



**KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 412 E Scott Ave 37917

FILE NO.: 2-B-18-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 3/15/2018

APPLICANT: John Holmes (owner)

LEVEL OF WORK: Level II. Major repair or replacement of materials or architectural elements (WINDOW INSTALLATION POSTPONED FROM 2/15/2018 HZC MEETING.)

PROPERTY DESCRIPTION: Queen Anne (1907)

Front gabled one-story frame, Hipped roof with lower cross gables on front and north side. 1/1 windows. Replacement metal porch supports. Altered siding and replacement window. Late hipped frame addition on rear.

► **DESCRIPTION OF WORK:**

NOTE: ALL WORK WAS APPROVED AT THE 2/15/18 MEETING W/ THE EXCEPTION OF #1 EGRESS WINDOW WHICH WAS POSTPONED UNTIL 3/15/2018

1.) UPDATED FOR 3/15.2018 MEETING Install egress window:

Upstairs bedroom requires window for egress per code. Request to relocate the diamond-shaped gable vent in north wall upward by 18 inches rather than remove it to accommodate the installation of a 36"x36" square casement window with 4" trim/casing (rather than 1/1 double-hung window) to meet egress requirement for finished attic space.

2.) Window replacement: APPROVED

Replace non-original 1/1 windows with wooden 1/1 windows of the same size.

3.) Siding: APPROVED

Replace non-original 6 -inch wood siding on south side and back of house to match existing. Originally approved to replace only rotted pieces; however, most of the siding and underlying sheathing was found to be too deteriorated to repair.

4.) Deck: APPROVED

Request to build wood deck along the back of the house as shown in submitted drawing, and remove the cinder block stairway which is not original.

5.) Front Porch: APPROVED

Tongue and groove wood, remove the metal railings and install wood balustrade and round columns to restore to early 1900s appearance. Columns to match engaged round wood pilasters existing on porch with column capitals approved by staff.

6.) Back Door: APPROVED

Request to replace the metal back door with salvaged wood paneled door with half-lite glass.

► **APPLICABLE DESIGN GUIDELINES:**



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Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

WINDOWS

2) If replacement windows are necessary, they shall be the same overall size as the originals, with the same pane division and the same muntin depth, width and profile. They shall be the same materials as the original windows, which were generally wood.

5) It can be appropriate to design and install additional windows on the rear or another secondary elevation. The design must be compatible with the overall design of the building.

6) Windows may not be blocked in. They must retain the full height and width of the original opening.

PORCHES

2) Historic porches on houses in Old North Knoxville should be repaired, or may replicate the original porch if documentation of its size and design can be discovered.

3) Design elements to be incorporated in any new porch design must include tongue and groove wood floors, beadboard ceilings, wood posts and/or columns and sawn and turned wood trim when appropriate. If balustrades are required, they must be designed with spindles set into the top and bottom rails.

SIDING

3.Replacement siding must duplicate the original. Trim and patterned shingles that must be replaced must also duplicate the original material.

4.New construction must incorporate corner and trim boards and appropriate door and window trim to be compatible with adjacent historic buildings.

5.Wooden features shall be repaired by patching, piecing-in, or otherwise reinforcing the wood. Repair may also include limited replacement with matching or compatible substitute materials, when elements remain and can be copied.

6.Wood features that are important in defining the overall historic character of the building shall not be removed.

7.Replace only deteriorated wood.

Reconstructing in order to achieve a uniform or improved, new appearance is inappropriate because of the loss of good historic materials.

COMMENTS:

FROM 2/15/2018 MTG: Siding replacement on the south side and rear is after-the-fact. Window replacement was approved to match existing, but re-framing of some of the windows was done, causing the existing non-conformity of size to lose its grandfathering in some cases. Work on the side and rear elevations was requested by Building Inspections to stop on 1/25/2018 due to exceeding scope of work. Structure was approved to be only temporarily closed-up for security.

STAFF FINDINGS:

FROM 2/15/2018 HZC MEETING:

- 1) The house is a contributing structure in the ONK historic district H-1 and the National Register District.
- 2) The large 1/1 window on the front of the house is original and will be retained and repaired.



