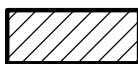




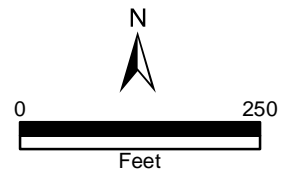
5-F-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



4 Market Square 37902
Market Square H-1

Original Print Date: 5/6/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Jim Klonaris





Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 5-F-20-HZ

PROPERTY LOCATION: 4 Market Square / Parcel ID 94 L E 031

DISTRICT: Market Square H-1

MEETING DATE: 5/21/2020

APPLICANT: Jim Klonaris

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

PROPERTY DESCRIPTION: Neoclassical Commercial, c.1935.

Miller's Annex: 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. Wood windows date to 2007.

► **DESCRIPTION OF WORK:**

Removal of existing canvas awning on façade and installation of metal awning. Metal, standing-seam awning will be installed on existing framing for canvas awning; size, shape, profile, and placement of new awning will be identical to existing. Proposed awning will be 4' tall at its highest point, approximately 18" tall at the most shallow height of awning, and 10' deep. Like existing awning, the proposed awning is located below the transom windows and extends the length of the first four pilasters on 4 Market Square's storefront.

Scope of work also includes replacement in-kind of rotten wood trim along the fascia on the storefront system.

► **APPLICABLE DESIGN GUIDELINES:**

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

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.

SOI Standards for Rehabilitation

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.



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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.

COMMENTS:

N/A

STAFF FINDINGS:

1. The building contributes to the Market Square National Register Historic District and local historic overlay.
2. The existing canvas awning dates to 2007. The applicant is proposing an awning of the same size, shape, and placement as the existing, utilizing the existing frame. The placement of the awning reinforces the frame of the first-story restaurant's storefront, does not obscure the multi-light clerestory windows or other architectural features, and extends evenly across the outside piers. Placement of the awning is appropriate. The existing awning is large in scale and massing, compared to others in Market Square, as it covers approximately two-thirds of the large building. The 2007 review recommended that the existing awning be visually "broken at the building lines" with vertical detail to provide some visual break in the overall massing of the large awning.
3. The shed shape of the proposed awning, which mirrors the existing, is typical of those in historic photographs in Market Square and of a comparable size and massing to other Market Square awnings. While flat metal canopies have been approved in Market Square, especially on modified storefronts, metal shed awnings have not yet been reviewed by the HZC. Historic photographs of Market Square indicate that sloped awnings were generally canvas. There is not sufficient historic precedent for standing-seam metal awnings in Market Square.
4. Preservation Brief 44, "the Use of Awnings on Historic Buildings, Repair, Replacement, and Design," notes that "historically awnings were covered with canvas," until the second half of the twentieth century when canvas was "superceded by vinyl and other synthetic textiles." The use of metal was usually reserved for flat canopies. In other commercial historic districts in Tennessee (Franklin), "modern metal awnings" are not considered appropriate and it's recommended to apply a canvas overlay to existing metal awnings.
5. Standing-seam metal is a material commonly used for roofs. On an awning of this scale and massing, the installation of standing-seam metal would make the awning resemble a roof structure which is permanently fixed to the building.

► STAFF RECOMMENDATION:

Staff recommends approval of replacement of the existing canvas awning, but denial of the proposed standing-seam metal material due to a lack of historic precedent. Staff could approve a replacement canvas material on the existing frame. Staff recommends approval of the associated wood fascia repairs on storefront systems.



DESIGN REVIEW REQUEST

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

JAMES J. KLONARIS
 Applicant

4/24/20 May 21, 2020 5-F-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

JAMES J. KLONARIS CAFE 4
 Name Company

719 LUTTRELL STREET KNOXVILLE TN 37917
 Address City State Zip

(865) 679-8159 JIM.KLONARIS@gmail.com
 Phone Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant) Owner Address Owner Phone

4 MARKET SQUARE Parcel ID

Neighborhood Zoning

AUTHORIZATION

Lindsay Crockett Lindsay Crockett 4/29/20
 Staff Signature Please Print Date

[Signature] JAMES J. KLONARIS 4/24/20
 Applicant Signature Please Print 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: REPLACING CANVAS AWNING OVER PATIO STORE FRONT WITH METAL AWNING IN "LIKE" COLOR. REPLACING CANVAS WITH 24 GAUGE STANDING SEAM METAL 24 GAUGE GALVALUME WITH MATTE BLACK KYMAR PAINT. REPLACEMENT OF WOOD ROT.

