



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

PROPERTY LOCATION: 203 16th St. /
Parcel ID 094NE016

FILE NO.: 6-S-19-HZ

DISTRICT: Ft. Sanders NC-1

MEETING DATE: 6/20/2019

APPLICANT: John Holmes

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

PROPERTY DESCRIPTION: Queen Anne Cottage (c. 1910)

One story frame with artificial wall covering. Hip roof with lower cross gables. One over one double hung windows. One story full front porch with wood posts on brick piers. Interior offset chimney. Cutaway bay on front elevation. Irregular plan. Contributing structure.

► **DESCRIPTION OF WORK:**

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

► **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.

COMMENTS:

The applicant has stated this is the smallest window that will meet code requirements.

STAFF FINDINGS:

1. Building Code requires for all bedrooms to have an egress window.
2. To provide an egress window, the applicants can either replace the side attic vent or replace the existing front window. The side vent replacement is the better option since it preserves the integrity of the front façade.



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3. The side vent requested for replacement is located on a street and is therefore highly visible.

► **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: 6-5-19-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: 423-231-4980 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: 203 16th St. Tax ID/Lot/Parcel No: 094WE016

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.)

Egress window for side gable. 36" x 42" casement is smallest to meet code.

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

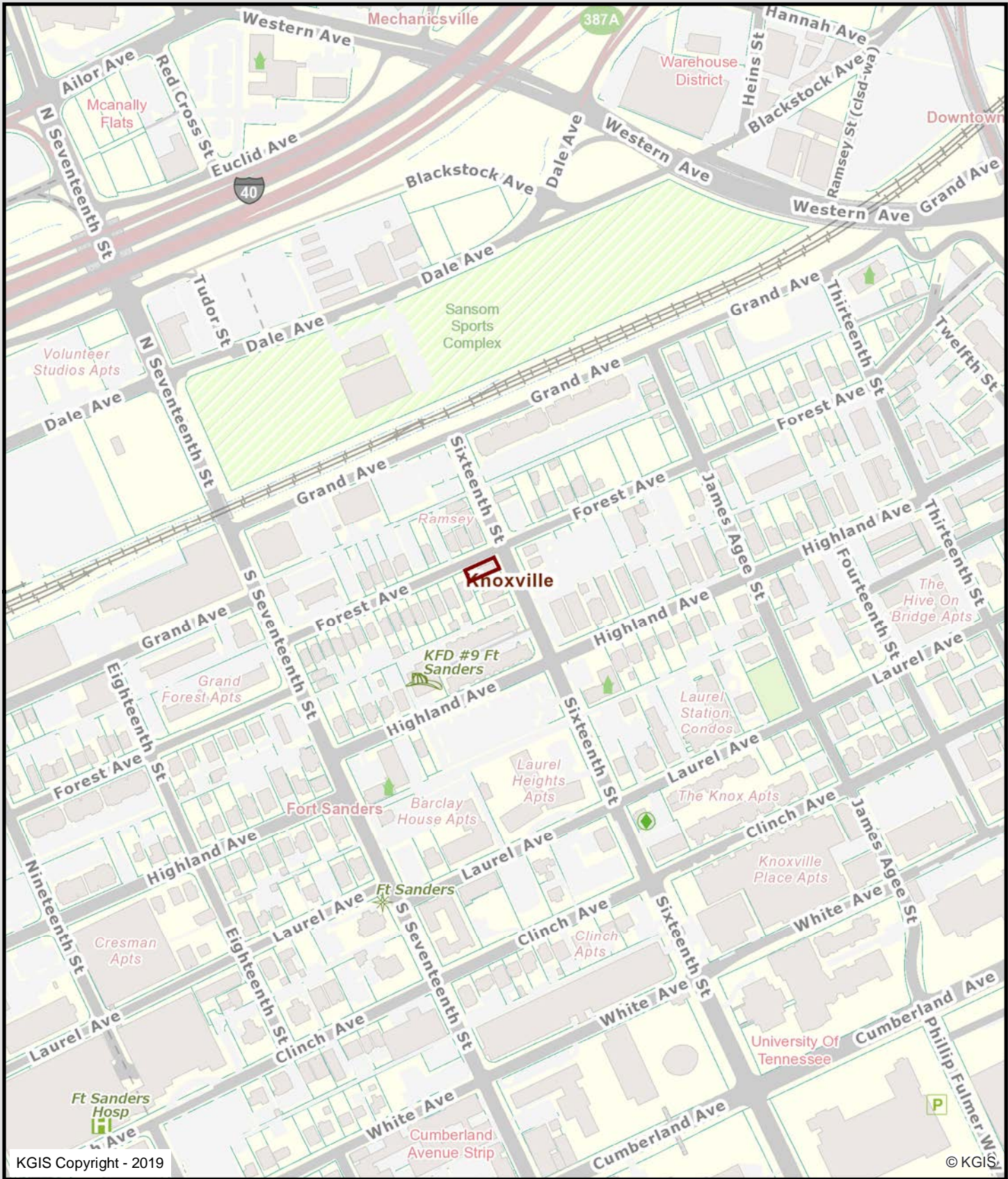
Return application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902 or Fax: 865-215-2068. Incomplete applications will not be accepted.