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- 3). There is evidence in the engaged column existing on the porch to indicate the design of the proposed porch columns. The 2x2 pickets are appropriate.
- 4) The 6-inch siding and windows on the sides and rear of the house were later replacements.
- 5) The 6"-siding on the south and rear was found to be more deteriorated than originally thought; therefore, instead of repairing and replacing as needed, the entire south and rear walls of sheathing and siding were replaced to match previously existing. The 6" siding does not abutt the 4-1/2" siding on the front.
- 6) After work was begun, the original window openings on the north side were found to have been filled in to make them smaller in earlier years. The infill was removed and then re-installed by the applicant, causing the infill to lose its grandfathered status. The applicant has agreed to install 1/1 wood windows to match the historic opening size at the street-level on that side, since the original framing exists. The windows below grade will not be noticeable from the street, and are proposed to be installed as the existing size. It isn't known if these openings are original.
- 7) The framing for the non-original openings on the south side was adjusted by the applicant/owner to add in the required window headers, so the non-historic sizes of the openings lost their grandfathered status.
- 8) Two of the existing windows on the south side toward the front of the house were blocked in when the wall was re-sheathed and sided. One was a horizontally-oriented decorative window and the other a 1/1 double-hung.
- 9) None of the windows on the rear were original, but the replacements to match the previously existing are fairly appropriate given that they are vertically-oriented 1/1s, except for one square double-hung. The framing for the openings of these windows was adjusted as well.

PERTINENT TO 3/15/2018 HZC MEETING:

10) The diamond-shaped louvered attic vent in the north-side gable is an original and character-defining feature and should not be removed. To add a double-hung window in this location would be a historically inappropriate change that would be fully viewable from the public-right-of-way. A square window would be set apart as a modern installment.

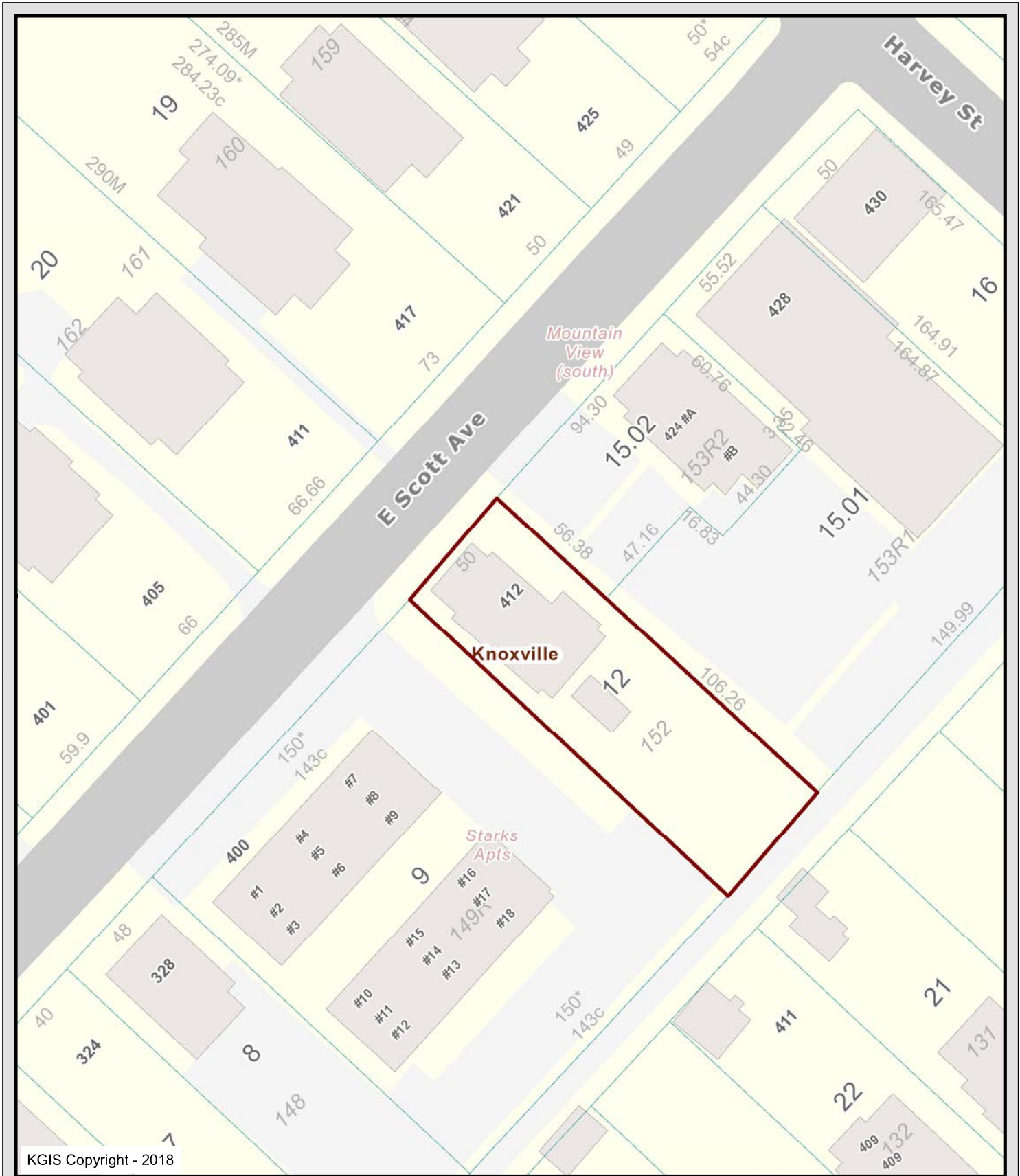
► STAFF RECOMMENDATION:

FROM 2/15/2018 HZC MEETING:

- Approve new porch balustrade on condition that a design drawing be submitted.
- Approve porch columns on condition that design be submitted for capitals.
- Approve new siding based on the original having already been replaced, and the new siding matching the existing siding to be retained on the north side.
- Approve rear deck with condition that the floor accomodates egress from the main-level door.
- Approve replacement wood half-light rear door as existing door is not original and not appropriate.

Approve window replacements with conditions (FROM 2/15/2018 HZC MEETING):

- 1) Re-construct the two windows on the south side that were blocked in, based on earlier Google earth photo. Muntin pattern to be confirmed as appropriate.
- 2) Re-construct the south side upper-level window closest to front of house (westernmost) to be the same size as, and align with, the window to the east.
- 3) Install 1/1 wood windows to fit the original openings as indicated by the existing framing on all of the north side street-level windows.
- 4) Replace the small square double-hung window on the rear of the house toward the north side with square wood casement or stationary window. Consider aligning it with the window above.
- 5) Deny installation of 1/1 egress window in attic gable on north side.

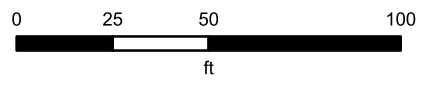


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 Old North Knoxville H-1

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412 E. Scott Avenue Applicant Statement on Rear Dormer Window Option Considered for Egress

3/1/2018

Other option considered:

Dormer on back of house was considered but not deemed not feasible for multiple reasons. First, structurally it would be very difficult to construct and pass building codes due to the roof design and would require a structural engineer to design. Second, on the interior of the back of the house is an old fireplace that is 2' wide and 6' long which blocks almost all of the access to a possible dormer. Third, we do not feel a dormer would fit with the style of the house and would result in an odd look. The back of the house would appear to be 4 levels in height due to the basement, which is greater than most any houses in the area. Finally, even if it was possible, it would be very cost prohibitive to design and construct, at \$8,000- to \$10,000, versus a side egress window which could be installed for \$400.

412 Casement Egress Window

Current Condition - Existing Sawn Diamond lower tip is 54" from finished floor of attic level. For egress window, the bottom of the window has a minimum height of 19" above the finished floor.

