



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

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

FILE NO.: 11-E-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: Folk Victorian, c.1920

One-story residence, resting on a brick foundation. Hipped roof, clad in asphalt shingle, with smaller gable-roof massings projecting towards the front, west, and south. House is clad in flush wood siding. A hipped porch supported by turned wood columns is located on the northeast corner of the house. Windows are one-over-one, double-hung sash. Multiple interior chimneys.

► **DESCRIPTION OF WORK:**

After-the-fact review of the demolition and reconstruction of the house. Foundation, structural sheathing (likely original or early wood siding), interior flooring and framing systems, exterior siding, and window and door fenestrations have been removed. Currently remaining from the structure are approximately thirty studs, which are not connected to a foundation and hang suspended from a roof, which is supported by a temporary bracing system. The roof has been replaced under the existing COA (7-C-19-HZ).

Applicant describes scope of work as the following:

"Complete replacement of foundation instead of partial. ... None of the original foundation is salvageable." "Interior floor system and walls must all be replaced due to extreme water and termite damage, see attached pictures. Wall framing on the 33' section of the house remaining to be retained as much as possible. Most of the studs in the walls will remain except for at the corners. New window/door headers must be installed to meet building codes. Additional jack studs required to be placed under 2x12 floor joist framing for bearing. Existing sill plates for all exterior walls must all be replaced." "Corner boards are replaced as part of the siding replacement, all are unsalvageable."

► **APPLICABLE DESIGN GUIDELINES:**

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

The Purpose of Design Guidelines:

The purposes of the design guidelines are to ... provide guidance for decisions regarding the demolition of property.

The Neighborhood Conservation District Design Guidelines apply only to the addition of space to an existing building, the construction of new buildings, or the demolition of existing buildings.

J. Demolition

Property owners may demolish structures in the NC-1 District that the Knoxville Historic Zoning Commission finds to be non-contributing to the district. 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.



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DISTRICT: Ft. Sanders NC-1

1. Physical Condition: The HZC may allow demolition of a building that 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 demolition 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.

COMMENTS:

City Inspections staff, HZC staff, and Commission members have acknowledged that the demolition completed at this property is outside of the scope of work approved under the COA 7-C-19-HZ; therefore, it necessitated further review by the Historic Zoning Commission.

The applicant has provided a number of unrelated Certificates of Appropriateness and emails from the previous Historic Preservation Planner, with the intent of highlighting that interior work has not been previously reviewed by the HZC. The applicant has also provided the note that "interior renovations, replacement of floor system, exterior wall studs, etc. have never been reviewed before." The NC-1 overlay does not cover those scopes of work, but the removal of all of these features constitutes the demolition of the house, even if the roof is suspended by a temporary bracing system.

The applicant has also highlighted a section from the design guidelines noting that the NC-1 guidelines apply only to the "addition of space to an existing building, the construction of new buildings, or the demolition of existing buildings." It is the opinion of staff that the work completed at this property constitutes demolition of an existing building

STAFF FINDINGS:

1. 1610 Forest Avenue is a contributing structure to the Fort Sanders NC-1 Overlay and National Register Historic District. The National Register nomination describes the property as "one-story, clapboard, wood trim, porched with turned columns, hip roof with gables, decorated cornice."
2. The NC-1 overlay ordinance states the third purpose of the district as "to regulate demolition."
3. The existing COA for this property (7-C-19-HZ, reviewed July 2019) covered repair and replacement of wood porch elements, window replacement, the replacement of vinyl siding with fiber cement board, and new asphalt shingle cladding for the roof. Egress windows were approved for installation on the east and west elevation gables, and façade and rear attic vents were to be replaced with small casement windows.

The front porch foundation was proposed to be removed and reconstructed with brick facing to match the existing brick. The remaining foundation brick was approved for repair. 10' of the existing structure was approved for demolition and reconstruction, and an 18' addition to the rear (north) of the structure was approved.

4. As noted in the Scope of Work section, the masonry foundation, structural sheathing (which was likely the original or early wood siding, as uncovered on other projects in progress by the applicant), interior framing and



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flooring systems, exterior siding, and window and door fenestrations have been removed. Remaining features from the historic house are approximately thirty wood studs that hang suspended from the roof but do not connect to the foundation.

