



Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 3-I-20-HZ

PROPERTY LOCATION: 325 Union Ave. / Parcel ID 94 L E 030

DISTRICT: Market Square H-1

MEETING DATE: 3/19/2020

APPLICANT: Janelle Godeaux

LEVEL OF WORK: Level II. Major repair or replacement of materials or architectural elements

PROPERTY DESCRIPTION: Vernacular Commercial, c.1935

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, and a c. 1950 storefront with recessed entry.

► **DESCRIPTION OF WORK:**

Installation of two awnings above storefronts facing Union Avenue (325 Union Avenue and 327 Union Avenue). Awnings will be sloped, black canvas and installed via Z-mounting brackets with masonry anchors.

Left awning will be 26'-8" long, 2' tall at tallest point, and 4' deep at the widest point. The lower edge of the awning will be 9' above the sidewalk. Signage text on the awning will read "Coffee & Chocolate" and be 18" tall by 18' long. The hanging sign will be removed.

Right awning will be 35'-2.75" long, 2' tall at the tallest point, and 4' deep at the widest point. The lower edge of the awning will be 9' above the sidewalk. Sidewalks are approximately 11' wide so the 4' awning does not exceed more than two-thirds the width of the sidewalk.

► **APPLICABLE DESIGN GUIDELINES:**

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

D. Signs

4. Signs may be used on awnings, but shall be configured with contrasting letters painted or sewn onto the awnings valance.

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



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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.

COMMENTS:

N/A

STAFF FINDINGS:

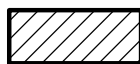
1. 2 Market Square, including the building's elevation along Union Avenue (325 Union Avenue), is a contributing resource to the Market Square H overlay and the National Register Historic District.
2. The storefronts of 325 Union Avenue have been substantially modified from the original. There are no decorative cornices above either storefront. The awnings will not obscure any significant architectural element along the building's elevation, and will be installed above the display windows. As proposed, the awning over Coffee & Chocolate would touch the awning proposed for the next storefront. The Coffee & Chocolate awning should be installed only within the storefront opening. The placement of the rightmost awning is appropriate.
3. The 9' installation height and 4' projection of the awning meet the Market Square H design guidelines. The size and scale of the awnings are appropriate for the building.
4. The sloped canvas awning reflects historic awning designs in Market Square. Canvas is an appropriate material for awnings on historic buildings.

STAFF RECOMMENDATION:

Staff recommends approval of the work as proposed, with the following conditions: 1) the awning on 327 Union Ave (Coffee & Chocolate) terminate on the inside of the brick pilaster dividing the two storefronts (at the right end of the storefront window) 2) all efforts be taken to install the brackets into the mortar joints instead of directly into the brick.



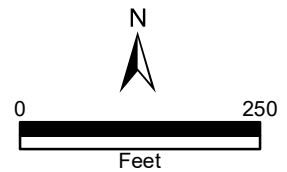
3-I-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



325 Union Ave. 37902
Market Square H-1

Original Print Date: 3/3/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Janelle Godeaux





DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

2 Market Square LLC

Applicant

3/2/2020

3/19/2020

3-I-20-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

David A Brown II

2 Market Square, LLC

Name

Company

3948 3rd St South Suite 179

Jacksonville Beach

FL

32250

Address

City

State

Zip

904-233-7524

videoproof197@gmail.com

Phone

Email

CURRENT PROPERTY INFO

David A Brown II

325 Union Ave

904-233-7524

Owner Name (if different from applicant)

Owner Address

Owner Phone

325 Union Ave

Property Address

Parcel ID

Market Square

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett
Please Print

3-2-20
Date

DA Brown
Applicant Signature

David A Brown
Please Print

3/2/2020
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: ADD AWNINGS TO UNION AVE SIDE OF BUILDING - SEE ATTACHED FOR DIMENSIONS
BLACK CANVAS (FR) TREATED - ATTACHED DIRECTLY TO BRICK FACADE
COFFEE & CHOCOLATE WILL BE SCREENPRINTED ON AWNING

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:		TOTAL:
FEE 2:		
FEE 3:		



26' 8"

18' x 18"



Coffee & Chocolate

327

OPEN





111

35'
2 3/4"

35' 2 3/4"

9'

4'

AUTHORIZED
VEHICLES
ONLY

11"

Coffee & Chocolate