



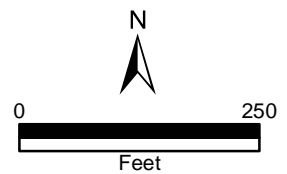
7-F-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1319 Forest Ave. 37916
Ft. Sanders NC

Original Print Date: 7/1/2021
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: John Holmes



Meeting: 8/19/2021
Applicant: John Holmes
Owner: John Holmes

Property Information

Location: 1319 Forest Ave. **Parcel ID** 94 L N 016
District: Ft. Sanders NC
Zoning: RN-5 (General Residential Neighborhood)
Description: Folk Victorian, c.1910

One-story frame residence with a cross-gable roof, an exterior clad in vinyl siding, and a stuccoed foundation. Topography slopes significantly towards the rear of the property line, accommodating a lower story on the basement with a secondary entry on the right (east) elevation. Interior brick chimney.

Description of Work

Level II Construction of Addition or Outbuilding, Major Repair or Replacement
Exterior rehabilitation of existing house and new rear addition.

Exterior rehabilitation scopes include removal of vinyl siding and installation of Hardie lap siding (applicant proposes 7.25" exposure on Hardie siding), with Hardie diamond-pattern siding in front and side gable fields. Porch to be removed and reconstructed with a continuous CMU foundation with brick cladding, tongue-and-groove flooring, and a wood ceiling. Replacement windows (specifications or details not provided). Some windows on original section of house to be relocated.

Large rear addition. One section of the house to be removed and reconstructed, with an additional new two-story section to project from the rear. Addition to feature a cross-gable roof clad in asphalt shingles, an exterior of Hardie lap siding, gable fields clad in a diamond-pattern Hardie shingle siding, and two stories of one-over-one, double-hung vinyl windows. A secondary entry is located on the rear elevation

Applicable Design Guidelines

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

A. Height, Scale, & Massing

1. Foundation heights should be consistent with other pre-1940 buildings in the neighborhood.
2. Single-family detached infill housing should be proportional to other pre-1940 houses in terms of height and width.

B. Roofs

1. Select a roof pitch that is in keeping with other pre-1940 houses of the neighborhood, not being less than an 8/12 pitch.
 2. Use variations in the form of the roof above the second story such as gables at different angles, hipped roofs,
-

and dormers.

3. Use roofing materials that are in keeping with the historic development styles. Asphalt, shingle, tile, pressed metal, and slate were used.
4. Darker shades of shingles were historically used and should be selected in new construction.

C. 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.

D. Wall Materials

2. Clapboard (or clapboard-like materials such as aluminum or vinyl, shingle (or shingle-like material), or brick should be used.
5. In making additions to existing buildings, wall cladding should complement the original wall covering.
6. Materials that are not typical in pre-1940 construction should not be used. These include cinder block, T-111 siding, and stone facing.

E. Windows and Entrances

1. Window proportions and symmetry should be similar to the pre-1940 styles in the neighborhood.
2. Windows should be double-hung sash windows. Vinyl or metal-clad may be used in place of wood frame windows.
- 2 [sic]. Egress windows will have to be designed to comply with fire/building code provisions.
6. The proportions of upper level windows should not exceed the proportion of the first level.
7. Upper level windows should be provided and aligned with doors.
8. 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.
9. Entrances to the building should be provided from the street, using doors that have similar proportions and features to pre-1940 architecture.
10. When parking areas are provided behind buildings, rear entrances are also allowed.

F. Parking

1. In new building construction, the front yard space shall not be used for parking. Do not break up curbs or sidewalks to provide street access.
2. Provide parking access off the alley or off a side street.
7. Surface parking area shall always be to the rear of the building.

G. Landscaping, Fencing, & Retaining Walls

1. Plant one native shade tree (e.g. oak or maple) and one ornamental tree (e.g. dogwood) in both the front and rear yards for every 50 feet of lot width.

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. This should include a courtyard (200 sq. ft. minimum), and a connecting structure (e.g. porch or breezeway). The wall of the new connecting structure should not be continuous with the wall of the existing building, but have a minimum 4' by 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.

