



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

**PROPERTY ADDRESS:** 1415 Highland Ave 37916  
**DISTRICT:** Ft. Sanders NC-1

**FILE NO.:** 5-A-19-HZ

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**MEETING DATE:** 5/16/2019

**APPLICANT:** Alice Basler (Owner)

**LEVEL OF WORK:** Level II Major replacement of materials or architectural elements; construction of addition or outbuilding.

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**PROPERTY DESCRIPTION:** Queen Anne with shingle influence (C. 1888)

Two and 1/2 story frame with hardi-plank siding. Hip roof with lower cross gables, asphalt shingle roof and one over one double hung windows. Balcony with arched opening above first floor, with turned posts. Cutaway corner on front elevation with sawn wood brackets with sunburst motif. Brick foundation. Irregular plan.

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► **DESCRIPTION OF WORK:**

Decking system to be removed and replaced with porch. Roof will be covered in asphalt shingles to match existing roof on house. Posts will be 6X6 posts that will be covered in miratec and trimmed and painted to match existing trim color on house. The short wall will be covered in hard-shake and painted to match existing house color. Eave of porch will be covered in hard plank and painted to match existing house color.

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► **APPLICABLE DESIGN GUIDELINES:**

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

**PORCHES**

1. Provide porches with proportions and materials that complement pre-1940 housing. For clapboard type construction wood is the most appropriate primary material. Brick or cut stone are appropriate as foundations or in column supports.

**NATIONAL PARK SERVICE PRESERVATION BRIEFS 45: Preserving Historic Wood Porches**

To retain the historic character of the porch, the replacement parts should match the historic component as closely as possible in material, design, color, texture, and other qualities. To achieve this, existing evidence of the historic design, such as a baluster or column detail, or a tongue and groove floor design, should serve as a pattern for the replacement part.

In limited cases, it may be appropriate to use a substitute material for the replacement material as long as it conveys a close visual match. Before replacing a deteriorated historic porch component, it is important to understand how it was constructed and installed, and what led to its deterioration. If the replacement part does not sufficiently match the historic part, the character of the porch may be diminished, or even lost.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.

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**COMMENTS:**



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**DISTRICT: Ft. Sanders NC-1**

**FILE NO.: 5-A-19-HZ**

**STAFF FINDINGS:**

- 1) The house is a contributing property in the Fort Sanders NC-1 Overlay and the National Register Historic District.
- 2) The existing non-original deck structure has not acquired historic significance in its own right, so removing is appropriate.
- 3) There is sufficient physical evidence as shown in the submitted photos and examples in other houses to guide the addition of a rear porch.

▶ **STAFF RECOMMENDATION:**

Approve work as proposed.

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

Please print all information:

1. NAME OF APPLICANT: Alice Basler

Address: 2017 Ponderosa Lane, Maryville TN 37803

Telephone: 865-405-4017 E-mail address: alice.basler@yahoo.com

Relationship to Owner: self

2. NAME OF OWNER: Alice Basler

Address: 2017 Ponderosa Lane, Maryville TN 37803

Telephone: 865-405-4017 E-mail address: alice.basler@yahoo.com

3. LOCATION OF PROPERTY:

Address: 1415 Highland Ave Tax ID/Lot/Parcel No: 094LN037

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.)

Decking system to be removed and replaced with porch. Roof will be covered in asphalt shingles to match existing roof on house. Posts will be 6x6 posts that will be covered in miratec and trimmed and painted to match existing trim color on house. The short wall will be covered in hardi-shake and painted to match existing house color. Eave of porch will be covered in hardi plank and painted to match existing house color.

6. SIGNATURE OF APPLICANT:  Date: 4/22/19

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			

**INFORMATION REQUIRED TO BE SUBMITTED BEFORE  
CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION CAN BE ACCEPTED**

**Incomplete applications will not be accepted. All required information must be submitted before the COA application and fee will be accepted for the next available Historic Zoning Commission (HZC) agenda. Checks mailed with an incomplete application will be returned and the application will not be placed on the HZC agenda.**

**A. EXTERIOR ALTERATION OR REPAIR:**

- Circle each work item for which approval is requested:

Accessory structure	Masonry (including painting)	Satellite dish
Architectural feature	Material changes	Shutters
Awning or canopy	Mechanical system unit	Siding
Deck	New construction	Signs
Door	Parking lot (entrance drives, paving, fencing)	Skylights or solar collectors
Fencing and walls	<u>Porch (including any porch elements)</u>	Storm windows or doors
Guttering	Roofing	Windows

