



Staff Report

Knoxville Historic Zoning Commission

File Number: 10-F-23-HZ

Meeting: 11/16/2023
Applicant: Logan Higgins
Owner: Joshua Henson 1800 Clinch LLC

Property Information

Location: 1800 Clinch Ave. **Parcel ID** 94 N J 010
District: Ft. Sanders NC
Zoning: O (Office)
Description: American Four Square, c.1915
Two-and-one-half-story residence with a hipped roof clad in asphalt shingles, a brick exterior, and a continuous brick foundation. Hipped roof centered on façade.

Description of Work

Level II Major Repair or Replacement

After-the-fact review of exterior rehabilitation elements which do not align with Historic Zoning Commission review and issued COA (1-D-23-HZ). The application was postponed by the HZC at the October 2023 meeting so the applicant could provide specific proposed solutions.

Changes completed during construction are described below. The applicant has provided a response document as a revised application. The primary change proposed in the packet is the installation of double-hung windows with a tint coat in front of the installed glass block windows. The applicant proposes to retain the slider windows based on a guideline that “egress windows should comply with fire and building code provisions” and proposes a single-light window to be installed in the doors.

Façade windows:

- On the center bays of the second story, glass block windows were installed instead of one-over-one, double-hung windows as proposed. The glass block windows also appear to be extended in height from the drawings, with the bottoms of the windows resting on the porch roof instead of separated by sills and 1-2 courses of brick as shown.
- On the outside bays of the second story, the windows are smaller in height and width than shown in the approved drawings. The drawings show the outermost frame of the second-story windows aligning with the outermost frame of the first story windows; as built, the second-story windows are centered over the first.
- On the dormer, windows have been enclosed from the inside with black-painted, fire-resistant backing. Photos provided indicate two pairs of sliding or casement windows on the new right side dormer (left side dormer not shown); approved drawings indicated three double-hung windows.

Brick masonry:

- The COA stated that brick repair and masonry repointing should meet specifications of NPS Preservation Brief 2. The brick used as infill is different in color and texture than the original.

Front entry:

- A projecting entry vestibule was constructed, with doors recessed from the primary façade. The approved elevation drawing depicted two multi-light exterior doors flanking a wood panel, flush with the primary elevation, and centered on the façade. The doors are two six-panel metal doors separated by a brick wall.

Applicable Design Guidelines

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

E. Windows and Entrances

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.
 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.
 7. Upper level windows should be provided and aligned with doors.
 9. Entrances to the building should be provided from the street, using doors that have similar proportions and features to pre-1940 architecture.
-

Comments

N/A

Staff Findings

1. 1800 Clinch Avenue is a contributing resource to the Fort Sanders National Register Historic District and local NC overlay. Exterior rehabilitation and dormer additions were approved by the HZC in February 2023 (1-D-23-HZ). At the October meeting, the application was postponed to allow the applicant opportunity to submit specific solutions to the various discrepancies from the initial approval and COA.

2. All review of the work is after-the-fact; the changes to be reviewed by the HZC were completed on-site and recognized by Plans Review and Inspections to differ from the approved COA. The application describes fire and building-code related decisions driving the changes. The design guidelines do note that "egress windows will have to be designed to comply with fire/building code provisions" but these elements require approval by the HZC. The applicants should have identified the fire-rated requirements for duplexes/independent living facilities with many bedrooms alongside the floor plan and elevation designs.

3. Second-story center windows: the glass block windows and window size is inappropriate for the building's design and does not reflect the approved COA. The initial staff recommendation, and Commission discussion, noted that the applicant should select double-hung, one-over-one windows and revise the window heights to reflect the initial approval, be the same overall size and placement as the windows on the second-story outer bays, and include sills as initially submitted.

The application proposes installing "tint coated" double-hung windows in front of the glass block windows, to retain the fire protection of glass block but meet the design guidelines which recommend double-hung windows be used. The applicant should submit additional details on the "tint coat," and a section showing the double-hung windows' installation within the

Provided the framing and panes of the additional double-hung window are aligned in plane with the adjacent second-story windows, this may be an appropriate solution. If they are flush or project outward from the building elevation, the applicant should remove the glass block and install double-hung windows as initially proposed instead.

4. Side dormer modifications: instead of three double-hung windows as proposed, the applicant installed two sliding windows. The design guidelines note that double-hung windows should be used on two- and three-story new construction details; the dormers are new construction. To accommodate a 24" clear height and use easy-purchased materials, the applicant used slider windows. As installed, the slider windows are lower in header height than the depicted double-hung windows. The applicant should discuss why 24" clear height could not be accomplished with double-hung windows. The slider windows should be replaced with double-hung windows as initially proposed.