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

203 16th St:

Level 2:

Replace side attic vent with egress window. The smallest window to meet egress is a 36" w x 42" H casement window. Alternatively, the front window could be enlarged to meet egress code requirement, however we do not think this would be as appropriate.



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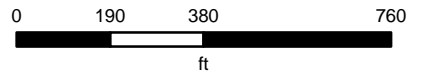
Location Map

6-S-19-RZ
203 16th St.

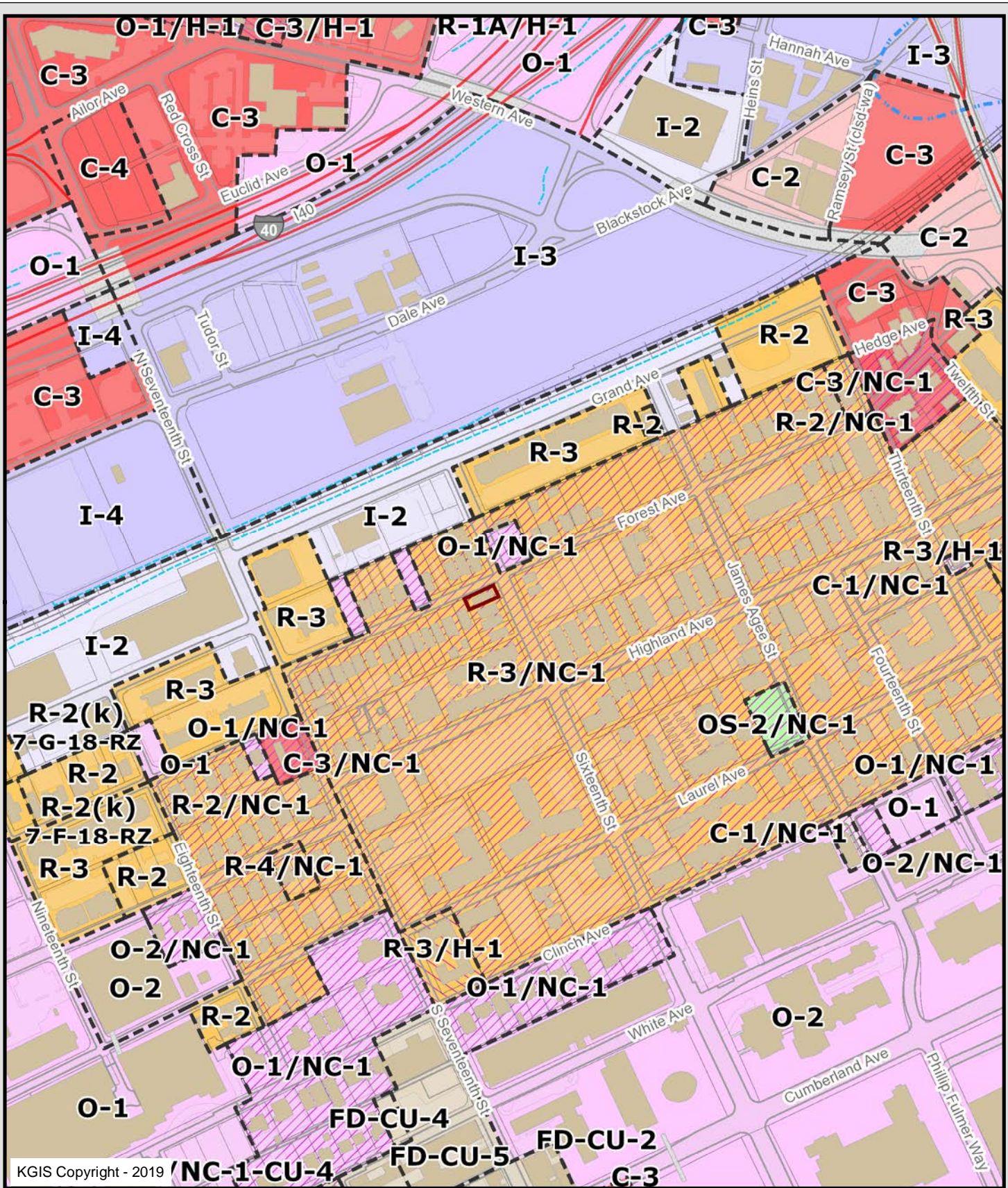
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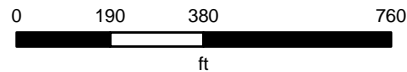
Zoning Map

