



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

PROPERTY ADDRESS: 1413 Highland Ave
DISTRICT: Ft. Sanders NC-1

FILE NO.: 4-J-18-HZ

MEETING DATE: 4/19/2018

APPLICANT: Alice Basler (owner)

LEVEL OF WORK: Removal late additions to reveal original materials or configuration of structure;reconstruct front porch

PROPERTY DESCRIPTION: Queen Anne (c. 1850)

Two-story frame with 12-inch masonite siding. Hip roof with lower cross gables. Paired one-over-one double-hung windows above one-story square bay with tripled one-over-one windows and brackets, paneling above and below windows. Three over-one-windows above enclosed front porch. Original full-view entry with sidelights and transom. Interior offset brick chimney. Brick foundation.

► **DESCRIPTION OF WORK:**

Demolition of late front porch enclosure and reconstruction of front porch to match original as closely as possible, based on remaining physical evidence on the house. Add double-hung windows into upper and lower front levels based on physical evidence of framing. The original front door and sidelights will remain in place. Replace the existing second-floor non-original door with a steel 36" X 80" full-lite door as per picture submitted. A double-hung 3'X5' vinyl window will be added on the second level if the framing indicates there was originally one in that location.

► **APPLICABLE DESIGN GUIDELINES:**

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

PORCHES

1. Provide porches with proportions and materials that complement pre-1940 housing. For clapboard type construction wood is the most appropriate primary material. Brick or cut stone are appropriate as foundations or in column supports.

NATIONAL PARK SERVICE PRESERVATION BRIEFS 45: Preserving Historic Wood Porches

To retain the historic character of the porch, the replacement parts should match the historic component as closely as possible in material, design, color, texture, and other qualities. To achieve this, existing evidence of the historic design, such as a baluster or column detail, or a tongue and groove floor design, should serve as a pattern for the replacement part.

In limited cases, it may be appropriate to use a substitute material for the replacement material as long as it conveys a close visual match. Before replacing a deteriorated historic porch component, it is important to understand how it was constructed and installed, and what lead to its deterioration. If the replacement part does not sufficiently match the historic part, the character of the porch may be diminished, or even lost.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.



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COMMENTS:

STAFF FINDINGS:

- 1) The house is a contributing property in the Fort Sanders NC-1 Overlay and the National Register Historic District.
- 2) The existing non-original porch enclosures have not acquired historic significance in their own right, so removing them is appropriate.
- 3) There is sufficient physical evidence as shown in the submitted photos and examples in other houses to guide the restoration of the front porch.
- 4) The house would not have had a windowless front façade above and below the front porch, so installing a new double-hung window on each level is appropriate for the fenestration of the house.
- 5) The new windows on the front façade are proposed to be vinyl which is permitted in the Fort Sanders NC-1 Overlay. The rest of the proposed porch materials will be wooden, which is appropriate.

► **STAFF RECOMMENDATION:**

Approval with the recommendation that a double -hung window will be installed in the upper and lower levels of the front façade, based on the size indicated either by existing revealed framing or a similar size on a similar house. The porch railing will be required to be 36 inches high to meet the building code (rather than the proposed 34 inches.)

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

Please print all information:

1. **APPLICANT NAME:** Alice Basler
Address: 2017 Ponderosa Lane Maryville TN 37803
Telephone: 865-405-4017 E-mail address: alice.basler@yahoo.com
Relationship to Owner: same

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

3. **LOCATION OF PROPERTY:**
Address: 1413 Highland Ave Tax ID/Lot/Parcel No: 094LN036/10

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.)

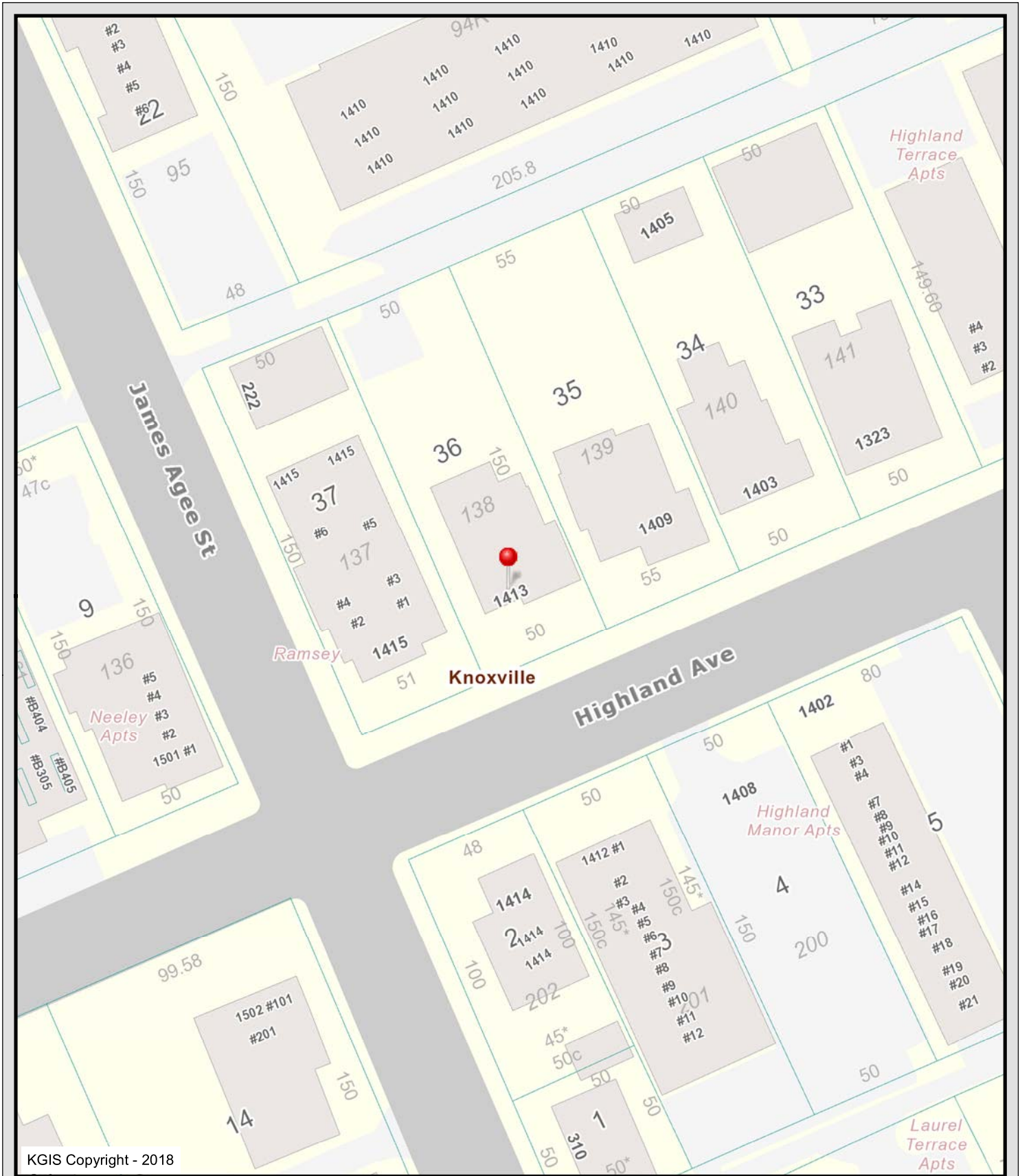
Please see attached.

6. **SIGNATURE OF APPLICANT:**  Date: 3/20/18

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 Kaye.Graybeal@knoxmpc.org
Phone: (865) 215-3795

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

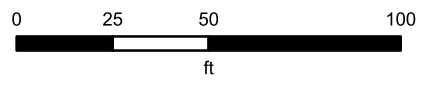


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1413 Highland Avenue
Fort Sanders NC -1 Overlay

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Knoxville - Knox County - KUB Geographic Information System



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1400 block of Highland Avenue streetscape showing 1413 as second from the left

Description of Work:

Removal of porch enclosure to expose and restore original double porch on the front of the house.

Per the design guidelines “Porches were universal in Fort Sanders. They are essential in providing architectural harmony along the street. They also served as a place to enjoy pleasant weather and socialize. They continue to define the neighborhood and provide security, offering a built-in neighborhood watch program. “

Existing structural details indicate that there was a double porch on the front of the house. A decorative bay window on the east side of the house is blocked completely from view by the addition. This would be unusual to place a focal feature such as this bay on the house just to have it blocked from view.



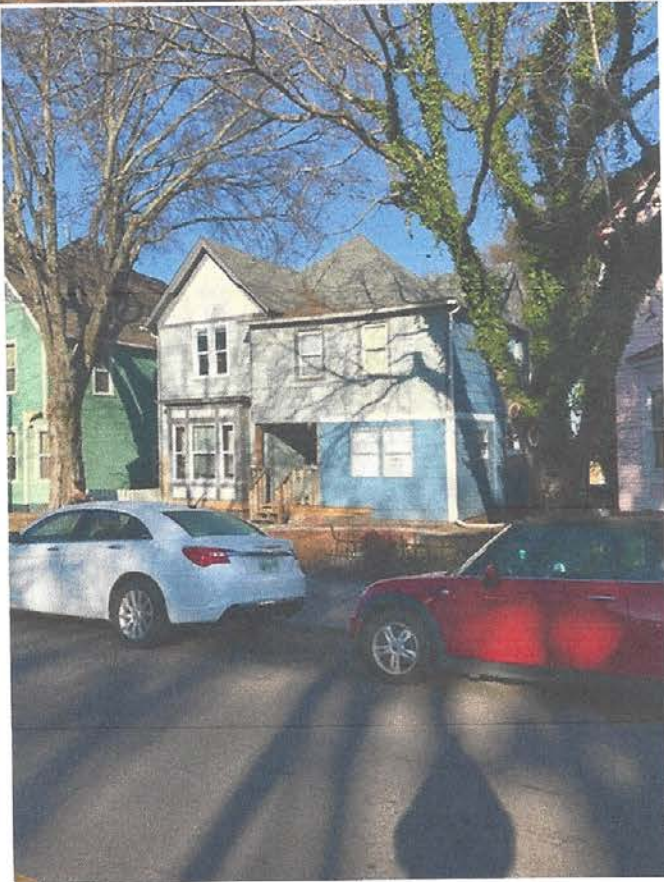
Bay window



The foundation suggests that the porch would have run to the end of the foundation before turning into the house allowing the side bay window to be seen.



The porch enclosure does not allow for the side bay window to be seen



Interior evidence of a porch exists in the placement of interesting corner windows under the stairwell which would have been visible from the outside and would have looked out onto the porch. This is the corner of the original house.



Additionally, there is a current interior door which was originally an exterior door on the side of the house suggesting that you would be able to exit the room onto the side of the porch. The hardware for the transom is still present on the frame.



Exterior door hardware. This door would have exited onto the porch on the east side of the house.

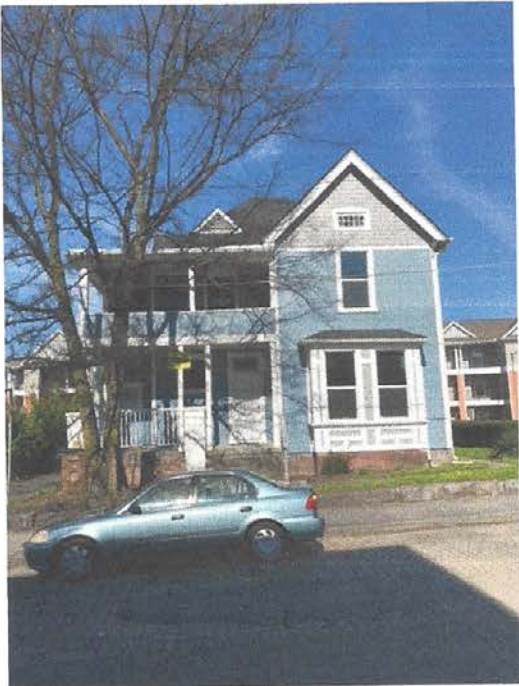
Upstairs there is evidence of the second floor porch. The original bead board ceiling is still present.



The original tongue in groove porch floor is also still present. The floor has a slight slope away from the house further suggesting that this was an open second floor porch.



Two story porches are not unusual in Fort Sanders. There is evidence of two story porches still in existence today. Some have been enclosed at this point in time but it is still obvious that they were open porches at one time.



This house sits on 12th Street.



This house sits on Highland Ave



This house sits 1502 Highland Ave and had an open second porch originally

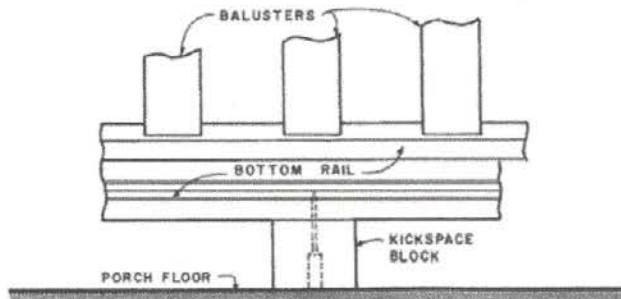
Proposed porch:



Materials:

The porch railing will be wood constructed with a top rail and bottom rail with square wood balusters.

Top rail will be 3-1/4" wide x 1-5/16" tall. Bottom rail will be 2-1/2" with 3" tall kickspace blocks. Handrail to be 36" in height with spindles spaced every 3 1/2".



Porch columns will be 4X4" wood posts with decorative crown piece.

Ceiling will be bead board. If existing bead board ceiling can be salvaged and repaired, we will keep it in place. If not, new bead board will be used on the ceilings of both second floor and first floor porch ceilings.

The second floor door will be replaced with a glass door to match the existing first floor door.

The house is currently clad in 12" Masonite siding. The sides of the house that will now be exposed by removal of the addition will be covered in the same siding and painted to match.

Second floor porch floor will remain tongue and groove and will be painted. The first floor porch floor, which is currently a mixture of deck boards and vinyl flooring, will be replaced with tongue and groove flooring and painted.

Two steps will come off the front of the porch with handrails built to match the railing design. Wooden handrails will be 34" high with spindles placed less than 4" apart. Risers will be no more than 8" with treads at least 9" in depth. Nosing to be a minimum of 3/4" but will not exceed 1-1/4".



1413 Highland – Front door



1413 Highland – Second floor door



1413 Highland - Corner windows from the interior