



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

PROPERTY ADDRESS: 1601 Forest Ave 37916

FILE NO.: 2-F-19-HZ

DISTRICT: Ft. Sanders NC-1 (postponed from 2/21/2019 mtg)

MEETING DATE: 3/21/2019

APPLICANT: Evian Partners Robert and John Holmes (owners)

LEVEL OF WORK: Level II. Demolition and reconstruction of addition

PROPERTY DESCRIPTION: Queen Anne (c. 1903) with Craftsman porch

One-and-1/2- story with pyramid hipped roof and lower front and side cross gables. Later-added full façade porch with three battered columns on battered brick piers. Canted bay window on south side. Alumimun siding. Non-contributing (ca. 1940-50s) two-story frame addition on rear projecting toward Sixteenth Street.

► **DESCRIPTION OF WORK:**

Windows: Windows installed within new walls and openings will be with vinyl 1/1 windows with no muntins. Windows will be recessed with angled sills.

Siding: Old vinyl siding to be replaced with Hardy siding in 5-inch exposure, smooth (not larger wood-grain).

Front Porch: Rebuild the front porch structure as it is not structurally sound with new tongue and groove wood flooring.

Columns: The existing Craftsman columns have been determined to have been built later after the original house and the proper style would be a Victorian porch. The existing columns are poorly built as well, they are falling apart, leaning, and are different sizes. We propose removing the 3 brick columns on front porch and replacing with 6x6 turned posts. There would be 5 full posts and 2 half posts. The foundation also has structural issues and will probably need to be rebuilt. The original brick would be re-used and rebuilt with cinder block wall behind it to support the porch.

Foundation: Foundation of the house was structurally unsound and has been replaced per City Codes requirements. The brick foundation on East side, 16th Street, was only 3-4 ft above old ground line per photos. Brick foundation on West side (mostly hidden) was only 2-3 ft. Only a 6-12-inch brick foundation was under rear addition (proposed to be rebuilt). The new foundation is cinder block with a stucco finish. This work has already been completed and approved after-the-fact by City Development Services. All the foundations have been replaced except for the addition and the front porch. The old brick from the foundation is not salvageable in sufficient quantities for re-use. There is enough to rebuild the front porch foundation.

Rear Addition: The rear addition of the house as indicated on the attached survey is in poor structural shape and will need to be largely restored, it is intended to be restored exactly as it was built. A section to the back left as indicated in red on the survey has been removed as it was structurally unsound and is pending reconstruction. The building department has determined that it may be rebuilt, but the bump out must be in line with the existing house bump out, pending COA approval. This is indicated by the blue line on the survey (This is an approximately 6" reduction in the East side dimension). There is a 2-3 inch encroachment along the rear wall that will require re-constructing so that it is not built over the property line.



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► **APPLICABLE DESIGN GUIDELINES:**

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

A. HEIGHT, SCALE AND MASSING

1. Foundation heights should be consistent with other pre-1940 buildings in the neighborhood.

3. With redevelopment of two or more lots for apartment, office, commercial or mixed use development, street-facing facades of new buildings or additions should be broken up with bays or porches that are consistent with the dimensions of historic buildings in the neighborhood.

D. WALL MATERIALS

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

E. WINDOWS

2. Windows should be double-hung sash windows. Vinyl or metal-clad windows may be used in place of wood frame windows.

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

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.

10. Entrances to the building should be provided from the street, using doors that have similar proportions and features to pre-1940 architecture.

J. DEMOLITION

1. **PHYSICAL CONDITION:** The HZC may allow demolition if 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 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. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.



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4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 9. 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.
 10. 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:

Within Neighborhood Conservation Overlays (NC-1), the HZC has authority to review partial demolition and new construction, including that in place of the demolished portions. It also has the authority to review additions.

STAFF FINDINGS:

- 1) The house is a contributing structure with the Fort Sanders NC-1 and the National Register Historic District.
- 2) The demolition of the east and west walls, foundation, and the west portion of the addition (as outlined in red on the site plan) was permitted after-the-fact by City Development Services.
- 3) The addition is non-contributing and nonconforming and it is appropriate and recommended to remove it altogether; however, the applicant has chosen to rebuild it in phases in order to retain it and to mitigate the setback nonconformities.
- 4) The proposed 4 windows double-hung windows symmetrically placed on the 16th Street-side, and relocating the door to face the front will somewhat improve the appearance of the addition. It is proposed to be a few inches smaller in footprint given that it will required to be to be pulled back off of the west and south property lines. However, in order for the addition to be sufficiently distinguished from the main house, a minimum of a one-foot offset from the NW corner of the main house, as shown, will be necessary.
- 5) Window openings on the north (rear) side of the addition are not permitted due to the fire code; therefore, the proposed faux windows will be comprised of shutters within window frames to match others on the addition. The type of rustic board and batten shutters proposed are not the appropriate style and louvered shutters with hinge hardware are recommended instead.



