



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

PROPERTY LOCATION: 1610 Forest Ave. /
Parcel ID 94 N E 015

FILE NO.: 12-E-19-HZ

DISTRICT: Ft. Sanders NC-1

MEETING DATE: 12/19/2019

APPLICANT: John Holmes

LEVEL OF WORK: Level IV. Demolition or relocation of contributing structure

PROPERTY DESCRIPTION: Folk Victorian, c.1920

House demolished from property was a one-story residence, resting on a brick foundation, with a hipped-roof clad in asphalt shingles, with smaller gable-roof massings projecting towards the front, west, and south. House was clad in flush wood siding, with a hipped-roof porch supported by turned wood columns on the northeast corner of the house. Windows were one-over-one, double-hung sash.

► **DESCRIPTION OF WORK:**

After-the-fact review of demolition of the house. All historic elements of the house have been removed, including foundation, structural sheathing (likely original or historic wood siding), interior flooring and framing systems, exterior siding, and window and door fenestrations.

► **APPLICABLE DESIGN GUIDELINES:**

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

J. Demolition

Property owners may demolish structures in the NC-1 District that the Knoxville Historic Zoning Commission (HZC) finds to be non-contributing to the district. A report, dated July/August 2000, establishes the location of non-contributing structures at the time that the NC-1 district was under consideration. In the future, the Historic Zoning Commission shall take the following into account in making their determination about whether or not a building may be demolished.

1. **Physical Condition:** The HZC may allow demolition of a building has been condemned by the City of Knoxville for structural reasons, or if the HZC finds that structural problems and associated costs to address the problems warrant demolition; the decision shall be based on an assessment by a licensed structural engineer or architect.
2. **Architectural Integrity:** The HZC may allow demolition if the original design is so compromised that historic architectural integrity is lost and cannot, in the Commission's view, be reasonably re-established.

Secretary of the Interior's Standards for Rehabilitation (applicable as the property is listed on the National Register of Historic Places)

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.



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4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
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COMMENTS:

Per a memo dating to 11/25/2019, the previous Certificate of Appropriateness relating to this property has been terminated, due to the scope of work at the property far exceeding the scope of work described in COA 7-C-19-HZ. No COAs associated with 1610 Forest Avenue are active and the property is currently under a stop work order.

STAFF FINDINGS:

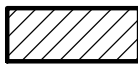
1. Review of this demolition is after-the-fact. At the November 2019 HZC meeting, the applicant stated the reason for the house's demolition was the discovery of various structural elements that were so deteriorated as to warrant removal and subsequent replacement.
2. The appropriate process to document substantial deterioration of a house would be to pull an interior demolition permit, remove interior finishes to uncover relevant structural elements, document their level of deterioration, and present this information to HZC and staff when applying for a COA. When situations arise where rehabilitation of the structure requires work that is outside of the scope of the existing COA, the applicant should stop work immediately and present the new information to staff to define a path forward. Both staff and the Commission require a clear and complete depiction of the full scope of work to be completed at a property to provide an adequate review.
3. Guidelines note that demolitions may be approved by the HZC if the original design is so compromised that historic architectural integrity is lost and cannot be reasonably re-established. As established in the November HZC meeting, the house has now lost integrity of design, materials, and workmanship.
4. Under the Secretary of the Interior's Standards, the demolition of the house and construction of a new house to match the old creates a resource that is no longer contributing to the National Register Historic District.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the demolition as proposed, with the clarification that this approval is after-the-fact and future proposed demolitions must be reviewed on the front end for physical condition, architectural integrity, and their effect on the National Register Historic District.



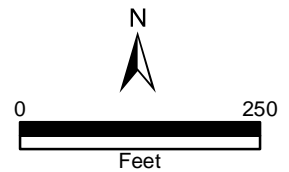
12-E-19-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1610 Forest Ave. 37916
Ft. Sanders NC-1

Original Print Date: 12/10/2019
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: John Holmes





DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

John Holmes

Applicant

11/25/19

12/19/19

12-E-19-HZ

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

John Holmes

Name

Company

5914 Gray Gables Dr

TN

37931

Address

City

State

Zip

423-231-4980

jholmes6@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

1610 Forest Ave

094ne015

Property Address

Parcel ID

Fort Sanders

R3/NC1

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett
Please Print

12-4-19
Date

John Holmes

Applicant Signature

John Holmes
Please Print

11/25/19
Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

Brief description of work: _____

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: Replacement of siding, removal of entire foundation instead of partial, removal of interior floor system due to termite damage. removal of sill plate due to termite damage. 33' of original wall line and roof structure to remain. Rear and front porch demolition approved under prior COA.

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:

FEE 2:

FEE 3:

TOTAL:

North Side:



East Side:



North Side:





Façade (north elevation)



Northwest oblique view



Northeast oblique view



West side elevation



Rear elevation
(Demo of 10' of this elevation approved by HZC)



East elevation