6-S-19-RZ
203 16th St.

Knoxville - Knox County - KUB Geographic Information System



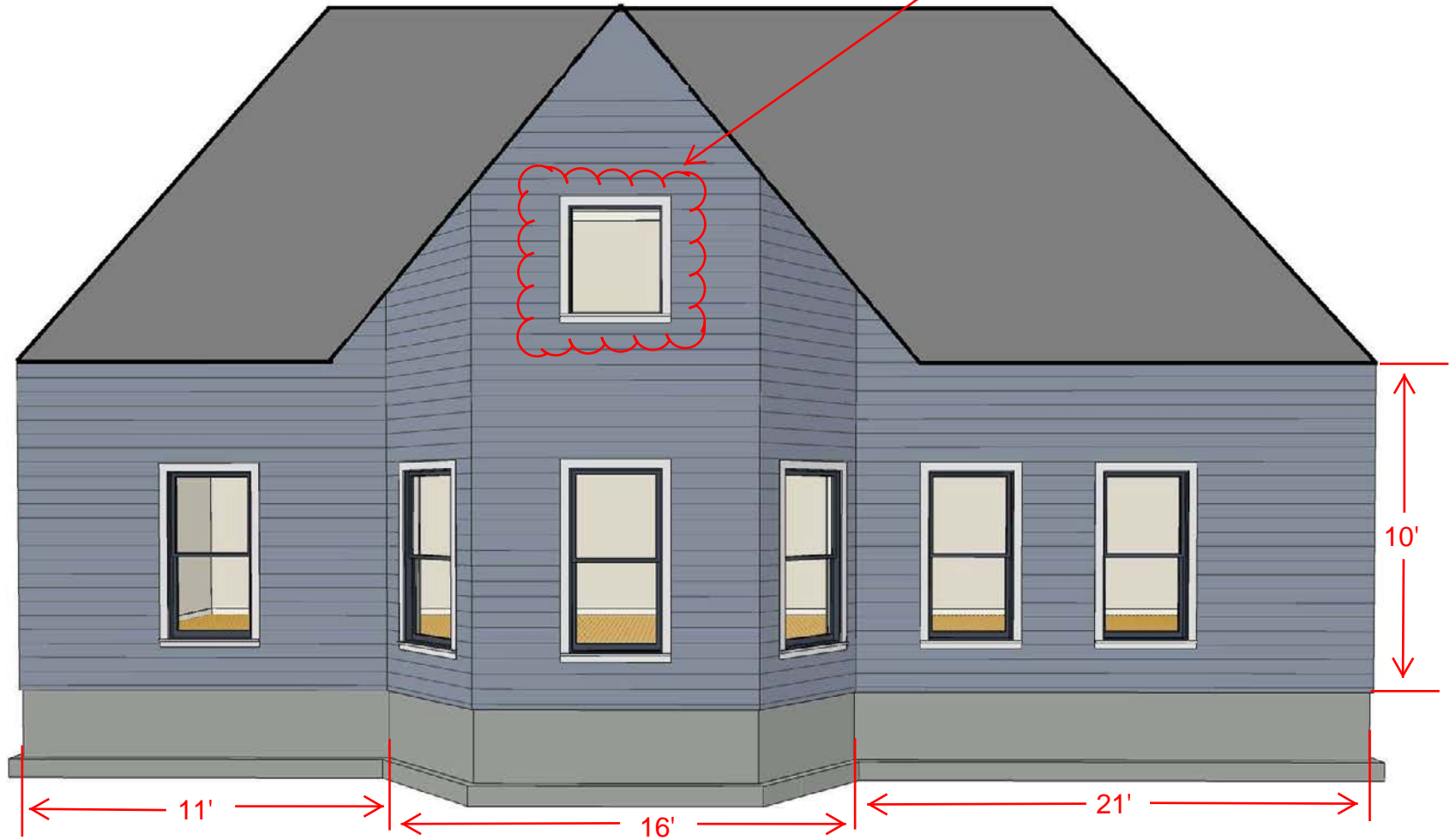
