

**AGENDA
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF AUGUST 28, 2008**

- Call to Order
- Introduction of Ex Officio Members and Visitors
- Approval of Meeting Minutes
- Certificates of Appropriateness
- Other Business

Certificates of Appropriateness:

Certificate No. 08-A-08-DT

416 W. Clinch Ave. – Le Parigo (Cedric Coant, EZC, Inc)

Pre-development meeting: 8/13/2008

Description of Work

Le Parigo Restaurant is proposing to renovate the exterior façade of an existing one story building next to the YWCA on Clinch Avenue. They are proposing to move the existing door, which is on the left side of the building, to a more central location on the façade. The old door location will have a window, fill and trim treatment to match other windows, fill and trim. The fill below the windows will be a painted wood panel. A similar style already exists on the structure. New sliding windows will replace the existing windows on the building, which will allow the left two windows to slide behind the right window. The new windows and door will be aluminum clad and will be clear.

Due to the door moving locations, an accessible ramp will need to be created. This ramp will begin at about the location of the old door and create a level surface to the new door. The ramp will be 5 feet wide from the façade into the sidewalk and have a 30 inch tall wrought iron railing that will extend with width of the ramp. About 3.5 to 4 feet of the ramp width will be in the right-of-way (this cannot be fully verified without a survey). The ramp will have a lip along the sidewalk that will be about 3.5 inches tall at the handrail and will gradually diminish as it fades back into the sidewalk near the original door location. The sidewalk is approximately 18 feet wide. There will be two wall lights, one to the left of the new door location and one to the right of the windows.

An awning and a sign are proposed. The awning will be canvas and will not have any graphics. The awning will extend 5 feet from the façade. The proposed wall sign is modest in size and will be located above the old door location. It is approximately 2 feet by 5 feet, for a total of 10 sqft (they are allowed approximately 40 sqft of wall signage). The sign will be made of metal and will not have lighting.

Staff Comments

The sign shown in the plan may not be the exact sign that will be used. The location and type will remain the same. The guidelines do not address wall signs as proposed. The Traditional Grid District recommended sign guidelines say “Wall signs on sign boards

that are above a transom or first story and mounted flush to the building façade.” This building does not have a sign board, nor is it tall enough to allow for a sign board and an awning. The wall sign proposed would be required to be mounted no more than 12 inches from the façade by the zoning ordinance. The sign size and location per the proposed elevation is appropriate in the opinion of staff.

Staff Recommendation

APPROVE with the following condition:

- a. The awning must have a clearance of 9 feet with the sidewalk (Article 5, Section 6.B.1 of City of Knoxville Zoning Ordinance).
- b. The wrought iron fence and ADA ramp receive approval from the city to be placed in the public ROW.
- c. The wall sign not be over 25% the height and width of that shown, in the location as shown. The sign shall be either non-illuminated or have an indirect light source.

Certificate No. 08-C-08-DT

615 State Street – The Glencoe (Applicant: Duane Grieve)

Pre-development meeting: 8/14/2008

Description of Work

This is a renovation of the Glencoe Building. The main visual change for this project will be the removal of the third floor metal railing, posts and roof, and replace it an exact copy of the second floor balcony.

In addition, they will replace the existing ceiling fans with historic type ceiling fan and light fixtures. The existing wood ceiling on the balconies will be replaced with new 5/4” fire retardant wood ceiling deck. The existing balcony ionic columns and entablature will be repaired, cleaned and painted. The existing railings will repaired, cleaned, painted, reinforced and secured. The brick and stone work will be cleaned on all brick and stone work. The existing cornicing, cornice roof, and brackets will either be patched and repaired, or removed and replaced to match the existing. The front door and side lights will be repaired, cleaned and stained.

The windows have already been replaced under a separate approved permit. Historic type, masonry anchored, wrought iron protective grills will be installed over all windows below 8 feet above the exterior grade.

Staff Recommendation

APPROVE without conditions.

Staff Report:

Other Business: