

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF JUNE 21, 2007

Members Present:

Nic Arning
Scott Busby
Kenneth Gresham
Duane Grieve
Sandra Martin
Finbarr Saunders
Melynda Whetsel
Lila Wilson
Linda Claussen
Steve Cotham

Members Absent:

Carol Montgomery (ex.)
Charles Faulkner (ex.)
Herb Donaldson

Others Present:

Angela Bolton
Tom Reynolds
Ray Snyder
Melissa Cox
John Stancil
Donna Covert
John Sanders
John Craig
James Pierce
Braxton and Nicole Dowell
Gary Taylor
Glen Young
Ken Hayes
Brian Pierce
Ann Bennett
Charlotte West

Arning called the meeting to order and asked if there were any conflicts.

MOTION BY WILSON AND SECOND BY SAUNDERS TO APPROVE THE MAY 17 MINUTES. THE MOTION CARRIED UNANIMOUSLY.

Arning stated that Bill Hoehl has faithfully served 15 years on the Historic Zoning Commission, and next month he is being replaced. Mayor Haslam has issued a Certificate of Appreciation for him. Arning thanked Claussen for giving the commission a tour of the Park House.

Tom Reynolds, Building, Zoning and Plans Review Chief for the City of Knoxville, stated that project plans for Lord Lindsey's were submitted yesterday. There is a work write-up for Mr. Plante's property on Oklahoma.

- Staff Report (Level I Certificates): Ann Bennett

2011 Jefferson Avenue - Edgewood-Park City, Rob Boyd (Applicant), Certificate No.51007EDG - Repair front porch floor in kind, or with tongue & groove porch flooring; repair or rebuild rear deck (not visible from Jefferson); remove storm windows and repair original windows as necessary.

2032 Jefferson Avenue - Edgewood-Park City, Michael Greenburg/Anthony Champagne (Applicants) Certificate No. 51707EDG - Reroof. Remove artificial siding and repair/replace wood siding in kind.

825 Morgan Street - Fourth & Gill, Kelley Segars (Owner/Applicant) Certificate No. 510074&G - Repair sagging eaves by installing 1x6 bracing that cantilevers from attic to edge of roof on gable edges.

721 Luttrell Street - Fourth & Gill, Jordan Reagan (Applicant) Certificate No. 510074&GB - Replace roof; replace plywood porch floor with tongue in groove porch floor; repair wood siding and wood trim elements in kind as necessary; install gutters and downspouts.

625 Luttrell Street - Fourth & Gill, Melanie McGee (Applicant) Certificate No. 510074&GC - Repair siding and wood trim in kind; replace deteriorated and inappropriate windows with wood double hung, in same size as original openings.

809 Eleanor Street - Fourth & Gill, Charles Ayres (Applicant) Certificate No. 601074&G - Construct in-ground swimming pool in back yard, not visible from Eleanor, with pool size approximately 26x14 and surrounding at grade pool deck.

233 Kern Place - Old North Knoxville, Ruby Jean Winters (Applicant) Certificate No. 50707ONK - Replace window sill in kind; replace one window sash in kind.

1314 Grainger Avenue - Old North Knoxville, Braxton and Nicole Sowell (Applicant/Owner) Certificate No.6060ONK - Replace existing deteriorated six panel doors with new doors of similar design; replace deteriorated windows with wood double hung two over two (two panes in each sash, vertically oriented) windows; replace siding with matching siding as necessary; replace flat areas of roof, adding 3/12 pitch to front porch roof; replace existing plywood front porch floor with tongue in groove flooring; construct rear yard shed with end gable roof with asphalt or fiberglass shingles, wood siding or board and batten wall covering, triangular attic vent, paired access doors on piers, with windows in side elevation, approximately 12' x 16' in width and length.

- Certificates of Appropriateness

KNOXVILLE HISTORIC ZONING COMMISSION

General

6501 Kingston Pike - Superior Signs (Melissa Cox, Applicant), Jefferson Federal (Charles Robinette, Owner) - Certificate No. 52907GEN

Description of Work

Install sign "Jefferson Federal Bank" on architrave above two story columns and balcony, non-illuminated, 23' x 11.75", anodized aluminum pin-mounted. Install "DO NOT ENTER" non-illuminated 2' x 3' sign at drive behind building to correct a safety issue.

