



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

PROPERTY ADDRESS: 1614 Forest Ave 37916
DISTRICT: Ft. Sanders NC-1

FILE NO.: 4-E-19-HZ

MEETING DATE: 4/18/2019
APPLICANT: John Holmes
LEVEL OF WORK: Rear addition

PROPERTY DESCRIPTION: 1902 Queen Anne Cottage

One story with pyramid hipped roof and side cross gable. A full façade front porch with a masonry foundation.

► **DESCRIPTION OF WORK:**

Extension on the back of the house by 16' to the North. The width will be 21' 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. Applicant is requesting 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. Due to the proximity of walls to the property lines the building department will require the construction of 1hr rated fire walls. Walls within 5' will require this 1hr rated wall and allows openings, walls with 3' are not allowed to have any openings. The fire walls are not visually different, except for the ones not allowing openings. This is the exact same addition approved in 2018 for 1618 Forest.

► **APPLICABLE DESIGN GUIDELINES:**

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

FORT SANDERS NEIGHBORHOOD CONSERVATION DISTRICT GUIDELINES

1. Addition should be made to the rear or side of the building.
2. The wall of the new structure (addition) should not be continuous with the wall of the existing building, but have a minimum 4' x 6' indentation.
3. Widows or French doors and balconies shall provide 10% to 20% transparency on the sides of buildings.

SECRETARY OF INTERIORS STANDARDS

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved.
3. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
4. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

COMMENTS:

None

STAFF FINDINGS:



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

PROPERTY ADDRESS: 1614 Forest Ave 37916

FILE NO.: 4-E-19-HZ

DISTRICT: Ft. Sanders NC-1

The house is a contributing structure in the Fort Sanders NC-1 District. The proposed addition is proposed to be located at the rear of the building with windows and doors to match those on the existing structure. The windows will provide transparency on those sides not restricted by Fire Code standards. The addition will be offset to distinguish it from the original structure. The addition as proposed will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the original structure.

► **STAFF RECOMMENDATION:**

Staff recommends approval for the construction of the addition as proposed in the application.



Certificate (File) No: 4-E-19-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: jholmes60@gmail.com
Relationship to Owner: Owner

2. NAME OF OWNER: See Above
Address: _____
Telephone: _____ E-mail address: _____

3. LOCATION OF PROPERTY:
Address: 1614 Forest Ave Tax ID/Lot/Parcel No: 094A/E013

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

6. SIGNATURE OF APPLICANT: [Signature] Date: 3/15/19

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			



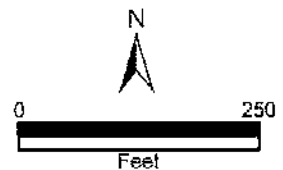
4-E-19-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

