



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

PROPERTY ADDRESS: 1618 Forest Ave 37917
DISTRICT: Ft. Sanders NC-1

FILE NO.: 2-B-17-HZ

MEETING DATE: 2/16/2017

APPLICANT: John Holmes Avian Partners (owner/contractor)

LEVEL OF WORK: Level II. Construction of addition

PROPERTY DESCRIPTION: Queen Ann/Folk Victorian Cottage (1902)

One-story frame with asphalt shingle wall covering. Front-and-cross-gabled roof with asphalt shingles. 1/1 double-hung replacement windows (were 2/2). One-story full-façade front porch with wrap-around and side-recessed front door, chamfered wood posts, engaged pilasters, sawn wooden brackets, replacement wood balustrade (was sawnwork), 2/2 double-hung windows. Interior central brick chimney. Brick foundation. Rectangular plan. (Contributing)

► **DESCRIPTION OF WORK:**

Rear Addition:

Extend back of the house by 16 feet to the north. The width will be 21 feet which allows a 1-foot offset on either side of the house to delineate the addition. The existing shed is not original and does not have the proper slope to meet code requirements. The back portion of the roof and over the addition is proposed to be a gabled form which would allow for proper slope and better drainage of water. The proposed gabled roof slope would match those on the main house. The current house size is 1,121 sq ft and the addition of 21 feet x 16 feet results in a total of 1,457 sq ft. Therefore the addition is ~29% of the existing footprint.

► **APPLICABLE DESIGN GUIDELINES:**

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

ADDITIONS

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

3. Transitional space shall be provided between the addition and the existing structure. The wall of the new connecting structure should not be continuous with the wall of the existing building. . .

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.

MATERIALS

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.



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ROOFS

1. Select a roof pitch that is in keeping with other pre-1940 houses of the neighborhood, not being less than an 8/12 pitch.
2. Use variations in the form of the roof above the second story such as gables at different angles, hipped roofs and dormers.
3. Use roofing materials that are in keeping with the historic development styles. Asphalt, shingle, tile, pressed metal and slate were used.

COMMENTS:

STAFF FINDINGS:

1. The house is a 1902 Queen Ann/Folk Victorian and Craftsman and is a contributing resource in the Fort Sanders NC-1.
2. The proposed rear addition will not be visible from the front. It will be offset approximately 1'-0" on each side of the house to demarcate it from the existing structure.
3. The addition is 29% of the size of the existing house. A threshold of 30% has typically been allowed similarly situated projects.
4. The existing rear addition is not original to the house and is not character-defining.
5. The pitch of the proposed asphalt-shingled gable roof of the addition will match the 8/12 roof pitch of the existing house.
6. The original windows on the main house were 2/2 but have been replaced with 1/1. One-over-one windows are appropriate for this period of house for a rear addition.
7. Materials: the Fort Sanders design guidelines allow vinyl siding and windows. The corner trim, window facing, and fascia will match that on the existing house. The parged concrete foundation is appropriate for the addition.
8. A Queen Ann-era half-lite or four- or five-panel door would be appropriate for the rear door.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the rear addition with the condition that the replacement windows in the existing house and the addition match the size of the historic windows on the house; except for the windows dedicated to meet egress which are to be 30x60.

Level 1

Repair exterior, repair front porch, repair brick work as needed.

Windows will be replaced with double hung vinyl 1/1 configuration. Existing location and sizes to be retained, except where larger 3'x5' is required to meet the egress code.

Wood will be used for the front porch floor and ceiling and match the existing style.

The existing siding will be covered or replaced with vinyl siding. Would like the option to use wood siding on the front of the house.

All materials will be in compliance with the Fort Sanders neighborhood guideline.

Level 2:**Rear Addition:**

We would like to extend on to the back of the house by 16 feet to the North. The width will be 21 feet which leaves a 1 foot offset on either side of the house to delineate the addition. The existing shed style roof does not have the proper slope to meet code requirements and pools water on it at the back. We would request to change the back portion of the roof and over the addition to a gable style. This would allow for the proper slope and better drainage of water.

Lot Coverage:

The existing lot size is 32.5' x 150'. This results in a total lot size of 4,875 Square Feet.