5. Entryway: The new entry vestibule somewhat reflects the engaged brick pilasters which used to flank the front door. The new entry vestibule differs from the approved designs, but does not detract from the overall building's design. New entry doors are recommended to have "similar proportions and features to pre-1940 architecture." Due to the projecting entry vestibule (constructed outside of the approved COA), the doors will be minimally visible from the right-of-way. The Commission recommended incorporating additional transparency into the doors via the installation of fixed windows, transoms, or sidelights. The applicant proposes to install single-light fixed windows in the upper panels of the door.

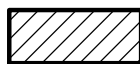
Staff Recommendation

Staff recommends after-the-fact approval of the projecting entry vestibule, the fire-rated covering on the front dormers, the masonry changes, and the decrease in height on the second-story outer bay windows on the facade. Staff recommends approval of the proposed fixed single-light window to be installed in the new doors.

Regarding the second-story center windows: the applicant should either a) submit documentation showing the exterior windows to be installed as aligned in plane with the adjacent second-story windows or b) select double-hung windows to replace the glass block infill, revising the fenestration opening to match the original COA and the size of adjacent windows, with a revised drawing submitted to staff for approval. Staff recommends denial of the installed slider windows in the dormer and the installation of double-hung windows as proposed, with a revision drawing to be submitted to staff.



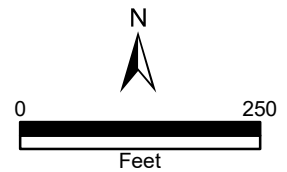
10-F-23-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1800 Clinch Ave. 37916
Ft. Sanders NC

Original Print Date: 10/4/2023
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Logan Higgins





DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Logan Higgins

Applicant

October 2, 2023

Date Filed

October 19, 2023

Meeting Date (if applicable)

10-F-23-HZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Logan Higgins

Heyoh Design + Development

Name

Company

133c S Gay St

Knoxville

TN

37902

Address

City

State

Zip

423-502-4210

logan@heyohdesign.com

Phone

Email

CURRENT PROPERTY INFO

Josh Henson

900 Phillips Ave Unit 301

865-805-9684

Owner Name (if different from applicant)

Owner Address

Owner Phone

1800 Clinch Ave

094NJ010

Property Address

Parcel ID

Fort Sanders

O

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Lindsay Crockett

Please Print

10.2.23

Date

Logan Higgins

Applicant Signature

Logan Higgins

Please Print

10/2/2023

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

Brief description of work: _____

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: alterations made during construction

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

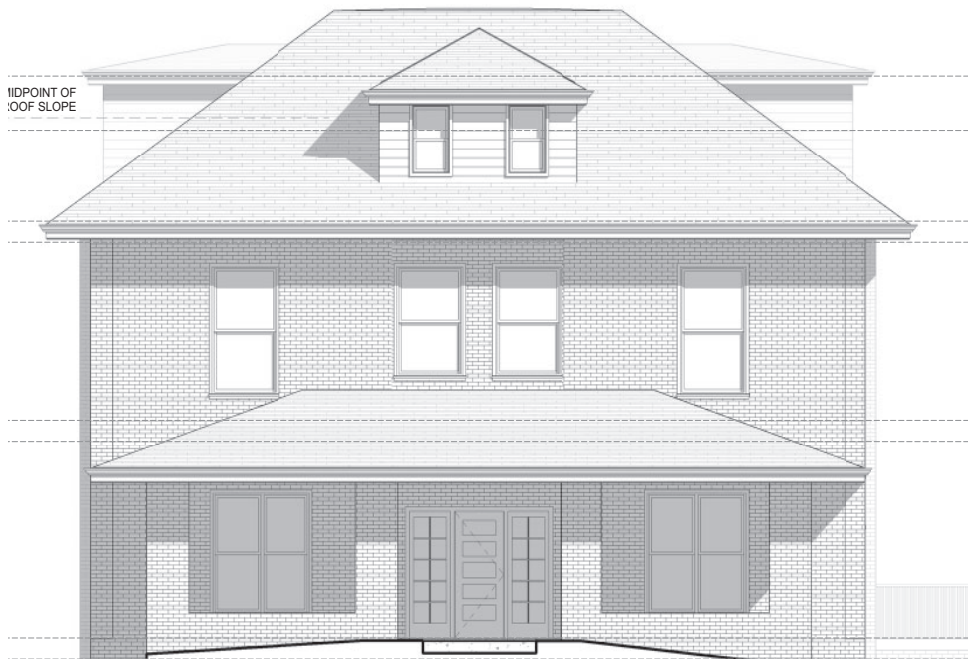
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:		TOTAL: 100.00
100.00		
FEE 2:		
FEE 3:		



