



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

PROPERTY LOCATION: 1610 Forest Ave. /
Parcel ID 94 N E 015

FILE NO.: 7-C-19-HZ

DISTRICT: Ft. Sanders NC-1

MEETING DATE: 7/18/2019

APPLICANT: John Holmes

LEVEL OF WORK: Level II. Construction of addition or outbuilding

PROPERTY DESCRIPTION: Folk Victorian, c.1920

One-story residence, resting on a brick foundation. Hipped roof, clad in asphalt shingles, with smaller gabled massings projecting towards front (north), west, and south. House rests on a brick foundation and is clad in flush wood siding. A hipped porch supported by turned wood columns is located on the northeast corner of the house. Windows are one-over-one, double-hung sash. Multiple interior chimneys.

► **DESCRIPTION OF WORK:**

Level I: Repair front porch with new tongue and groove flooring. Replace handrails (photos of railing styles included). Replace turned posts and columns with 6" x 6" turned wood posts. Replace porch ceiling with stained wood beadboard. Replace windows with one-over-one double-hung sash windows (Jed-wen vinyl 2500 series or equal). Replace vinyl siding with fiber cement board siding. Replace fascia, soffits, and gutters. Repair foundation brick and stucco (front porch foundation will be removed and reconstructed). Replace doors. Existing asphalt shingle on roof to be replaced with new asphalt shingles.

Level II:

Demolition and reconstruction of 10' of existing structure to rebuild the roof and correct foundation issues.

Addition to rear of house, to extend 18' beyond original footprint to the north. Width of addition will be 26' wide, to allow for 1' offset on each side. Roofline to be extended over the addition, to retain existing roof plan.

Addition of new egress windows on east and west elevation gables (36" x 42" casement windows).

Replacement of existing attic vents on façade and rear elevations with 30" x 30" casement windows to provide natural light and ventilation.

► **APPLICABLE DESIGN GUIDELINES:**

Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.

FORT SANDERS NEIGHBORHOOD CONSERVATION DISTRICT GUIDELINES

C. Porches

1. Provide porches with proportions and materials that complement pre-1940 housing. For clapboard type construction, wood is the most appropriate primary material. Brick or cut stone are appropriate as foundations or in column supports.

E. Windows and Entrances

1. Window proportions and symmetry should be similar to the pre-1940 styles in the neighborhood.



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2. Windows should be double-hung, sash windows.
- 2(sic). Egress windows will have to be designed to comply with fire/building code provisions.
4. Double-hung sash windows are recommended for two- to three-story new construction.
6. The proportions of upper level windows should not exceed the proportion of the first level.

H. Additions to Existing Buildings

1. Additions should be made to the rear or side of the building.
 3. The wall of the new structure (addition) should not be continuous with the wall of the existing building, but have a minimum 4' x 6' indentation.
 4. Bays at least two feet in depth shall be provided for 50% of the side façade.
 5. Windows or French doors and balconies shall provide 10% to 20% transparency on the sides of buildings.
-

COMMENTS:

Applicant has provided images of the porch columns and balustrade approved and installed on 1605 Forest Ave as an example. Applicant has also provided an egress chart and window samples.

STAFF FINDINGS:

1. The property is a contributing resource to the Fort Sanders NC-1 district.
2. Building Code requires for all bedrooms to have an egress window. The proposed 36" by 42" casement windows for the east and west gables meet code requirements for egress. The 30" by 30" casement windows are not intended for egress, thus the smaller size is appropriate.
3. Demolition of 10' of the rear to correct foundation and roofline issues was included in the application and is appropriate.
4. The addition is proposed to the rear of the building and will be 26' wide, offset by 1' on each side to distinguish it from the original structure.
5. The proposed addition is proportionate to the existing house in height, scale, and massing.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the work as described.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION**

Please print all information:

1. NAME OF APPLICANT: John Holmes

Address: P.O. Box 1335 Morristown, TN 37816

Telephone: 423-291-4480 E-mail address: jholmes6@gmail.com

Relationship to Owner: Owner

2. NAME OF OWNER: See Above

Address: _____

Telephone: _____ E-mail address: _____

3. LOCATION OF PROPERTY:

Address: 1610 Forest Ave. Tax ID/Lot/Parcel No: 094NE015

4. LEVEL OF WORK (circle Level)

- Level I Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure; renewal of COA
- Level II Major replacement of materials or architectural elements; construction of addition or outbuilding
- Level III Construction of a new primary building; subdivision of individually designated property
- Level IV Demolition or relocation of a contributing structure

5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

Extend rear of house with a 18' addition. Existing roof line to be extended back and maintained. Side attic vents replaced with egress windows to meet building codes. 36"x42" casement is the smallest window to meet egress.