- Describe the proposed work in detail and include the following information:
  - a. Sketches, photographs, manufacturer's specifications, illustrations, and detailed drawings are required for major changes in architectural features and materials
  - b. Samples, description, and specifications for proposed materials
  - c. Site plan for fence / retaining wall applications

**B. NEW CONSTRUCTION:**

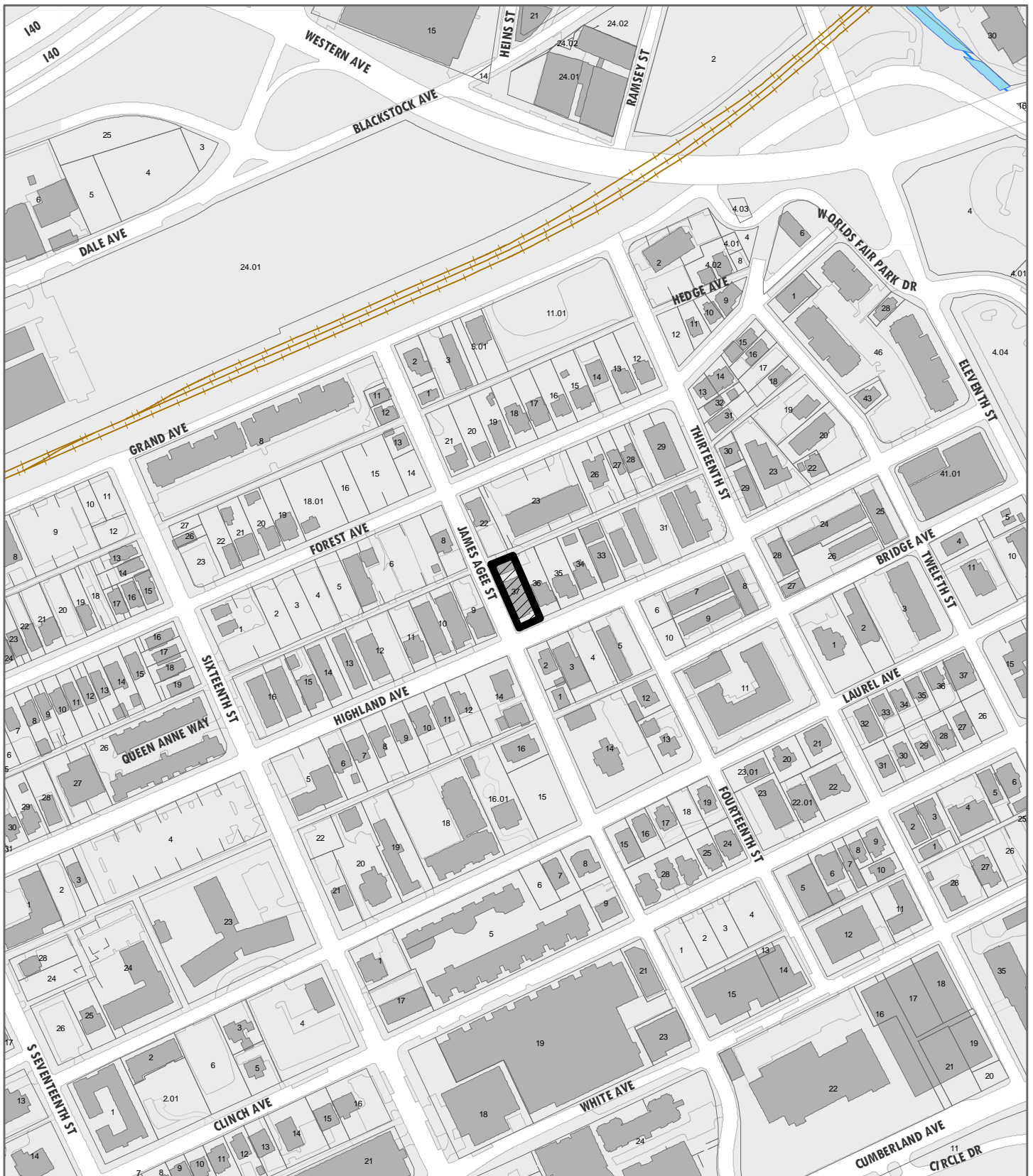
- Describe the proposed project in detail and include the following information:
  - a. Dimensioned site plan showing building footprint
  - b. Dimensioned elevation drawings that clearly show the exterior appearance of the building
  - c. Samples, description, and specifications for proposed materials and architectural features
  - d. Description and drawings or photos of site improvements such as fences, walls, and paving

**C. RELOCATION OF STRUCTURE:**

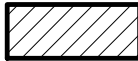
- a. Description of structure and its condition and reason for relocation
- b. Photographs of the structure at existing location
- c. Site plan for, and photos of, proposed location
- d. Description of any site features that will be disturbed such as topography, retaining walls, fences