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:		

LEVEL 1

ROUTINE REPAIR OF FEATURES; REPLACEMENT OF FEATURES IN-KIND; INSTALLATION OF GUTTERS, STORM WINDOWS/DOORS, SCREEN DOORS, SATELLITE DISHES; REMOVAL OF ADDITIONS LESS THAN 50 YEARS OLD

- Detailed description of proposed work SEE PAGE 1
- Photographs of existing conditions to be modified
- Sketches, illustrations, manufacturer's specifications of proposed materials and architectural features SEE PAGES 2 & 3
- Other information needed to explain your request

Attached

SIGNS

- Scaled drawings for proposed signs
 - Wall signs: scaled drawings on the elevation on which the signs will be placed
 - Free-standing signs: site plan, with location of signs and relationship to existing buildings and other site features on the property
- Labeled color photographs of the elevation
- List of proposed materials and colors, including manufacturer's specifications
- Information illustrating the design and type of lighting, if any

LEVEL 2

MAJOR REPAIR, REMOVAL, OR REPLACEMENT OF ARCHITECTURAL ELEMENTS OR MATERIALS

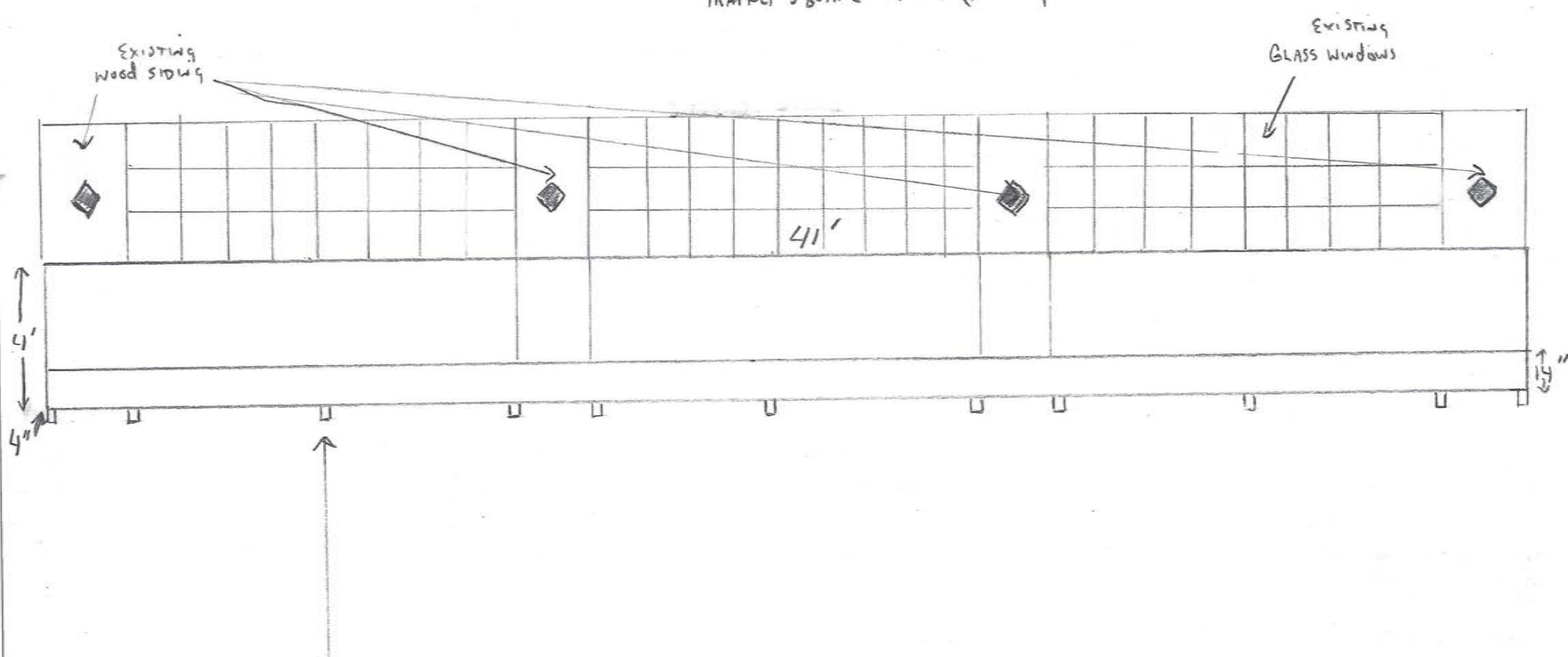
- Detailed description of proposed work
- Photographs of existing conditions to be modified
- Sketches, illustrations, manufacturer's specifications of proposed materials and architectural features
- Other information needed to explain your request

Detailed description of proposed work to Cafe 4

will only be focused on the removal of the discolored, rotting awning. Due to financial issues and longevity, we are proposing to replace the canvas with a 24 gage standing seam metal galvalume surface. The metal will be matte black in color using Kynar paint. The underside will be the same color.

