



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

**PROPERTY ADDRESS:** 1717 Laurel Ave  
**DISTRICT:** Ft. Sanders NC-1

**FILE NO.:** 11-I-18-HZ

**MEETING DATE:** 11/15/2018  
**APPLICANT:** John Holmes Evian Partners  
**LEVEL OF WORK:** Level II. Construction of additions

**PROPERTY DESCRIPTION:** Queen Anne with Eastlake influence (1895)

Two-story frame with weatherboard wallcovering, hip roof with cross gables, front gablet with sunburst pattern flanked by sawn brackets. Two-story cut-away bay at front gable featuring fishscale shingles surrounding wood-louvered dentiled attic vent. Two-story three-quarter front porch with sawn-wood arched railing at second-level porch, square wood columns with unusual curvilinear sawn brackets. Pented roof projection supported by scrolled brackets on first-level. First and second levels are differentiated with beltcourses. Two-over-two double-hung wood windows and half-light paneled front entry (currently boarded). Brick foundation. Two interior offset brick chimney stacks, one rear and one front side (currently missing). Irregular plan. This original decorative elements of this house reflect a George Barber influence. (Contributing)

► **DESCRIPTION OF WORK:**

**LEVEL II**

Restore architectural features on front right of the house: window bay, cornices, and fascia. Foundation material is cinderblock and will be covered with stucco for the main house and additions. The front right section of house will have brick façade on foundation provided enough original bricks remain.

Exterior porch was removed as part of the house moving process. Will rebuild the two-level porch on the front of the house with 6"- turned posts, tongue-and-groove flooring, and stained bead-board ceiling of upper level. There will be 3 turned posts on front (one on each side and one in middle) and a fourth on the west side for each level. Corner brackets to be added at the top of each turned post with type to match those on the second level of the house. Additions to be sheathed in smooth-finish fiber cement board. The roof over the porch will also be reconstructed with a roof pitch expected to be 5:12. The balustrade is proposed to be 36-inches high with turned balusters.

The west rear of the house will have an addition of approximately 6'x11' with 6" offsets on west side and 1' offsets from the existing structure at the rear. The addition is proposed to be 2 levels.

The east rear of the house will have an addition of approximately 4'x11' with 6" offsets on east side and 1' offsets from the existing structure at the rear. The addition will be two stories. Roof over the two additions to be a shed roof with a pitch of 4:12.

Corner boards and fascia to be added to the addition corners to match the rest of the house. Additions to have 1/1 double hung vinyl windows with dimensions of 36" x 72".

The openings in the rear wall are to be configured so that the rear door will be centered and there will be an upper and lower double-hung 1/1 window on each level-- aligned with each other. Rear door to be new ¼-light fiberglass.



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**LEVEL I:**

Remove vinyl siding, replace with in smooth-finish fiber cement board siding with reveal to match existing on the front of the house.

Replace gutters.

Replace windows with new vinyl 1/1 double hung windows, same windows to be used in the addition. Window sizes are approximately 36"x72".

New roof with asphalt shingles.

Repair/replace fascia/soffit as needed with in smooth-finish fiber cement board.

Front door to be replaced with period-appropriate door approved by staff.

► **APPLICABLE DESIGN GUIDELINES:**

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

**C. PORCHES**

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 to socialize. They continue to define the neighborhood.

1. Provide porches with proportions and materials that complement pre-1940 housing. For clapboard type construction wood is the most appropriate primary material.

**B. 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.

**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.

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

**ADDITIONS**

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.



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**F. PARKING**

2. Provide parking access off the alley or off a side street.

3. Plant one native shade tree for every 50 feet of lot width, adjacent to or as islands within the parking area. An oak or maple are examples of native shade trees. The minimum space for a tree planting area is 7' x 7'; open space, composed of grass or other natural ground cover, should be at least three times the space devoted to tree planting areas within the parking lot.

4. In constructing residential parking, 8.5-foot stall widths and 2-foot wide lane widths may be used for 90-degree angled parking lots.

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**COMMENTS:**

A parking plan has not yet been submitted for review for compliance with NC-1 Design Guidelines.

