



Staff Report

Knoxville Historic Zoning Commission

File Number: 6-F-26-HZ

Meeting: 6/18/2026
Applicant: Mohammad Arid
Owner: Ida Thacker

Property Information

Location: 1705 Jefferson Ave. **Parcel ID:** 82 P G 030
District: Edgewood-Park City H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Craftsman, c.1915

One-story frame residence with a front-gable roof clad in asphalt shingles, an exterior of wood lap siding, and a brick foundation, featuring a partial-width front porch and a porte cochere projecting from the right side.

Staff Recommendation

Staff recommends approval of the Andersen Fibrex window material, subject to 1) the final window specs reflecting the overall size, number, and arrangement of the originals, and 2) the existing flat window trim to be removed and wood window trim to replicate the original.

Staff recommends after-the-fact approval of repair and replacement in-kind of wood soffit, fascia, and rafter tails, and approval of wood siding repair and replacement in-kind, subject to the condition that all new siding reflect the exposure and installation pattern of the existing.

Staff recommends approval of porch repair, with tapered wood posts and brick piers to reflect original design to be re-installed on front porch and porte cochere.

Staff recommends after-the-fact denial of chimney removal and installation of new brick chimney above the roofline.

Description of Work

Level II Major Repair or Replacement

After-the-fact review of removal of historic windows and installation of new windows. Windows installed without permits were vinyl with grids-between-the glass in varying sizes (all smaller than the original openings) were installed in at least six locations. None are the original window size and all feature flat, square wood trim that differs from original headers, trim, and sills. Wood siding installed surrounding the new windows, with an exposure pattern different from the adjacent window.

Application includes a revised window replacement proposal. Proposed windows are Andersen 100 Series Fibrex composite, simulated divided light (exterior muntins with a spacer bar between the glass), 3/1 single-hung.

Façade: original windows were one pair of 3/1, double-hung wood windows on the left bay and one 3/1 double-hung wood window on the right window. All windows featured defined wood headers, trim, and sills.

Right side elevation: original windows were four bays, including several 3/1 double-hung wood windows (not all originals are visible), with smaller windows on the first and third bays. All windows featured defined wood headers, trim, and sills and the header heights were aligned.

Left side elevation: original windows were five bays of 3/1, double-hung wood windows, with smaller windows on the second and fourth bays. All windows featured defined wood headers, trim, and sills and the header heights were aligned.

Rear elevation: original windows were three bays, including two 3/1, double-hung wood windows and a third 1/1 double-hung window.

After-the-fact review of porch work: original tapered wood piers on brick posts on front porch and right side portecochere were removed and replaced with square, 8 by 8 wood posts that extend to the porch floor or ground level.

After-the-fact review of chimney demolition. Brick chimney on right side roof slope was demolished by March 2026 (visible in February 2024 aerial photography).

After-the-fact review of repair and in-kind replacement to wood fascia, soffits, and rafter tails.

Comments

1. 1705 Jefferson Ave is a contributing resource to the Edgewood-Park City National Register Historic District.
2. The work being reviewed is largely after-the-fact. After being notified of zoning and building requirements, applicant immediately ceased work and reached out to Planning staff.
3. The majority of the house's windows were original 3/1 double-hung wood windows and were removed without permits or a COA. No evidence was provided related to their deterioration. The original windows are visible in Google Streetview and photos taken by City inspectors.
4. Several original window openings have been infilled with fewer or smaller windows than the originals. This includes the left bay of the façade, which featured taller paired 3/1 double-hung windows, two windows on the rear elevation, at least one window on the left side elevation, and at least one window on the right side elevation. Reducing or closing in original openings is not supported by the design guidelines. The final selected replacement windows should reflect the original window sizes, and the original window openings should be restored. Any paired windows that have been replaced with one window should be replaced with two.
5. The vinyl windows that are currently installed are not appropriate within the guidelines. The application includes revised specifications for 3/1, single-hung Fibrex (composite) windows with simulated divided lights with spacer bars. Guidelines note that "alternative materials for replacement windows may be considered, as long as the replacements match the original size, muntin configuration and profile, meeting rail width and profile, and style of the original windows." Guidelines also recommend "properly recess[ing] new window sashes within the opening" which is not achieved with the new vinyl windows. The 36" by 60" windows proposed are a standard size which may be wider and shorter than the original windows that were removed. Fibrex composite material was approved as replacement windows on one contributing structure in the neighborhood (5-C-21-HZ). While the Fibrex material may be appropriate within the guidelines, the final windows should reflect the overall size and arrangement of the originals.

