



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

PROPERTY LOCATION: 203 16th St. /
Parcel ID 94 N E 016

FILE NO.: 11-D-19-HZ

DISTRICT: Ft. Sanders NC-1

MEETING DATE: 11/21/2019

APPLICANT: John Holmes

LEVEL OF WORK: Level II. Major repair or replacement of materials or architectural elements

PROPERTY DESCRIPTION: Queen Anne Cottage (c.1910)

One-story frame residence with a hipped roof with lower cross gables. One-over-one, double-hung sash windows. One-story, full-length front porch with wood posts on brick piers. Interior offset chimney. Cutaway bay on front elevation. Irregular plan. Contributing structure.

► **DESCRIPTION OF WORK:**

- After-the-fact review of demolition of rear shed-roof sunporch

 - After-the-fact review of reconstruction of 6' x 12' foundation; foundation to be constructed of concrete masonry units with a brick façade to match rest of house

 - Construction of 6' x 12' rear addition, to feature shed roof (4/12 pitch, clad in asphalt shingles), fiber cement board siding, and one 30" x 30" window on rear (west) elevation. Addition will have 6" offset from left (north) side of house.
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► **APPLICABLE DESIGN GUIDELINES:**

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

H. Additions to Existing Buildings

1. Additions should be made to the rear or side of the building.
3. Transitional space shall be provided between the addition and the existing structure. ...The wall of the new connecting structure should not be continuous with the wall of the existing building, but have a minimum 4' x 6' indentation.
4. Bays at least two feet in depth shall be provided for 50% of the side façade.
5. Windows or French doors and balconies shall provide 10% to 20% transparency on the sides of buildings.

Secretary of the Interior's Standards for Rehabilitation

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.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.



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10. New additions and adjacent or related new construction will 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:

Applicant has provided images of small shed-roof addition on rear elevation of 207 16th Street as example.

STAFF FINDINGS:

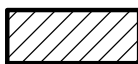
1. The house is a contributing resource to the Fort Sanders NC-1 Overlay and National Register Historic District.
2. HZC review of the rear porch demolition is after-the-fact; the porch foundation, framing, exterior walls, and windows have already been removed and the foundation has been reconstructed.
3. The sunporch is not a character-defining feature and removal and reconstruction of a small rear addition is appropriate under the guidelines. The proposed addition will feature brick facing on a concrete block foundation, HardiePlank siding, and a shed roof clad in asphalt shingles, all of which are suitable materials.
4. At the time of the application, the sunporch foundation and framing had been reconstructed to be flush with the existing west elevation. Guidelines recommend an offset to distinguish new construction from the historic house; moreover, increasing the footprint of the rear addition could create or increase a lot coverage nonconformity. The rear addition should maintain the exact footprint of the sunporch.

▶ **STAFF RECOMMENDATION:**

Staff recommends approval of the work as proposed, with the condition that the footprint of the proposed rear addition match that of the historic sunporch.



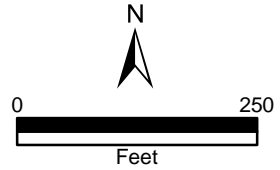
11-D-19-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



203 16th St. 37916
Ft. Sanders NC-1

Original Print Date: 11/12/2019
 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

11/3/19

11/21/2019

11-D-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

Knoxville

TN

37931

Address

City

State

Zip

423-231-4980

jholmes6@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Evian Partners

PO Box 1335

423-231-4980

Owner Name (if different from applicant)

Owner Address

Owner Phone

203 16th St.

094NE016

Property Address

Parcel ID

Ft Sanders

R3/NC1

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Lindsay Crockett

Please Print

11/4/19

Date

John Holmes

Digitally signed by John Holmes
DN: cn=John Holmes, o, ou,
email=jholmes6@gmail.com, c=US
Date: 2019.11.03 19:06:56 -05'00'

John Holmes

11/3/19

Applicant Signature

Please Print

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: See attached, major repairs and replacement of architectural elements

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:	TOTAL:
FEE 2:	
FEE 3:	

203 16th St:

Replace foundation on approximately 6' x 12' rear of the house, exterior framing, foundation floor system.