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6) The option of continuing the stuccoed foundation along the entire east (16th Street) elevation up to the addition is more appropriate than continuing the siding down to the basement level.

7) Relocating the basement door on the east side to the left by 18 inches does not have significant impact; however, the window above it should be located as closely to the middle of this wall section as possible in order to replicate the original placement.

8) Replacing the demolished set of twin windows on the west projecting bay with a single window is not appropriate.

9) The proposed demolition of the battered brick porch piers and replacement with turned posts is not appropriate since the porch roof is a heavier Craftsman style constructed at the time of the brick piers. The turned posts are too small -scaled relative to the porch roof. The later Craftsman porch has acquired significance in its own right.

► STAFF RECOMMENDATION:

Staff recommends the following conditions for approval (added for March 21, 2019 HZC meeting):

1. After-the-fact approval and reconstruction of the unstable foundation on the main house as determined by City Building Inspections.

2. If the porch foundation is also required to be demolished by City Inspections due to the inability to correct structural deficiencies, it must be faced with the original brick and the porch roof brick pier supports must be retained. If the battered posts require replacing due to rot, they must replicate the originals.

3. The demolished walls on the east and west sides are to be reconstructed with the condition that the window openings match the original size and locations including the replication of the original set of twin windows on the west side. The original fascia and corner trim is to be replicated.

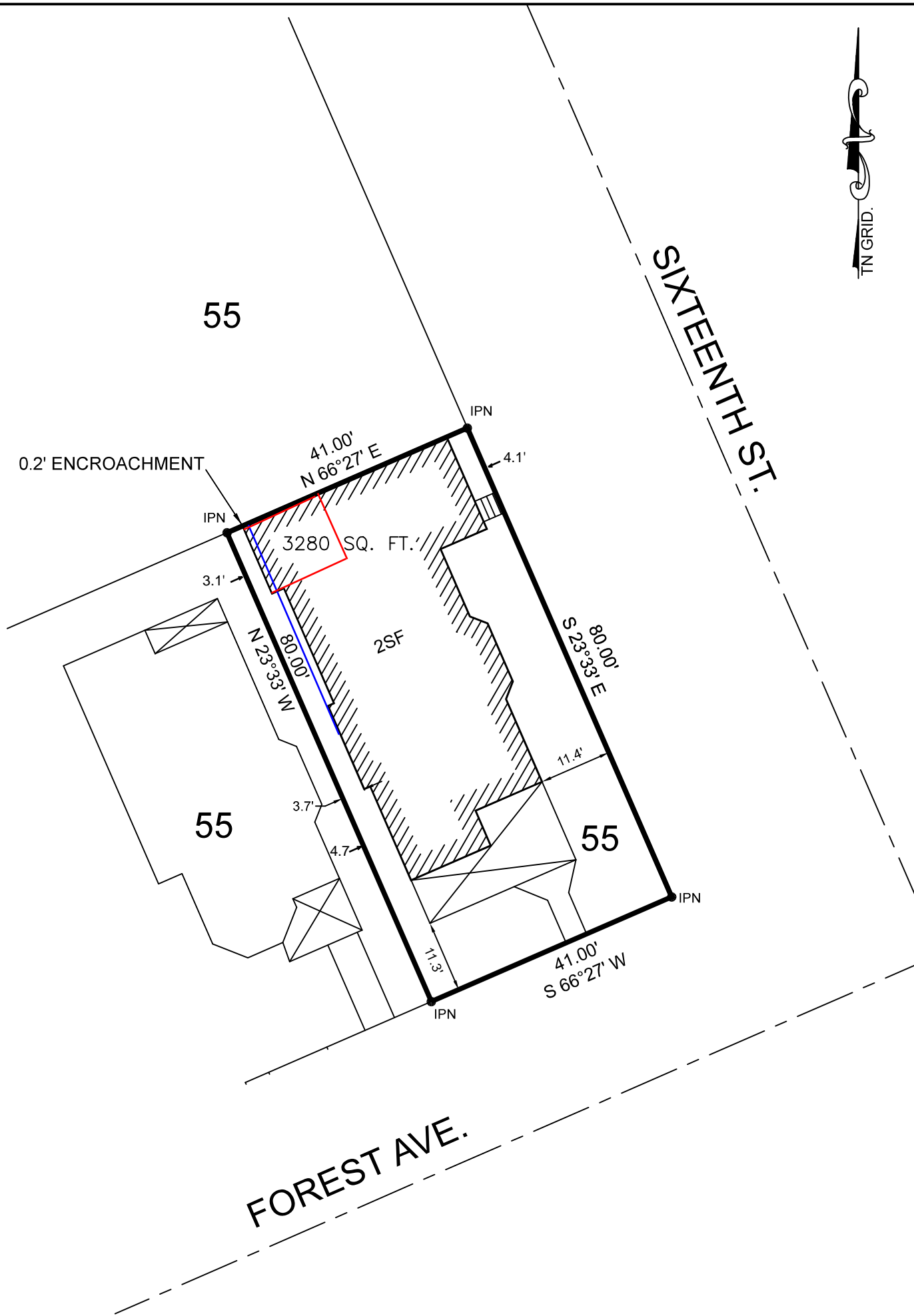
4. The rear addition is recommended to be demolished since it is not historically appropriate, but may be rehabilitated as proposed if permitted by City Building Inspections with approval of the door and window specifications to be approved by staff. The shutters for the faux windows shall be louvered and placed within window framing and have hinged hardware, although they are not required to be operable.