6. SIGNATURE OF APPLICANT: [Signature] Date: 5/15/19

Return application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902 or Fax: 865-215-2068. **Incomplete applications will not be accepted.**

FOR STAFF USE ONLY			
Date Received _____	Approved _____	Disapproved _____	Approved As Modified _____
Date Acted On _____			

1610 Forest Ave.

Level 1:

Repair front porch with new tongue and groove flooring

Replace handrails (Picture of railings style included below)

Replace old turned posts columns and level (style to remain same), 6"x6" turned posts to be used.

Replace the porch ceiling with new stained beadboard

Replace windows with 1/1 double hung windows (Jeld wen vinyl 2500 series or equal)

Replace attic vent with egress window on North side of house, minimum size of 36"x42" high)

Replace vinyl siding with Hardi siding

Replace fascia, soffits, and gutters

Repair foundation brick, paint or stucco as necessary, the bottom of the front porch will need to be removed and rebuilt. Ceiling to remain and re-level.

Replace doors

**1610 Forest Ave:
Level 2 COA**

Add 2 egress windows to side gables. 36"W x 42"W casement windows on the east and west gables, required for building codes.

Replace the existing attic vents with 30"x30" casement windows on the front and rear gables. These are not for egress but natural light, ventilation and match the front windows which are installed on most all neighboring house (1601 Forest, 1603 Forest, 1605 Forest, 207 16th st, 119 16th, 203 16th, 211 16th, 215 16th).

Rear Addition:

We would like to extend on to the back of the house by 18 feet to the North. The width will be 26 feet which leaves a 1 foot offset on either side of the house to delineate the addition. The roof line will be extended over the addition so that the original style remains, see attached roof plan.

Lot Coverage:

The existing lot size is 38' x 150'. This results in a total lot size of 5,700 Square Feet.

Current house size is 1,232 sq ft and the addition of 26 feet wide x 18 feet results in a total of 1700 sq ft.

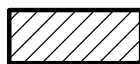
30% of 5,700 = 1,710 sq ft.

This results in a lot fill of 29%, 30% is allowed without variance.

Below are pictures of the house as it currently is, egress windows and elevations attached.



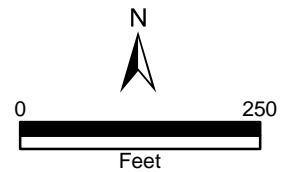
7-C-19-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1610 Forest Ave. 37916
Ft. Sanders NC-1

Original Print Date: 7/9/2019
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: John Holmes



North Side:



West Side:



East Side:



North Side:



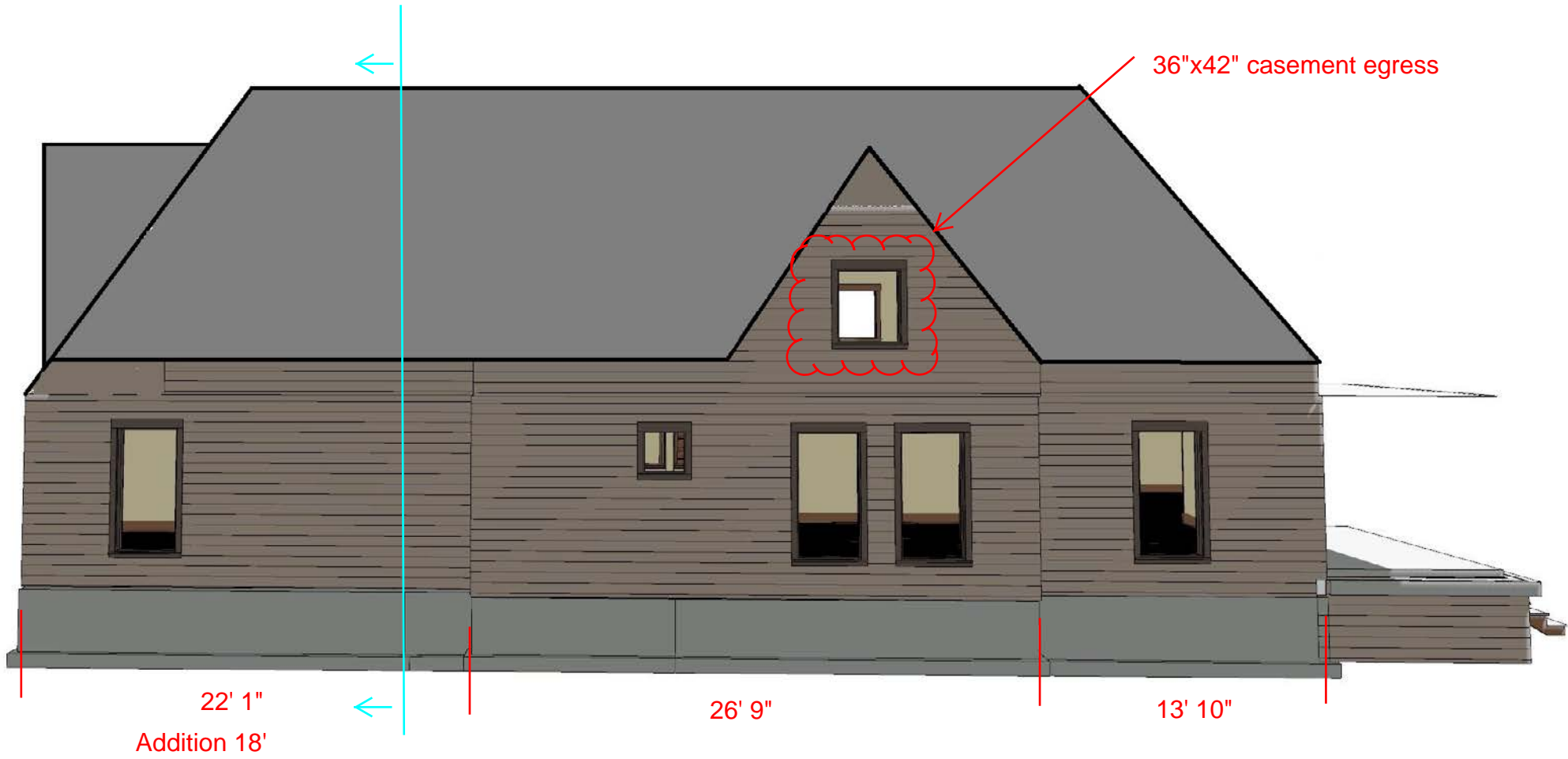
Railing Style & turned posts:



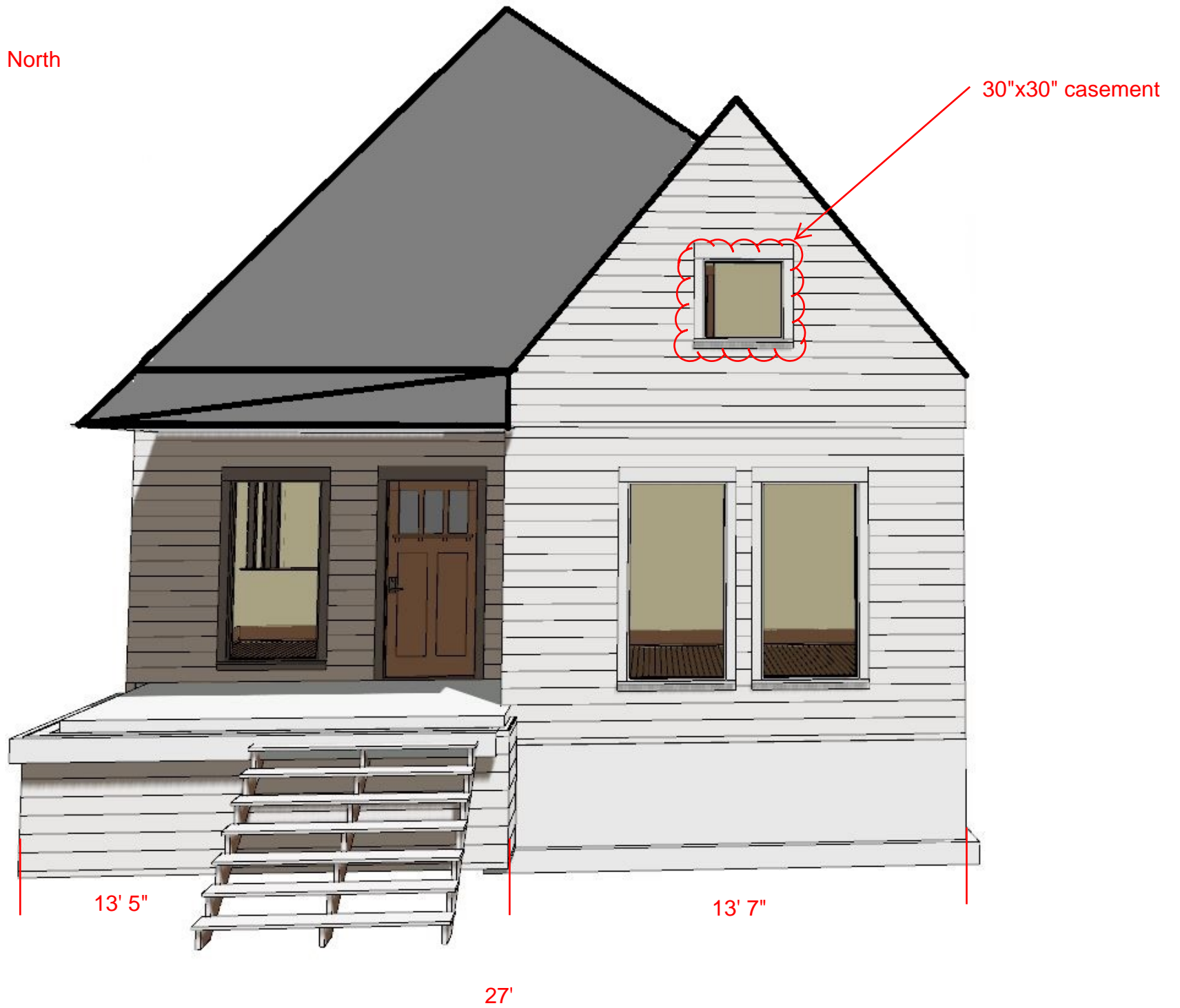
Tongue and Groove flooring



1610 Forest - East



1610 Forest - North



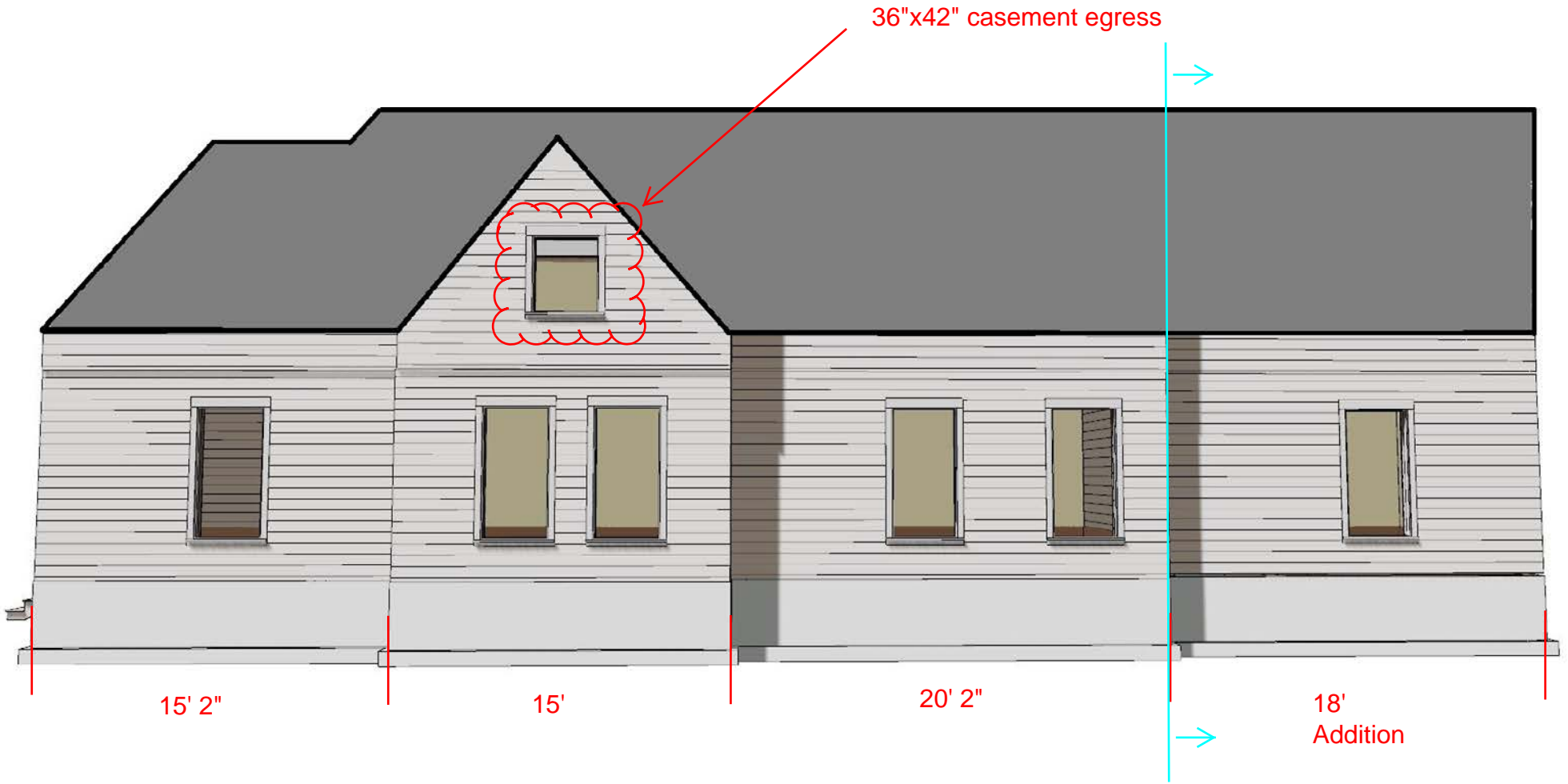
1610 Forest - South

30"x30" casement



26'

1610 Forest - West



FOREST AVE.

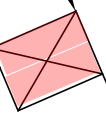


98' TO R/W OF SIXTEENTH ST.

IPN
38.00' N 66°27' E
IPN

Remove porch and rebuild roof and foundation

25.9'



6.4'

6.4'

5.4'

1SF

Remove 10' of existing structure

5.3'

S 23°33' E
150.00'

107

18' addition beyond original footprint

5.2'

N 23°33' W
150.00'

108

109

108

38.00' S 66°27' W
IPN

15' ALLEY
IPN

IPN



This guide contains procedures for common user serviceable repair tasks found on vinyl casement and awning windows. If a condition arises that is not covered in this guide, please contact us for professional help. This product guide covers our current JELD-WEN windows