Staff Recommendation

APPROVE Certificate No. 52907GEN. Proposed signage is consistent with guidelines for signs in adopted design guidelines. The ground sign is minimal size, and necessary for traffic control on the site.

Additional Comments

The lettering on the front elevation is consistent with the design originally presented for approval; however, at the request of the applicant the signage was not approved with that Certificate. The design guidelines provide for a much larger wall sign that can face Kingston Pike. The minimal wall lettering that is proposed is consistent with the provisions of that signage guideline.

Melissa Cox, 916 Sevier Avenue, Superior Signs. There was a misunderstanding and a contractor installed the lettering before they could get approval from the Historic Zoning Commission. Arning stated that the bank has been very cooperative.

MOTION BY SAUNDERS AND SECOND BY BUSBY TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED UNANIMOUSLY.

Fairmont Park Neighborhood Conservation District

2010 Emoriland Boulevard - Ray Snyder (Applicant/Owner) – Certificate No. 52507FTP

Description of Work

Demolish existing original garage and reconstruct garage in same location. Reconstructed garage will be brick façade with side and rear elevations of weatherboard (Hardi-plank); mansard roof; carriage doors for automobile access, six panel entry; paired double windows. Garage is located to the rear of the lot beyond heavy landscaping and is not visible from Emoriland Boulevard.

Staff Recommendation

APPROVE Certificate 52507FTP. Current garage is in extremely deteriorated condition and not capable of being repaired. Proposed replacement is consistent with adopted design guidelines.

Additional Comments

Design guidelines provide that the design of accessory buildings should be consistent with the main building (pg. 5A1) and should be located in at least fifteen feet to the rear of the front façade (5A9). The proposed garage is in the rear of the existing house, reuses some original materials and is consistent with the primary house in the use of new and reused materials, and has an appropriate design.

Ray Snyder, 2010 Emoriland Boulevard, stated that the garage is typical of the 1920s garages in the area. Another bay was added years ago. Termites have eaten away at the wood and the brick is falling. There will be a brick façade on the front and Hardi Plank on the sides and back. Whetsel asked if it faces Emoriland, and he answered that it does. She stated that a mansard roof seems inconsistent with the main house according to the guidelines. Mr. Snyder stated that he wants to gain storage in the attic. Grieve stated that

he has the same concern and wondered about a dormer window instead. Mr. Snyder stated that he is trying to stay within the height limit. He accepted the suggestion to change to a dormer window.

MOTION BY GRIEVE AND SECOND BY WHETSEL TO APPROVE THE GARAGE WITH A MODIFICATION OF THE ROOF SHAPE. A GABLED ROOF AND DORMER WINDOW SHOULD BE USED INSTEAD OF A MANSORD ROOF. THE MOTION CARRIED UNANIMOUSLY.

Edgewood-Park City H-1

1618 Washington Avenue - Knox Heritage, Inc. (Applicant/Owner) – Certificate No. 60507EDGB

Description of Work

Install composite slate (Lamarite) on second story walls of building, to duplicate slate that appears on the second story walls of the Barber catalog illustration of this house.

Staff Recommendation

APPROVE Certificate No. 60507EDGB. Slate was used in the catalog illustration of the plan from which 1618 was derived. No trace of the original material remains, but it seems likely that slate would have been the second story covering of choice.

Additional Comments

Design Guidelines for Edgewood-Park City allow the use of synthetic materials on new construction, provided they duplicate the appearance of the original (pg. 23, Walls Coverings, #3). In the case of 1618 Washington, prior rehabilitation left no original material on the side walls of the building; the use of Lamarite will not involve the removal of original remnants and is consistent with the guidelines where no original materials remain.

The Commission decided to hear 1618 and the following Certificate for 1620 simultaneously, because they were both proposing the use of Lamarite on the second story.

1620 Washington Avenue - Knox Heritage, Inc. (Applicant/Owner) - Certificate No. 60507EDG

Description of Work

Install composite slate (Lamarite) on second story side walls of building, to duplicate slate that originally appeared on the side walls.

Staff Recommendation

APPROVE Certificate No. 60507EDG. Slate was typically used on the side walls of Dutch Colonial Revival houses in the Knoxville area, and has the advantage of providing a textured appearance while doing away with the need for extensive maintenance.

