



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

PROPERTY ADDRESS: 1626 Forest Ave 37917

FILE NO.: 1-A-17-HZ

DISTRICT: Ft. Sanders NC-1

MEETING DATE: 1/19/2017

APPLICANT: John Holmes Evian Partners (owner)

LEVEL OF WORK: Level II. Construction of addition

PROPERTY DESCRIPTION: Queen Ann/ Craftsman transitional (c. 1910)

One-story frame with asbestos-shingled wall covering. Pyramidal hipped roof with asphalt shingles. 2/2 double-hung windows. One-story full façade front porch with wooden battered porch supports on brick piers, brick buttresses at front porch steps, replacement 2x4 balustrade. Interior central brick chimney. Brick foundation. Rectangular plan. Contributing.

► **DESCRIPTION OF WORK:**

Rear Addition: Extend the back of the house 22.5 feet on the west side and 15.5 feet on the east side. The lot coverage with the addition will be 29%. The additions are offset from the existing structure to demarcate them. The roof pitch will be retained as is, at 8/12. The covered porch on the rear southeast side of the house will be reconstructed to match the existing. It will have an asphalt-covered shed roof which will match the existing pitch. It will be 4' deep and 8' wide to match existing. The posts will be 4"x4" to match existing. Flooring will be wooden tongue-and-groove to match existing. No steps or balusters are required since the porch will be less than 8" above grade. The existing back door is not an exterior grade door and will be replaced with a fiberglass Craftsman-style door. as shown in submitted specs. Wooden corner boards will be added on each corner on the house to match the existing style and size. Additionally, a 1"x8" fascia board will be added along the top edge of the wall where it meets the roof. Double-hung 1/1 vinyl windows (26x60) will be installed in the addition to match existing windows sizes on the main house, except for the windows on the west façade which will be 30x60 to meet egress requirements.

► **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.

2.Lot coverage up to 50% is allowed with parking under the structure.

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.



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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.

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. Based on the 1903 and 1917 Sanborn Fire Insurance maps, the house is a transitional style between Queen Ann 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 the termination of the existing structure.

3. The addition will not cause the footprint of the entire house (existing plus addition) to exceed 30% of the lot size.

4. The proposed rear addition will necessitate that the existing rear porch be removed. Based on the 1917 Sanborn Map, the current porch is not original, but may be more than 50 years old. However, it is staff's opinion that it is not particularly character-defining. Its simple design is proposed to be replicated on the rear of the addition.

5. The pitch of the proposed asphalt-shingled, gable-roofed and hipped roofs of the addition will match the 8/12 roof pitch of the existing house.

6. The original windows on the main house are 2/2; however, 1/1 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 poured concrete foundation is appropriate for the addition.

8. Given the transitional character of the design with Craftsman features (as seen in the front porch), either a Craftsman-style or earlier-era door would be appropriate for the rear door.



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► 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 is to be 30x60.

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

Please print all information:

1. NAME OF APPLICANT: John Holmes

Address: PO Box 1335 Morristown, TN 37816

Telephone: 423-231-4980 E-mail address: jholmes6@gmail.com

Relationship to Owner: Owner

2. NAME OF OWNER: Evian Partners

Address: PO Box 1335 Morristown, TN 37816

Telephone: 423-231-4980 E-mail address: jholmes6@gmail.com

3. LOCATION OF PROPERTY:

Address: 1626 Forest Ave. Tax ID/Lot/Parcel No: 094NE009

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.)

SIGNATURE OF APPLICANT: [Signature]

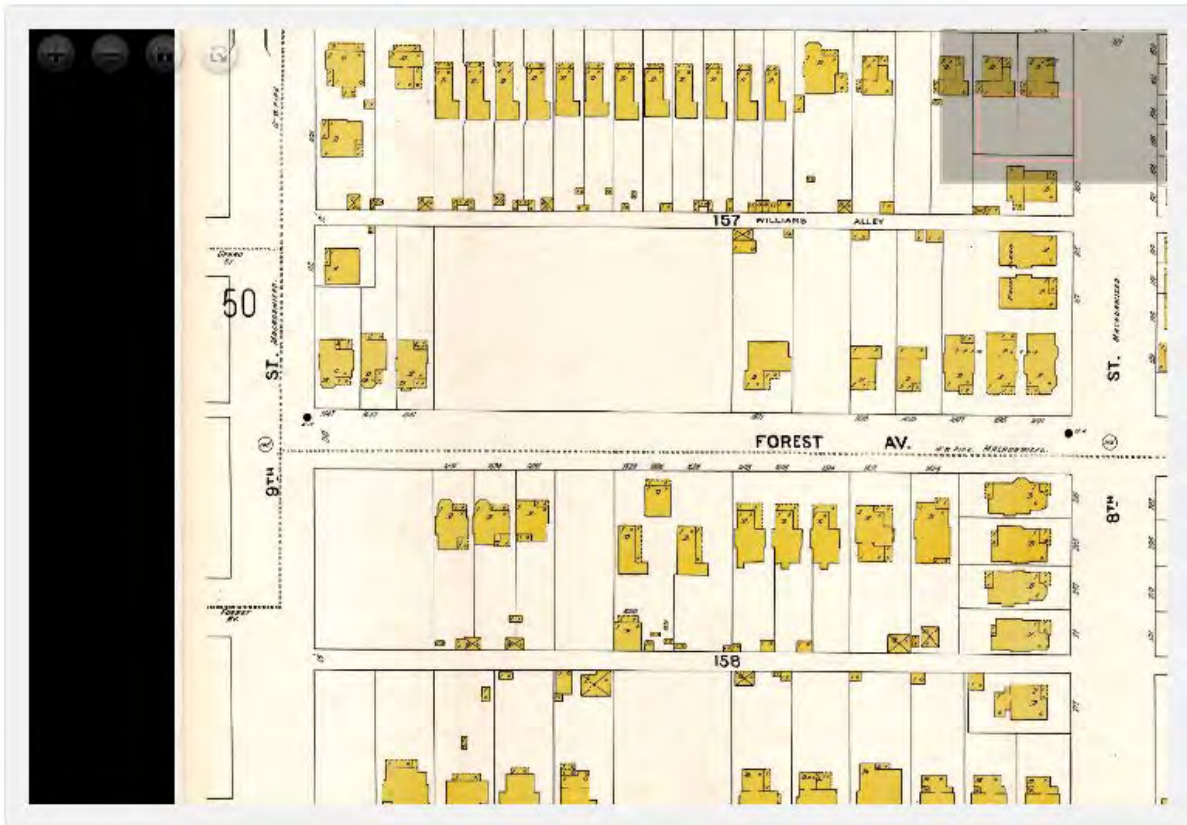
Date: 10/24/16

Return application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Market Street, Knoxville, Tennessee 37902 or Fax: 865-215-2068. **Incomplete applications will not be accepted.**

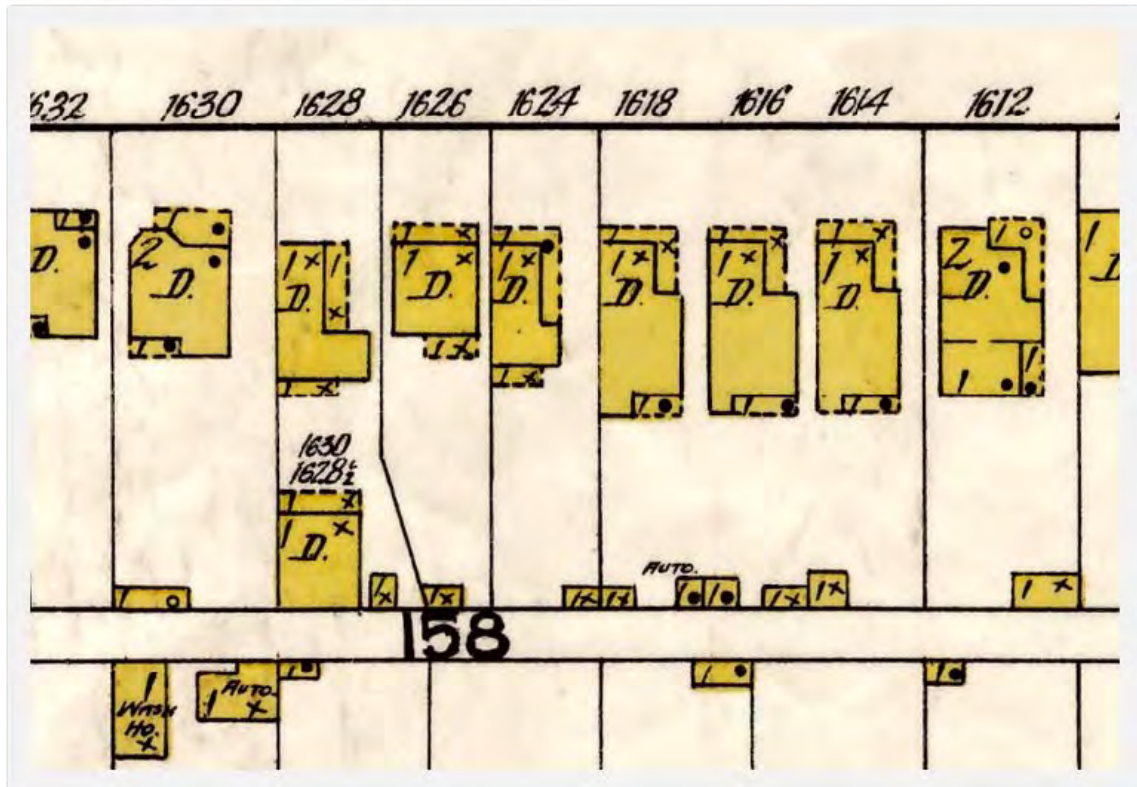
STAFF USE ONLY

Received _____ . Approved _____ Disapproved _____ Approved As Modified _____
Acted On _____ .

Knoxville – 1903 – Sheet 17



Knoxville – 1917 – Sheet 94



Level 1

Repair exterior, repair front porch, repair brick work, replace windows as needed, and repair roof.

Vinyl siding, double hung windows will be used in areas where the original exterior materials cannot be repaired. Wood will be used for the front porch and match the existing style. 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 22.5 feet on the west hand side and 15.5 feet on the east hand side. All additions are offset from the existing structure to delineate them. The roof pitch will be retained as is, which is 8/12.

The covered porch on the back East side of the house will be rebuilt to match its existing style just further back when the house extends. It will have an asphalt covered shed roof covering. The roof pitch will be the same as it currently exists. It will be 4' deep and 8' wide. The posts will be 4"x4". Flooring will be wooden tongue and groove. No step or balusters will be needed as the porch will be less than 8" from grade level. The back door will be replaced with a new door (see cut-sheet below).

Lot Coverage:

The existing lot size is 33' x 150'. There is one car parking space deeded to the neighbor which measures 5' x 19'. This results in a total lot size of 4,921 Square Feet.

Current house size is 1,150 sq ft.

The house size with the addition is 1,226 sq ft with an additional 32 sq ft for the back porch and 185sq ft for the front porch. Total footprint is 1443 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, roof lines, and the covered patio that will be rebuilt. The covered patio will have shed roof which is shown on the separate rendering. Wooden corner boards were not able to be shown in the model, but will be added on each corner on the house to match the existing style. Additionally, a 1"x8" fascia board will be added along the edge of the wall where it meets the roof.

1626 Forest Ave - Rear View - Facing North



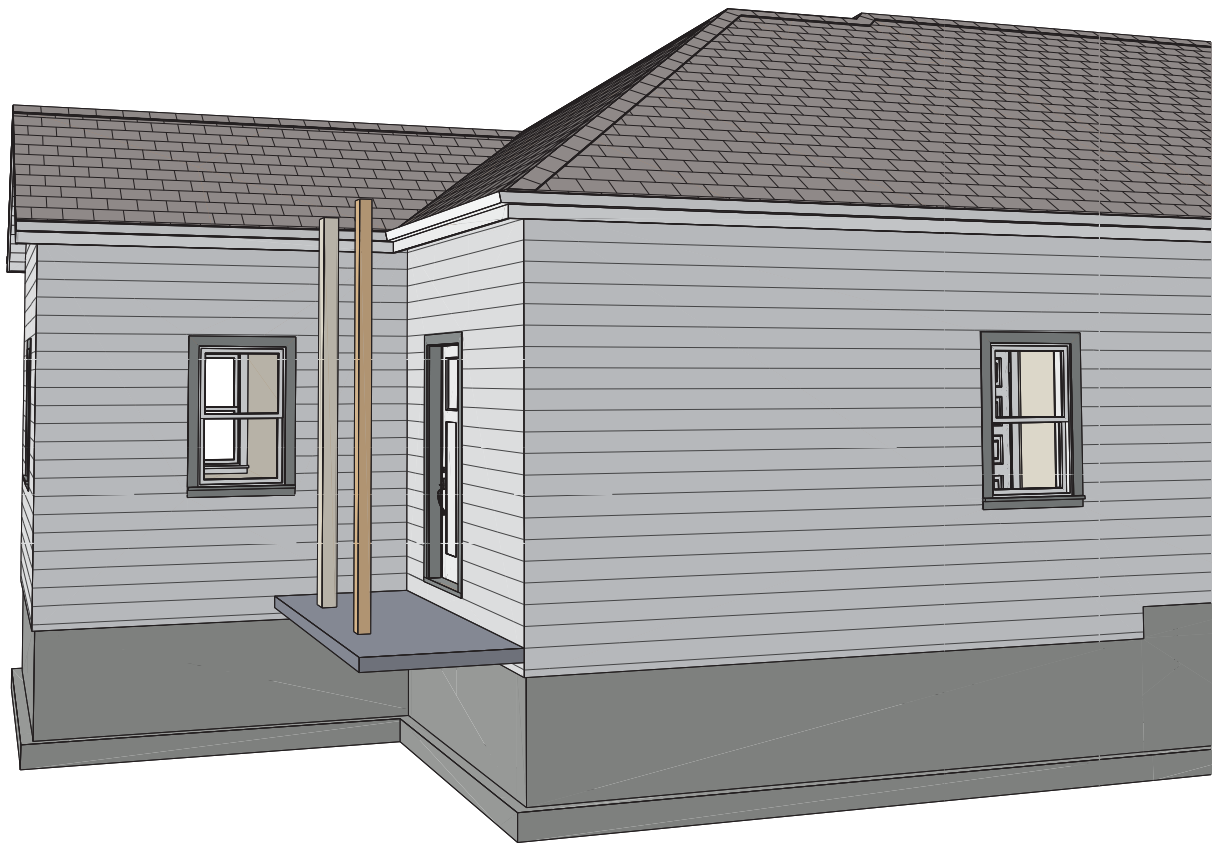
1626 Forest Ave - Side View, Looking West



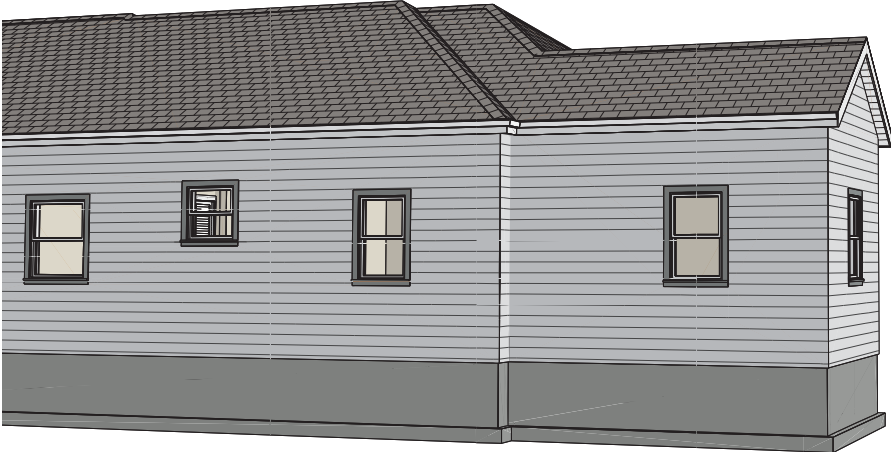
1626 Forest Ave - Rear View, Facing North