6. The flat window trim currently installed does not reflect the original; window trim reflecting the original trim should be reinstalled on all elevations.
 7. The wood siding used to infill the window openings does not align with the existing siding. Re-installing windows in the original sizes and wood trim would mitigate this issue. While in-kind replacement of wood siding is appropriate, wood boards should be installed in their entirety or aligned with the existing boards. Any new siding should reflect the exposure and installation pattern of the existing.
 8. The porch and porte-cochere were originally supported by tapered wood posts on brick piers. The original porch supports were removed between February 2024 and 2026, based on aerial photography. Guidelines recommend retaining original porch components such as support columns and masonry piers. The original tapered wood posts and brick pier designs on the porch and porte cochere should be re-installed; they could be wrapped around the existing posts if the design and materials are retained.
 9. The chimney was removed above the roofline between February 2024 and February 2026, based on aerial photography. The exterior chimney is still visible on the right side elevation below the porte cochere roof, clad in stucco. Based on Google Streetview, the chimney was approximately 18 courses of painted brick above the roofline. The chimney below the roofline was clad in stucco sometime between 2015 and 2026. While a relatively small chimney may not be a character-defining feature, the exterior chimney remains and the guidelines recommend retaining and reconstructing original chimneys.
 10. No other exterior work is currently included in the application. Other exterior scopes would require further review by the HZC or staff.
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Applicable Design Guidelines

Edgewood-Park City Design Guidelines, adopted by the Knoxville City Council on May 27, 2025.

WINDOWS

1. Retain the original window openings.
 - a. Retain the location, pattern, and size of original window openings.
 - b. It is not appropriate to reduce or enlarge original window openings.
 - c. It is not appropriate to close in original window openings.
2. Preserve original windows and associated features.
 - a. Retain early or original windows, including all functional and decorative elements such as the sash, hardware, and casing, as well as any decorative moldings or hoods.
3. Improve the energy efficiency of intact original windows rather than replacing them.
4. If replacement is necessary, replace historic materials in kind.
 - a. Replace historic window sashes only when they are determined to be deteriorated beyond repair.
 - b. Replace only the deteriorated component of a historic window (such as the sash) rather than replace the entire assembly.
 - c. Properly recess new window sashes within the opening to protect the window, allow water runoff, and preserve historic profiles.
 - d. It is not appropriate to enlarge or reduce the size of the original opening to accommodate the installation of a replacement window.
 - e. Replacement windows are to match the operation type (e.g., doublehung) of the original window.
 - f. Alternative materials for replacement windows may be considered, as long as the replacements match the overall size, muntin configuration and profile, meeting rail width and profile, and style of the original windows.
 - g. When replacing with divided-light sashes, use either true-divided-light or simulated divided-light sashes with

dimensional muntins permanently affixed to the exterior of the glass. Snap-in grids and internal muntins sandwiched between panes of glass are not appropriate.

h. Maintain the original profiles, trim dimensions, and depth of reveal when installing replacement sashes.

i. In the absence of other intact windows on the building, reference window designs on similar properties within the district.

j. Frosted, tinted, reflective, opaque, or patterned replacement glass is not appropriate unless historically present.

WOOD FEATURES AND SIDING

1. Repair deteriorated wood elements as character-defining features.

2. Maintain compatibility when replacing wood features that are deteriorated beyond repair.

a. Repair or replace, only as needed, materials and features with components that match the original in material, dimension, detail, profile, and texture.