Additional Comments

Design Guidelines for Edgewood-Park City allow the use of synthetic materials on new construction, provided they duplicate the appearance of the original (pg. 23, Walls Coverings, #3). In the case of 1620 Washington, prior rehabilitation left no original material on the side walls of the building; the use of Lamarite will not involve the removal of original remnants and is consistent with the guidelines where no original materials remain.

Kim Trent, 2905 Fountain Park Boulevard, Executive Director of Knox Heritage, stated that Knox Heritage is attempting to put the houses back to their original form. They want to use slate, but it is too expensive. Lamarite is the closest thing to slate. Saunders stated that he is on the Board but will vote on this matter. Grieve asked to see a sample, which Trent showed the Commission. He asked Bennett about cases where you cannot put back the original material and whether the guidelines cover installing something imitation. Bennett stated that there is no original material left, and the guidelines allow new substitute materials. Grieve stated that he does not like the idea of using a rubberized slate and asked if shingles could be used instead. Ms. Trent stated that everything else will be put back as original. Busby added that he is not familiar with this material and does not know what it looks like installed. Ms. Trent stated that the roofs are finished and are asphalt. They want to install this within the next 30 days. Grieve stated that he wants to look at other buildings where it has been installed before he agrees. Martin added that the issue is whether to approve siding or Lamarite. Ms. Trent stated that siding would have to be painted.

Whetsel stated that her issue is there are so many different materials being used such as, asphalt, brick and slate. She is trying to visualize what would look the best. Busby stated there are different colors, but they are light. Lamarite would be dark. Ms. Trent stated they would rather use Lamarite, but they can use poplar siding.

John Stancil, 2003 Washington Avenue, representing Edgewood/Park City stated that the neighborhood is excited about the entire project. His concern is what is being done in the price range. If this material is low maintenance, it would be better than having to paint this house later. Grieve asked which part they are installing, and Trent said it is the entire second floor. Ms. Trent showed the commission a picture of a building with Lamarite installed. Gresham stated that as a practical matter, we should vote for the artificial siding because paint is very expensive, and it will look the same.

Bennett was asked about the use of Hardi-plank in the Edgewood-Park City overlay, and responded that when Hardi-plank had been proposed as a stand along material in this district, it had been approved. It was denied only when it was being used to splice into original wood siding, where the dimension was completely different.

MOTION BY GRIEVE AND SECOND BY MARTIN TO DENY THE USE OF ARTIFICIAL MATERIAL ON 1618 WASHINGTON AND 1620 WASHINGTON

AND USE SIDING OR REGULAR SLATE. VOTING NO: ARNING, BUSBY, SAUNDERS, WHETSEL, WILSON. VOTING YES: GRIEVE, MARTIN. THE MOTION FAILED.

MOTION BY GRIEVE AND SECOND BY WHETSEL TO APPROVE THE STAFF RECOMMENDATION FOR 1618 WASHINGTON AND 1620 WASHINGTON AS REQUESTED. VOTING YES: ARNING, BUSBY, SAUNDERS, WHETSEL, WILSON. VOTING NO: GRIEVE, MARTIN. THE MOTION CARRIED.

2032 Jefferson Avenue - Michael Greenberg or Anthony Champagne, Cornerstone Ventures (Applicant/Owner) - Certificate No. 51707EDG

Description of Work

Rebuild front porch to include wood tongue and groove porch floor with 1x6 skirt board below porch floor, redo porch posts; remove window converted to door on side elevation and return to window size with double hung window to match existing. Install square 8" wood porch columns. Install porch rail of 2" x 2" sawn spindles set on 4-5" centers, or of 1" x 4" boards alternating with 1" x 2" boards, all set into top and bottom rails.

Staff Recommendation

APPROVE Certificate No. 51707EDG. Proposed improvements will return house to original or appropriate historical appearance. Applicant received permission to remove artificial siding as part of the Level I portion of this Certificate.

Additional Comments

The other improvements the applicant is suggesting are consistent with the Edgewood-Park City Design Guidelines (Porches #1, pg. 18) and Windows #3, pg. 16).

MOTION BY GRIEVE AND SECOND BY SAUNDERS TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED UNANIMOUSLY.