Foundation to be constructed of 8" cinderblocks, with brick façade which matches the rest of the house.

Roof line will remain shed style roof with 4/12 pitch.

New sheeting, siding, and 30"x30" window to be installed

6" offset from left side of house

Matches the sister house next door at 207 16th street approved and constructed two years ago. See attached pictures of 207 16th st blue house below and rendered elevations of 203 16th st.



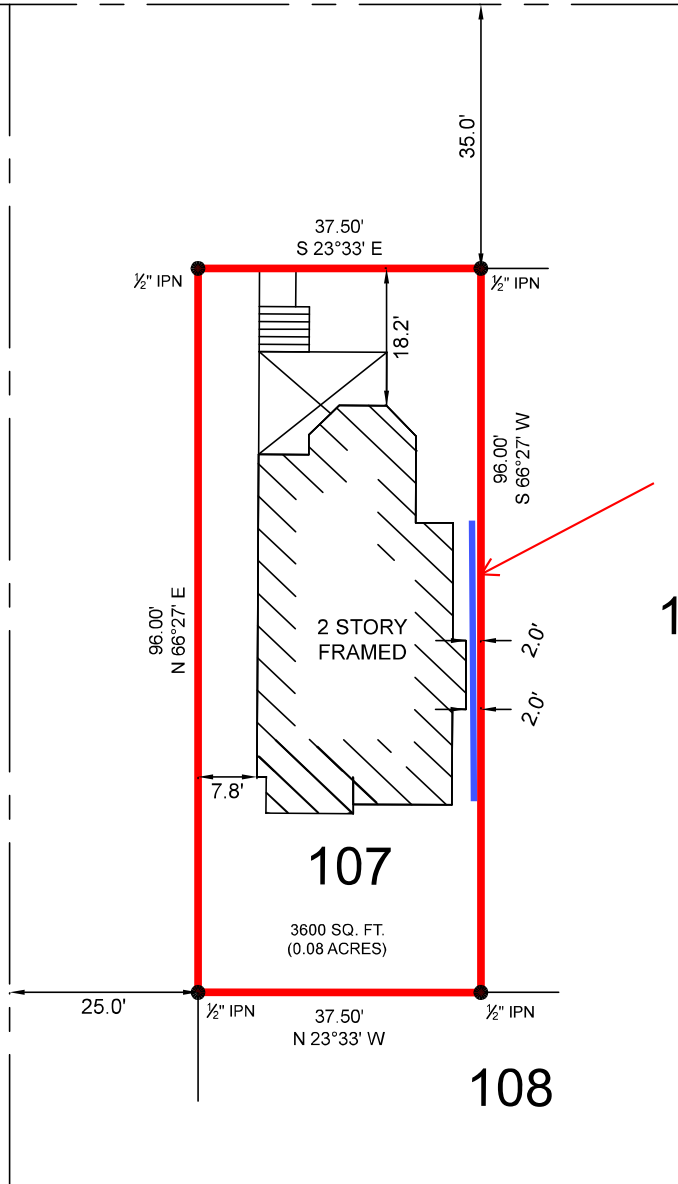
IPN = IRON PIN, NEW
R/W = RIGHT-OF-WAY

SIXTEENTH STREET

(CENTERLINE OF R/W)

FOREST AVENUE

(CENTERLINE OF R/W)

