

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

**Present:**

*Kim Henry*  
*John Sanders*  
*Finbarr Saunders*  
*David Dewhirst*  
*Madeleine Weil*  
*Joe Petre*  
*Bob Alcorn*  
*Amy Haynes*  
Mike Reynolds  
Mark Donaldson  
Anne Wallace  
Steve King  
Michelle Hummel  
Cedric Coant  
Charlotte West  
Camden Turner

**Organization:**

*Development Corporation*  
*AIA*  
*Historic Zoning Commission*  
*Dewhirst Properties*  
*City of Knoxville*  
*Conversion Properties*  
*Bob Alcorn Architects*  
*Resident*  
MPC  
MPC  
City of Knoxville  
City of Knoxville  
CBID  
Le Parigo  
MPC  
Benchmark Development

Kim Henry, Chair, called the meeting to order. There was a quorum present. Board members present are shown in italics. Members, Ex Officio members and visitors introduced themselves.

**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 sq. ft. (they are allowed approximately 40 sq. ft. 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.

Mike Reynolds discussed the staff recommendation by reading the three conditions.

Cedric Coant, applicant, stated that the sign is computerized. He discussed the outside decking for seating and that he has not applied for the permit. He will seek approval for a ADA ramp and railing extending into the right-of-way (sidewalk) and a deck covered by an awning that will have a 9 foot clearance off the sidewalk.

Anne Wallace asked what the windows are made of, and Mike Reynolds stated they will be aluminum clad.

Mr. Coant stated that the wooden patio will be raised above the ground.

Kim Henry stated that these two items should be added to the staff recommendation: (1) the owner should be encouraged to obtain a variance for the required canopy height from the sidewalk so the canopy will not extend into the cornice, and 2) encourage the approval of the encroachment of the outside seating deck into the sidewalk for seating and require the outside seating deck not be made of concrete.

**A motion was made by John Sanders and seconded by Finbarr Saunders to approve the staff recommendation adding that the board strongly encourages the owner to obtain a variance for the canopy with height from the sidewalk and encourage the approval of encroachment into the sidewalk for a raised outdoor seating area, not to be made out of concrete. The motion carried unanimously.**

*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.

Mike Reynolds stated that the owner wants to bring the building back to its original structure.

**A motion was made by Joe Petre and seconded by Amy Haynes to approve the staff recommendation. The motion carried unanimously.**

**Other Business:**

Amy Haynes stated she is moving out of downtown and will not be on the board after she moves. Amy's appointment is as a downtown resident which is why the need for replacement.

There being no further business, the meeting was adjourned.