

KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION

MEETING DATE: 2/17/2011 ▶ FILE NO.: 12711MKI
APPLICANT: (Robert A. Speck, President) Blue Coast Burrito (tenant)

ADDRESS OF PROPERTY: 37 Market Sq
HISTORIC DISTRICT: Market Square H-1
TYPE OF WORK: Level II Replacement/repair

▶ DESCRIPTION OF WORK: Construct raised, level seating area on north side of building, terminating at the façade (east elevation) and at the western end of the building. The width of the raised area will be approximately 9 feet, and will be topped by a shelf awning. (A shelf awning was approved in Certificate 80409MKIA; however, the original shelf awning was divided into a series that framed each bay of the reconstructed north elevation, while this awning is proposed to be continuous but with indentations.)

The purpose of the proposed patio is to provide a level surface that allows for the decreased elevation at the western end of the building; the height of the proposed patio will be approximately 3 feet at its highest elevation. An color-clad aluminum rail will form the edge of the patio and serve as a handrail at the western end. The edge of the proposed composite decking will be finished with a 1x12" composite board. The length of the raised patio is approximately 90', ending approximately 30' short of the western edge of the building.

Sign boards are proposed above each first story window, and at the eastern bay of the north elevation on the second story.

PROPERTY DESCRIPTION: Victorian Vernacular Commercial (c.1870); altered extensively 2010

J. F. Horne building. Two story brick with second story windows with arched window lintels (blocked in on north elevation). Altered storefront and north elevation.

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 Café, and has remained in restaurant use.

Demolish rear, south and north elevations except for eastern bay/north elevation of building at 37 Market Square; rebuild two story masonry building with flat roof, parapet wall. Façade and eastern bay of north elevation will be restored. Façade will consist of a recessed, double leaf central entry with transoms flanked by storefront windows atop paneled kick panels and topped by transoms, with a three two over two double hung windows under segmental arched brick, topped by two rusticated panels that divide the façade into two bays, a single projecting cornice and a top cornice. Square brick pilasters frame the storefront window. The north elevation consists of a ground level storefront window with paneled kick plates topped by a recessed brick second story panel to accommodate future signage. The remainder of the north side elevation consists of five bays separated by engaged projecting brick columns, with the eastern four bays having tripled storefront windows, paneled kick panels and divided transoms on ground floor. The fourth bay from the east also has single entry on the ground floor. The sixth bay ground floor is a brick wall, with entry doors at the westernmost end of the north elevation. Second level of north elevation contains tripled two over two windows duplicating the arrangement of the front and appearing within a recessed, corbelled section. Applicant has indicated window boxes on three second story windows of first third and fifth bays of rear elevation. A shelf canopy is proposed within each north elevation bay containing a storefront window, and across the façade. Down lighting is shown on the north elevation above the storefront canopies, centered on each of the storefront window divisions. Wrought iron fencing punctuated by planters dividing each bay is shown on the façade and north elevation.

▶ APPLICABLE DESIGN GUIDELINES:

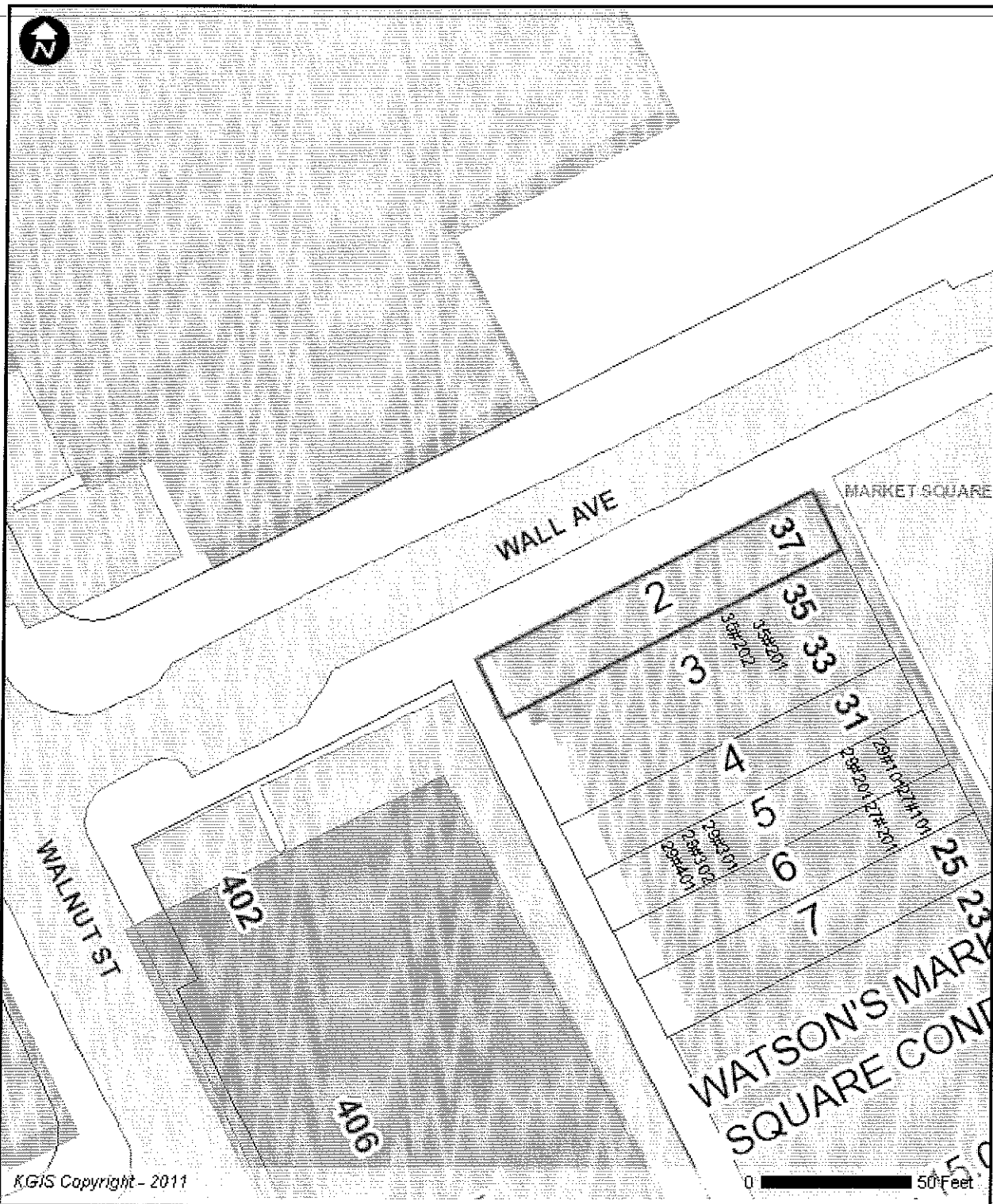
Market Square Design Guidelines and Designation Report, adopted by the Knoxville City Council on July 24, 2001

▶ STAFF RECOMMENDATION:

APPROVE Certificate 12711MKT. The proposed seating area is a modification from the original approval, but is consistent with the Market Square Design Guidelines. DENY the corner sign on the north elevation, second story. APPROVE the signboards.

COMMENTS:

Incorporating a seating area on the north elevation of this building will extend the activities of Market Square to the west on Wall, linking with the Market Square Parking Garage one-half block to the west, while being non-intrusive to the historic fabric of Market Square itself. There is a corner sign included in this request, on the easternmost bay of the north elevation and on the second story. The proposed lettering and size does not meet the Market Square Design Guidelines, and should be resubmitted in another form; that sign is not recommended for approval.



Certificate No. 12711MKT

37 Market Square

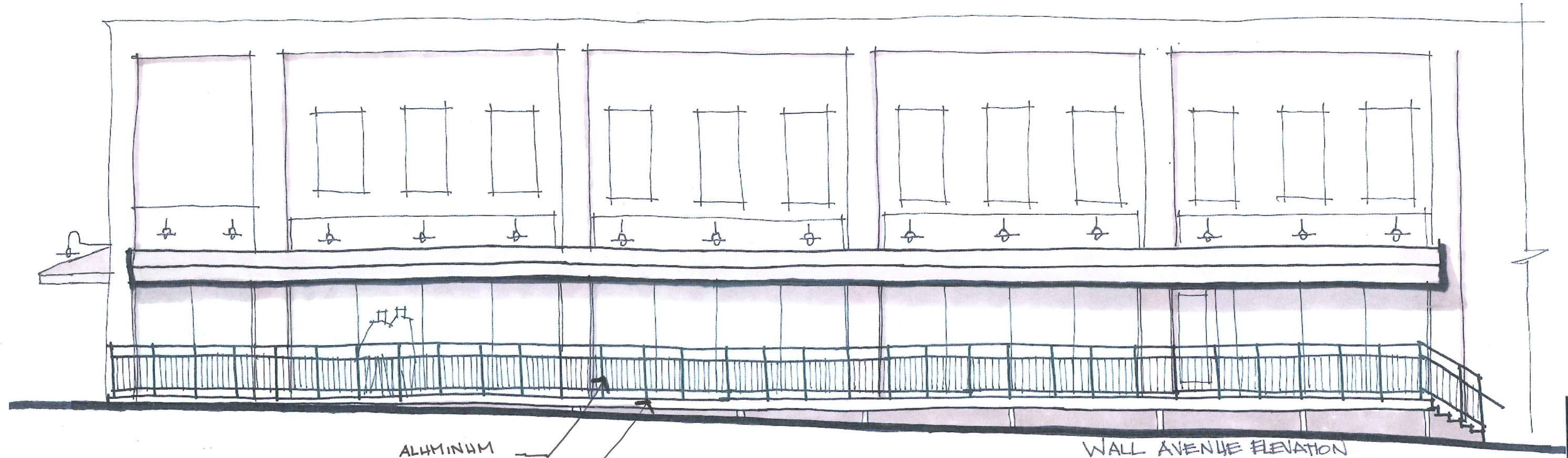
Knoxville Historic Zoning Commission Meeting of February 17, 2011

