 1890) Vernacular commercial, two story brick with segmental arched second story windows, corbeled brick cornice, 1930s storefront. (C).
- 27) 37 Market Square - (c. 1870) Two story brick with altered facade and applied wooden-shingle mansard roof. (N).

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Market Square Commercial
Continuation sheet Historic District

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- 28) 406,418 Union - Union Building (1925) Seven story brick veneer Art Moderne with casement windows, limestone sills, marquee. (C).
- 29) 320 Wall (c. 1910) Vernacular commercial four story brick with engaged Tuscan columns punctuating bays; pressed metal cornice with modillions, chamfered corner. (C).

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1875-1925

Builder/Architect Multiple

Statement of Significance (in one paragraph)

The Market Square Commercial Historic District is being nominated under National Register criteria A and C for its historical and architectural importance to Knoxville, Tennessee. Market Square today is the public and ceremonial center of downtown. Two rows of two to four story brick buildings of Italianate, Vernacular Victorian Commercial and Neoclassical styles face a public square which now contains pedestrian and seating areas and a covered, open air market. The center space, until 1960, was occupied by a market house. Even though the market building itself is gone, the market function remains viable, and the interest of Knoxvilleans in the market area continues. Additions made in the renovation of 1960 have not substantially altered the character of the structures surrounding the Square, which retain their original architectural diversity and historical integrity.

Market Square is a visible reminder of the city's early need for a town center in which to hold public events, of the city's role as a marketing agent for the agricultural production of the region, and of Knoxville's role as a distribution and retailing center for the area. A central market place was usually recognized as an essential feature by most city founders and Knoxville was no exception. From 1816 Knoxville's City Council designated one spot or another as a market. Market Square was the first market established with an eye toward permanence; that it survives today attests to its success as well as its important role in the city's development.

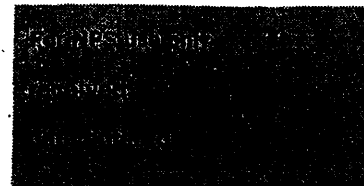
The architecture and craftsmanship of the buildings on Market Square also have significance to Knoxville. While few of them, if considered individually, possess great architectural style, together they portray an earlier style of construction and craftsmanship, as well as materials usage. They are unique in Knoxville in this consistency of height, scale and design details.

Knoxville during the time from the ending of the Civil War until the early-twentieth century saw a period of growth and prosperity unique in the city's history. Agriculture in the area prospered, in part as a result of efforts directed by the University of Tennessee's School of Agriculture. Its role as a distribution center makes Knoxville a magnet for salesmen and buyers who traveled to the city from the north and east, as well as outlying cities in the region including east Tennessee and west North Carolina. The development of railroads, the lumber and timber industries of the adjoining region, and the wealth of agriculture made Market Square an important hub. Knoxvilleans visited Market Square daily for foodstuffs, mercantile goods, medicines and entertainment. Boarding houses on the upper stories of buildings surrounding Market Square housed salesmen and other overnight visitors. The construction of the Arnstein Building (1906) with its tenant as the Arnstein Department Store, which featured exclusive, highest quality goods, was a reflection of this commercial importance. The activity of that time is visible in the buildings which are the subject of this nomination.

The first market house sat on the north end of the Market Square. Built in the mid-nineteenth century, it was replaced in 1897. The market was one of the most popular centers for the sale of fresh meat, fruit, flowers and produce well into the twentieth century.

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Continuation sheet Market Square Commercial
 Historic District Item number 8 Page 2

In the spring of 1960 the 1897 market house was partly damaged by fire and the building was demolished. The concept on Market Square Mall began in 1961 and continued through the decade as a series of improvements which would help bring people back downtown. Vehicular traffic was eliminated, canopies were erected around the square, and a pavilion was built on the site of the old market house. The mall was honored by the American Institute of Architects with a design award and received national publicity. Many of the buildings were altered at this time however most of the renovation work was done to the storefronts and most of the upper stories were either left intact or covered with a removable material.