5. The National Register of Historic Places defines integrity as comprised of seven aspects: location, setting, design, materials, workmanship, feeling, and association. Design is "the combination of elements that creates the form, plan, space, structure, and style of a property." Materials are defined as "the physical elements that were combined ... in a particular pattern to form a historic property." Workmanship is "the physical evidence of the craft" of a builder or architect. The factors of design, materials, and workmanship are severely compromised by the removal of the building's historic fabric. By National Register standards, the absence of these three aspects would constitute a lack of overall integrity.

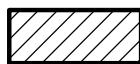
6. When the house is reconstructed, the only features remaining from the historic house will be the wall studs, most of which are sufficiently deteriorated to warrant replacement. While the overall footprint of the historic roof remains, the house constructed below the roof will consist of entirely new materials and the character-defining features (porch, window and door placements, etc) will be lost, and entirely reconstructed to replicate the historic house's design. The reconstruction of a new house beneath a historic roof footprint results in a substantial loss of architectural integrity.

► **STAFF RECOMMENDATION:**

Staff recommends denial of the application as submitted.



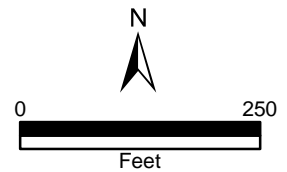
11-E-19-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1610 Forest Ave. 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-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	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
1610 Forest Ave	094NE015	
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 18:55:07 -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:

FEE 2:

FEE 3:

TOTAL:

**1610 Forest Ave:
Level 2 COA**

No changes to the approved elevations

Complete replacement of foundation instead of partial. The porch foundation will have brick façade. Stucco for remainder of the house as previously approved. None of the original foundation is salvageable. Foundation work noted on previous COA.

Interior floor system and walls must all be replaced due to extreme water and termite damage, see attached pictures. Wall framing on the 33' section of the house remaining to be retained as much as possible. Most of the studs in the walls will remain except for at the corners. New window/door headers must be installed to meet building codes. Additional jack studs required to be placed under 2x12 floor joist framing for bearing. Existing sill plates for exterior walls must all be replaced.

All of these changes are internal and will not be visible when the project is completed. Interior renovations, replacement of floor system, exterior wall studs, etc have never been reviewed before on any COA that I could find, and have not been reviewed on any of the COAs we have obtained over the last 5 years.

Corner boards are replaced as part of the siding replacement, all are unsalvageable. New 7/16 sheathing is required to be installed over exterior wall framing prior to installation of the vapor barrier and siding. Siding replacement is already approved on previous COA.

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

Framing:
































COA is not required for renovations to 1601 Forest Ave  Inbox x



Kaye Graybeal <kaye.graybeal@knoxmpc.org>
to me, Steve ▾

John and Steve, a COA is not required for exterior renovations to 1601 Forest Avenue since no addition to the existing structure is proposed.

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Kaye Graybeal, AICP
Historic Preservation Planner
Knoxville-Knox Metropolitan Planning Commission
City-County Building, Ste. 403
400 Main Street, Knoxville, TN 37902
[865-215-3795](tel:865-215-3795) office
865-215-2068 fax
<http://www.knoxmpc.org/historic/>

no COA needed for interiors  Inbox x



Kaye Graybeal <kaye.graybeal@knoxmpc.org>
to me ▾

John, the interior demolition and interior renovations for 412 E. Scott Avenue, or for any other building, do not require a Certificate of Appropriateness for the H-1 Overlay.

The Purpose of Design Guidelines

The purposes of the design guidelines are to:

- Foster development that is compatible with the historic buildings in the Fort Sanders neighborhood
- Promote sustainable neighborhood development
- Address dimensional constraints, that have resulted in requests for variances, while maintaining historic features, such as more shallow lot setbacks
- Provide guidance for decisions regarding the demolition of property

The guidelines are not intended to regulate how you may use your property. The underlying zoning regulates the uses associated with property. In the case of new development, lot coverage and height requirements are regulated by the underlying zoning. There are three critical elements in any zoning district that determine the intensity of development: lot coverage, parking requirements and open space.

In developing these guidelines, measures were taken to avoid requests for variances. These include reductions in yard requirements, reductions in parking stall width requirements, and various provisions for open space (for example, allowing porch dimensions to be

counted toward required open space).