We will be replacing rotten wood trim along the fascia of the store front & will use treated lumber painted the current color.

*NOTE, we are only replacing the canvas, utilizing the existing awning frame without edit.



DISTANCE FROM AWNING FRAME
 TO THE SIDEWALK IS 94.5"
 AND WILL NOT BE CHANGED.

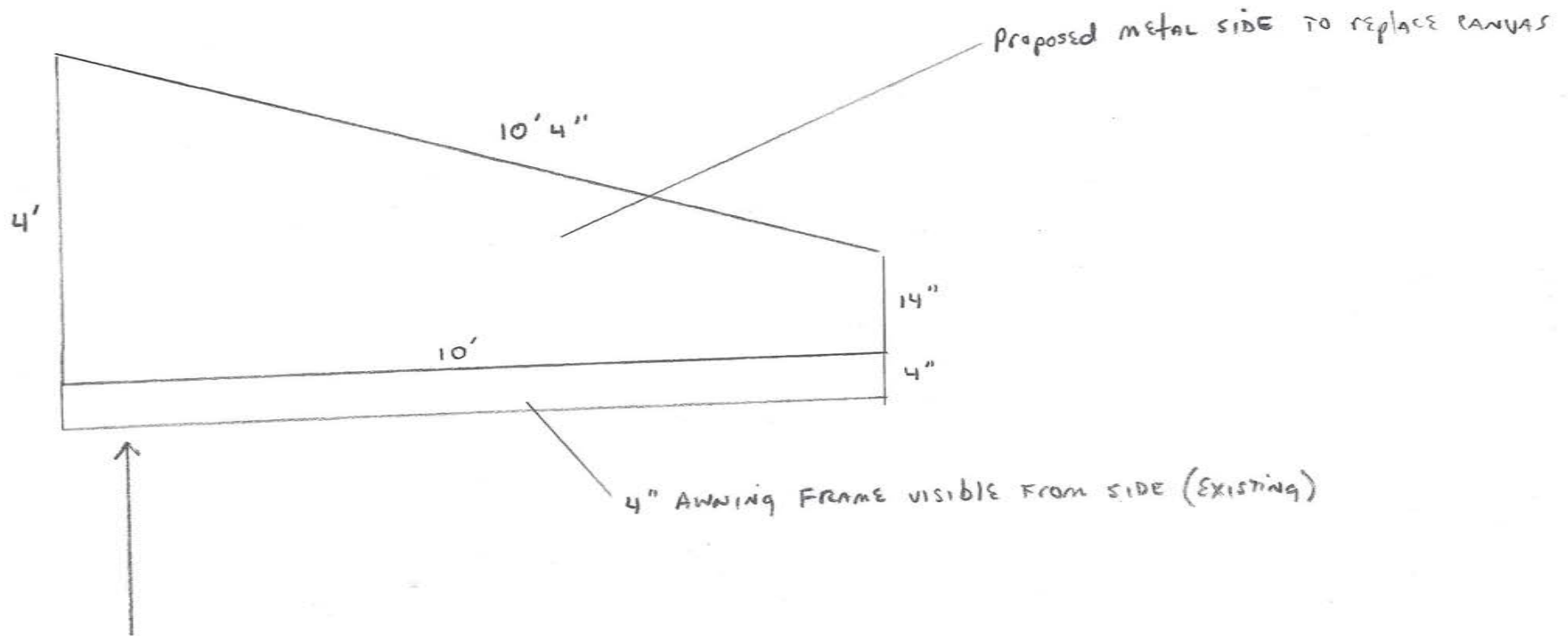
Cafe 4 Proposed AWNING MATERIAL AWNING CHANG

$\frac{1}{4}'' = 1'$

Cafe 4

proposed AWNING
material only
change

SIDE VIEW * (Facing South)