**STAFF FINDINGS:**

1. The house at 1810 Highland Avenue/1717 Laurel is a contributing structure to the NC-1 Neighborhood Conservation Overlay.

2. The proposed two-story additions will replace former one-story additions, but will be recessed on each side so that they will be minimally visible from the public right-of-way. The lower shed roof will differentiate the additions from the original structure, the shape and form of which will still be discernable.

3. The proposed materials and features, with the exception of the proposed Craftsman door, are supported by the Fort Sanders Design Guidelines. The Craftsman door is not appropriate for a Queen Anne house because the Craftsman style is a later period than that of Queen Anne.

4. Although it is not feasible to recreate the exact historic porch features in this case since the porch depicted in the documentary photograph from the 1990s is somewhat altered and the balustrade is extremely intricate, the proposed features and materials are ornate and detailed sufficiently to restore the essence of the original porch.

► **STAFF RECOMMENDATION:**

Staff recommends approval with the following conditions:

- 1) that a parking plan is submitted that complies with the Fort Sanders Design Guidelines for parking and landscaping,
- 2) that half porch posts are applied to the upper and lower front porch walls as they were originally (2 whole and 2 half posts on each level),
- 3) that door design appropriate for the Queen Anne-style for the doors are submitted for staff approval; and
- 4) that a design for the upper and lower balustrade of turned spindles be submitted to staff for approval.

Certificate (File) No: 11-G-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 37981

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

Relationship to Owner: Owner

2. NAME OF OWNER: See Above

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail address: \_\_\_\_\_

3. LOCATION OF PROPERTY:

Address: 1717 Laurel Ave. Tax ID/Lot/Parcel No: 094NL021

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.)

See Attached email

6. SIGNATURE OF APPLICANT: [Signature] Date: 9/11/18

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			



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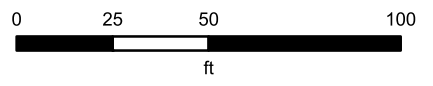
### 1717 Laurel Avenue

vacant lot to which 1810 Highland was relocated  
Fort Sanders NC-1

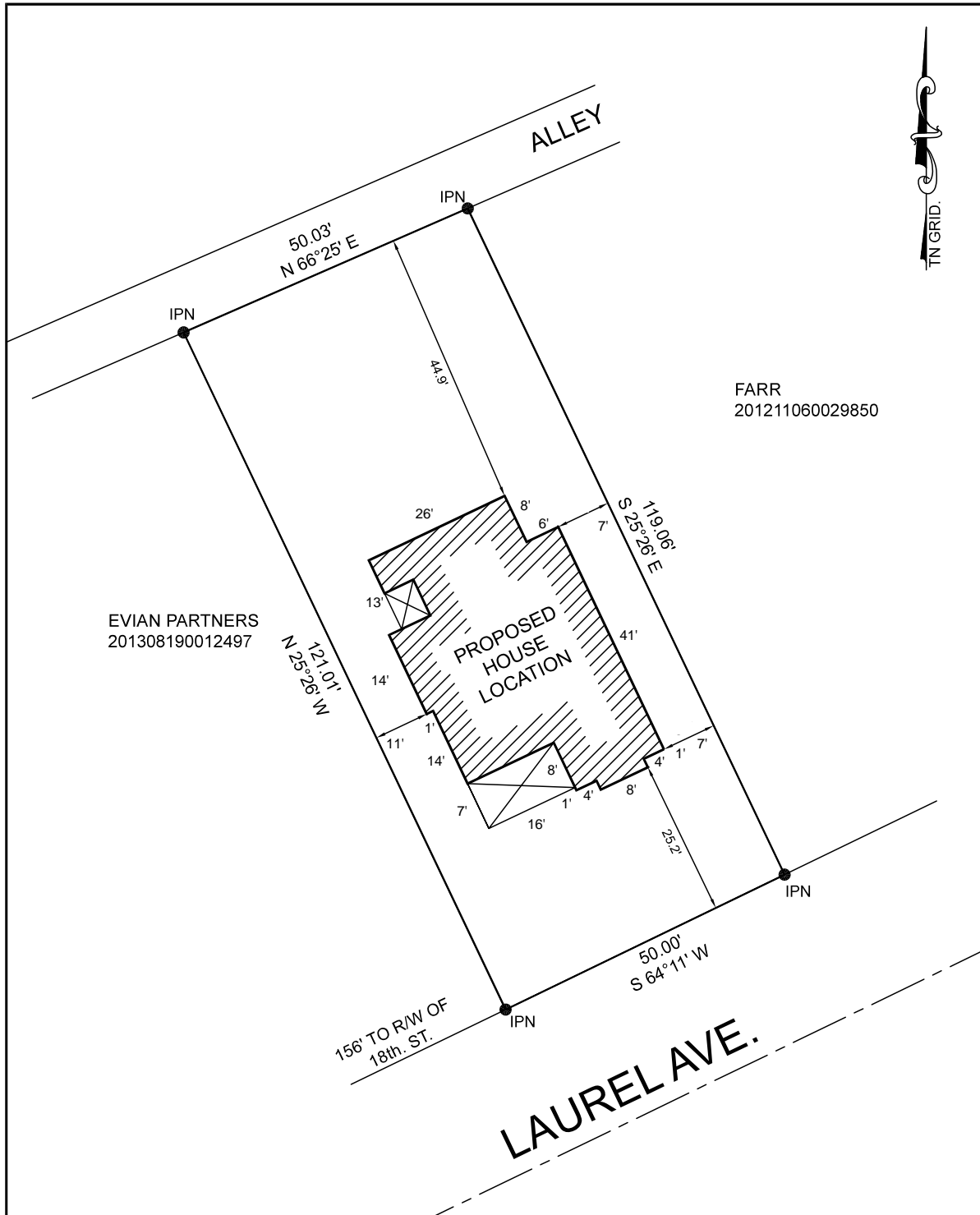
**Knoxville - Knox County - KUB Geographic Information System**