Current house size is 1,121 sq ft and the addition of 21 feet x 16 feet results in a total of 1457 sq ft.

This results in a lot fill of 29%.

Below are pictures of the house as it currently is as well as 3D renderings of the addition, and roof lines.

1618 Forest Ave - Rear side view - looking West



1618 Forest Ave - Rear view - looking North



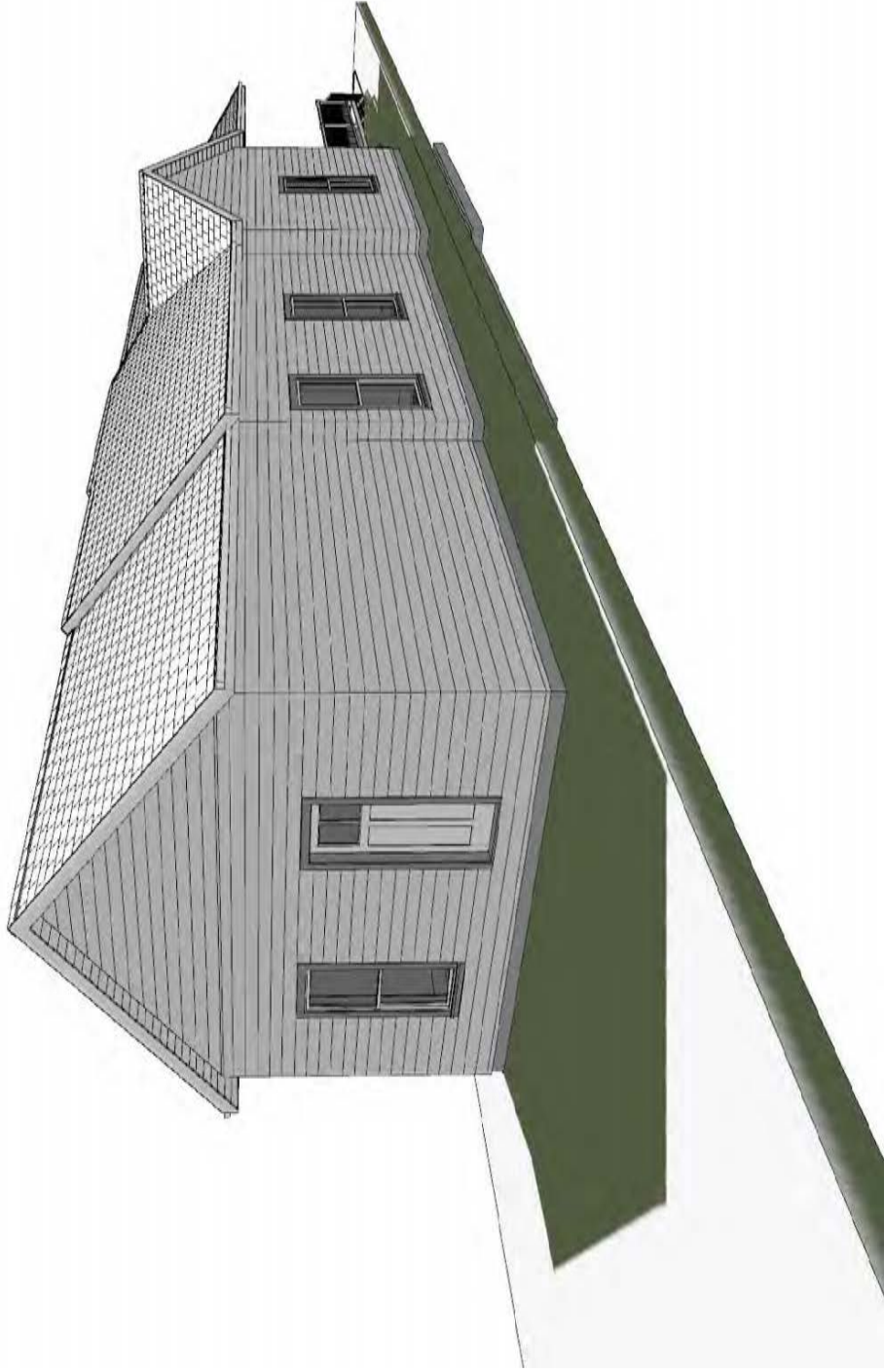
1618 Forest Ave - Rear view - looking North