**D. DEMOLITION OF CONTRIBUTING STRUCTURE:**

- a. Description of the structure and its condition of the structure and reason for proposed demolition
- b. Photos of overall structure and its details





**5-A-19-HZ**  
**HISTORIC ZONING CERTIFICATE**


 1415 Highland Ave 37916  
 Ft Sanders NC-1

Original Print Date: 3/21/2016      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Alice Basler

  
 0 500  
  
 Feet

REVISIONS	BY
△ 40%	RL

LAH15041

HOUSE REMODEL  
1415 HIGHLAND AVE  
KNOXVILLE TN

PROJECT  
EXIST 4 NEW  
FRONT ELEVATION  
PLANS  
DETAILS

A&R  
DESIGN & DRAFTING  
SERVICE  
1202 GREENBERRY CIRCLE  
KNOXVILLE, TN 37912  
865.599.4602 | INFO@AANDR.COM



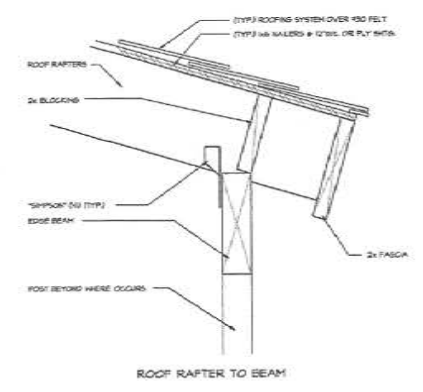
DATE 4/20/18  
SCALE 1/4" = 1'-0"  
DRAW RL  
JOB LAH15041  
SHEET  
A-4  
OF 5 SHEETS



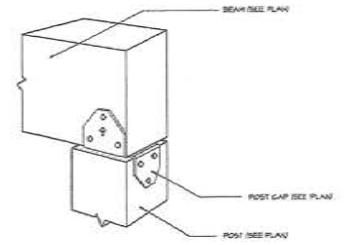
NEW ELEVATION



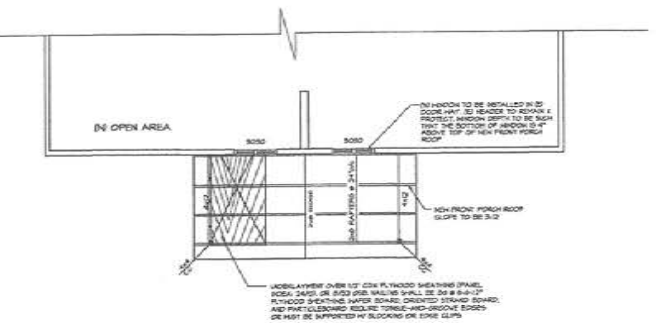
EXISTING ELEVATION



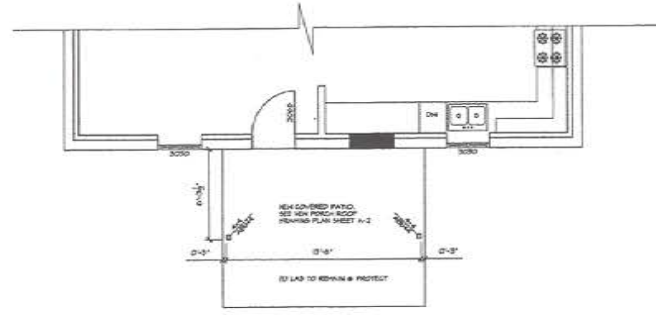
ROOF RAFTER TO BEAM



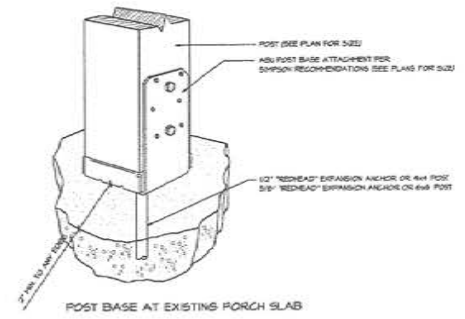
BEAM POST CONNECTION



NEW PORCH ROOF FRAMING PLAN



NEW PORCH FOUNDATION PLAN



POST BASE AT EXISTING PORCH SLAB

(1) CONCRETE PAVING SLAB TO EXISTING AND RAFTERS TO EXISTING SLAB SYSTEMS TO BE REMOVED IN THEIR ENTIRETY.  
NEW FRONT PORCH ROOF  
SLOPE TO BE 3:12  
2x RAFTERS @ 24" O.C. 2x10 RIDGE BOARD  
4x4 RAFTER BEAMS  
2x6 FASCIA