In 1984 the Market Square Mall area is facing some of the same problems it did in decades past. Several months ago, a group of owners and merchants whose properties are located on the square formed a steering committee and petitioned the city for assistance in renovating the area. The city will, in addition to refurbishing the market area and arranging for new landscaping and lighting more in keeping with the character of the structures, remove the canopies which now obscure the front facades and establish a revolving fund to assist merchants and property owners in restoring storefronts and interiors. Over fifty per cent of the properties along the Square have currently committed to this project and have adopted design guidelines consistent with the Secretary of Interior's Standards for Rehabilitation. This interest in revitalization should do much to restore the architectural integrity of the area and assure its continued vitality and visibility.

9. Major Bibliographical References

Heart of the Valley: A History of Knoxville, Tennessee, Lucille Deaderick, Ed,
East Tennessee Historical Society, Knoxville, Tennessee. 1976.

10. Geographical Data

Acreeage of nominated property approximately 4 acres

Quadrangle name Knoxville, Tennessee

Quadrangle scale 1:24000

UTM References

A

1	7	2	3	6	7	2	0	3	9	8	3	8	0	0
Zone	Easting			Northing										

B

Zone	Easting			Northing										

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Ann K. Bennett, Planner

organization Knoxville-Knox County Metropolitan
Planning Commission

date July 10, 1984

street & number Suite 403, City-County Building

telephone 615/521-2500

city or town Knoxville

state Tennessee 37902

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

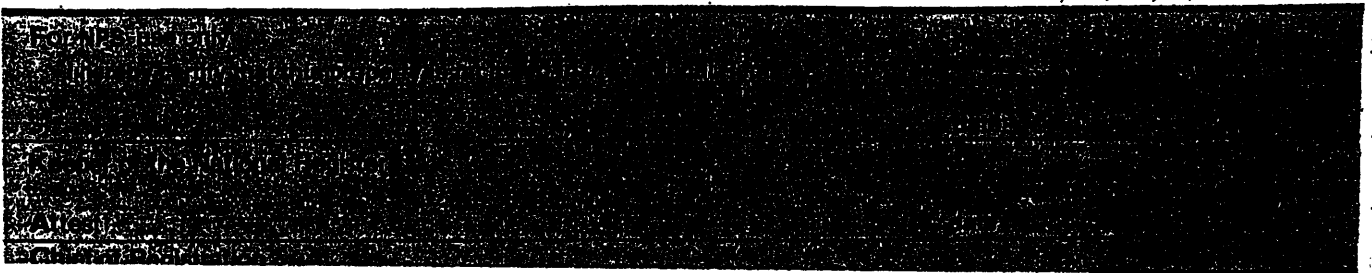
Deputy

State Historic Preservation Officer signature

Herbert L. Hoyer

title Executive Director, Tennessee Historical Commission

date 11/2/84



**United States Department of the Interior
National Park Service**

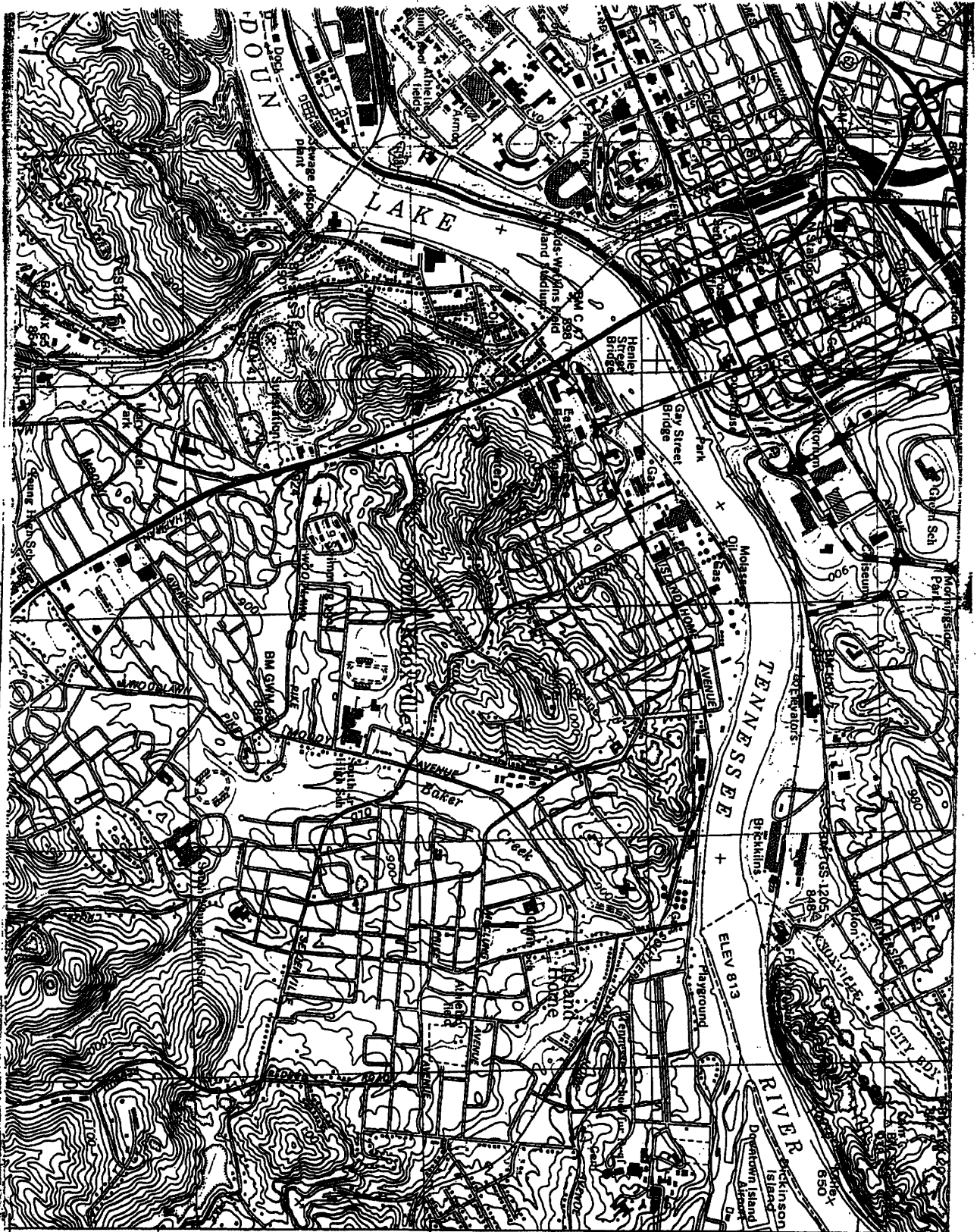
**National Register of Historic Places
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Continuation sheet Market Square Commercial Item number 10 Page 2
Historic District

VERBAL BOUNDARY:

The district is roughly bounded on the north by Wall Avenue, on the east by an alley, on the south by Union Avenue and on the west by an alley. Also included in the district are the Union Building at 406-418 Union Avenue and the Arnstein Building on the southwest corner of Market Street and Union Avenue. The nominated area includes an architecturally and historically cohesive district whose boundaries are defined by new construction and vacant land.



