



**KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 327 Union Ave 37902
DISTRICT: Market Square H-1

FILE NO.: 10-H-16-HZ

MEETING DATE: 10/20/2016
APPLICANT: Sharif Harb (tenant and business owner)
LEVEL OF WORK: Level II. Major replacement of materials or architectural elements

PROPERTY DESCRIPTION: Italianate Commercial (c.1935).
S. W. Hall & Co. Building. 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. 2016 storefront with recessed entry. 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 since indicated as such on the Sanborn Fire Insurance Map. (Contributing)

► **DESCRIPTION OF WORK:**
Install 6-inch diameter vent pipe from second-level of front of building for interior coffee roaster. Pipe to be located along eastern-most edge of building and extend 10 feet above the top of the nearest window opening as per mechanical code. The top of pipe to be capped with metal vent cap as submitted. Finish to be oil-rubbed bronze.

► **APPLICABLE DESIGN GUIDELINES:**
Market Square Design Guidelines and Designation Report, adopted by the Knoxville City Council on July 24, 2001.
SECRETARY OF INTERIORS STANDARDS

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.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
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



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additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired

COMMENTS:

STAFF FINDINGS:

- 1) The c. 1935 Italianate Commercial building is a contributing resource within the Market Square Historic District.
- 2) The brick through which the pipe will be installed is not original, nor does the mid-level where the new brick is installed contain any historic fabric or original design, so installing the pipe will not cause a loss of historic fabric.
- 3) Union Avenue is a side street and does not face onto Market Square; however, gutters and vent pipes such as that proposed are typically found on the backs of buildings along alleys or in industrial warehouse areas, not on building fronts facing retail commercial streetscapes.
- 4) The Italianate Commercial building exhibits arched brick corbelled windows and a corbelled cornice.
- 5) The Secretary of Interior's Standards state that contemporary alterations must be compatible with the size, scale, color, materials, and character of the property, neighborhood or environment. It is staffs' opinion that the proposed vent pipe is not compatible with the historic Italianate features of the building.

► **STAFF RECOMMENDATION:**

Staffs' opinion is that the vent pipe is not compatible with the size, scale, color, materials, and character of the property located at 327 Union Avenue, or the surrounding environment.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION**

Please print all information:

1. **NAME OF APPLICANT:** Sharif Harb
 Address: 327 Union Ave
 Telephone: 865-216-2559 E-mail address: SharifHarb@gmail.com
 Relationship to Owner: Tenant

2. **NAME OF OWNER:** David Brown / Janelle Godeaux (Property Manager)
 Address: 3948 3rd St Jacksonville Beach, FL 32250
 Telephone: 904-233-7524 E-mail address: info@beachhousesitting.com

3. **LOCATION OF PROPERTY:**

Address: 327 Union Ave Tax ID/Lot/Parcel No: 1350898

4. **LEVEL OF WORK** (circle Level)

- Level I Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure; renewal of COA
- Level II Major replacement of materials or architectural elements; construction of addition or outbuilding
- Level III Construction of a new primary building; subdivision of individually designated property
- Level IV Demolition or relocation of a contributing structure

5. **DESCRIPTION OF WORK:** (See Part 2 of this application for additional information that is required for submittal 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.)

I would like to add a 6" round pipe with old bronze coloring for roasting coffee. The pipe will be used for exhaust and will not impact old brick except for a few small screws to keep pipe in place. The pipe will come out of the building from an area on the right side of coffee & chocolate where new brick is located. We will retain all old material for potential reuse.

6. **SIGNATURE OF APPLICANT:** [Signature] Date: 9/29/16

Return application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902 or Fax: 865-215-2068. **Incomplete applications will not be accepted.**

FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			



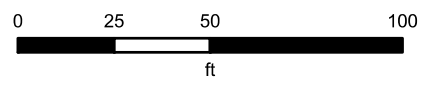
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323-333 Union Avenue