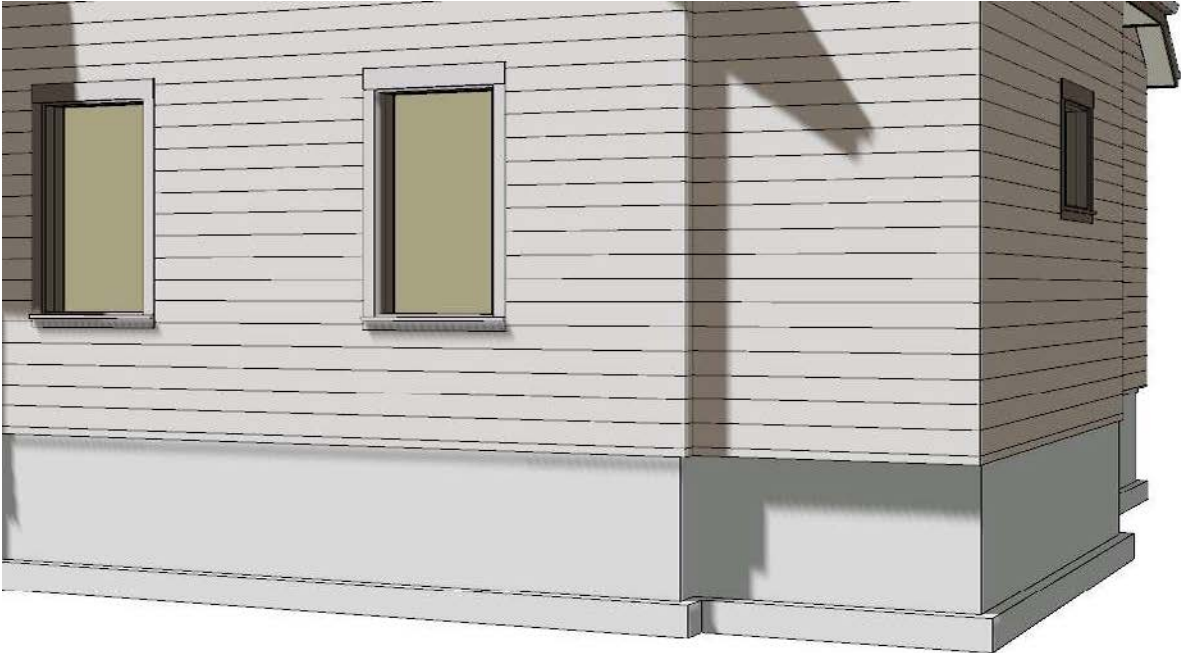


1hr fire wall
indicated in blue

107

108

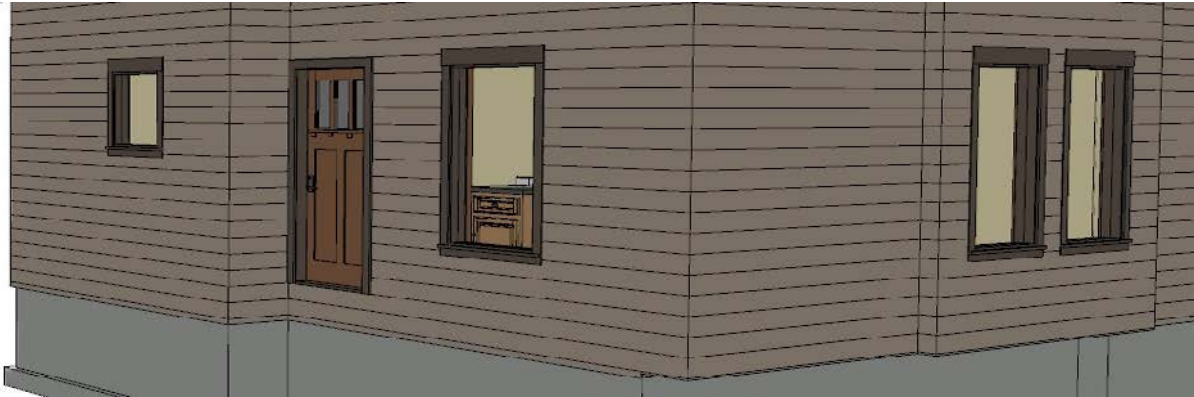
Rear – Looking South from Forest Ave.



Rear – looking East towards 16th St.

