



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

PROPERTY LOCATION: 1616 Jefferson Ave. /
Parcel ID 82 P E 007

FILE NO.: 10-D-19-HZ

DISTRICT: Edgewood-Park City H-1

MEETING DATE: 10/17/2019

APPLICANT: John Ackley

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

PROPERTY DESCRIPTION: Queen Anne cottage, c.1890

One-story frame residence with a hipped roof with lower gables projecting to the front and side, clad in asphalt shingles, and an exterior clad in wood clapboard siding. A one-story, hipped roof front porch extends the length of the façade, supported by square wood columns. A hipped dormer with paired one-over-one, double-hung sash windows is centered on the primary roofline. Decorative casement window and wood shingles in front gable field.

► **DESCRIPTION OF WORK:**

- Install egress skylight on east elevation roof
- Install fixed skylight on west elevation roof
- Install two fixed skylights on rear elevation
- Replace existing paired double-hung windows in front dormer with two wood casement windows with to meet egress requirements. The 4" wood center trim between the two windows will remain and be restored. A center rail across the glass of both casement windows will mimic the look of the meeting rail of the existing double-hung windows.
- Replace west elevation gable vent with clear casement or fixed window of same size
- Move existing rear door 18" to the right (east)

► **APPLICABLE DESIGN GUIDELINES:**

Edgewood-Park City Design Guidelines, adopted by the Knoxville City Council on July 29, 1997.

Roofs

5. Do not use satellite dishes, solar collectors, modern skylights, or inappropriate structures on roof planes that are visible from the street, or install them where they interfere with decorative roof elements.

Windows

3. If replacement windows are necessary, they must be the same overall size as the originals, with the same pane division, and the same muntin style and exterior depth, width, and profile.

6. It can be appropriate to design and install additional windows on the rear or another secondary elevation. The designs shall be compatible with the overall design of other windows in the building.

Entrances



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2. It may be appropriate to design or construct a new entrance if the historic one is missing. Any restoration shall be based on historical, pictorial, and physical documentation and be compatible with the historic character of the building.
 3. A replacement entrance must not create a false historic appearance. A new entrance shall be compatible in size, scale, materials, and color.
 6. Secondary entrances shall be compatible with the originals in size, scale, and materials.
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COMMENTS:

N/A

STAFF FINDINGS:

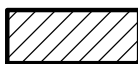
1. The house is a contributing resource to the Edgewood-Park City Historic Overlay and the Park City National Register Historic District.
2. The proposed skylights on the east and west elevation roof slopes will be visible from the street, which is not in keeping with the guidelines.
3. The rear elevation skylights would not be visible from the public right-of-way.
4. The casement windows proposed for the dormer are appropriate, as they reflect the same pane division, same muntin style, and same exterior depth, width, and profile as the existing windows.
5. The installation of a wood casement or fixed window in place of the west elevation louvered vent is appropriate as windows are frequently located in gable fields, the proposed window will not modify the size of the opening, and the window is small enough to not detract from the house's overall integrity. The applicant has clarified that the vent will no longer be necessary, as the renovation will also insulate the roof structure with spray foam and turn the entire attic into part of the house's conditioned space (using an existing HVAC which was sized to include conditioning the attic space).
6. The rear door is within an enclosed porch and not visible from the public right-of-way. The historic rear door will be retained and shifting the door will not detract from the house's overall integrity.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the following scopes of work: installation of rear skylights; shifting the rear door 18" to the east, with the condition that wood trim be installed to match existing; replacement of the west elevation louvered vent with a wood casement or fixed window; and replacement of the two double-hung dormer windows with two wood casement windows, with the condition that the historic wood trim remain. Staff recommends denial of the east and west elevation skylights visible from the street.



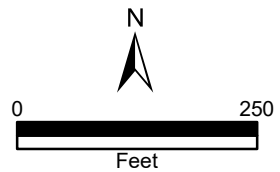
10-D-19-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1616 Jefferson Ave. 37917
Edgewood-Park City H-1

Original Print Date: 10/8/2019
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: John Ackley



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

Please print all information:

1. NAME OF APPLICANT: JOHN A. ACKLEY

Address: 1616 JEFFERSON AVE, KNOXVILLE, TN 37917

Telephone: 516-330-9737 E-mail address: LONG ISLAND JAM @YAHOO.COM

Relationship to Owner: OWNER

2. NAME OF OWNER: JOHN A. ACKLEY + JESSICA M. IRWIN

Address: 1616 JEFFERSON AVE

Telephone: 516-330-9737 E-mail address: LONG ISLAND JAM @YAHOO.COM

JIRWIN21 @ATT.NET

3. LOCATION OF PROPERTY:

Address: 1616 JEFFERSON AVE Tax ID/Lot/Parcel No: 082PE007

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.)

