



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

**PROPERTY ADDRESS:** 1612 Forest Ave  
**DISTRICT:** Ft. Sanders NC-1

**FILE NO.:** 7-E-18-HZ

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**MEETING DATE:** 7/19/2018  
**APPLICANT:** John Holmes (owner)  
**LEVEL OF WORK:** Level II. Construction of addition

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**PROPERTY DESCRIPTION:** Queen Anne (1901)

Two-and-one-half-story frame with asbestos shingle wall covering. Hip roof with lower cross-gables and asphalt shingle roof covering. Two-over-two windows. One-story three-quarter front porch with square wood columns with Doric capitals, 2x2 square balustrade (originally sawn wood). One-story bay on front elevation. Brick foundation. Irregular plan. Contributing.

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► **DESCRIPTION OF WORK:**

Demolish 1-1/2 story non-contributing addition and construct two-story rear addition centered on rear of house to extend 15 feet north into the lot and 30 feet wide across the rear of the house. A 1-foot offset on either side of the rear facade of the main house to delineate the addition. The hipped roof is proposed to match the pitch of the side-gabled roof on the existing house. The proposed materials are asphalt shingles and smooth fiber cement board lap siding to match those on the house. The windows will be vinyl double-hung to match the size and type of those on the main house (36"x64" double-hung). The foundation, which will be smooth-finish stucco, will be exposed at a height ranging between 1 foot in the back and 3 feet toward the front of the house. Therefore, no landing will be required at the proposed rear door (rendering shows the foundation without the future fill dirt and the foundation is therefore depicted as more exposed and higher than the finished product will be). The addition footprint is 28% of that of the existing house with the footprint of the house being 1606 sf and the footprint of the addition being 450 sf.

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► **APPLICABLE DESIGN GUIDELINES:**

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

**ADDITIONS TO EXISTING BUILDINGS**

1. Additions should be made to the rear or side of the building.
3. The wall of the new connecting structure should not be continuous with the wall of the existing building.
5. Windows or French doors and balconies shall provide 10% to 20% transparency on the sides of buildings.

**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.



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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.
9. There should be at least 50% transparency that is created by windows or french doors and balconies, on the recessed breaks between sections of buildings, including buildings joined together.

**ROOFS**

1. Select a roof pitch that is in keeping with other pre-1940 houses of the neighborhood . . .
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.
4. Darker shades of shingles were historically used and should be selected in new construction.

**WALLCOVERINGS**

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

**COMMENTS:**

**STAFF FINDINGS:**

- 1) The house is a contributing resource in the Fort Sanders NC-1 and National Register Historic districts.
- 2) The 1-1/2-story existing addition proposed to be demolished appears to be from the 1920s or 30s, but was not well-constructed and is not compatible with the main house.
- 3) The addition footprint is 28% of that of the existing house. The precedent for approval which is a ratio of 30% or less.
- 4) The addition is proposed for the rear of the house and with sufficient insets from the main house, will not be highly viewable from Forest Avenue.
- 5) Since the proposed addition is a full two-stories, the offsets on each side should be greater than the proposed 1 foot so that the addition does not overwhelm the rear of the house.
- 6) The proposed materials of fiber cement board, asphalt roof shingles and vinyl windows are listed as acceptable materials in the Fort Sanders Design Guidelines.



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**► STAFF RECOMMENDATION:**

Staff recommends approval of the demolition of the non-contributing addition and construction of a hipped two-story addition with the following conditions: 1) that an adequate roof construction plan be provided to show how the hipped roof addition will tie into the existing side-gabled roof on the west side of the rear elevation and into the existing hipped roof on the east side of their rear elevation; 2) that the offsets of the addition from the main house be at least 18 inches on each side; and 3) that the rear 3-lite door will be of wood or fiberglass.

JUN 20 2018

Certificate (File) No: 7 E-18-HZ

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

Please print all information:

1. **NAME OF APPLICANT:** John Holmes  
Address: 5914 Gray Gables Dr. Knoxville, TN 37931  
Telephone: 423-231-4980 E-mail address: jholmes6@gmail.com  
Relationship to Owner: Owner

2. **NAME OF OWNER:** Above  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ E-mail address: \_\_\_\_\_

3. **LOCATION OF PROPERTY:**  
Address: 1612 Forest Ave Tax ID/Lot/Parcel No: 094NE014

**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.)

Rebuild front porch, re-roof house, replace siding with Hardi siding, new gutters, new vinyl windows  
Build 2-story addition on back of house. Remove old awning on front porch

6. **SIGNATURE OF APPLICANT:** [Signature] Date: 6/17/18

Return 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. **Incomplete applications will not be accepted.**

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

# 1612 Forest Bird's-Eye View from SW





Non-contributing rear addition to be  
demolished and replace with hipped  
2-story addition



## **1612 Forest COA Application**

### **Rear Addition:**

We would like to extend on to the back of the house by 15 feet to the North. The width will be 30 feet which leaves a 1 foot offset on either side of the house to delineate the addition. The roof will be a hipped-style design to blend into the existing roof, but also delineate it. Roof pitch is approximately 4:12 and will match the existing slope. The gables on the existing house will be retained and the new roof system will tie into them as shown in the submitted photos. The new roof will be hipped with a step (offset) in it to account for the change in widths in the addition. See attached sketches of the roof line.

**Lot Coverage:** Addition is 28% of existing house. (footprint of the house being 1606 sf and the footprint of the addition being 450 sf.)



Front view of house (north)





New Roof Line in black from Back (south)



East Side View





Back and West Side View showing roof line and addition to be demolished



Proposed new roof on addition with 1' offsets, West View





Side View



Rear (south) View



Ease Side View