PORCHES

1. Retain and preserve original or early porches, including their individual components.

A. Retain porches that contribute to the historic character of the building, including individual components such as: [...] support columns and posts, masonry piers, balustrades (rails & balusters), etc

3. Repair deteriorated or replace missing historic porch components.

A. Repair or replace only the deteriorated or missing section of a historic porch component. Wholesale replacement of intact historic components is not appropriate when only a small section is deteriorated.

B. Repair deteriorated porch components with materials finished to match original or early components.

C. Where historic components are determined to be deteriorated beyond repair, use them as the basis for selecting replacement components in order to match the early or original in design, profile, and material texture.

ROOFING

2. Retain original chimneys.

a. Retain original or reconstructed original chimneys.

c. If rebuilding a chimney is necessary, use historically appropriate materials. It is not appropriate to use simulated masonry materials.

d. Altering the character of a chimney by painting, parging, or otherwise covering historically-exposed masonry materials is not appropriate.

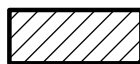
e. Reducing the height of chimney stacks, while retaining the appearance that a stack exists, can be considered based on a professional contractor's assessment of their condition. If a chimney stack is destroyed or the height reduced by an act of nature, then retain any remainder of the stack and cap the chimney. Retain and store loose bricks for possible future reconstruction.

f. Small chimneys that originally served as enclosures for stove pipes can be removed if determined to be of no architectural or historical significance.



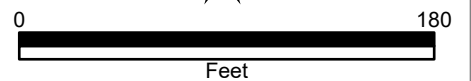
6-F-26-HZ

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1705 Jefferson Ave. 37917
Edgewood-Park City H

Petitioner: Mohammad Arid



Original Print Date: 6/2/2026
 Knoxville/Knox County Planning -- Historic Zoning Commission





Google Streetview, March 2026



Google Streetview, March 2026



KGIS Pictometry, February 2024
Front porch supports and chimney



Google Streetview
Front porch supports and chimney



City staff photos, April 2026



City staff photos, April 2026



City staff photos, April 2026



Applicant
photos, May
2026



Applicant
photos, May
2026

Facade





Applicant
photos, May
2026



Staff photos,
June 2026
Right side
elevation



Staff photos, June 2026
Left side elevation



Staff photos, June
2026

Rear elevation



Applicant photos, May 2026
Existing windows that remain



The Home Depot Special Order Quote

Customer Agreement #: H0731-411514

Printed Date: 6/1/2026

Customer: MOHAMMAD ARID

Address: 1705 JEFFERSON AVE
KNOXVILLE, TN 37917

Phone: 865-253-5950

Email: MOJOARID@GMAIL.COM

Store: CENTERLINE - 0731 - 0731

Address: 4710 CTR LINE DR
KNOXVILLE, TN 37917

Associate: ERIC

Phone: 1865-637-9600

Pre-Savings Total: \$7,331.20

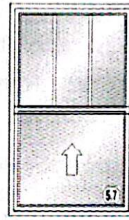
Total Savings: (\$0.00)

Pre-Tax Price: \$7,331.20

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Catalog Version 322



RO Size = 36 3/8" x 60 3/8"

Unit Size = 36" x 60"

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	100 Series Single-Hung-Insert Equal Sash, Fixed/Active, 36 x 60, White w/White Sash / Frame: White White, Auto Lock Hardware		\$726.06	\$726.06	7	\$0.00	\$5,082.42
Unit 100 Total:			\$726.06	\$726.06		\$0.00	\$5,082.42

Begin Line 100 Description

--- Line 100-1 ---

100 Series Single-Hung-Insert
 Overall Rough Opening = 36 3/8" x 60 3/8"
 Overall Unit = 36" x 60"
 Installation Zip Code = 37917
 U.S. ENERGY STAR® Climate Zone = North Central
 Enhanced Performance = No
 Standard Width = Custom
 Standard Height = Custom
 Frame Width = 36
 Frame Height = 60
 Frame Option = Insert
 Venting / Handing = Fixed/Active
 Drywall Access = No
 Exterior Frame Color = White
 Exterior Sash / Panel Color = White
 Interior Frame Finish Color = White
 Interior Sash / Panel Finish Color = White
 Glass Construction Type = Dual Pane
 Glass Option = Clear Dual Pane
 Glass Strength = Standard
 Glass Tint = No Tint