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EVIAN PARTNERS  
201308190012497

FARR  
201211060029850

Footer will be installed in accordance with IRC R403.1.  
 New footers will be 12" deep x 24" wide w/(3) #4 horizontal bar and #4 transverse @ 48".  
 Footer depth in accordance with IRC R403.1.4 at min of 12" below undisturbed depth.  
 Foundation drainage will be provided in accordance with R405.1.  
 4000psi concrete  
 Foundation is 8" CMU with brick veneer (brick is partial depending on how much salvageable per COA)

**CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY**

I HEREBY CERTIFY THAT THIS CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:110,000 AS SHOWN HEREON  
 SURVEYOR: STANLEY E. HINDS, TENN. REG. NO. 967

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND OTHER DOCUMENTS FURNISHED BY THE ATTORNEY THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEY FOR EVIAN PARTNERS  
 DIST. 4 WARD 10 CITY OF KNOXVILLE COUNTY KNOX  
 ADDRESS 1717 LAUREL AVE.  
 LOT NO. \_\_\_\_\_ BLOCK \_\_\_\_\_ UNIT \_\_\_\_\_  
 S/D \_\_\_\_\_  
 INSTR. 201308190012497 SCALE 1"= 20' DATE 8-30 2018  
 JOB NO. 1808019 ORDERED BY: INDEP.