as well as our historical products with the following names: Seasonshield, Windowmaster, Wenco and Summit. For help identifying your window model, refer to your product purchase paperwork or call us for additional help.

Do-It-Yourself Technician

INTRODUCTION

Casement windows consist of one sash that opens and closes like a door (options also include multiple sashes such as a fixed sash mulled to an operating sash). Awning windows open from the bottom and hinge at the top. An insect screen is mounted on the interior side of operating sashes.

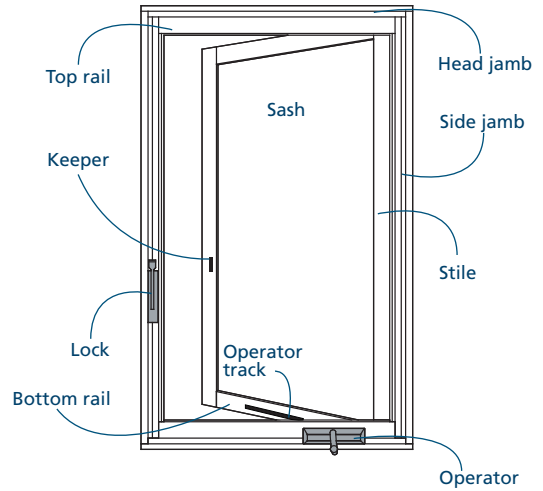
CONTACT US

- For questions, feel free to contact us by phone or email:
- Phone: 1-(800)-JELD-WEN/1-(800)-535-3936
 - Email: customerserviceagents@jeld-wen.com

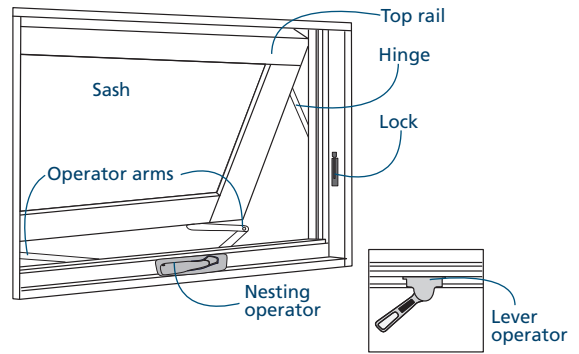
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CASEMENT WINDOW ANATOMY