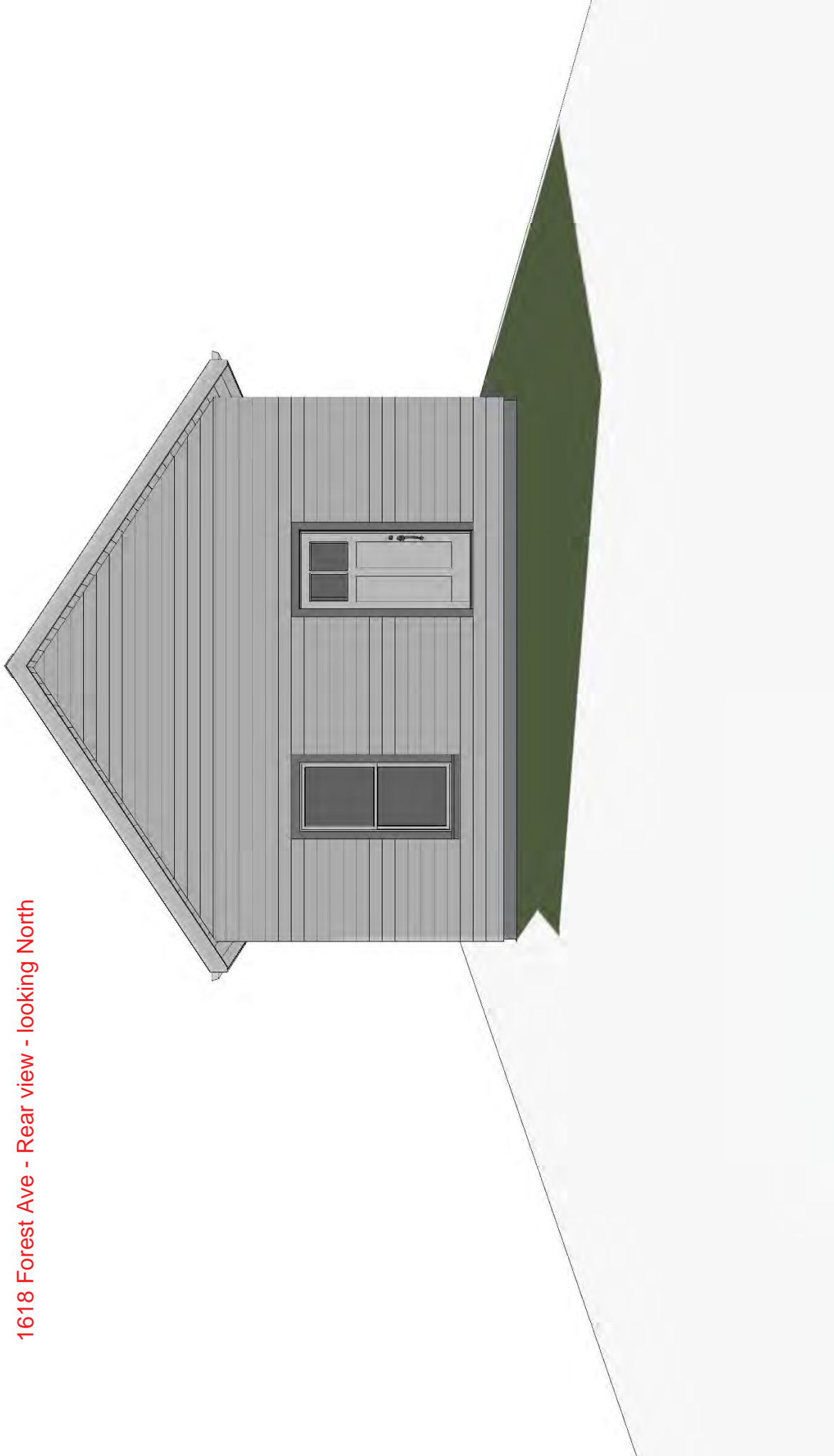
1618 Forest Ave - Front view - looking South