1. INSTALL EAST SIDE EGRESS SKYLIGHT
2. INSTALL WEST SIDE FIXED SKYLIGHT
3. INSTALL REAR FIXED SKYLIGHTS (SOUTH SIDE)
4. REPLACE EXISTING FRONT PORCH DOUBLE HUNG WINDOWS W/ WOOD CASEMENT WINDOWS W/ CENTER RAIL TO MEET EGRESS REQUIREMENTS + TO MIMIC APPEARANCE OF EXISTING WINDOWS (NORTH SIDE)
5. REPLACE WEST SIDE GABLE VENT W/ CLEAR CASEMENT OR FIXED WINDOW OF SAME SIZE (NO GRILL)
6. MOVE EXISTING REAR DOOR (INSIDE EXISTING SCREENED PORCH) 18" EAST OF CURRENT LOCATION

6. SIGNATURE OF APPLICANT: [Signature] Date: 9/27/19

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 | | | |

**INFORMATION REQUIRED TO BE SUBMITTED BEFORE
CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION CAN BE ACCEPTED**

Incomplete applications will not be accepted. All required information must be submitted before the COA application and fee will be accepted for the next available Historic Zoning Commission (HZC) agenda. Checks mailed with an incomplete application will be returned and the application will not be placed on the HZC agenda.

A. EXTERIOR ALTERATION OR REPAIR:

- Circle each work item for which approval is requested:

| | | |
|-----------------------|--|--------------------------------------|
| Accessory structure | Masonry (including painting) | Satellite dish |
| Architectural feature | Material changes | Shutters |
| Awning or canopy | Mechanical system unit | Siding |
| Deck | New construction | Signs |
| <u>Door</u> | Parking lot (entrance drives, paving, fencing) | <u>Skylights</u> or solar collectors |
| Fencing and walls | Porch (including any porch elements) | Storm windows or doors |
| Guttering | Roofing | <u>Windows</u> |

- Describe the proposed work in detail and include the following information:
 - a. Sketches, photographs, manufacturer's specifications, illustrations, and detailed drawings are required for major changes in architectural features and materials
 - b. Samples, description, and specifications for proposed materials
 - c. Site plan for fence / retaining wall applications

B. NEW CONSTRUCTION:

- Describe the proposed project in detail and include the following information:
 - a. Dimensioned site plan showing building footprint
 - b. Dimensioned elevation drawings that clearly show the exterior appearance of the building
 - c. Samples, description, and specifications for proposed materials and architectural features
 - d. Description and drawings or photos of site improvements such as fences, walls, and paving

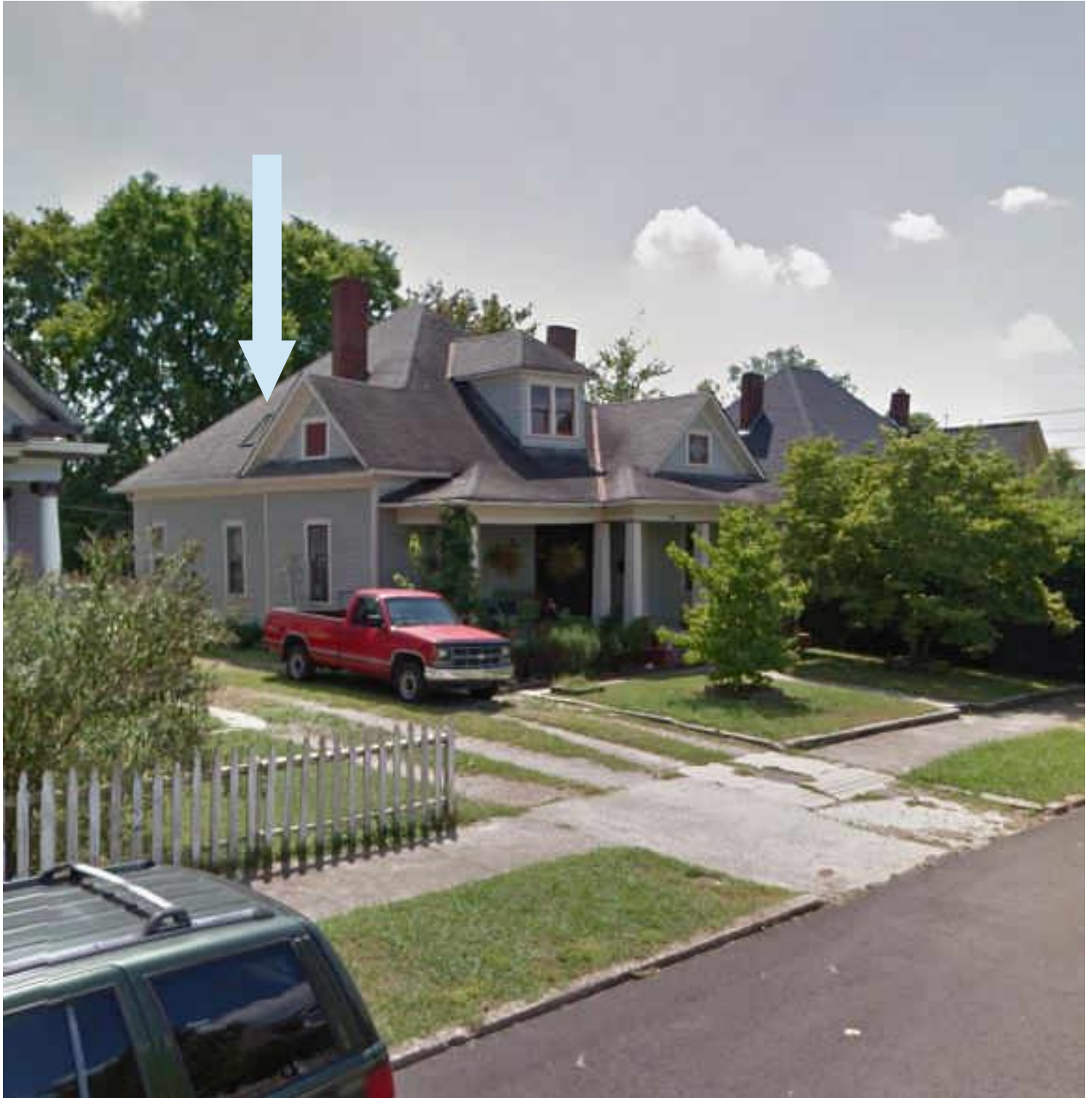
C. RELOCATION OF STRUCTURE:

- a. Description of structure and its condition and reason for relocation
- b. Photographs of the structure at existing location
- c. Site plan for, and photos of, proposed location
- d. Description of any site features that will be disturbed such as topography, retaining walls, fences

D. DEMOLITION OF CONTRIBUTING STRUCTURE:

- a. Description of the structure and its condition of the structure and reason for proposed demolition
- b. Photos of overall structure and its details

1616 JEFFERSON AVENUE



street view of proposed east side egress skylight

1616 JEFFERSON AVENUE



street view of proposed west side fixed skylight

1616 JEFFERSON AVENUE



backyard view of proposed rear fixed skylights (south side of house)

1616 JEFFERSON AVENUE



existing front dormer with double hung windows (north side of house)
to be replaced with wood casement windows with single center rail to meet egress requirements and mimic the appearance of the existing windows

1616 JEFFERSON AVENUE



existing west side gable vent

to be replaced with clear, casement or fixed wood window of same size (no grille)

1616 JEFFERSON AVENUE



existing rear door (inside rear screened porch)
door will be moved 18" east of current location

Roof Windows

Roof Access Window



Roof Access Window - GXU

Note: All cladding components for roof windows are included in the flashing box. If VELUX flashing is not used, then cladding pieces must be ordered.

Open your home up to the sky—and your roof! With the VELUX Roof Access Roof Window, embrace the best of the outdoors and turn unused rooms into inspired spaces. We recommend this roof window if you need to gain access to your roof or add ventilation to your home.

- Allows for easy access to your roof for repairs, maintenance, emergency, and egress.
- A locking device keeps the window in an open position so you never have to worry about it falling shut.
- Sleek outer appearance that blends in with your roofline.
- Can be installed to open as either a left-hinged or right-hinged window.

Easy access to the outdoors

The FK06 swings open to a 87.5° angle to satisfy egress requirements for emergency escape



15° - 85°
3:12 - 17:12

Roof pitch for
GXU roof window



Special order
blind options
See page 82



Fixed Skylight FCM Model

VELUX Fixed Skylights are perfect for visually expanding and transforming areas, such as hallways, stairwells, and other closed-in, dark spaces with bright light and sky views. As an economical choice, fixed skylights create a spacious home full of natural light.

- Provides twice as much light as vertical windows.
- The lower profile of the fixed skylight gives your roof a clean, streamlined appearance.



Free installation
of in-stock blinds available

**GO
SOLAR**

Add a factory-installed, solar blind to your fixed skylight and be eligible to receive a 30% federal solar tax credit on products and installation.

Includes:



Factory-Installed,
Solar Blind



VELUX ACTIVE with
NETATMO Gateway + App
One VELUX ACTIVE Gateway per order

Model



0° - 60°
0:12 - 20:12



1430



1446



2222



2230



2234



2246



2270



3030



3046



3434



3446



4646

Outside curb

(W-in. x H-in.)

17 ½ x
33 ½

17 ½ x
49 ½

25 ½ x
25 ½

25 ½ x
33 ½

25 ½ x
37 ½

25 ½ x
49 ½

25 ½ x
73 ½

33 ½ x
33 ½

33 ½ x
49 ½

37 ½ x
37 ½

37 ½ x
49 ½

49 ½ x
49 ½