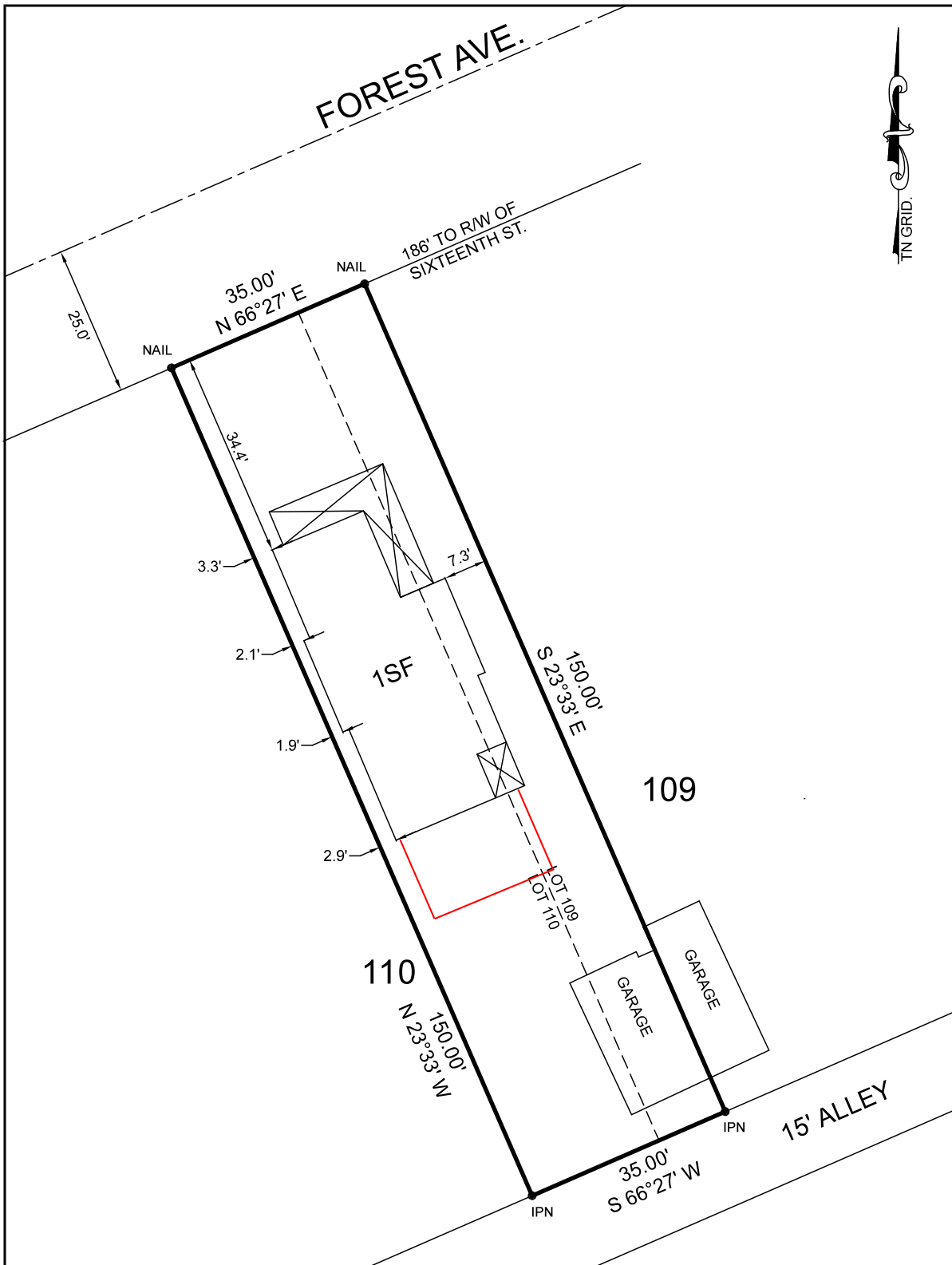


1614 Forest Ave 37916
 Ft. Sanders NC-1

Original Print Date: 4/10/2019
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: John Holmes





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 1:10,000 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 1614 FOREST AVE.
 LOT NO. PART OF 109 & 110 BLOCK _____ UNIT _____
 S/D RAMSEY'S ADDITION
 INSTR. 201703080054916 SCALE 1" = 20' DATE 5-1 2018
 JOB NO. 1804011 ORDERED BY: INDEP.



HINDS SURVEYING CO.

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

© COPYRIGHT 2013 HINDS SURVEYING CO. THIS DRAWING, STYLE, AND FORMAT IS PROTECTED BY COPYRIGHT AND ALL RIGHTS ARE RESERVED. THE USE OF THIS DRAWING STYLE AND FORMAT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT AND PERMISSION OF HINDS SURVEYING CO.

1614 Forest Avenue

Submitted for April 2019 HZC Meeting by John Holmes

Level II:

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. Due to the proximity of walls to the property lines the building department will require the construction of 1hr rated fire walls. Walls within 5' will require this 1hr rated wall and allows openings, walls with 3' are not allowed to have any openings. The fire walls are not visually different, except for the ones not allowing openings. This is the exact same addition approved in 2018 for 1618 Forest.

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 wide x 16 feet results in a total of 1457 sq ft.

This results in a lot fill of 29%, 30% is allowed without variance.

Below are pictures of the house as it currently is as well as pictures of 1618 Forest which was approved last year and is identical.

1614 Forest Front:



1614 Forest East Side:



1614 Forest West Side:



1614 Forest Rear:



Window Covers Example on fire walls



1618 Forest Front porch: (1614 Will be identical when complete)



1618 Forest Addition: (1614 Will be identical when complete)

