



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

**PROPERTY LOCATION:** 119 16th St. /  
Parcel ID 094ND014

**FILE NO.:** 6-R-19-HZ

**DISTRICT:** Ft. Sanders NC-1

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**MEETING DATE:** 6/20/2019

**APPLICANT:** John Holmes

**LEVEL OF WORK:** Level II. Major replacement of materials or architectural elements.

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**PROPERTY DESCRIPTION:** Queen Anne Cottage (c. 1903)

Queen Anne Cottage. One story frame with artificial wall covering. Hip roof with lower cross gables. One over one double hung windows. One story porch with turned wood porch columns and spindles, turned balustrade. Interior offset brick chimney. Brick foundation. Irregular plan. Contributing structure.

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► **DESCRIPTION OF WORK:**

Replacement of the existing attic vent on the side gable with a 36"W x 42"H casement window for egress purposes.

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► **APPLICABLE DESIGN GUIDELINES:**

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

WINDOWS (p. 10)

1. Window proportions and symmetry should be similar to the pre-1940 styles in the neighborhood.
2. Windows should be double-hung, sash windows. Vinyl or metal-clad windows may be used in place of wood frame windows.
- 2(sic). Egress windows will have to be designed to comply with fire/building code provisions.
3. Accent windows are appropriate with new construction.
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.

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**COMMENTS:**

The applicant has stated this is the smallest sized window that will meet code requirements for an egress window.

**STAFF FINDINGS:**

1. Building Code requires for all bedrooms to have an egress window.
2. The side vent requested for replacement is not located on a street façade and is therefore not highly visible.



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**► STAFF RECOMMENDATION:**

Staff recommends approval of replacing the attic vent on the side of the house with the proposed window to provide an additional means of egress.

Certificate (File) No: 6-R-19-HZ

**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: 423-271-4980 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: 119 16th St Tax ID/Lot/Parcel No: 094ND014

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.)

Replace side vent with egress window. 36" x 42" high casement is smallest to meet egress code.

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			

\$100.00

119 16<sup>th</sup> St:

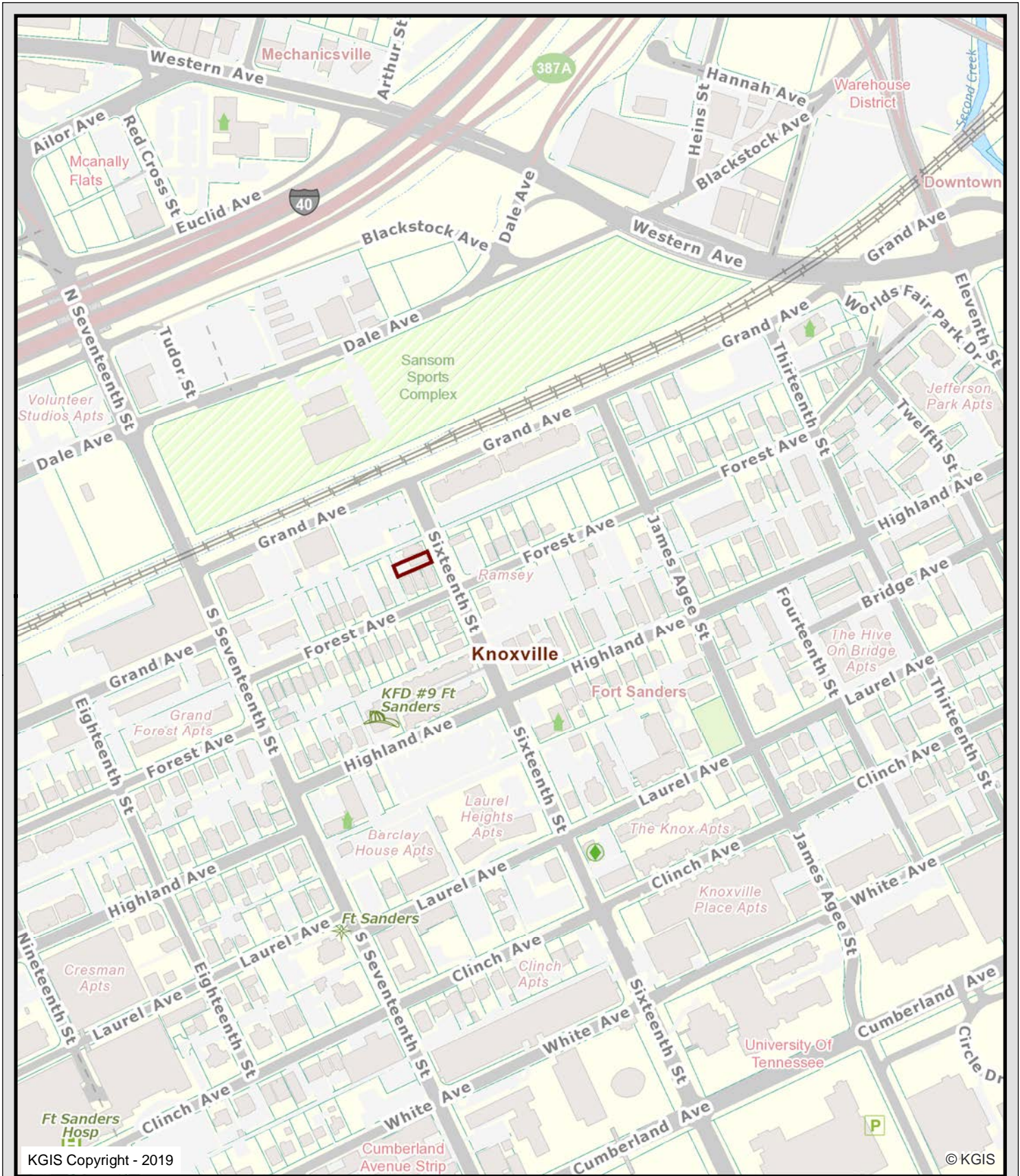
Level 2:

Replace vent behind siding with egress window. The smallest allowable egress window is a 36" w x 42" h casement window. Window will be added on North side indicated in yellow on the pictures.

Replace posts with 6x6 turned posts. Only middle post remains, right and left posts have been changed to square 6x6.

20.00/11





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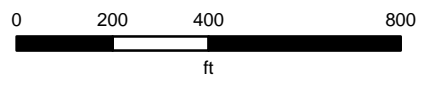
### Location Map

6-R-19-HZ  
119 16th St.

### Knoxville - Knox County - KUB Geographic Information System

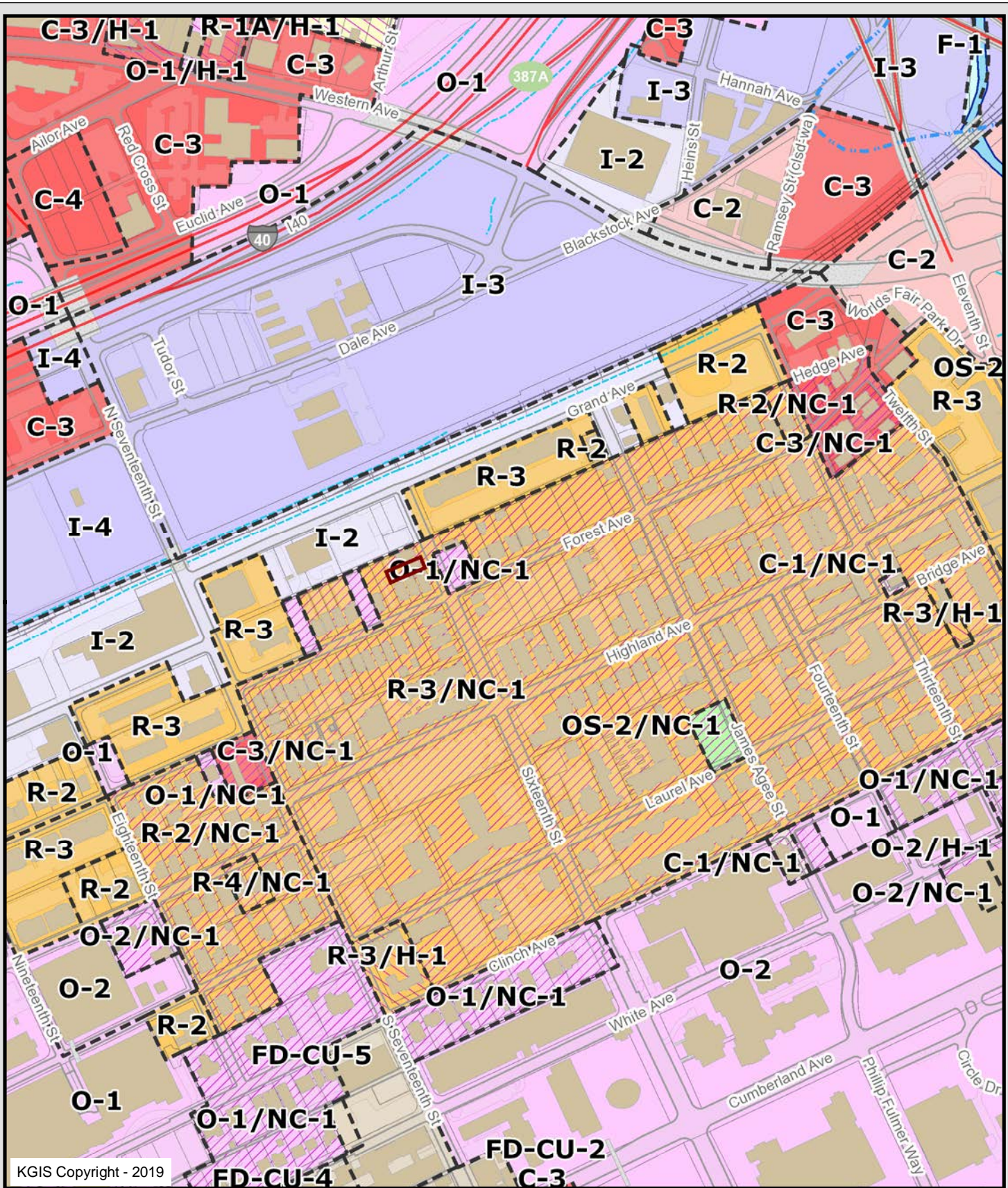


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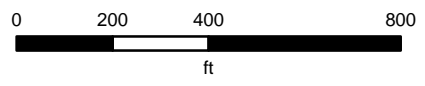
### Zoning Map

6-R-19-HZ  
119 16th St.