(SHOOKS GAP 147-NE)
4286 IV NE

Market Square Commercial Historic District
Market Square
Knoxville, Knox County, Tennessee

UTM: 17/236720/3983800

Market Square Commercial Historic District

Market Square, Union to Wall

Knoxville, Knox County, Tennessee

Photo: Tennessee Valley Authority

Knoxville, Tennessee

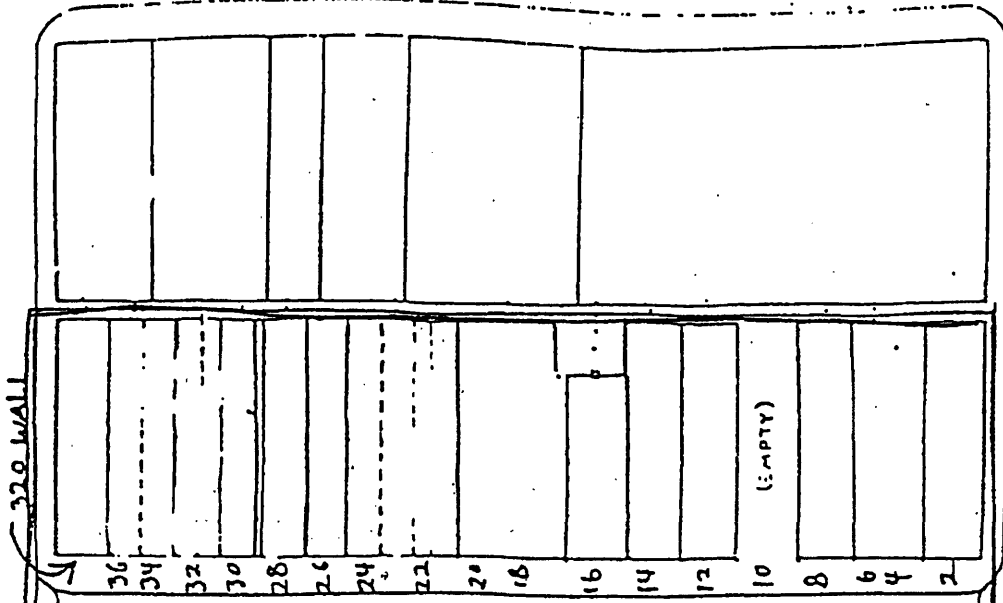
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Date: March 1984

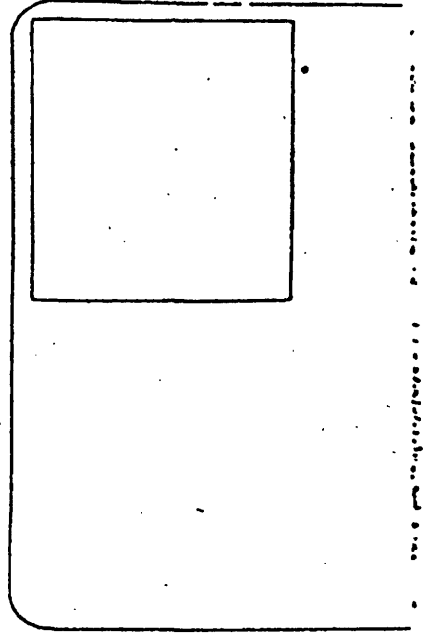
East elevations facing west.