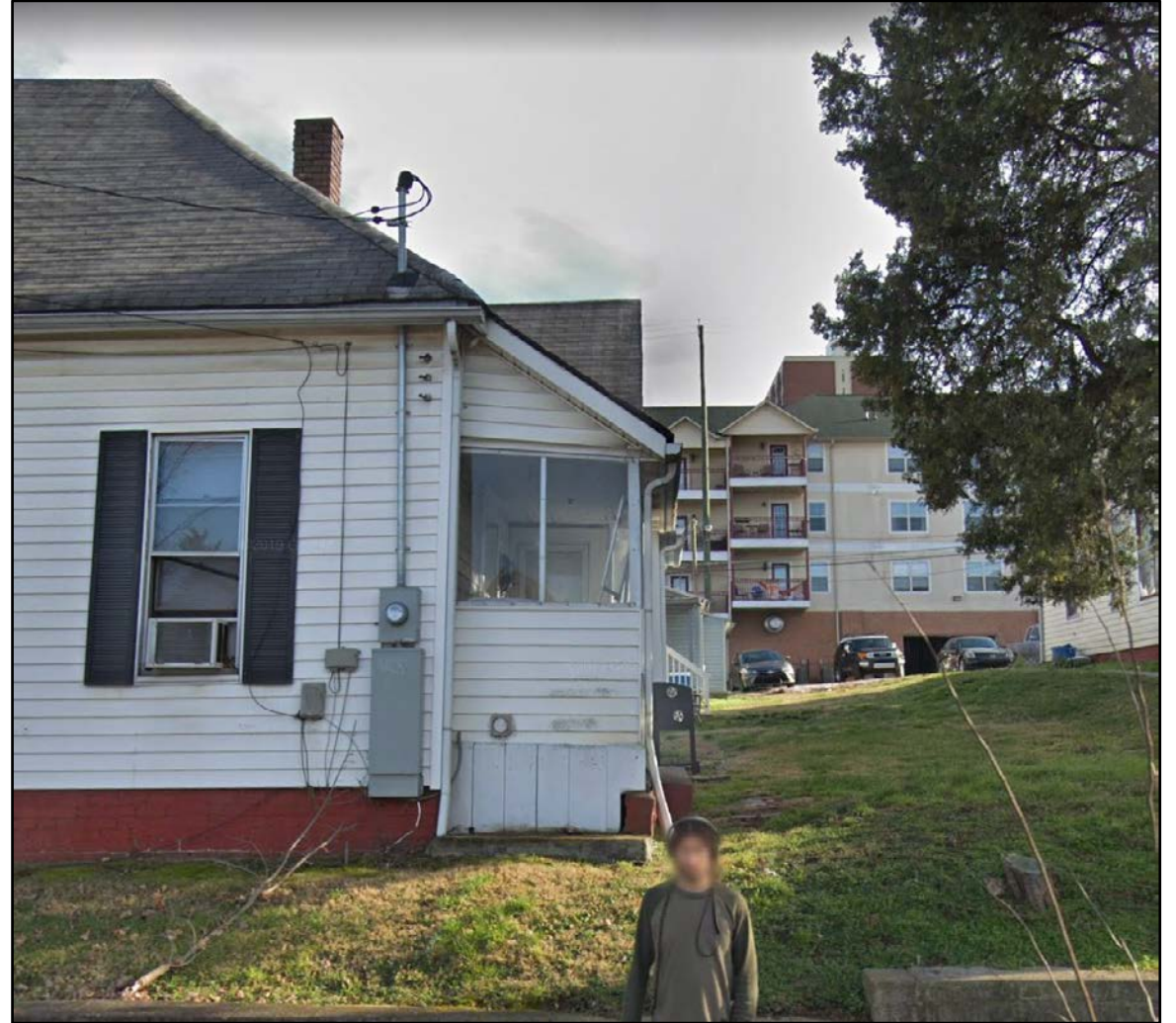


Rear – looking North towards Forest Ave.





Rear elevation showing sunporch



Side elevation of sunporch (Google Street View)



Rear elevation showing addition in progress

203 16th St (East)



203 16th St. (South)



Rear – Picture of 207 16th St. Matching style