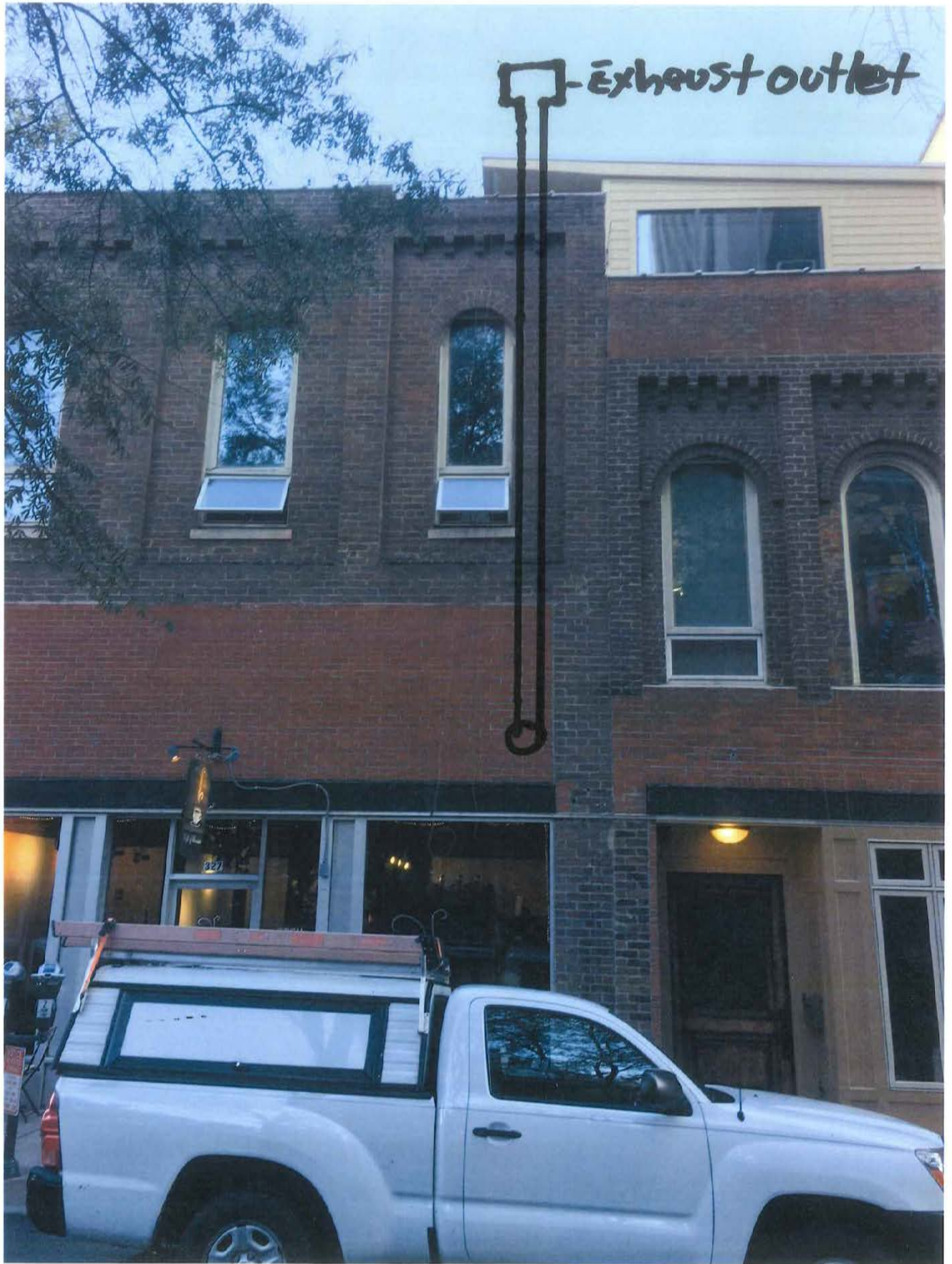
327 Union located near center
Market Square Historic District H-1

Knoxville - Knox County - KUB Geographic Information System

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327 Union - Exhaust pipe photo



