



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

PROPERTY ADDRESS: 1819 White Ave 37803

FILE NO.: 7-K-16-HZ

DISTRICT: Ft. Sanders NC-1

MEETING DATE: 7/21/2016

APPLICANT: Lamon & McDaniels Builders David Corum (contractor)

LEVEL OF WORK: Level II. Construction of addition

PROPERTY DESCRIPTION: Craftsman Bungalow (1929)

One-story frame with brick wall covering. Telescoping gable roof with side gable porch, knee-bracing and rafters, paired four-over-four windows in upper front gable and diamond-shaped louvered attic vent in lower gable, artificial siding covering on gable walls. Full front-gabled porch with square wood posts on brick piers, square sawn wood balustrade and brick buttresses at front steps. Prairie-style twelve-light front entry door with 12-light sidelights. Tripled and paired over one-light, double-hung windows. Raised brick foundation. Irregular plan. (contributing)

► **DESCRIPTION OF WORK:**

After-the-fact review of the addition of a shed-roofed dormer on the west side of the main house. The dormer measures 8 feet-high, 15 feet, 6 inches-wide and is 17 feet-deep from the ridge of the roof to the outer-most edge of the dormer. The dormer will be sheathed in fiber cement board shingle siding to match shingles in the front gable of the main house. Paired double-hung windows will be installed in the center of the dormer wall to match the configuration of existing paired windows on the main house. The windows will be trimmed with MiraTEC, a wood composite, to match the existing windows trim on the main house. Eave brackets to match the style and position of those existing on the main house will be added on the dormer on the west side.

► **APPLICABLE DESIGN GUIDELINES:**

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

D. WALL MATERIALS

2. Clapboard (or clapboard-like materials such as aluminum or vinyl), shingle (or shinglelike material), or brick should be used.

5. In making additions to existing buildings, wall cladding should complement the original wall covering. Acceptable materials are clapboard, vinyl siding, cement fiber board, brick and stucco.

E. WINDOWS

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.

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

4. Accent windows are appropriate with new construction.

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

7. The proportions of upper level windows should not exceed the proportion of the first level.

H. ADDITIONS TO EXISTING BUILDINGS

1. Additions should be made to the rear or side of the building.



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

PROPERTY ADDRESS: 1819 White Ave 37803

FILE NO.: 7-K-16-HZ

DISTRICT: Ft. Sanders NC-1

COMMENTS:

The framing for this roof dormer has already been constructed, and it is sheathed in plywood. The owners/contractor have a building permit from the city inspections office for General Repairs.

STAFF FINDINGS:

- 1) The house is a contributing house within the Fort Sanders National Register and Neighborhood Conservation Overlay districts (NC-1)
- 2) The pitch of the proposed shed-roofed dormer on the west side is flatter than that on historic shed dormers; however, it is not visible when standing squarely in front of the house or when approaching the house from the east.
- 3) The roof dormer is visible when approaching from the west side. It is also visible from the rear, but the house backs up to a non-residential parking lot at a higher grade.
- 4) The materials of fiber-cement board shingle siding and asphalt shingles are compatible with the materials of the main house, and are allowable under the Fort Sanders Design Guidelines.
- 5) The architectural features of including eave brackets and paired windows with trim to match that on the main house aids the dormer in blending with the style of the main house.
- 6.) Although the dormer has a flatter roof pitch and is a few inches taller than historic dormers of this type, the shed-roofed form is typical on the roofs of Craftsman houses.

► **STAFF RECOMMENDATION:**

Staff recommends approval with the condition that 1) the two eave brackets be mounted on the west side of the dormer, and 2) the window facing between the paired windows matches the width and type of that between paired windows on the main house.

Certificate (File) No: LK-16-HZ

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

Please print all information:

1. **APPLICANT NAME:** Lamon & McDaniel Builders
Address: 821 W. Broadway Avenue, Maryville TN 37801
Telephone: 865-983-0059 E-mail address: info@lambuilders.net
Relationship to Owner: Contractor

2. **OWNER NAME:** Alice Basler
Address: ~~1819~~ 2017 Ponderosa Lane, Maryville TN 37803
Telephone: 865-405-4017 E-mail address: alice.basler@yahoo.com


3. **LOCATION OF PROPERTY:**
Address: 1819 White Ave Tax ID/Lot/Parcel No: 094NJ023/10

4. **LEVEL OF WORK** (circle Level)

- Level I Routine repair; replacement of deteriorated materials in-kind; removal of artificial siding; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure or a late addition; renewal of COA
- Level II Major replacement of materials or architectural elements; construction of an 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.)

Please Attached description

6. **SIGNATURE OF APPLICANT:**  Date: 7/5/16

Incomplete applications cannot be accepted.

Mail 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; or E-mail to Kave.Graybeal@knoxmpc.org
Phone: (865) 215-3795

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

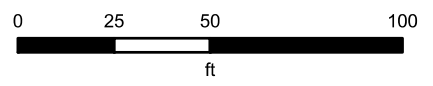


KGIS Copyright - 2016

1819 White Avenue
Fort Sanders NC-1 Overlay

Printed: 7/12/2016 at 10:02:47 PM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