1 of 36

JAY

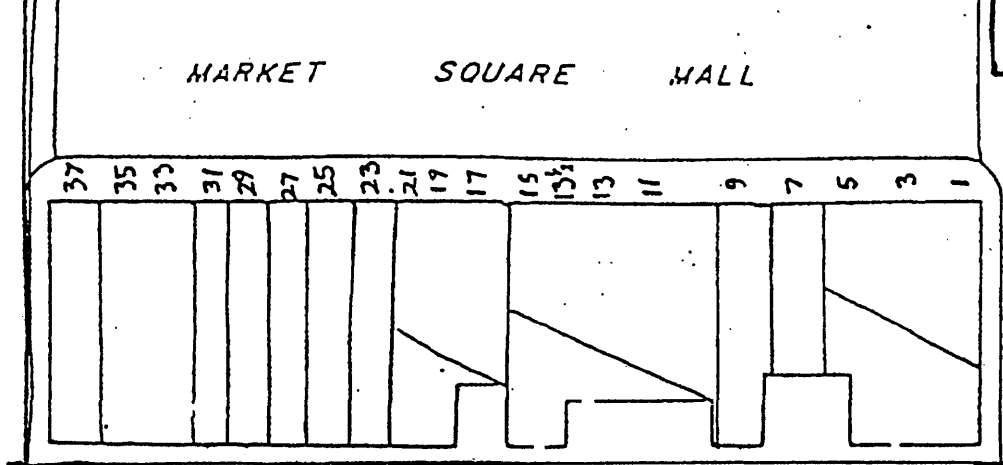


AVE.

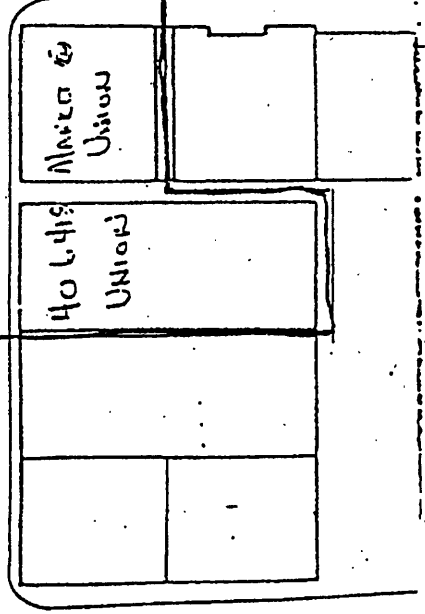


MARKET SQUARE HALL

MARKET



UNION

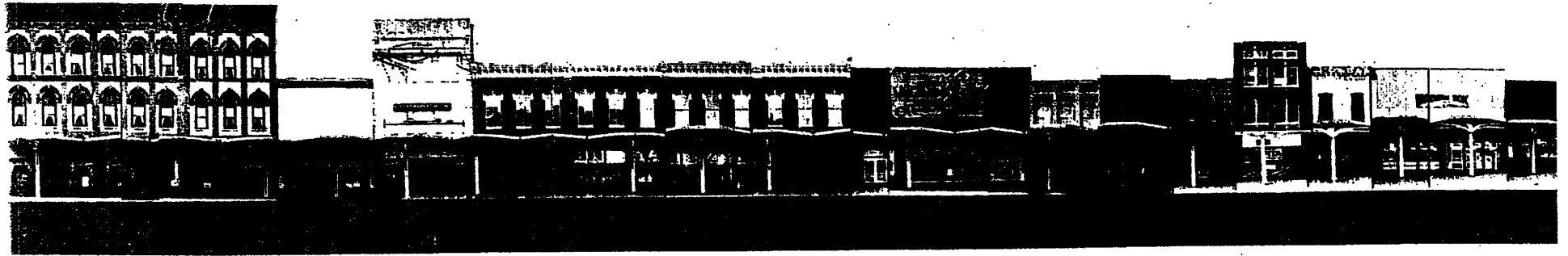


WALNUT

Market Square Commercial Historic District
Market Square
Knoxville, Knox County, Tennessee

Property Map 1" = 100'

McCLINTOCK COLLECTION
KNOX COUNTY HISTORICAL CENTER,
KNOXVILLE, TENNESSEE



Market Square Commercial Historic District
Arnstein Building (Union @ Market) and
Union Building (406-418 Union
Knoxville, Knox County, Tennessee
Photo: Christine Campbell and John James
Neg: Metropolitan Planning Commission
Knoxville, Tennessee
Date: July 1984
North elevations facing southwest
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Market Square Commercial Historic District
Kern Building, 1-3 Market Square
Knoxville, Knox County, Tennessee
Photo: Tennessee Valley Authority
Knoxville, Tennessee

Neg: Same

Date: March 1984

East elevation, facing west

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