Market Square H-1

7 Market Square - Donna Covert, Design Innovation Architects (Applicant) - Jim & Janet Hasler (Owner) - Certificate No. 60707MKT

Description of Work

Replace storefront wall, windows and doors, using approximately the same horizontal bulkhead, transom and storefront divisions but introducing additional trim elements and creating a less contemporary look, with wood paneled bulkheads, more elaborate trim at central door, full view doors with paneled bottom rails, framing storefront windows with anodized aluminum or wooden elements; refine sign board, introducing new corbels and dentils to mimic the top cornice details; recess the second story balcony wall 7' behind the existing location, reusing the existing arched transoms and windows with option of reusing the existing doors or installing paired French doors with full view glass, and retaining the existing balcony railing; install new stone base on first floor ends to match detail on second story balcony columns.

Staff Recommendation

APPROVE Certificate 60707MKT. Proposed alterations are consistent with Market Square design guidelines and take advantage of existing balcony without altering overall appearance of storefront.

Additional Comments

See design guidelines pg. 16 & 17 (Storefront, II.A.1-11).

Donna Covert, Design Innovations, 402 S. Gay Street, Suite 201, stated she is here to answer any questions. Busby asked if the same material will be used on the exposed walls. Ms. Covert stated the same material will be used, the ceiling will be replaced and two ceiling fans added.

MOTION BY SAUNDERS AND SECOND BY WILSON TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED UNANIMOUSLY.

26 Market Square - John Sanders (Applicant), Henderlight Properties, LLC (Owner) - Certificate No. 51007MKT

Description of Work

Repair/restore existing wood storefront; install new aluminum doors in new storefront frames. Install 3 Luxfer Prism Textured Glass transoms with panes on a 4"x4" Leaded grid in existing transom openings; install uplighting at top of storefront' remove existing aluminum windows and restore openings to original dimensions, install new wood double hung windows with fixed arch top transoms; repair existing cement stucco finish coat; recreate ornamental details to match adjacent (#24) cornice and column details; install new Kynar finished metal roof coping. At rear: remove portion of existing masonry elevator penthouse to align with top of new wall elevation, reusing brick to close in top section of wall; replace existing deteriorated windows with new wood windows with clear glazing on second floor and aluminum clad wood with wrought iron window protection on first floor. Install a new wire lath and cementitious stucco system on the existing rear masonry façade; install new steel doors at the rear entry. (NOTE: Current substandard building conditions, including rear wall, framing, roof framing and covering, electrical, sanitary sewer and water will be installed to meet current building codes; building will be equipped with sprinkler system for fire protection. All stucco repair and installation will meet Secretary of Interior's Standards, i.e., 9 parts sand, 2 parts hydrated lime and 1 part Portland cement.)

Staff Recommendation

APPROVE Certificate No. 51007MKT. Proposed work is consistent with adopted design guidelines and will result in reversing and correcting the building's deterioration.

Additional Comments

The installation of wood double hung windows that are sized to fit the original openings, and the prism glass transoms, both anticipated for the front elevation, will improve the

appearance of 26 Market Square, while the remainder of the contemplated work will secure the building and prevent further deterioration.

John Sanders, Sanders Pace Architects, 133 S. Gay Street, updated the commission that he has an approved building permit, has selected a contractor, received bids and sent them to KCDC. His plan is to start the work on July 9 and finish by mid October.

MOTION BY SAUNDERS AND SECOND BY BUSBY TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED UNANIMOUSLY.

29 Market Square - John Craig/Segundo Properties (Owner) – Certificate No. 50707MKT

Description of Work

Install new store window with large fixed window under original prism glass transom framed by wood framing with tri-partite bulkhead, divided into two sections flanking central original door.

Staff Recommendation

APPROVE Certificate No. 50707MKT. The proposed redesign of the storefront windows and bulkhead will more closely satisfy National Park Service requirements to enable applicant to take advantage of Preservation Tax Incentives for his rehabilitation.

Additional Comments

Although the storefront currently in place was approved by the Knoxville Historic Zoning Commission and met the requirements of the Market Square Design Guidelines, staff at the National Park Service has expressed some reservations about the storefront design and the opinion that reworking that design will better enable this building to meet National Park Service requirements. This design also meets the Market Square Design Guidelines.

John Craig, 12226 Brighton Court, stated that the National Park Service did not like what the Historic Zoning Commission approved and asked for another plan.