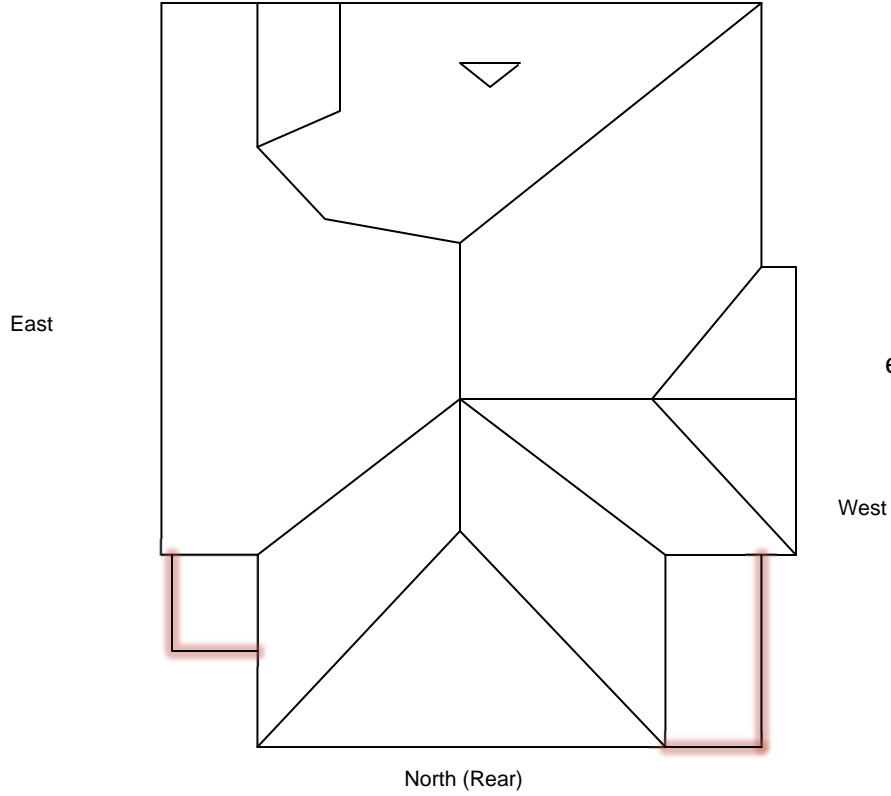


**HINDS SURVEYING CO.**  
 3555 WINDY J FARMS DR. LOUISVILLE, TN 37777  
 PH. 588-9799 FAX. 233-3393  
 WWW.HINDSSURVEYING.COM

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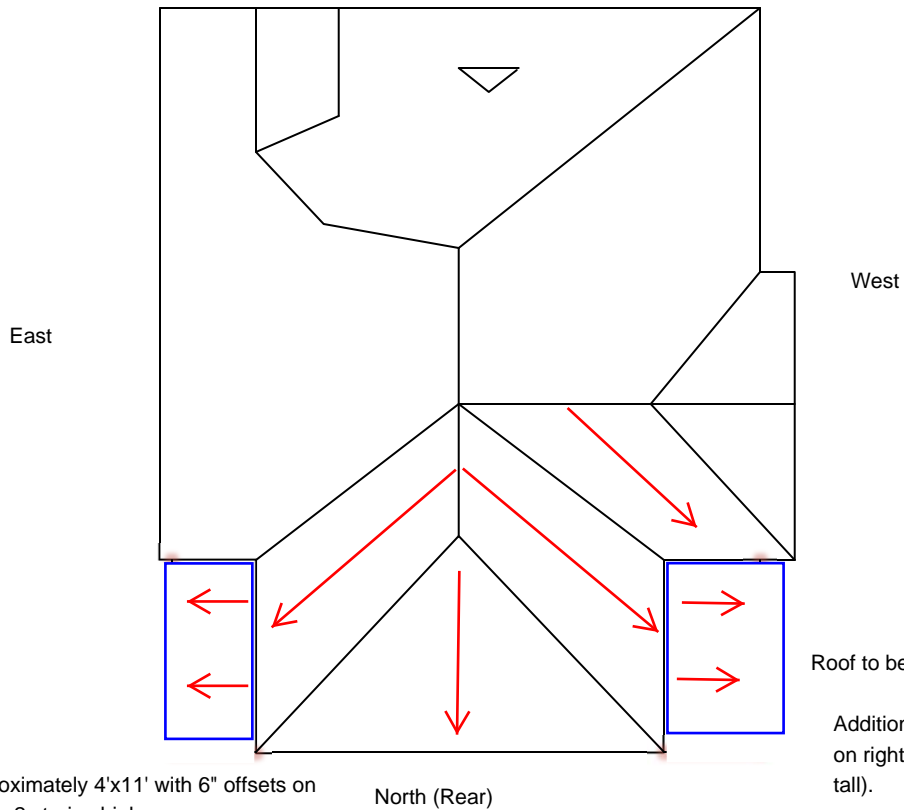
# Existing

South (Front)



# New

South (Front)



Addition approximately 4'x11' with 6" offsets on left, 1' on rear, 2 stories high.