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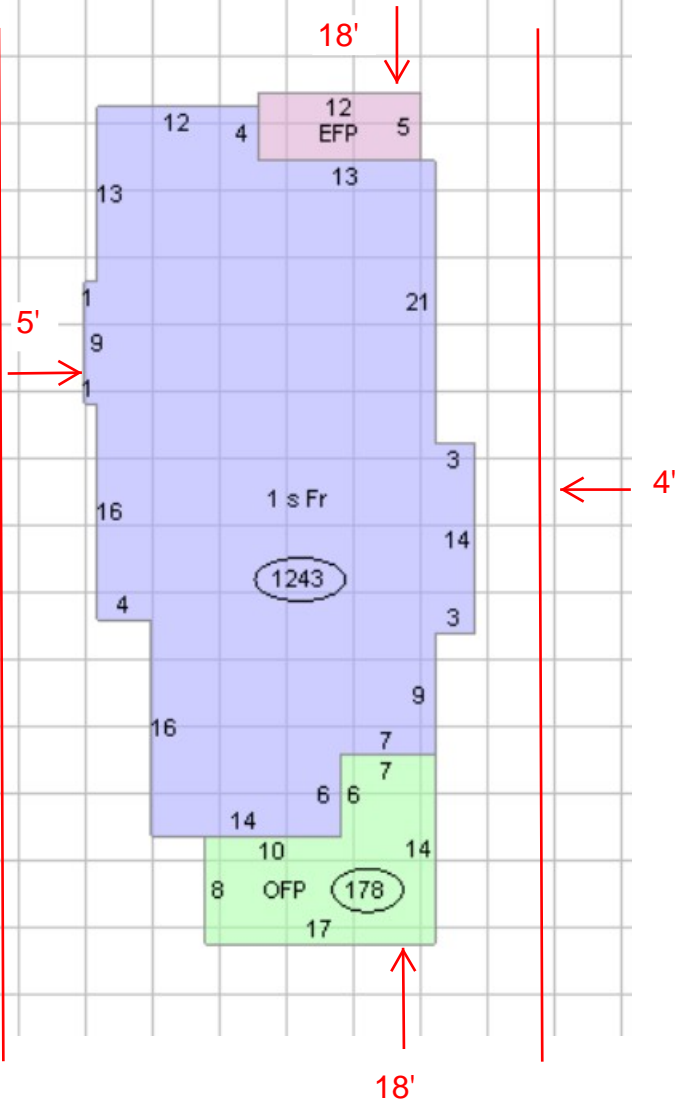
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203 16th North Elevation