MOTION BY SAUNDERS AND SECOND BY WHETSEL TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED WITH BUSBY RECUSING.

Old North Knoxville H-1

1314 Grainger Avenue - Braxton and Nicole Dowell (Applicant/Owner) - Certificate No. 60607ONK

Description of Work

Replace existing deteriorated six panel doors with new doors of similar design; replace deteriorated windows with wood double hung two over two (two panes in each sash, vertically oriented) windows; replace siding with matching siding as necessary; replace flat areas of roof, adding 3/12 pitch to front porch roof; replace existing plywood front

porch floor with tongue in groove flooring; construct rear yard shed with end gable roof with asphalt or fiberglass shingles, wood siding or board and batten wall covering, triangular attic vent, paired access doors on piers, with windows in side elevation, approximately 12' x 16' in width and length.

Staff Recommendation

APPROVE Certificate No. 60607ONK. Proposed work is consistent with adopted Old North Knoxville Design Guidelines.

Additional Comments

The portions of the work that are not covered under a Level I certificate include window replacement, change in pitch to the porch roof, change in the porch flooring, and constructing the shed. The changes in the front porch are consistent with porch guidelines, C1&2, pg. 17. Window substitution is allowed under B.2&3, pg. 15. Construction of the shed meets the standards of M. Auxiliary or Outbuildings, 1, 2, 3 & 4, pg. 29.

James Pierce, 122 Leonard Place, stated that he agrees with the staff recommendation with concern that materials used to match the house will be visible from an alley behind the house. The wood should match the house. The guidelines do not allow a roof pitch change. There are alternate materials that can be used. Bennett stated that what would have been on this roof originally was no more than 3/12 pitch. This porch is not consistent with other porches in the neighborhood.

Gary Taylor, Nicole Dowell's father who will do the work, stated that he only needs to raise the roof 3" to make the water drain. The roofing holds water now. Pierce stated raising it 3" would be fine. Bennett stated that the guidelines allow wood and board and batten. Grieve asked who checks on the green space, and Bennett stated the city will check it.

MOTION BY WHETSEL AND SECOND BY GRIEVE TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED UNANIMOUSLY.

311 W. Glenwood Avenue - Knoxville Preservation & Development, LLC (Applicant), Glenn & Elise Young (Owner) - Certificate No. 52507ONK

Description of Work

Restoration of exterior siding and architectural trim elements including: window hoods, gable trim, bay window detailing; removal of jalousie windows in gable ends and replacement with patterned vent; installation of balustrade on restored roof top veranda.

Staff Recommendation

APPROVE Certificate No. 52507ONK. Elements of original window trim, window hoods and attic vents were discovered during rehabilitation; replacing them will add to the house. Restoration of the roof deck, to its original dimensions, is appropriate.

Additional Comments

Although there has not been a roof structure on this building in recent time, the rehabilitation the building revealed the flat roof and railing placement that existed for a roof structure original to the building. There was a roof deck and railing when the Fitzgerald House was built. Research has not revealed the design of the railing, which could have been turned wood spindles or a wrought iron railing. The railing currently in place was designed to match the front porch and balcony railings. The roof structure is in proportion to the house; the proposed railing, because it is so much more obvious than the porch railing, may not be a good solution. Design of the roof railing should more nearly replicate other railing on known Baumann designs. Several of those exist in Mechanicsville. Many of the larger homes of this era had both roof cresting and roof structures with railings, all of which have been removed. While it is not appropriate for all homes, if the evidence of a roof structure or roof cresting is found, reinstalling it enhances the original house design.

Restoration of other original trim elements and repair of the existing wood siding enhance the house's historic architecture and are consistent with the adopted design guidelines. (Wall Coverings, pg. 20 and 21, E. 3, 7, & 8. Roofs, pg. 13 A.3.)

Glen Young, 311 W. Glenwood, stated that he purchased the house. When he took the plastic siding off, he took pictures of what it looks like now. He has replaced the windows in kind. He has found an owner who lived there before it was made into apartments who told him what the house looked like when she lived there.

James Pierce stated that on behalf of the neighborhood, they agree with the staff recommendation and are grateful for the work to be done. Bennett stated that the railing is already there, and the design will come back to the commission when it decided what the replacement should look like.