1819 White Ave backs up to parking lot





1819 White Avenue – Front view from across White Ave.



1819 White Avenue - Front view 2



1819 White Avenue – Front view 3



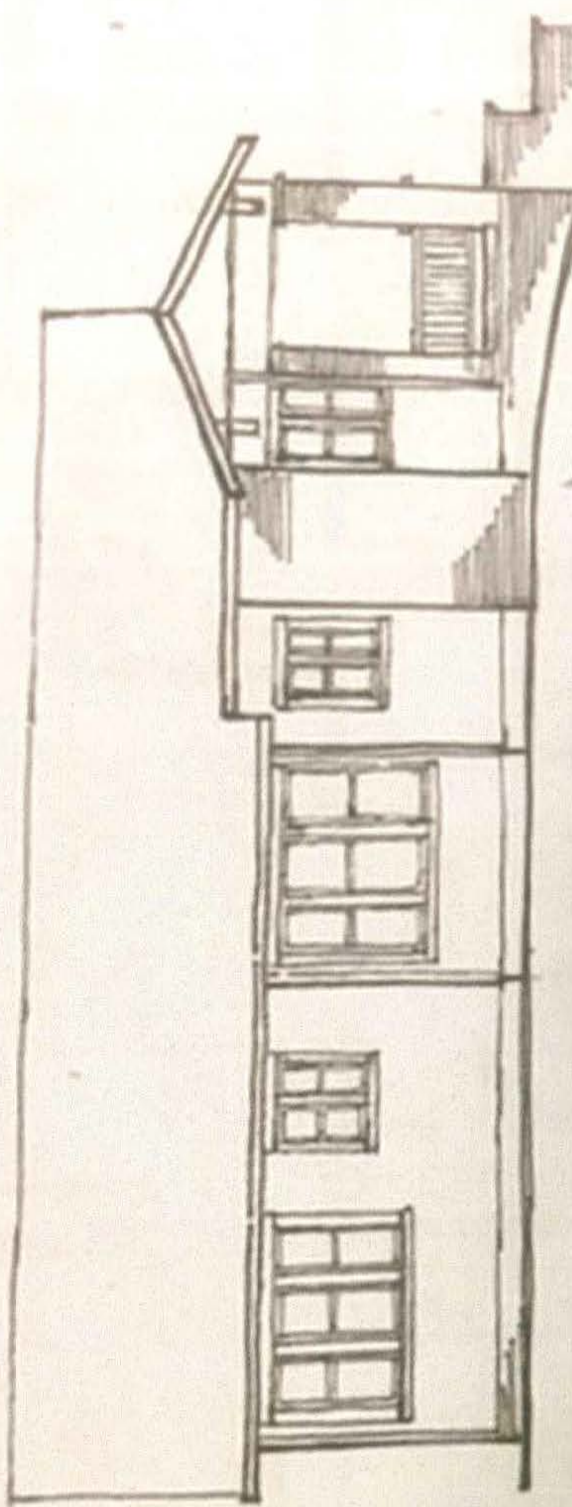
1819 White Avenue – View of partially constructed dormer from west



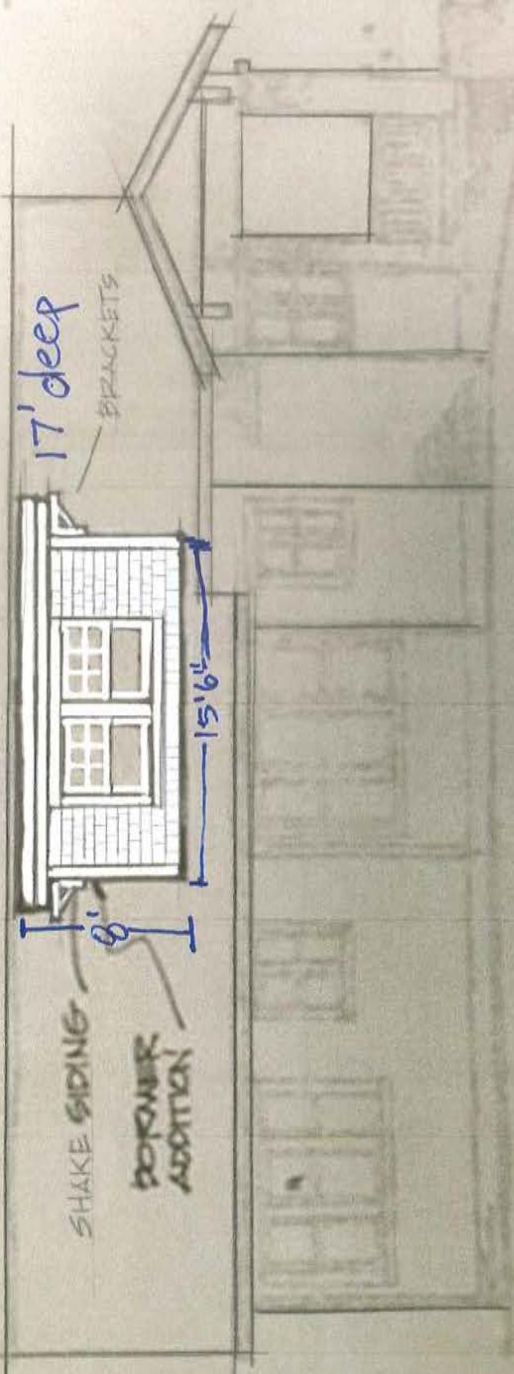
1819 White Avenue – Proposed dormer viewed from west side



VIEW FROM WEST APPROACH TO WHITE AVENUE
1819 WHITE AVENUE
JULY 1ST. 2016



BASKER RENOVATION - LEFT ELEVATION (EXISTING)
1819 WHITE AVE - KNOXVILLE



Lamon & McDaniel Builders
821 W. Broadway Avenue
Maryville, TN 37801
865.983.0059 Office
TN Contractor's License # 50178 - Expires 03/31/18 BC-A,0