With the future development of the Fort Sanders neighborhood, the relationship of lot coverage, parking area and open space that is established through these guidelines should not be compromised.

The Neighborhood Conservation District Design Guidelines apply only to the addition of space to an existing building, the construction of new buildings, or the demolition of existing buildings. Other changes, including such things as interior alterations, rewiring or plumbing, painting, the addition of artificial siding or roofing, even though they may require a building permit, will not require approval of the Knoxville Historic Zoning Commission.

Approval by the Knoxville Historic Zoning Commission is required if property owners in the Neighborhood Conservation District plan to make additions to existing buildings, construct new buildings or demolish existing buildings.

A Certificate of Appropriateness is required before an owner can obtain a building or demolition permit. To apply for a Certificate of Appropriateness, the owner should contact the Knoxville Historic Zoning Commission staff, who will review the project.

Over time, the intent is to create a pleasant, sound neighborhood, composed of

harmonious architecture — achieving a compatible blend of the old and new.

Building Upon Tradition

Fort Sanders was originally known as West Knoxville. Its historic attributes were built over a 50-year period, starting in the 1880s. Its architecture includes fine examples of Queen Anne, Shingle, Craftsman and a number of Revival styles.

Fort Sanders was home to various businessmen, politicians and University of Tennessee faculty. It was also the neighborhood of James Agee who, in writing *A Death in the Family*, recalled “the houses corresponded; middle sized, gracefully fretted wood houses, built in the late nineties or early nineteen hundreds with small front and side and more spacious backyards, and trees in the yards and porches...”

During the 1920 to 1940-era, brick apartments, often designed in Mediterranean-Revival styles, were built west of 17th Street.

Most of the historic buildings have similar proportions, materials, features, and setbacks. Those design elements establish the principles for these guidelines.

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 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.

KNOXVILLE HISTORIC ZONING COMMISSION

CERTIFICATE OF APPROPRIATENESS



File Number: 5-R-18-HZ

Property Address: 1605 Forest Ave 37916
Level of Work: Level II
District: Ft. Sanders NC-1
Owner: John Holmes , Knoxville, TN 37931
Applicant: John Holmes , Knoxville, TN 37931

Work Items: Porch Elements, Other: reconstruct front porch

Description of Work:

Reconstruct front porch to match previously existing following demolition of existing. Roof and porch to be rebuilt to same size, style, pitch, shape, and detailing. The porch header is 8" high and will have a new 1x12 siding for apron at bottom. New porch flooring (tongue and groove wood), new railings per code, rebuild stairs 48" wide. The posts will be replaced with 6x6 turned posts. The bottom portion of the post will be square in section in order to accept the top rail of the required 36-inch-high balustrade. Balusters to be set into top and bottom rails with 1 3/4" x 1 3/4" square pickets to be installed with 6x6 newel posts. Porch dimensions are 9' deep x 13' wide. Total rise of porch floor is 40" which will require guardrails per building code. Step rails will match the balustrade. Porch ceiling height is 8'.

This certificate expires on 5/23/2021 (three years from the date of issue).

Approved By: Kaye Graybeal

Date Certified: 5/24/2018

Please note:

To obtain a building permit for Level II projects, drawings stamped as approved by the Historic Zoning Commission (HZC) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department or the Knox County Codes Administration Department, as appropriate. Any deviation from the drawings and written conditions approved by the HZC will require subsequent review and approval by the HZC or its staff.

THIS CERTIFICATE IS NOT A BUILDING PERMIT

Contact the appropriate building inspections office for permit requirements:
City of Knoxville Plans Review and Inspections Division: 865-215-2992 or 865-215-2991
Knox County Building Codes Administration: 865-215-2325

KNOXVILLE HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS



File Number: 7-F-18-HZ

Property Address: 1603 Forest Ave
Level of Work: Level I
District: Ft. Sanders NC-1
Owner: John Holmes , Knoxville, TN
Applicant: John Holmes , Knoxville, TN

Work Items: Deck, Porch Elements

Description of Work:

Replace and repair front porch elements in-kind. Construct wood deck addition on rear.

This certificate expires on 7/10/2021 (three years from the date of issue).