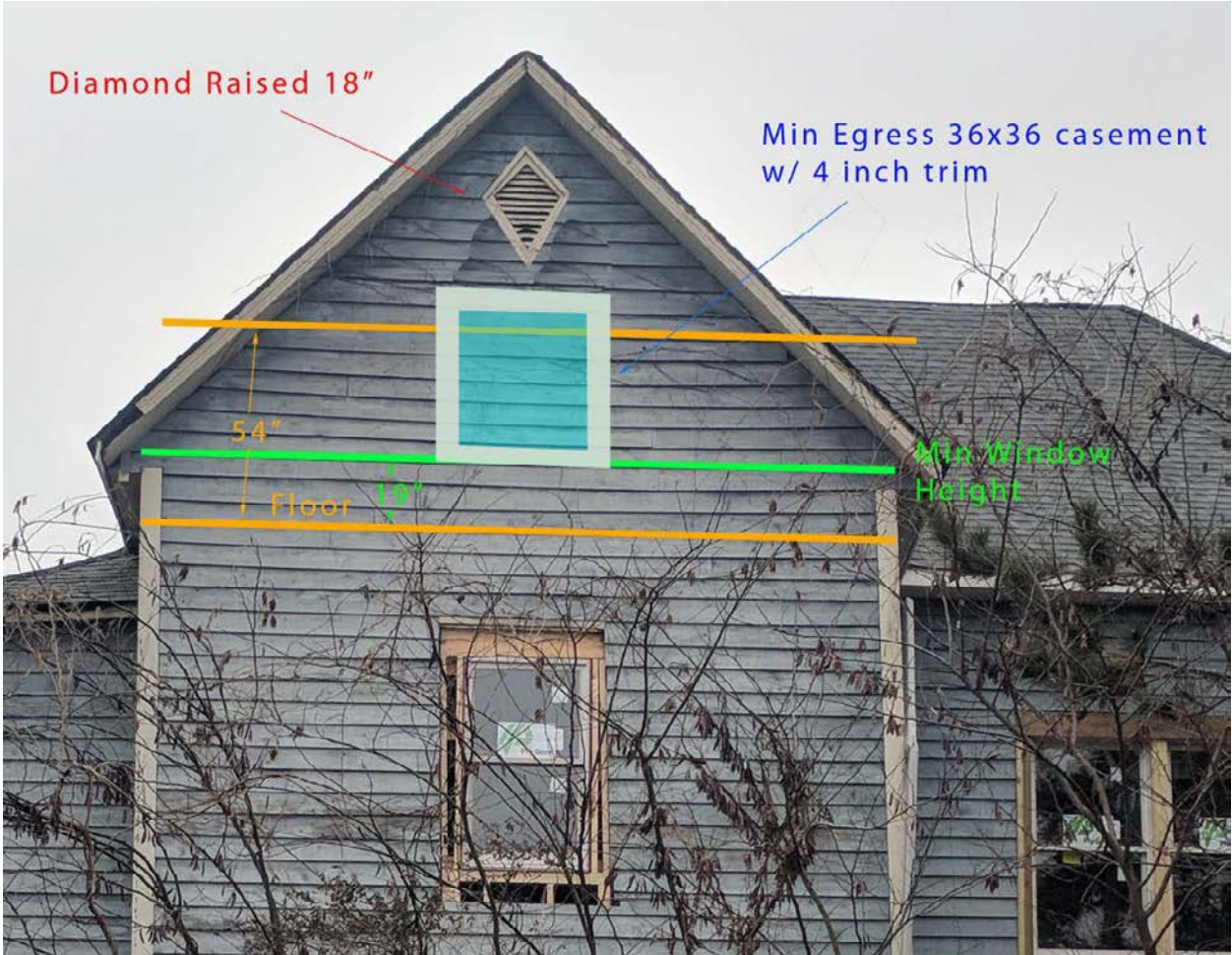


To meet egress requirements, minimum square window frame size is 36"x36" for a casement style window. Accounting for the floor height minimum, and assuming 4 inch casing around the window, the window would overlap the existing sawn diamond feature.



Proposed Window Placement:

Raising the sawn diamond effect 18" would allow the addition of the casement window while retaining the historic character of the sawn diamond.





134 Grainger Avenue double-hung window added in lower side gable (ONK H-1 in 2013)
Original rectangular attic vent retained in upper gable.



221 Oklahoma Avenue double-hung window approved on south side gable (ONK H-1 in 2012).
Existing attic vent not original since there was an existing complete window frame and casing in the vent opening. The window was proposed to be installed on a side elevation that was not highly visible due to the setback and elevated topography.