Knoxville - Knox County - KUB Geographic Information System



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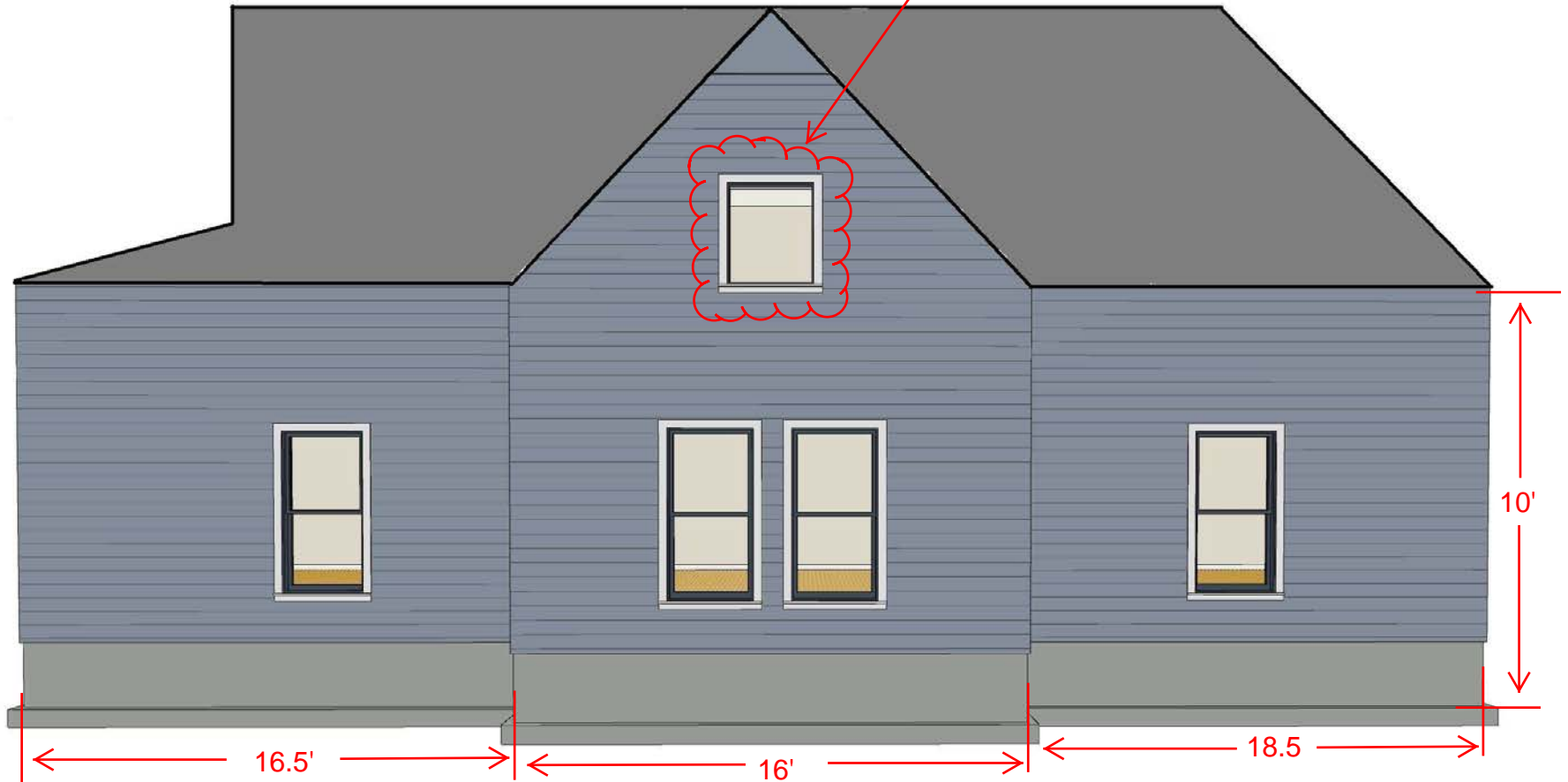


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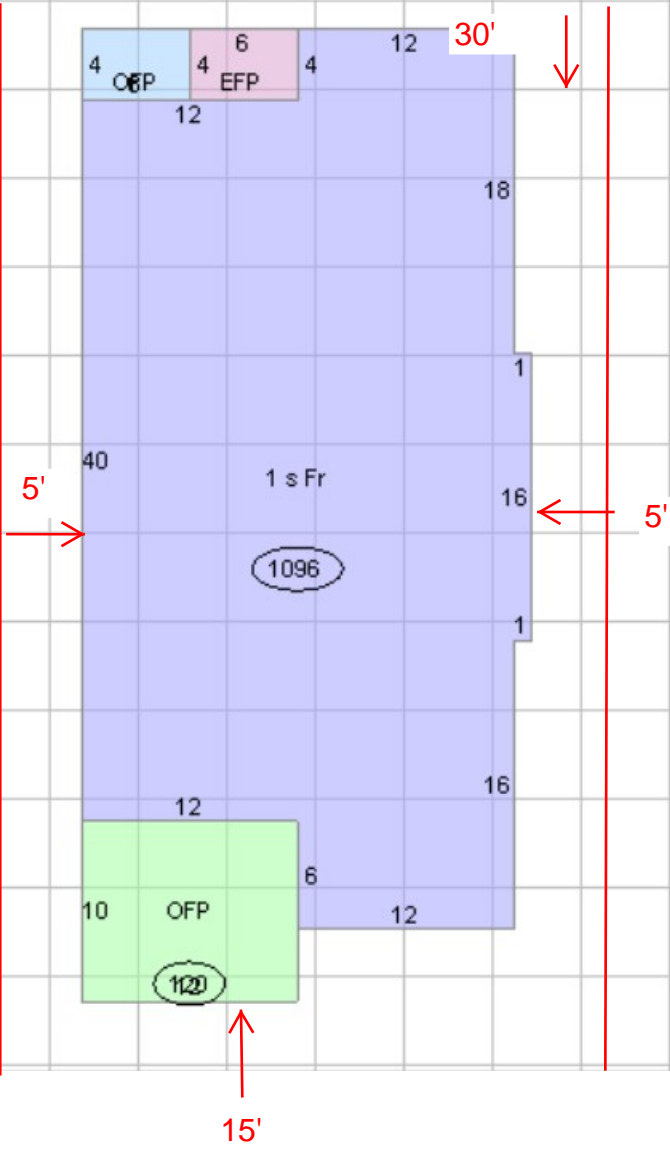