DISTANCE FROM AWNING FRAME IS
94.5" TO THE GROUND - NOT TO BE
CHANGED

* SAME VIEW FACING NORTH NOT SHOWN

$\frac{1}{2}'' = 1'$

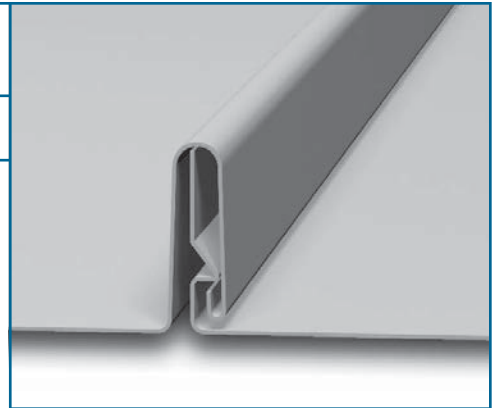
SL150

1 1/2" Snap Lock Panel

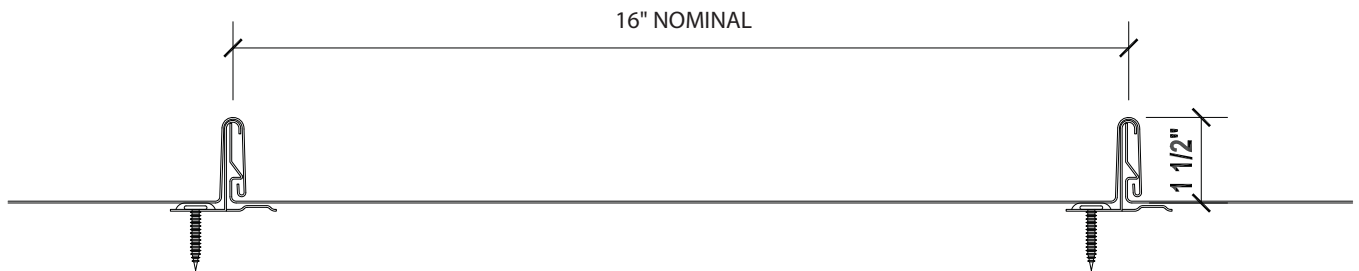
PRODUCT DESCRIPTION

- Architectural Standing Seam Metal Roofing System
- Ideal for residential and commercial applications
- Specially designed clip allows thermal movement
- Tested panel for rated assemblies achieves higher performance levels

1-1/2" Snap Lock Panel; max width 15.39"; Snap Lock Seam fastened with (2) #10-12 x 1" long No. 2 Phillips drive pancake head, wood screws; One Part Clip Assembly SL150R Clip fastening metal to panel to minimum 15/32" plywood decking; maximum 24" clip spacing; Panel Rollformer: Schleich Quadro-Plus Rollformer; Maximum Allowable Roof Uplift Pressure (steel): -86.0 psf Main Field @ 24" Clip Spacing; Perimeter Pressure -108.5 at 12" Clip Spacing; Corner Pressure -116.0 psf @ 6" Clip Spacing; Oil Canning is a characteristic of light gauge architectural metals and is not a flaw and therefore is not a cause for rejection.



www.sentrigard.com



DESIGN INFORMATION

- Minimum Slope = 1-1/2":12"
- Actual Panel Width: 15.39" from 20" Coil
- Solid Substrate Required
- Architectural, Hydrokinetic Panel
- Snap Seam – No Field Seaming Required
- 24 and 26 Gauge Galvalume®
- .032" Aluminum
- 16oz Copper
- 30 Year Finish Warranty on Kynar 500 Finish
- Weather Tight Warranty Available
- Underlayment Required



TEST REPORT SUMMARY

- Miami Dade Building Code Compliance Approved
- Florida Building Code 2007
- Chapter 15: Roof Assemblies
- Section 1504.3.2; 1505.3; 1507.4
- Chapter 16: Structural Design
- Chapter 22: Steel; Section 2209 Cold Form Steel
- Chapter 23: Wood
- Testing per TAS 125-03 Std. Requirements for Metal Roof Systems
- Test Assembly #6 by Underwriters Laboratory for:
 - a) UL 580-94, per FBC, Uplift Resistance of Roof Assemblies
 - b) UL 1897-98, per FBC, Uplift Tests for Roof Covering Systems
- Testing per TAS 100 Wind Driven Rain Test
- FPA #9860.10 – Non HVHZ – 24ga
- FPA #9860.11 – HVHZ – 24ga
- M-D NOA #10-0603.10 - HVHZ - 24ga



4 Market Square; awning to receive replacement



FOUR MARKET SQUARE



TOC
KUB
A





CAFE 4

FOUR MARKET SQUARE