5. Only one square casement window of the minimal dimension required for egress may be installed in the basement of the east side projecting bay facing 16th Street.

6. The proposed gabled stoop may only be placed only over the door in the rear addition, not on the side door of the main house basement façade on 16th Street.

7. The window opening on the east side must be located as closely to the middle of this wall section as possible in order to replicate the original placement.

8. The ground level must be restored at least as high along the east and west facades as shown in the submitted and approved elevation drawings.

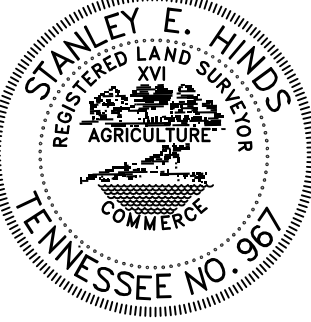


CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

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 1601 FOREST AVE.
LOT NO. PART OF 55 BLOCK _____ UNIT _____
S/D RAMSEY'S ADDITION
INSTR. 201403080054916 SCALE 1"= 20' DATE 2-12 2018
JOB NO. 1802002 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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1601 Forest Av, Knoxville TN 37916
Fort Sanders Historic District submission

Residential Duplex as Student Housing

Evian Partners, Owner
Updated February 11 2019



Front view facing south to Forest Av at corner of 16th Street

Property History

1601 Forest Av house was built in 1930 per property records as a single family dwelling. Little else is known except the house was converted into multi-family student housing for University of Tennessee units in the 1960's-1970's. A rear addition was added at some point to create additional rental units.

1601 Forest more recently has been in the Gene and Geneva Ford family for many years until sold to the Holmes family (Evian Partners) in 2017 for complete renovation and restoration as upscale student housing for nearby UT students. Planned upgrades on a Premium basis include all-new plumbing, electrical, HVAC with high-end finishes including real hardwood flooring, marble bath and kitchen flooring, custom marble tile showers, stainless appliances plus much more.

3D Virtual Tour of Completed Project at 1605 Forest Av

Similar upscale restoration was completed at 1605 Forest Av in 2018. Please see 3D virtual tour as an example:
<https://my.matterport.com/show/?m=KcvaFbK5C1t&mls=1>



Current Views of 1601 Forest Av



Front view facing south to Forest Av



Front view

East, Rear and West Views



Side view facing East on 16th Street



Rear view



West side view



SIXTEENTH STREET SIDE BEFORE AND AFTER PARTIAL DEMOLITION

1601 Forest Ave:

Replace windows with new vinyl 1/1 windows with no dividers. Windows will be recessed with angled sills. All vinyl siding to be replaced with hardi siding. Front and side doors to be replaced.

Rebuild the front porch structure as it is not structurally sound with new tongue and groove wood flooring. Replace handrails (see picture below) with 1 3/4" x 1 3/4" square pickets to be installed.



The craftsman columns have been determined to have been built later after the original house and the proper style would be a Victorian porch. The existing columns are poorly built as well, they are falling apart, leaning, and are different sizes. We propose removing the 3 brick columns on front porch and replacing with 6x6 turned posts as shown on the picture below. There would be 5 full posts and 2 half posts. The foundation also has structural issues and will probably need to be rebuilt. The original brick would be re-used and rebuilt with cinder block wall behind it to support the porch. The existing brick is painted and not able to refinish the striated brick and will need to be repainted.