MOTION BY SAUNDERS AND SECOND BY MARTIN TO APPROVE THE STAFF RECOMMENDATION. THE MOTION CARRIED UNANIMOUSLY.

General

1305 Luttrell Street - Jason DeBord, Cardinal Properties (Applicant/Owner) - Certificate No. 60607GEN

Description of Work

Install clad windows to fit existing openings with fixed top sash and operable bottom sash, OR install wood unclad in same fashion; repair existing Palladian windows on gymnasium; modify north elevation windows flanking gymnasium entry to the same size as other building windows; install two new windows in wing on northeast elevation with windows to match existing windows in size and pane configuration, installing soldier course above them and precast sill. Reuse existing doors if possible and replace with duplicate if required; add four doors on the first and second stories rear (south) elevation, balanced at each end of the primary wing and doubled at the center; add additional door

on side wall of gymnasium at recessed rear area. Add second story balconies at south (rear) elevation, with one at each end of primary wing and one doubled at center, wood 2" x 2" balusters set into top and bottom 2" x 4" rails, with 6" x 6" posts, with composite decking, 1" x 6". Repoint existing masonry, including precast trim, with mortar mix prescribed in Preservation Brief No. 2. Reroof. Repairing or replacing existing concrete steps using same design. Add round downspouts to match original. Install black metal square baluster fencing along Glenwood Avenue and Luttrell Street.

Staff Recommendation

APPROVE Certificate No. 60607GEN, requiring use of wood windows rather than wood with cladding. Proposed work is consistent with the Secretary of Interior's Standards.

Additional Comments

Over the past few years, several designs have been presented and approved for the exterior rehabilitation of Brownlow. These designs relied on more numerous openings into the building, but included many of the rehabilitation designs proposed by this application. Exceptions to that rule include the minimization of exterior entry doors, while utilizing for those doors existing window openings as much as possible, and the installation of second story balconies on some of the exterior rear second story. The balconies are minimal, and designed to be sympathetic to the era and designs followed for the building as a whole. The applicant has requested either clad or wood windows, and has submitted detailed drawings for both. Wood windows are consistent with the building's original windows and are recommended for this project.

Bennett stated she is recommending approval with the new modifications of metal balcony railings to be wood construction and use of true divided light wood windows, not metal clad.

Ken Hayes, 100 E. 10th Street, Chattanooga, from Kinsey Probasco & Hayes, stated this building has been vacant 12 years, and they are looking forward to finishing this project. Wood windows would be fine.

Sean Martin, 1121 Eleanor Street, representing 4th & Gill, stated that the neighborhood met with the representatives from Cardinal. Some of the neighborhood responses were: Barbara Simpson on Luttrell did not want the windows changed to doors or balconies

added. Another issue concerning the neighborhood was the installation of windows, which neighborhood representatives felt should be wood windows with true divided lights. James Pierce, representing Old North Knoxville, stated that the Old North Knoxville guidelines state that windows should be the same as the original windows and that would be preferred.

Whetsel stated that Fourth and Gill and Kinsey-Probasco had a productive meeting. Brownlow has been empty for 12 years, and the neighborhood is glad it is being refurbished. The design is sympathetic to the historic characteristics of the building. She has a concern for density and parking.

Grieve noted that he was supportive of using wood windows with true divided lights. He also noted a concern with the balconies, indicating that he thought installing balconies was not a problem, since they would clearly be associated with a contemporary use. Grieve's concern was that use of the balconies would involve converting windows to doors in order to access them. Busby indicated that the Commission had approved installing doors and saving the brick in past instances and he feels the balconies are acceptable provided they are a black or dark metal. Brian Pierce, 299 Weisgarber, Michael Brady Architects, stated that they are cutting two windows for balconies. The balconies are not going to be on the street side. Gresham stated that the Commission needs to do something to move this construction along. It is important to approve this application and move on. It has to be financially feasible to sell the units.

MOTION BY WHETSEL AND SECOND BY GRIEVE TO APPROVE THE DESCRIPTION OF WORK WITH METAL CANTILEVERED BALCONIES OF METAL AND WOOD WINDOWS. THE MOTION CARRIED UNANIMOUSLY.

There being no further business, the meeting was adjourned.

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on July 19, 2007, at 8:30 a.m. in the Small Assembly Room of the City-County Building.