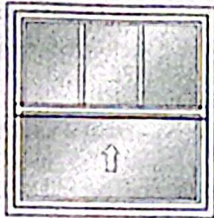
Specialty Glass = No Specialty Glass
 High Altitude = No
 Gas Fill = Air
 Glass / Grille Spacer Color = Stainless
 Unit 1 Lower Glass: None
 Unit 1 Upper Glass: Full Divided Light (FDL)
 Unit 1 Upper Glass: Specified Equal Light
 Unit 1 Upper Glass: Grille Pattern = Specified Equal Light
 Unit 1 Upper Glass: Simulated Check Rail = No
 Unit 1 Upper Glass: Grille Bar Width = 3/4"
 Unit 1 Upper Glass: Exterior Grille Color = White
 Unit 1 Upper Glass: Interior Grille Color = White
 Unit 1 Upper Glass: 3W1H
 Hardware Style = Auto Lock
 Lock Hardware Style = Andersen 100 Series
 Number of Sash Locks = 1
 Lock Hardware Color/Finish = White
 Window Opening Control Device = Factory Applied
 Window Opening Control Device Color = White
 Window Opening Control Device Location = Left
 Insect Screen Type = Half Screen

Insect Screen Material = Fiberglass
 Insect Screen Color = White
 Exterior Frame Extenders = No
 Exterior Sill Extender = No
 Head Expander = No
 Installation Material Options = No
 Re-Order Item = No
 Room Location =
 Unit U-Factor = 0.47
 Unit Solar Heat Gain Coefficient (SHGC) = 0.52
 Unit CPD Number = AND-N-80-03169-00001
 U.S. ENERGY STAR® Certified = No
 Clear Opening Width = 32.5
 Clear Opening Height = 26.289
 Clear Opening Area = 5.9333
 SKU = 1008729623
 Vendor Name = S/O ANDERSEN LOGISTICS
 Vendor Number = 60509030
 Customer Service = (888) 888-7020
 Catalog Version Date = 04/02/2026
 SKU Description = S/O 100S SINGLEHUNG/GLIDING WINDOW

End Line 100 Description



Catalog Version 322



RO Size = 36 3/8" x 36 3/8"
Unit Size = 36" x 36"

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	100 Series Single-Hung-Insert Equal Sash, Fixed/Active, 36 x 36, White w/White Sash / Frame: White White, Auto Lock Hardware		\$595.43	\$595.43	2	\$0.00	\$1,190.86
Unit 200 Total:			\$595.43	\$595.43		\$0.00	\$1,190.86

Begin Line 200 Description

— Line 200-1 —

100 Series Single-Hung-Insert
Overall Rough Opening = 36 3/8" x 36 3/8"
Overall Unit = 36" x 36"
Installation Zip Code = 37917
U.S. ENERGY STAR® Climate Zone = North Central
Enhanced Performance = No
Standard Width = Custom
Standard Height = Custom
Frame Width = 36
Frame Height = 36
Frame Option = Insert
Venting / Handing = Fixed/Active
Drywall Access = No
Exterior Frame Color = White
Exterior Sash / Panel Color = White
Interior Frame Finish Color = White
Interior Sash / Panel Finish Color = White
Glass Construction Type = Dual Pane
Glass Option = Clear Dual Pane
Glass Strength = Standard
Glass Tint = No Tint

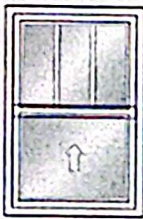
Specialty Glass = No Specialty Glass
High Altitude = No
Gas Fill = Air
Glass / Grille Spacer Color = Stainless
Unit 1 Lower Glass: None
Unit 1 Upper Glass: Full Divided Light (FDL)
Unit 1 Upper Glass: Specified Equal Light
Unit 1 Upper Glass: Grille Pattern = Specified Equal Light
Unit 1 Upper Glass: Simulated Check Rail = No
Unit 1 Upper Glass: Grille Bar Width = 3/4"
Unit 1 Upper Glass: Exterior Grille Color = White
Unit 1 Upper Glass: Interior Grille Color = White
Unit 1 Upper Glass: 3W1H
Hardware Style = Auto Lock
Lock Hardware Style = Andersen 100 Series
Number of Sash Locks = 1
Lock Hardware Color/Finish = White
Window Opening Control Device = Factory Applied
Window Opening Control Device Color = White
Window Opening Control Device Location = Left
Insect Screen Type = Half Screen