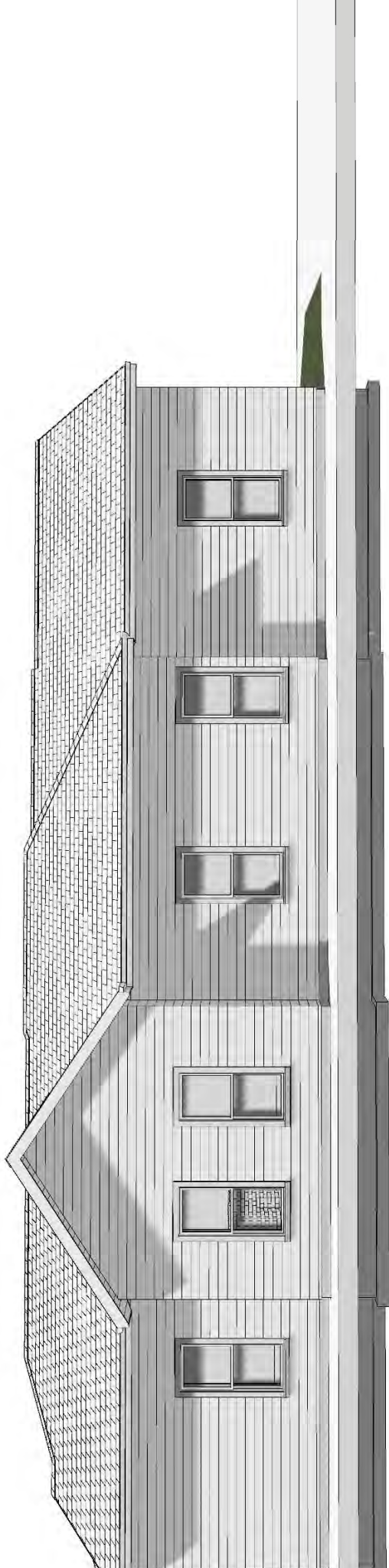
1618 Forest Ave - Rear Side view - looking West



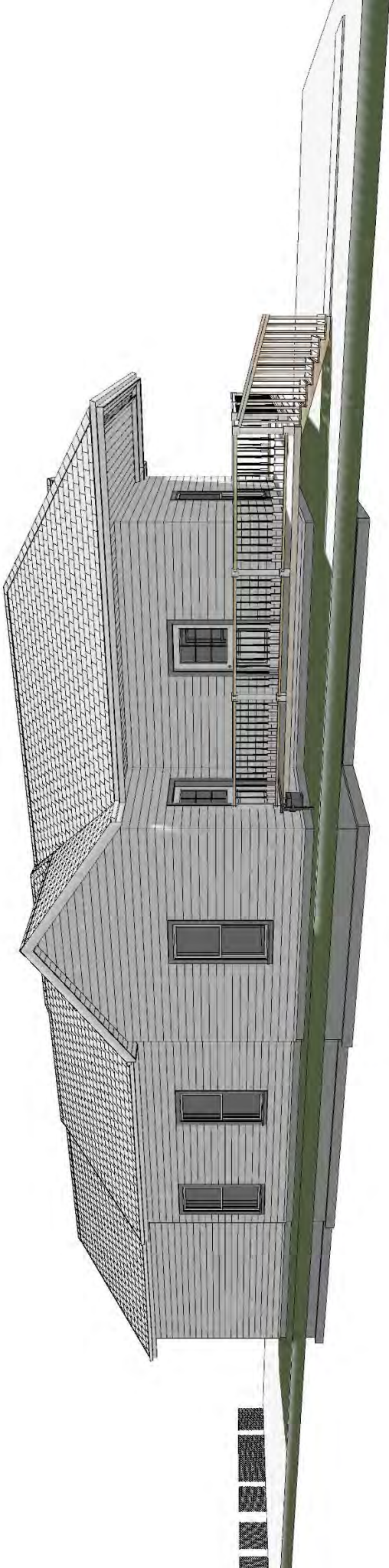
1618 Forest Ave - Rear view - looking North