1626 Forest Ave - Side View, Looking West



1626 Forest Ave - Side View, Looking East

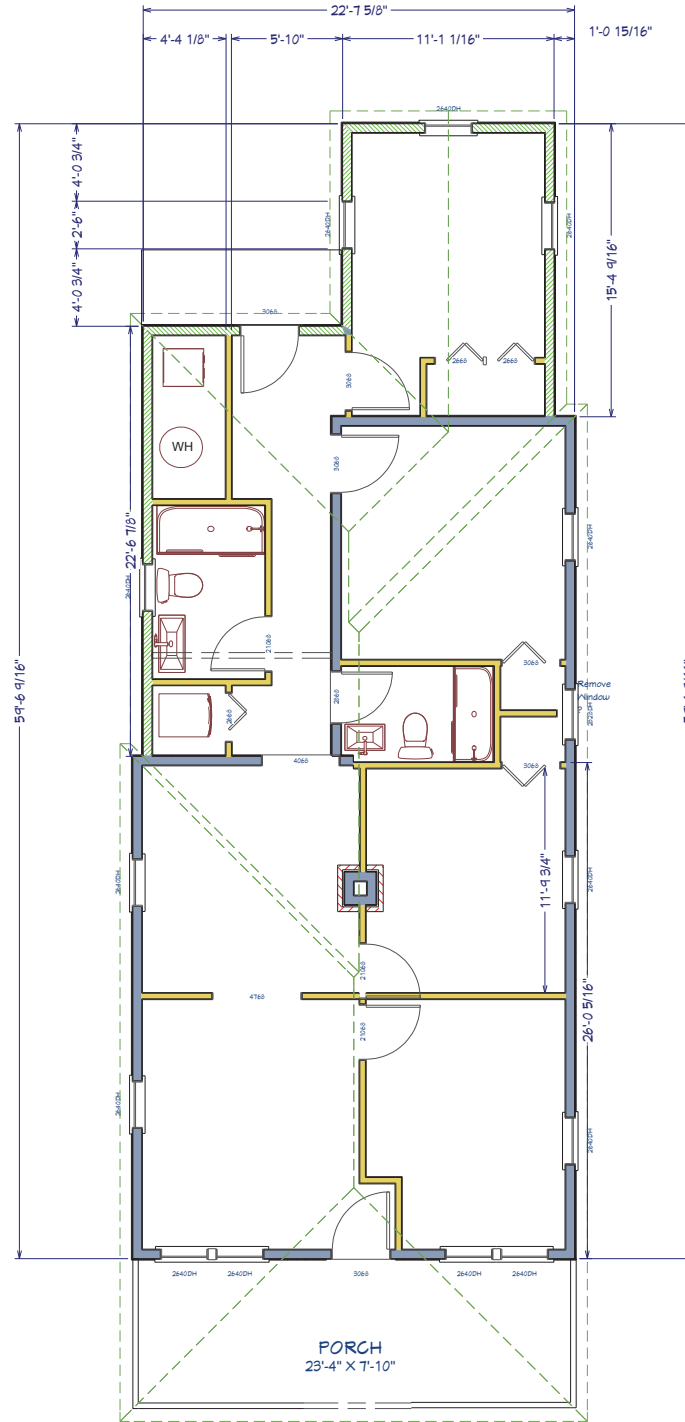


1626 Forest Ave - Shed roof for back patio
Roof slope will match existing
4x4 posts as shown above



1626 Forest Av, Knoxville TN 37916

FA1626 4BR (EVIP)



APPROVALS:

Owner(s): _____

Gen Contractor: _____

Supervisor OnSite: _____

Knox City Codes: _____

Historic Zoning: _____

LIVING AREA
1183 SQ FT

Plot Plan:



See addition dimensions on floorplan drawing.

FREE SHIPPING ON QUALIFYING ORDERS \$49 OR MORE



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Therma-Tru Benchmark Doors
Craftsman Glass Craftsman
Insulating Core Craftsman
6-Lite Right-Hand Inswing
Fiberglass Unfinished Prehung
Entry Door (Common: 36-in x
80-in; Actual: 37.5-in x 81.5-in)

Item # 524386 Model # BMTT613166

☆☆☆☆☆ No reviews



ONLY AT LOWE'S

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Door Handing

Right-Hand Inswing



-

1

+

ADD TO CART

SAVE

SHARE



Ships to Store
FREE

✓ Ready for pickup in 3 - 7 days at N.