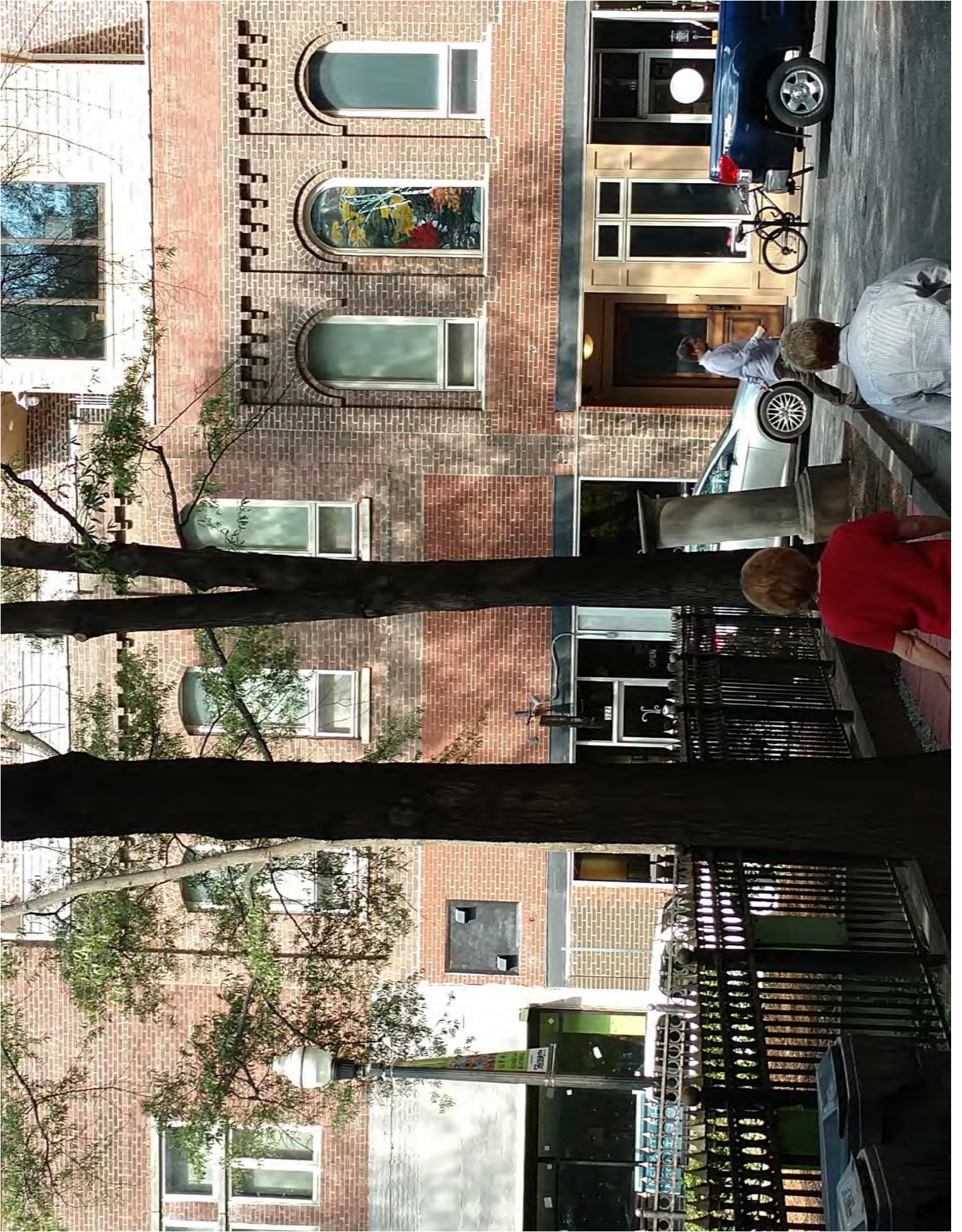
Downtown Knoxville

View on Google Maps



Report a problem

300 Block of Union Avenue Streetscape - 327 in middle



327 Union - View from Krutch Park (south)



323 Union Ave. and alley showing drain pipe



327 Union Avenue - Proposed vent pipe cover



**HISTORIC ZONING COMMISSION
OWNER-AUTHORIZATION FOR AGENT**

Metropolitan Planning Commission
City/County Building, Suite 403
400 Main Street
Knoxville, TN 37902

Date:

By signing this letter below, I/we, the owner(s) of property located at the address of 327 UNION AVE, KNOXVILLE, hereby authorize SHARIF HARB - COFFEE + CHOCOLATE to act on my(our) behalf with regard to an application to MPC for a Historic Zoning Commission Certificate of Appropriateness on my (our) property.

Property owner signature(s):

DABrown

Property owner contact information:

Address: 3948 3rd St. S. Suite 179 JACKSONVILLE BEACH

City, State, Zip code: JACKSONVILLE BEACH, FL, 32250

Area code and phone number(s): 904-233-7524

E-mail address: no info@beacheshousesitting.com