The entire foundation of the house is structurally unsound and will have to be replaced. The new foundation is cinder blocks with a stucco finish. This work was already approved by the city under BU18-2079 and BU18-xxxx.

The Rear addition of the house as indicated on the attached survey is in poor structural shape and will need to be largely restored, it is intended to be restored exactly as it was built. A section to the back left as indicated in red on the survey

has been removed as it was structurally unsound and is pending reconstruction. The building department has determined that it may be rebuilt, but the bump out must be in line with the existing house bump out, pending COA approval. This is indicated by the blue line on the survey (This is an approximately 6" reduction in the East side dimension, however a 1' offset will remain). There is a 2" encroachment along the rear that will have to be fixed at the same time.



West Side:

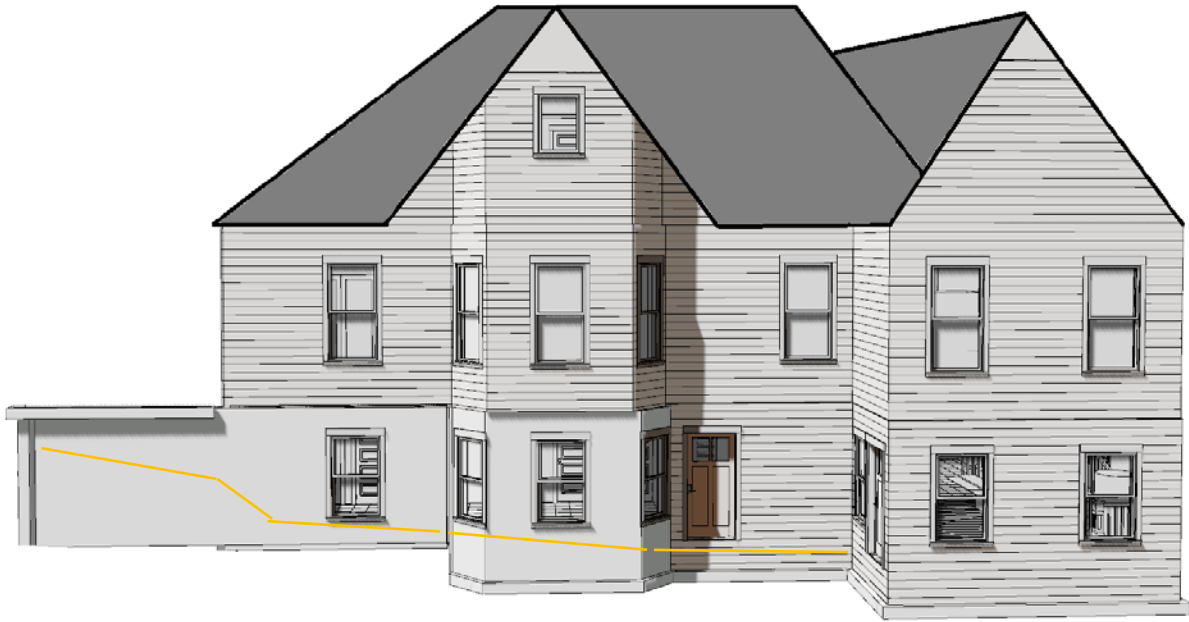


Second Option:



The two windows in the gable will reduce to one centered window for the kitchen. We can install a full height window and block off the lower half to make it more consistent height wise with the rest of the house.

East Side:



Second Option:



The door on the East side will need to move 18" to the left to accommodate the firewall which must be built inside the house to meet building code requirements. The gables of the addition will be of a shake design.

The yellow line is the dirt line. It currently ranges from 18" down to 50" on the brick under the porch, continues sloping downwards from 50"-78" to the left side of the bay, and then from 78" down to 86" at the door up to the addition.

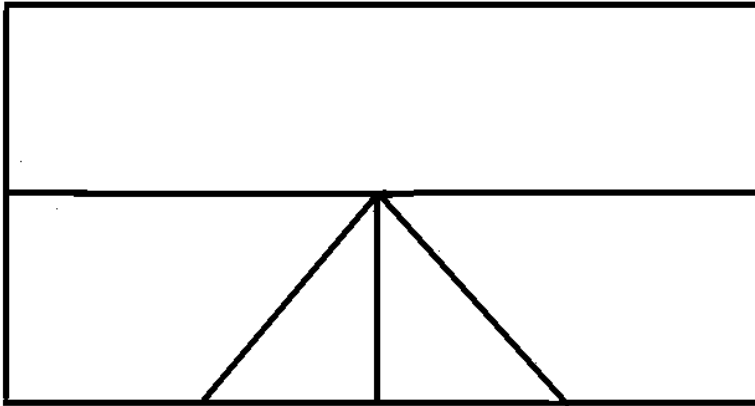
Rear:



Shutters would be louvred on the back side of house as all windows must be faux due to this wall being required to be a fire wall per building codes.