119 16th St. Elevation

Egress window is 36Wx42H



119 16th St.  
Site Plan



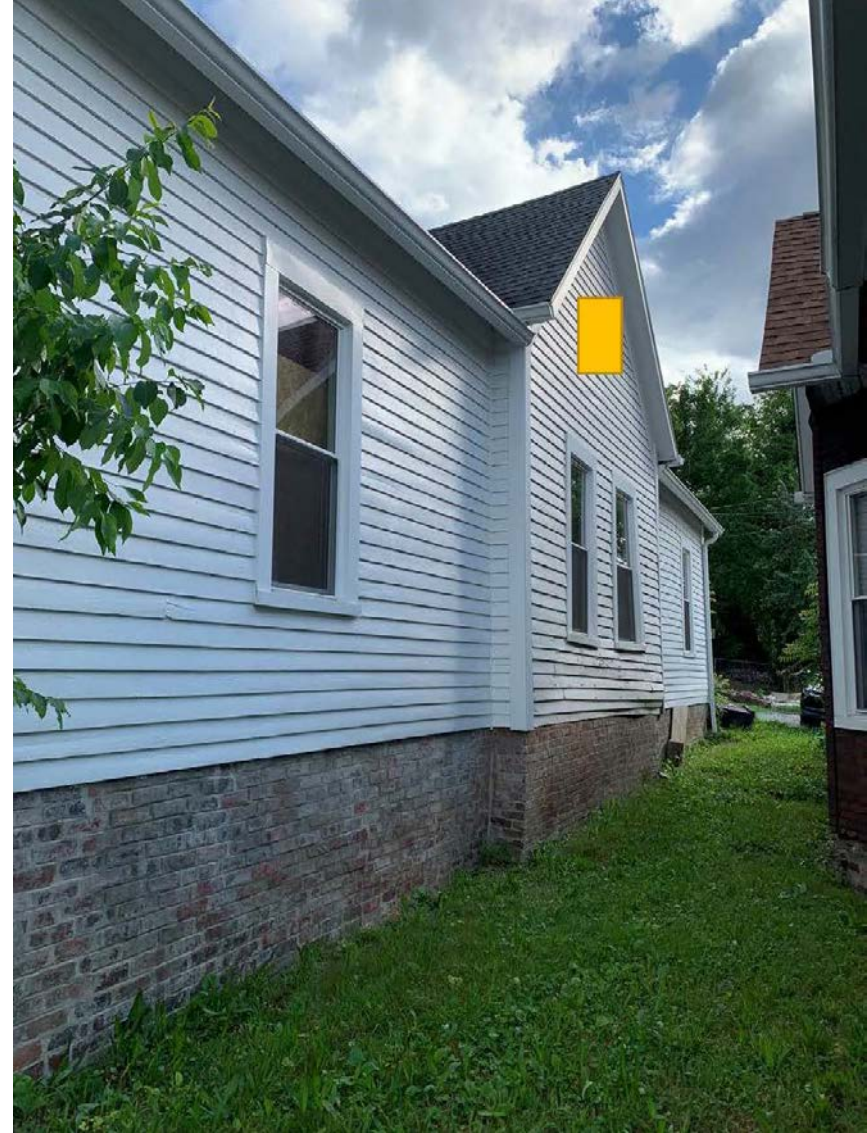


**119 16<sup>th</sup> St.**

**Street view.**



**Location of new window on right side façade (north).**





Rear façade.



Left side façade (south).





Railing Style:



Tongue and Groove flooring





