



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

PROPERTY LOCATION: 1601 Forest Ave. /
Parcel ID 094ND015

FILE NO.: 6-T-19-HZ

DISTRICT: Ft. Sanders NC-1

MEETING DATE: 6/20/2019

APPLICANT: John Holmes

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

PROPERTY DESCRIPTION: Queen Anne (c. 1903) with Craftsman porch

One-and-1/2- story with pyramid hipped roof and lower front and side cross gables. Later-added full façade porch with three battered columns on battered brick piers. Canted bay window on south side. Aluminum siding. Non-contributing (ca. 1940-50s) two-story frame addition on rear projecting toward Sixteenth Street.

► **DESCRIPTION OF WORK:**

Addition of a 36" by 42" egress window on the East elevation

► **APPLICABLE DESIGN GUIDELINES:**

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

E. WINDOWS

2. Windows should be double-hung sash windows. Vinyl or metal-clad windows may be used in place of wood frame windows.

5. Double-hung sash windows are recommended for two- to three-story new construction.

9. There should be at least 50% transparency, that is created by windows or french doors and balconies, on the recessed breaks between sections of buildings, including buildings joined together.

COMMENTS:

The request to add an additional egress window to the east elevation of 1601 Forest was brought up during the review of 2-F-19-HZ by the Commission on 3/21/2019 (2-F-19-HZ) but was not part of the application submitted. The Commission requested the applicant resubmit the request to add the second egress window as a Level II.

STAFF FINDINGS:

- 1) The house is a contributing structure with the Fort Sanders NC-1 and the National Register Historic District.
- 2) Building code requires for all bedrooms to have an egress window.
- 3) A second casement window of the minimal dimension required for egress may be installed in the basement of the east side facing 16th Street as shown.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the addition of a 36" by 42" egress window on the East elevation as shown to provide an additional means of egress.

Certificate (File) No: _____

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

Please print all information:

1. NAME OF APPLICANT: John Holmes

Address: 5914 Gray Gables Dr.

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: 1601 Forest Ave. Tax ID/Lot/Parcel No: _____

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.)

Option 2 from previous window for second smaller egress window on 16th St. side of house.

6. SIGNATURE OF APPLICANT: [Signature] Date: 4/24/19

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 _____			

East Elevation for 2 egress windows:

The elevation depicts the second egress window as shown to the lower left. This is the smallest size casement window to meet egress code for the bedroom. The grade will be as approved on the previous COA. The remaining windows have all already been approved.



Egress windows are 36w x 42H