Insect Screen Material = Fiberglass
Insect Screen Color = White
Exterior Frame Extenders = No
Exterior Sill Extender = No
Head Expander = No
Installation Material Options = No
Re-Order Item = No
Room Location =
Unit U-Factor = 0.47
Unit Solar Heat Gain Coefficient (SHGC) = 0.53
Unit CPD Number = AND-N-80-03125-00001
U.S. ENERGY STAR® Certified = No
Clear Opening Width = 32.5
Clear Opening Height = 14.289
Clear Opening Area = 3.2249
SKU = 1008729623
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 04/02/2026
SKU Description = S/O 100S SINGLEHUNG/GLIDING WINDOW

End Line 200 Description



Catalog Version 322



RO Size = 24 3/8" x 36 3/8"
Unit Size = 24" x 36"

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	100 Series Single-Hung-Insert Equal Sash, Fixed/Active, 24 x 36, White w/White Sash / Frame: White White, Auto Lock Hardware		\$528.96	\$528.96	2	\$0.00	\$1,057.92
Unit 300 Total:			\$528.96	\$528.96		\$0.00	\$1,057.92

Begin Line 300 Description

— Line 300-1 —

100 Series Single-Hung-Insert
Overall Rough Opening = 24 3/8" x 36 3/8"
Overall Unit = 24" x 36"
Installation Zip Code = 37917
U.S. ENERGY STAR® Climate Zone = North Central
Enhanced Performance = No
Standard Width = Custom
Standard Height = Custom
Frame Width = 24
Frame Height = 36
Frame Option = Insert
Venting / Handing = Fixed/Active
Drywall Access = No
Exterior Frame Color = White
Exterior Sash / Panel Color = White
Interior Frame Finish Color = White
Interior Sash / Panel Finish Color = White
Glass Construction Type = Dual Pane
Glass Option = Clear Dual Pane
Glass Strength = Standard
Glass Tint = No Tint

Specialty Glass = No Specialty Glass
High Altitude = No
Gas Fill = Air
Glass / Grille Spacer Color = Stainless
Unit 1 Lower Glass: None
Unit 1 Upper Glass: Full Divided Light (FDL)
Unit 1 Upper Glass: Specified Equal Light
Unit 1 Upper Glass: Grille Pattern = Specified
Equal Light
Unit 1 Upper Glass: Simulated Check Rail = No
Unit 1 Upper Glass: Grille Bar Width = 3/4"
Unit 1 Upper Glass: Exterior Grille Color = White
Unit 1 Upper Glass: Interior Grille Color = White
Unit 1 Upper Glass: 3W1H
Hardware Style = Auto Lock
Lock Hardware Style = Andersen 100 Series
Number of Sash Locks = 1
Lock Hardware Color/Finish = White
Window Opening Control Device = Factory
Applied
Window Opening Control Device Color = White
Window Opening Control Device Location = Left
Insect Screen Type = Half Screen

Insect Screen Material = Fiberglass
Insect Screen Color = White
Exterior Frame Extenders = No
Exterior Sill Extender = No
Head Expander = No
Installation Material Options = No
Re-Order Item = No
Room Location =
Unit U-Factor = 0.47
Unit Solar Heat Gain Coefficient (SHGC) = 0.53
Unit CPD Number = AND-N-80-03125-00001
U.S. ENERGY STAR® Certified = No
Clear Opening Width = 20.5
Clear Opening Height = 14.289
Clear Opening Area = 2.0342
SKU = 1008729623
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 04/02/2026
SKU Description = S/O 100S
SINGLEHUNG/GLIDING WINDOW

End Line 300 Description