AWNING WINDOW ANATOMY



The repair tasks offered herein can be accomplished by a homeowner with some mechanical aptitude. If you are unsure, it is recommended that you hire a trained service provider such as a competent and licensed construction contractor or building professional. JELD-WEN disclaims any and all liability associated with the use and/or provision of these instructions. Any reliance upon the information or advice is at the risk of the party so relying. The information contained herein may be changed from time to time without notification.

Egress & Openings Calculator

Enter your product and opening information below to see if your project meets egress requirements.

1. Choose a Material Type

Vinyl ▼

2. Choose a Product Line

Premium Vinyl ▼

3. Choose a Window Style

Casement ▼

CASEMENT

Select Input Type:

Fractions

or

Decimals

Frame Width (inches):

36

- Fractions - ▼

Frame Height (inches):

42

- Fractions- ▼

Calculate



IRC Codes for Egress

Note: To meet egress, a window must comply with all four IRC requirements.

2nd floor and above:

- Clear opening width ≥ 20 "
- Clear opening height ≥ 24 "
- Minimum clear opening sq.ft = 5.7 sq.ft.
- Maximum sill height above the floor = 44"

1st floor:

Note: Does not apply in all jurisdictions.

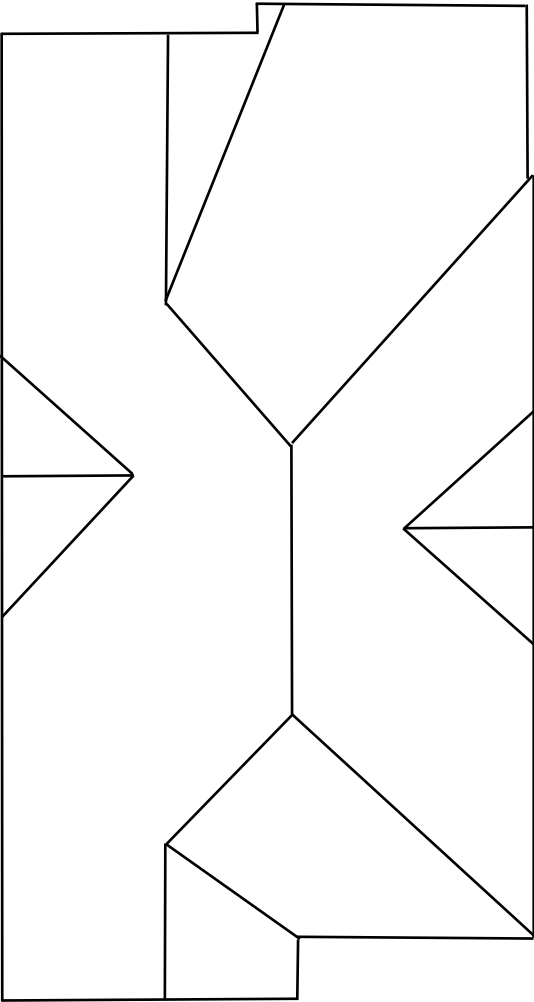
- Clear opening width ≥ 20 "
- Clear opening height ≥ 24 "
- Minimum clear opening sq.ft. = 5.0 sq.ft.
- Maximum sill height above the floor = 44"

Meets IRC Egress Requirements.

Measurement	Result	1st Floor	2nd Floor and Above
Clear Opening Width:	24.388	≥ 20"	≥ 20"
Clear Opening Height:	36.874	≥ 24"	≥ 24"
Clear Opening Sq. Ft.:	6.245	≥ 5.0 sq. ft.	≥ 5.7 sq. ft.
Vent Area Sq. Ft.:	6.245	N.A.	N.A.
Daylight Opening Sq. Ft.:	7.329	N.A.	N.A.

This tool is for estimation purposes only. Local codes may differ from IRC requirements; always refer to the codes in your area for complete requirements, and check with local officials to ensure compliance before installation. All products are subject to regional availability. For more information, contact your dealer or distributor.

Roof Line - Before



Roof Line - After