Approved By: Kaye Graybeal

Date Certified: 7/11/2018

Please note:

To obtain a building permit for Level II projects, drawings stamped as approved by the Historic Zoning Commission (HZC) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department or the Knox County Codes Administration Department, as appropriate. Any deviation from the drawings and written conditions approved by the HZC will require subsequent review and approval by the HZC or its staff.

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Knox County Building Codes Administration: 865-215-2325

KNOXVILLE HISTORIC ZONING COMMISSION

CERTIFICATE OF APPROPRIATENESS



File Number: 1-A-17-HZ

Property Address: 1626 Forest Ave 37917

Level of Work: Level II

District: Ft. Sanders NC-1

Owner: John Holmes Evian Partners, Morristown, TN 37816

Applicant: John Holmes Evian Partners, Morristown, TN 37816

Work Items: Additions, Windows

Description of Work:

Construct rear addition: Extend the back of the house 22.5 feet on the west side and 15.5 feet on the east side. The lot coverage with the addition will be 29%. The additions are offset from the existing structure to demarcate them. The roof pitch will be retained as is, at 8/12. The covered porch on the rear southeast side of the house will be reconstructed to match the existing. It will have an asphalt-covered shed roof which will match the existing pitch. It will be 4' deep and 8' wide to match existing. The posts will be 4"x4" to match existing. Flooring will be wooden tongue-and-groove to match existing. No steps or balusters are required since the porch will be less than 8" above grade. The existing back door is not an exterior grade door and will be replaced with a fiberglass Craftsman-style door. as shown in submitted specs. Wooden corner boards will be added on each corner on the house to match the existing style and size. Additionally, a 1"x8" fascia board will be added along the top edge of the wall where it meets the roof. Double-hung 1/1 vinyl windows (26x60) will be installed in the addition to match existing windows sizes on the main house; except for the windows dedicated to meet [code for] egress for which staff will work with the Applicant and Plans Review and Inspections in determining the final window size.

This certificate expires on 1/26/2020 (three years from the date of issue).

Approved By: Kaye Graybeal

Date Certified: 1/26/2017

Please note:

To obtain a building permit for Level II projects, drawings stamped as approved by the Historic Zoning Commission (HZC) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department or the Knox County Codes Administration Department, as appropriate. Any deviation from the drawings and written conditions approved by the HZC will require subsequent review and approval by the HZC or its staff.

THIS CERTIFICATE IS NOT A BUILDING PERMIT

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City of Knoxville Plans Review and Inspections Division: 865-215-2992 or 865-215-2991

Knox County Building Codes Administration: 865-215-2325

KNOXVILLE HISTORIC ZONING COMMISSION

CERTIFICATE OF APPROPRIATENESS



File Number: 7-E-18-HZ

Property Address: 1612 Forest Ave
Level of Work: Level II
District: Ft. Sanders NC-1
Owner: John Holmes , Knoxville, TN 37931
Applicant: John Holmes , Knoxville, TN 37931

Work Items: Additions, Other: Demolition of non-contributing addition

Description of Work:

Demolish 1-1/2 story non-contributing addition and construct two-story hipped rear addition centered on rear of house to extend 15 feet north into the lot and 30 feet wide across the rear of the house. A 1-foot offset on either side of the rear facade of the main house to delineate the addition. The hipped roof is proposed to match the pitch of the side-gabled roof on the existing house. The proposed materials are asphalt shingles and smooth fiber cement board lap siding to match those on the house. The windows will be vinyl double-hung to match the size and type of those on the main house (36"x64" double-hung). The foundation, which will be smooth-finish stucco, will be exposed at a height ranging between 1 foot in the back and 3 feet toward the front of the house. Approval with the following conditions; 1) That an adequate roof construction plan be provided to show how the hipped roof addition will tie into the existing side-gabled roof on the west side of the rear elevation and into the existing hipped roof on the east side of the rear elevation, and 2) That the offsets of the addition from the main house be at least 18 inches on each side, and 3) That the rear 3-lite door will be of wood or fiberglass.

This certificate expires on 7/18/2021 (three years from the date of issue).

Approved By: Kaye Graybeal

Date Certified: 7/19/2018

Please note:

To obtain a building permit for Level II projects, drawings stamped as approved by the Historic Zoning Commission (HZC) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department or the Knox County Codes Administration Department, as appropriate. Any deviation from the drawings and written conditions approved by the HZC will require subsequent review and approval by the HZC or its staff.

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