APPROVED FRONT ELEVATION WINDOWS



EXISTING CONDITION

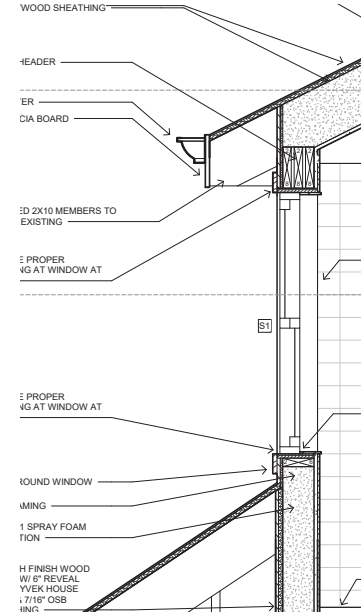
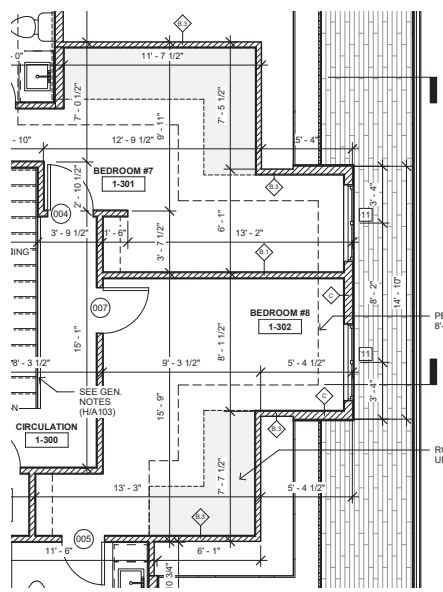
Compliance Plan:

1. Raise window sill to align with adjacent windows.
2. Install concrete window sills to match adjacent windows.
3. Install double-hung windows with a tint coat in-front of the glass masonry fire protection in the openings. This will provide visual covering from the glass masonry while still allowing for natural light inside the space.

The grid of the glass masonry will be interior of the windows and be no more visible than curtains or blinds.



FIRE RATED OPENINGS ADJACENT TO FIREWALL



SIDE ELEVATION,

FLOOR PLAN SHOWING ROOM LAYOUTS,

ORIGINALLY INSTALLED WINDOWS,

SECTION SHOWING CLEARANCE AROUND WINDOW.

Compliance

The building code requires that emergency egress windows have a clear height of 24".

After install it became apparent that the only way for windows between the two roofs to comply was to use casement or slider windows.

Slider windows were available and thus used.

Provisions from Guidelines:

"2. Egress windows will have to be designed to comply with fire/building code provisions."

This is a guideline compliant solution.





SIDE ELEVATION,

FLOOR PLAN SHOWING ROOM LAYOUTS,

ORIGINALLY INSTALLED WINDOWS,

SECTION SHOWING CLEARANCE AROUND WINDOW.

Doors

-6 Panel or "Fielded" entry doors have been prevalent in the US since the 1700's. Some examples include Federal Style doors, Georgian Style doors, and Greek Revival doors. Those styles were sometimes accompanied by sidelights or windows above, but not always.

- 6 Panel doors are also very common in Colonial Revival Style without as much flair.

Provisions from Guidelines:

"9. Entrances to the building should be provided from the street, using doors that have similar proportions and features to pre-1940 architecture."

The door style installed and the entrances are compliant with the guidelines as they are written. Following the discussion in October's meeting regarding transparency, the owner is looking into an alternative modification to the doors.





ROCKWOOD
ASSA ABLOY

Rockwood LT-B1 Vision Lite Kit Pack with 3/16" Clear PYRAN® Platinum F Fire-Rated Safety Glass, 90-Minute Rated

\$230.74

Usually Ships: 5-10 Business Days

- Complete Lite Kit = Frame, Glass & Glazing Tape
- Includes 'Clear' Pyran® Platinum F Ceramic Glass
- For 1-3/4" thick steel or wood fire doors

Available Options:

Finish:
BSP Black Suede Powder Coat

Doors

For greater transparency in the doors, the 6 panel doors could be cut and filled in with a fire rated glass infill piece that is designed for use in doors.