Rear Addition roof plan:

No changes are proposed to the existing roof plan shown below.



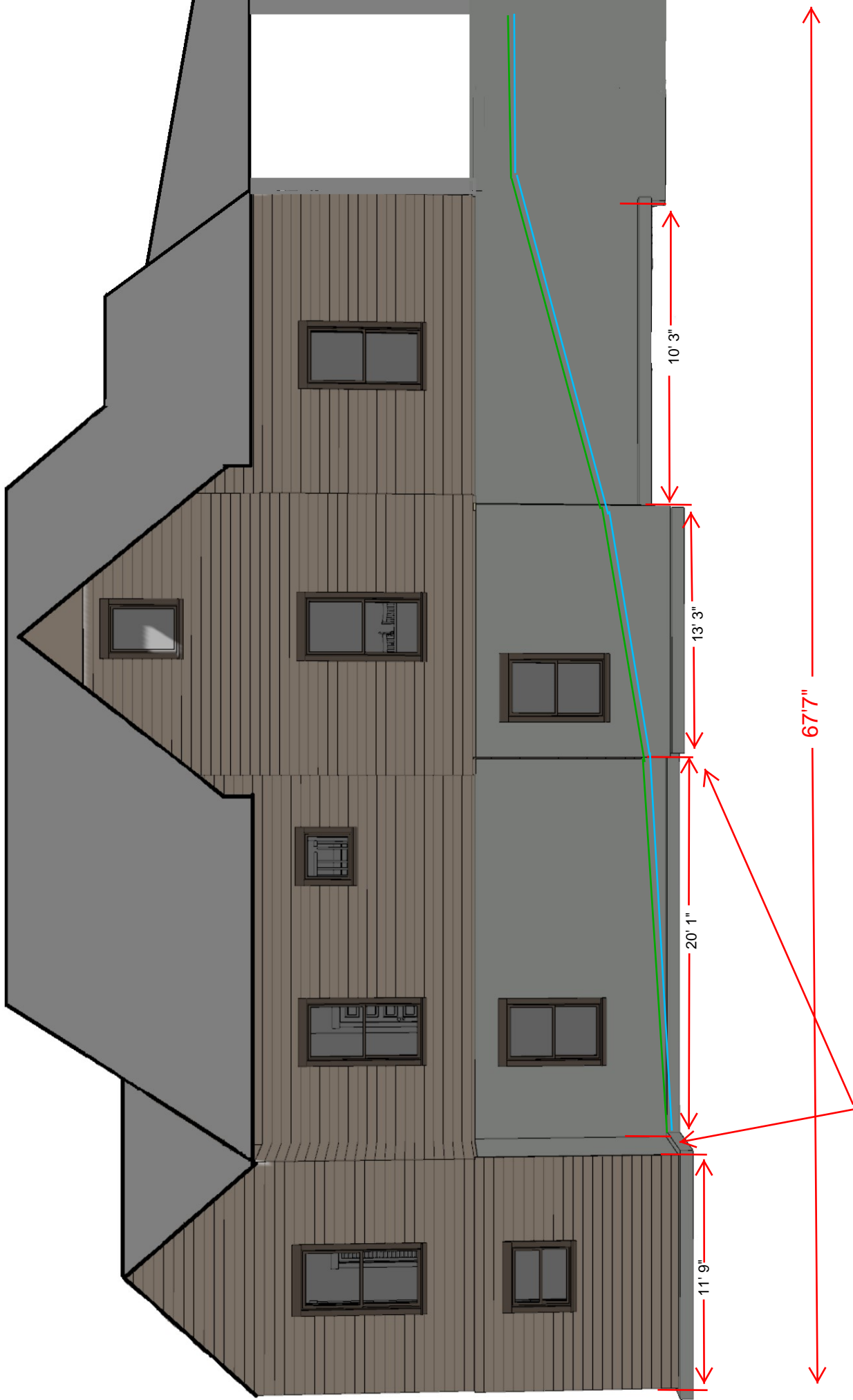
Door Stoops:

Each exterior door on east side will have a stoop as shown below.

1601 Forest Elevations - West

— Current Grade

— New Grade



Offset is 1', this is a 6" reduction on addition due to building code requirements