Egress window in gable is 36" w x 42" casement



203 16th Street
Site Plan



203 16th (North) Egress window in place of attic vent. (36'x42" egress)

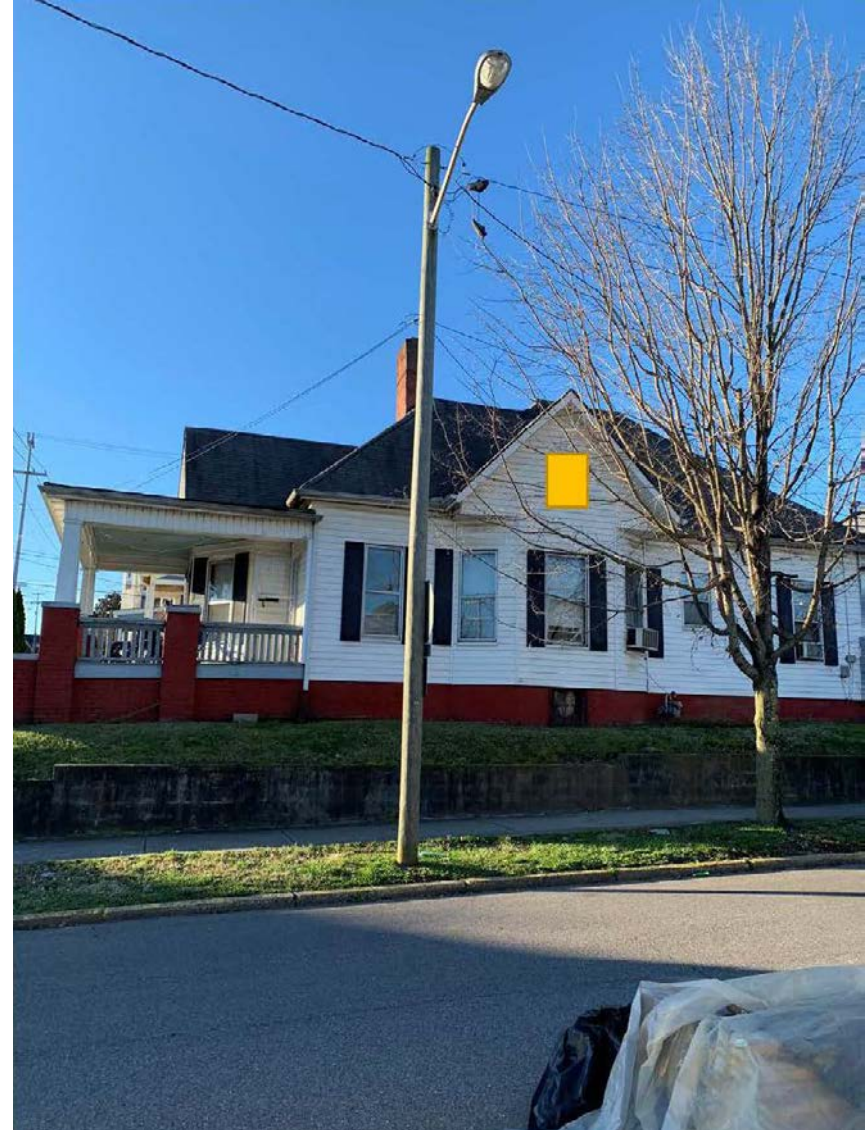


203 16th St.

Street view.



Location of proposed egress window on right side façade (north).



Photos of left side façade.