#### Level 1:

Remove vinyl siding, replace with in smooth-finish fiber cement board siding with reveal to match existing on the front of the house.

Replace gutters.

Replace windows with new vinyl 1/1 double hung windows, same windows to be used in the addition. Window sizes are approximately 36"x72".

Front and rear door to be replaced with fiberglass ¼ light. New roof with asphalt shingles.

Repair/replace fascia/soffit as needed with in smooth-finish fiber cement board.

Restore architectural features on front right of the house: window bay, cornices, and fascia. Foundation material is cinderblock and will be covered with stucco for the main house and additions. The front right section of house will have brick façade on foundation provided enough original bricks remain.

#### Level 2:

Exterior porch was removed as part of the house moving process. Will rebuild the double level porch on the front of the house with 6" turned posts, tongue-and-groove flooring, and stained bead-board ceiling of upper level. There will be 3 turned posts on front (one on each side and one in middle) and a fourth on the left hand side for each level. Corner brackets to be added at the top of each turned post and the style to match the upper right front side of the house. Additions to be sheathed in smooth-finish fiber cement board to match that utilized on the main house.

The roof over the porch will also have to be reconstructed, roof pitch expected to be 5:12. Handrails will be 36" tall with turned balusters.

The left rear of the house will have an addition of approximately 6'x11' with 6" offsets on left side and 1' at the rear from the existing structure, it will extend up 2 levels. Roof slope over these two sections to be shed style roof to differentiate. Roof pitch to be 4:12.

The right rear of the house will have an addition of approximately 4'x11' with 6" offsets on right side and 1' at the rear from the existing structure, it will extend up 2 levels. Roof slope over these two sections to be shed style roof to differentiate. Roof pitch to be 4:12.

Corner boards and fascia to be added to the addition corners to match the rest of the house.