IN OPEN AREA  
NO HOODS TO BE INSTALLED IN 30' ZONE FROM EXISTING TO NEW & PROTECT ANCHOR DEPTH TO BE SUCH THAT THE BOTTOM OF ANCHOR IS 4" ABOVE TOP OF NEW FRONT PORCH ROOF.  
NEW FRONT PORCH ROOF  
SLOPE TO BE 3:12  
UNDERLAYMENT OVER 1/2" OSB PLYWOOD SHEATHING (PANEL, 2450, OR 5/8" OSB WALL SHEATHING SHALL BE 20' x 8'-0" 1/2" PLYWOOD SHEATHING LAYER SHALL BE ORIENTED STRONG BOARD, AND PART OVERLAP SHOULD TRIPLE AND GROUND EDGES OR MUST BE SUPPORTED BY BLOCKING OR SOLID SLUGS

NEW CONCRETE PAVING  
SEE NEW PORCH ROOF  
FRAMING PLAN SHEET A-2  
1'-0" x 1'-0" x 1'-0" x 1'-0"  
1'-0" x 1'-0" x 1'-0" x 1'-0"  
(1) LAB TO EXAMIN & PROTECT

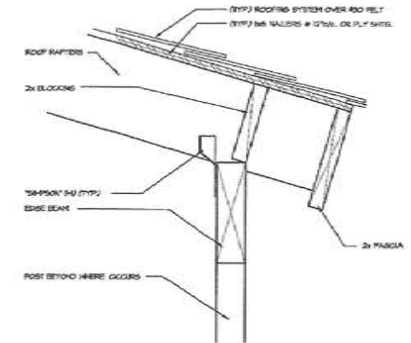
POST (SEE PLAN FOR SIZE)  
NEW POST BASE ATTACHMENT FOR  
SUPPORT RECOMMENDATIONS (SEE PLAN FOR SIZE)  
1/2" "REDHEAD" EXPANSION ANCHOR OR 6x4 POST  
3/4" "REDHEAD" EXPANSION ANCHOR ON 6x4 POST



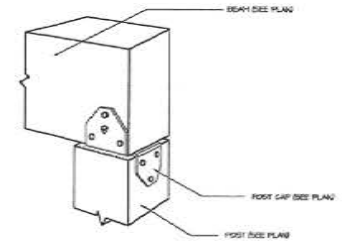
NEW ELEVATION



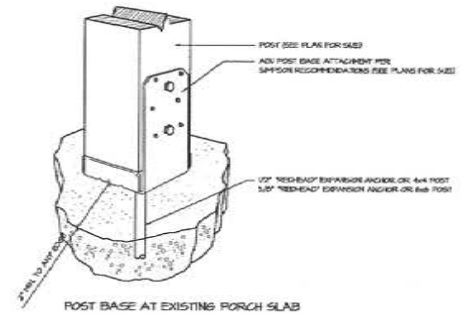
EXISTING ELEVATION



ROOF RAFTER TO BEAM



BEAM POST CONNECTION

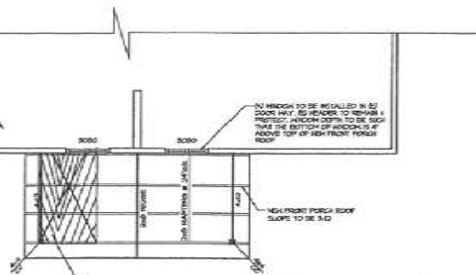


POST BASE AT EXISTING PORCH SLAB

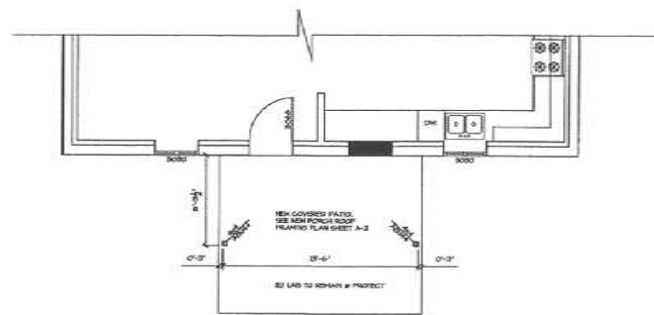
SEE CONCRETE PATE SLAB TO BE REPAIR AND PROTECT BY CRACKING STAIN SYSTEMS TO BE REMOVED IN THEIR BEHETTY.