Delivery

✓ Ready for delivery in 3 - 7 days at N. Knoxville

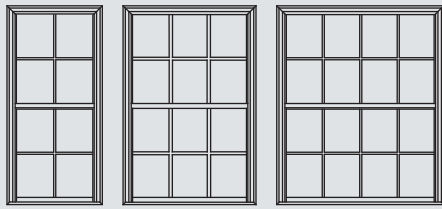
CHAT WITH LOWE'S

1626 Forest Ave - 1/1 configuration with no grids

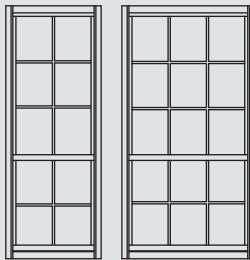
3201 VINYL REPLACEMENT DOUBLE HUNG WINDOWS

SERIES 3201 2 AND 3 LITE SLIDERS ALSO AVAILABLE

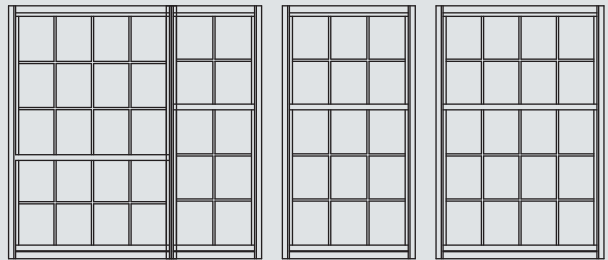
STANDARD DOUBLE HUNG GRID CONFIGURATIONS



Standard Grid



Oriel Style



Cottage Style

STANDARD FEATURES

- Both sashes operate and tilt in for easy cleaning
- Fusion-welded sashes and frame add strength, boost thermal performance
- Insulated glass panels with optimum thermal air space featuring warm-edge spacer system
- Constant force coil balance system
- Half screen comes standard*
- Positive action cam lock enhances safety
- Dual push button night latches provide optimum ventilation
- Integrated lift rail
- Interlocking sash keeps out draft
- Dual fin weather stripping further reduces air infiltration
- Rubber bulb seal helps block outside air
- **Transferable Limited Lifetime Warranty**

CUSTOM OPTIONS

- Low-E Glass and Argon gas
- Ultra Low-E glass with Argon gas (may be required for Energy Star rating)
- Low-E Glass
- 5/8" and 1" contoured, 5/8" and 3/4" flat, 5/8" contoured valance grids
- 8 exterior painted colors (white interior only)
- Factory mulling of twins, triples and architectural shapes
- Charcoal aluminum mesh screen
- Lifetime glass breakage warranty

Available Colors:**



Painted Colors:**

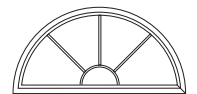


Painted colors only available with 5/8" contoured and SDL grid. Only use mild, water based household cleaner on painted product and rinse immediately with water. See full cleaning instructions for details.

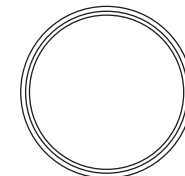
Special Shapes Available



Half Round



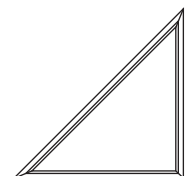
Half Round (Sunburst grid)



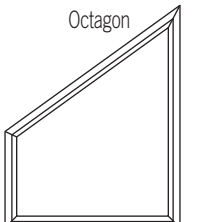
Full Round



Octagon



Triangle



Trapezoid

Scan and watch a video about our Series 3201



Attractive beveled edge adds classic charm



5/8" and 1" contoured grids and Diamond grids available



Night latch allows for optimum ventilation



Note: Manufacturer reserves the right to substitute components as necessary for continued product improvement. *Screens are not meant to restrain a child from falling through an open door. **Printing process may affect color shown. Please refer to actual window sample when selecting colors.

RB-3201-06/16

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1626 Forest Ave - Front facade looking south



1626 Forest Ave - Front facade looking southwest



1626 Forest Ave - West facade looking northeast