1717 Laurel Ave. - South Façade (Front)



1810 Highland Avenue -- 1990 or 1996 survey – sawnwork indicates George Barber influence

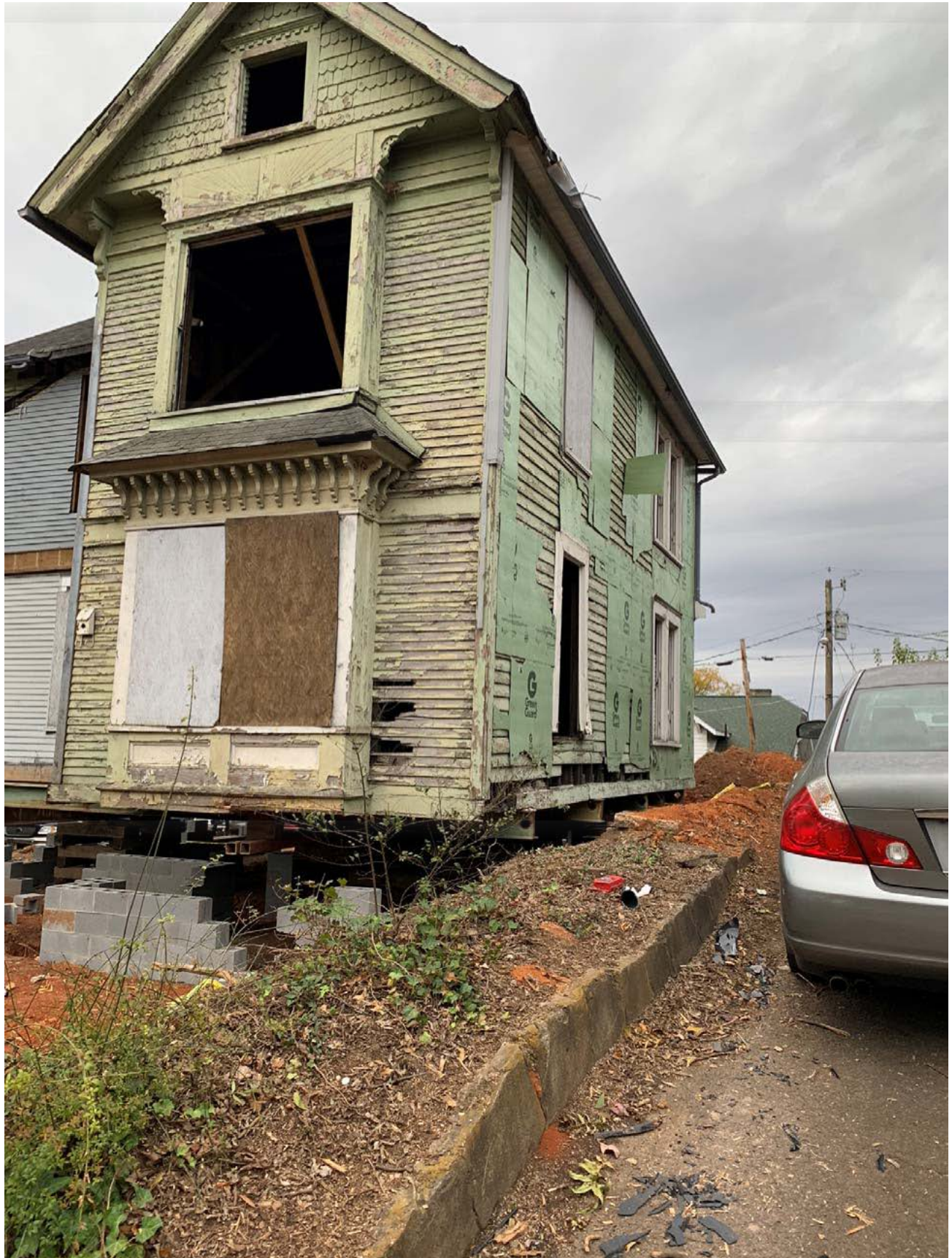


1810 Highland Avenue -- 1990 or 1996 survey -- sawnwork indicates George Barber influence



1717 Laurel Ave. - Front and west façades showing removed front porch looking northeast

East



1717 Laurel Ave. -Corner at south (front) and east facades as viewed from front looking north

East



1717 Laurel Ave. -East façade looking north toward rear showing existing back recessed portion



**1810 Highland Ave. - Future east façade showing removed 1-story addition and location of proposed 2-story addition**



**1717 Laurel Ave. - Rear (north) façade as viewed from back yard showing where the two 1-story additions on each side were removed and which are the locations of the two proposed 2-story additions.**





Rear of 1810 Highland Avenue (on left) before move showing pre-existing rear addition

West Rear



**1717 Laurel Ave. - West side looking southeast. Rebuild former addition to two stories high. Add shed roof to differentiate. New shed roof location indicated by the orange line. 6" offset on right side, 1' on rear.**

Future west side, rebuild up 2 stories high and add shed roof to differentiate. New shed roof location indicated by the orange line. 6" offset on right side, 1' on rear





Rear (north) façade showing windows and doors to be reconfigured from existing so that door is centered on the rear elevation. Double-hung windows to be symmetrically place on each side of new Craftsman door.



1717 Laurel Avenue as existing viewed from the rear alley

**Exterior Door:**

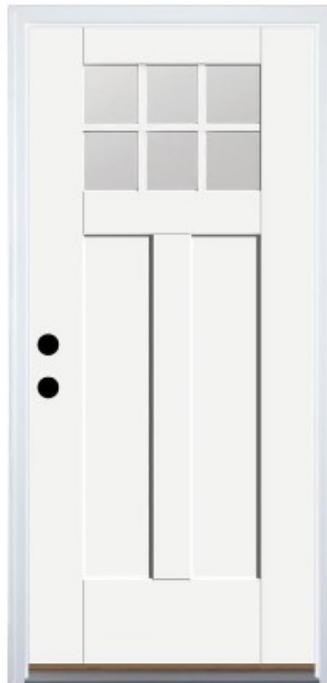
Item # 833539 Model # BMTT626371

**Therma-Tru Benchmark Doors Right-Hand Inswing  
Fiberglass Entry Door with Insulating Core  
(Common: 36-in x 80-in; Actual: 37.5-in x 81.5-in)**



**84%**  
Recommend this  
product

  
Community Q&A  
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In-use/lifestyle images – sidelites and transom not included