NEW FRONT PORCH ROOF SLOPE TO BE 3:12 2x RAFTERS @ 24\"/>

NO OPEN AREA



NEW PORCH ROOF FRAMING PLAN



NEW PORCH FOUNDATION PLAN

INSTALL ROOF OVER 4\"/>

REVISIONS	BY
1	RJ

LAYOUTS
1

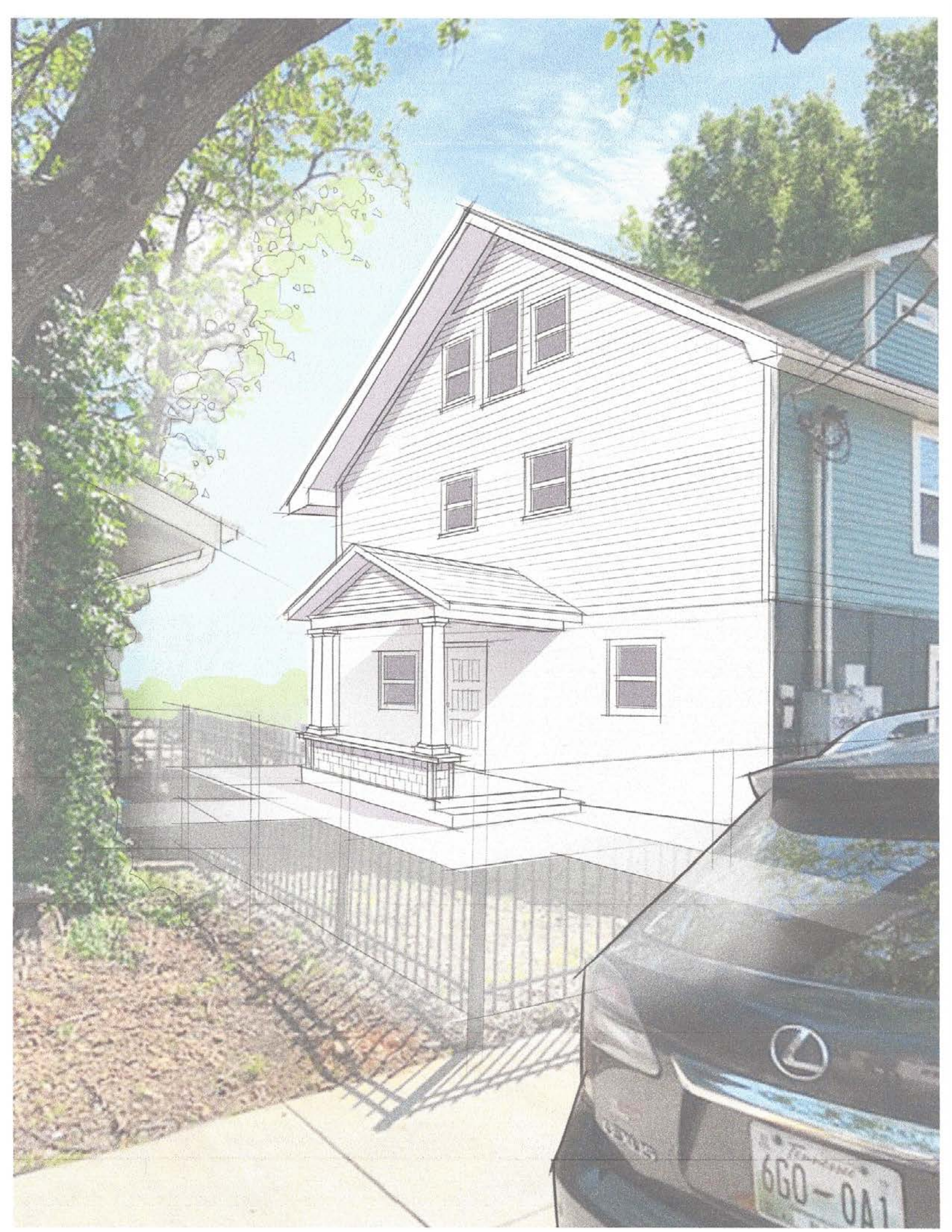
PROJECT  
**HOUSE REMODEL**  
 1415 HIGHLAND AVE  
 KNOXVILLE TN

EXIST & NEW  
 FRONT ELEVATION  
 PLANS  
 DETAILS

A&R  
 DESIGN & DRAFTING  
 SERVICE  
 1400 W. HARRISON ST.  
 MEMPHIS, TN 38117



DATE	4/20/18
SCALE	1/4" = 1'-0"
DRAWN	RJ
JOB	LAME.D0417
SHEET	A-4
OF	54-8712



Tennessee  
660-0A1