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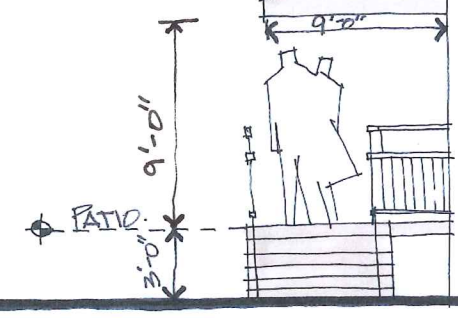




ALUMINUM
HANDRAIL
COMPOSITE
DECK-TREX.

WALL AVENUE ELEVATION

NEW CANVAS
CANOPY.



REAR ELEVATION.

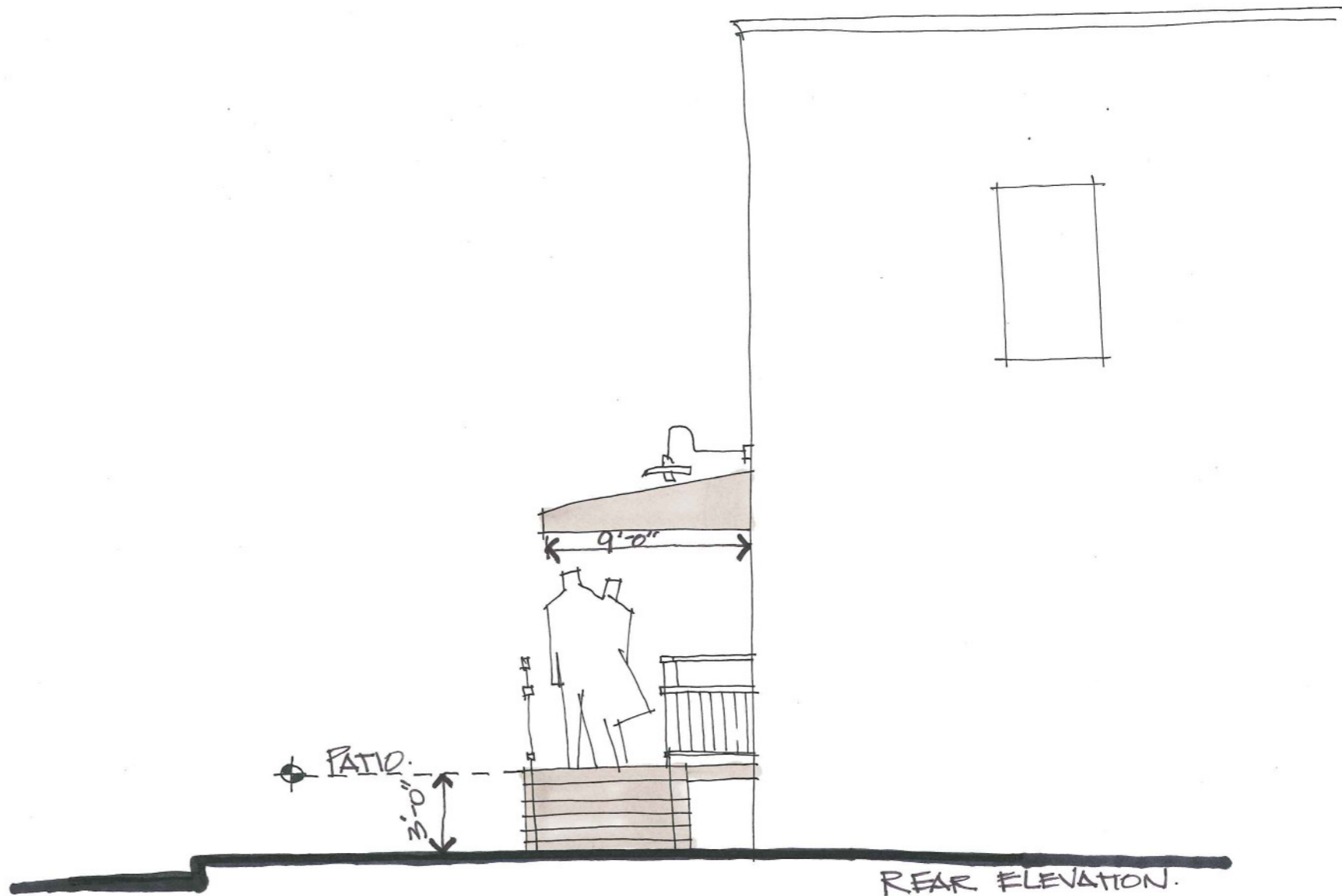


Blue Coast Burrito-37 Market Square

PROPOSED
EXTERIOR

1.25.11

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BLUE COAST BURRITO
37 MARKET SQUARE
1.24.2011



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