

**AGENDA**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**  
**MEETING OF MARCH 7, 2011**

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Call to Order  
Introduction of Visitors  
Certificate of Appropriateness

**KNOXVILLE HISTORIC ZONING COMMISSION**

**Market Square H-1**

**37 Market Square** – Robert A. Speck, President Blue Coast Burrito (tenant) – Certificate No. 22411MKT

**Work Description**

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 8 feet, and will be topped by a shelf awning with a 9 foot width, with end panels. (A shelf awning was approved in Certificate 80409MKTA; the proposed shelf awning, like the one originally approved, will be divided into sections that frame each bay of the reconstructed north elevation using indentations but retaining a continuous appearance.)

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. The raised section of the deck will begin approximately 10'3" back of the northeast corner of the building, with a sloped plate that transitions up to the deck floor, and will continue approximately 67'9" to the west. It will be decked with 6" Trex decking and will have a metal railing that is 36" tall broken by solid panels with a brick surface, spaced evenly with the existing building pilasters. Steps at the western edge of the building will provide access to the sidewalk level, edged with a 42" railing.

The railing will consist of 1/2" top and bottom rails and pickets with a 4" spacing. An intermediate vertical rail will be spaced to match the window mullions on the building. Trex facial board will wrap the new deck, with T1-11 boards applied vertically and painted black filling in the space between the deck skirt boards and the sidewalk.

**Staff Recommendation**

APPROVE Certificate 22411MKT. The proposed seating area is a modification from the original that was approved, but is consistent with the Market Square Design Guidelines, and with the Secretary of Interior's Standards.

**Additional Comments**

The Market Square Design Guidelines require that if awnings are used, they should be broken on their top surface so they frame each individual storefront window. The Secretary of Interior's Standards (See #9 and #10) which call for additions to be appropriate in size, scale and materials with adjacent buildings, and provide that they should not destroy significant material and should be done so that they can be removed in the future without impairing the basic form and integrity of the building.