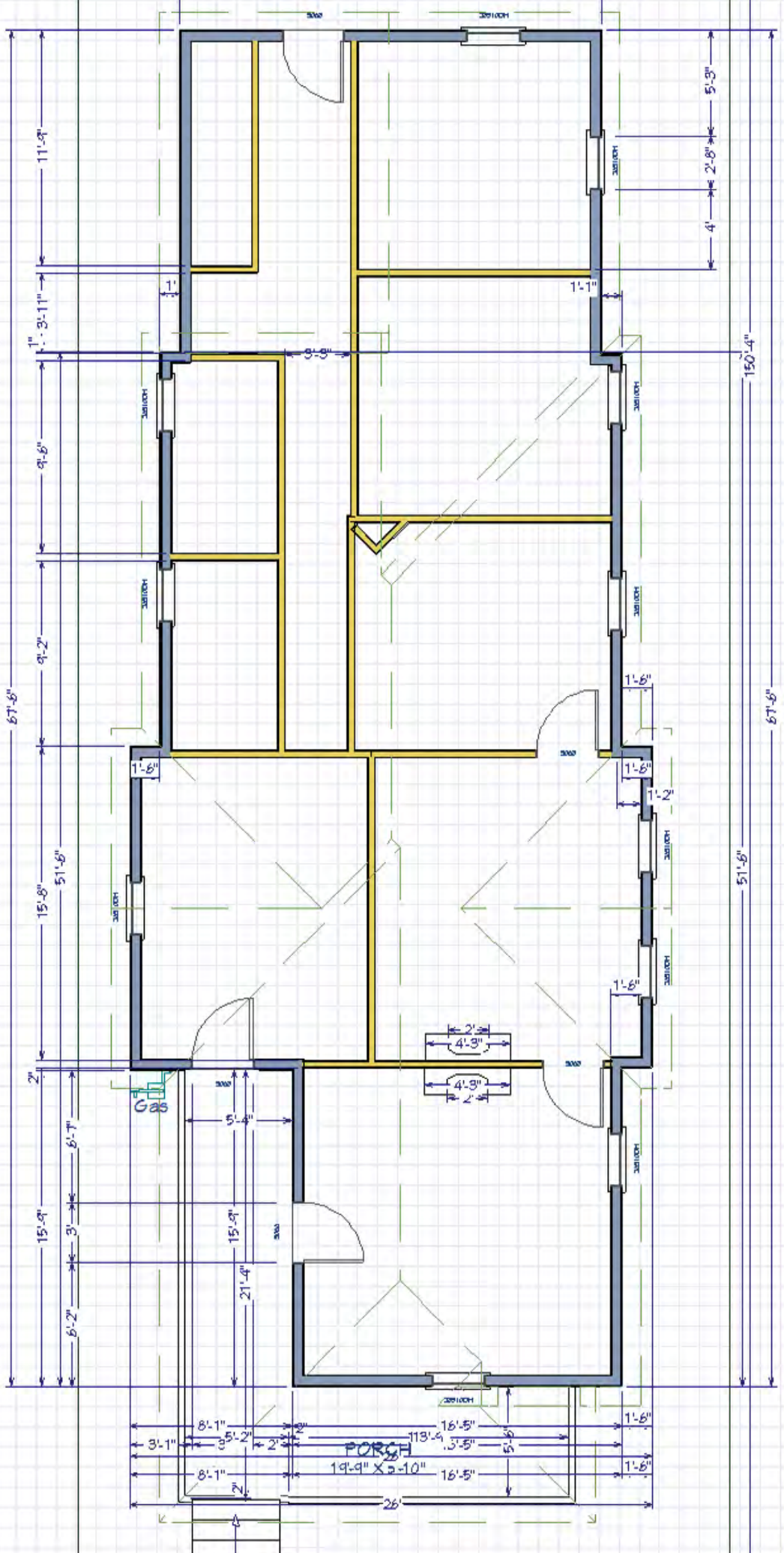


1618 Forest Ave - Side view - looking West



1618 Forest Ave - Front side view - looking West







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