Comments

N/A

Staff Findings

1. 1319 Forest Avenue is a contributing resource to the Fort Sanders National Register Historic District and local overlay. The house is a small one-story Folk Victorian house with a basement level, recessed to the rear of the property.
2. The applicant has submitted revised elevation drawings and a scaled site/roof plan which address the technical issues in the July application. The updated site plan meets the dimensional standards of the base RN-5 zoning.
3. Removal of the existing vinyl siding meets the design guidelines. The guidelines recommend using a lap siding comparable to original wood clapboard styles. Hardie lap siding should be 4"-5" in exposure (more narrow than the proposed 7.25" exposure) and include appropriately-sized corner boards and window and door trim.
4. Windows on the original house (side elevations) are proposed to be shifted and moved. The guidelines recommend that "window proportions and symmetry should be similar to the pre-1940 styles in the neighborhood." Original window placements should be maintained, namely the two windows on left side elevation.
5. Reconstruction of the front porch (currently supported by CMU piers and enclosed with wood lattice) meets the design guidelines. The overall porch footprint and porch details (square wood posts, square picket balustrade) should be maintained.
6. In general, the placement of a new addition on the rear elevation is appropriate within the design guidelines. Several adjacent houses feature two-story rear additions, as the block's topography slopes significantly towards the north (rear).
7. Removal of the two-story, flat-roof section on the rear right (northeast) corner may be appropriate, as the addition is not character-defining. The application also includes the removal and reconstruction of most of the original gable-roof massing (northwest corner).
8. The proposed addition is significantly larger than the original house; the addition will add between 35' and 40' in length to the original house, which is approximately 34' wide on the façade. Revisions to the proposed addition attempt to break up the substantial two-story addition with additional roofline complexity, slightly projecting bays (~9" projections, gable-roof bays are approximately 16'-17' wide) and new siding patterns on gable fields. Instead of the previously proposed large front-gable massing on the rear elevation, the rear elevation now includes a projecting gable-roof bay adjoining a shed-roof section. The revised designs reflect the recommendations of the neighborhood, which included to break up the massing and shape of the addition with projecting bays that are similarly scaled to the original façade bay.
9. The proposed rear addition contains sufficient complexity to break up the large rectangular massing, but as much of the original house's cross-gable roof form should be retained as possible. On the left side elevation ("side elevation 2" on drawings), the rightmost gable-roof bay (a new element) should be shifted to the left so that the original side-gable roof and window placements can be retained. If both projecting bays are shifted to the left (rear), the substantial shed-roof section can be reduced in size.
10. The replacement door on the façade should meet design guidelines ("similar proportions and features to pre-1940 architecture"). Exterior rehab should include appropriately-sized window trim and cornerboards. The new addition's roof should include ~1' eave overhangs on all elevations.
11. Final modifications to the site plan will be necessary to meet City Engineering standards for parking. The house and parking area need to remain below 45% impervious surface for the RN-5 zoning. The final site plan could be approved by staff, provided there are no substantial modifications to the addition's design and placement.

Staff Recommendation

Staff recommends approval of Certificate 7-F-21-HZ, with the following conditions:

- 1) Final site plan to reflect City Engineering requirements for parking;
- 2) Revision to left side elevation and new projecting bays, to retain as much of the original cross-gable house massing as possible, with approval by staff;
- 3) Selection of a façade door to meet design guidelines, with approval by staff;
- 4) Exterior rehabilitation and new siding to include HardiePlank with a 4-5" exposure, appropriately-sized window trim and cornerboards, and ~1' eave overhangs on all roof elevations



DESIGN REVIEW REQUEST

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

John Holmes

Applicant

6/24/21

July 15, 2021

7-F-21-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

PO Box 1335

Morristown

tn

37816

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

1319 Forest Ave

094NL016

Property Address

Parcel ID

Ft Sanders

RN-5, NC-1

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

6.24.21

Please Print

Date

John Holmes
Applicant Signature

John Holmes

6/24/21

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: build new addition to the rear, new siding, new roof, fascia, soffits, all exterior replaced, windows, doors, front porch rebuilt
-
-

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
-
-

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:

100.00

FEE 2:

FEE 3:

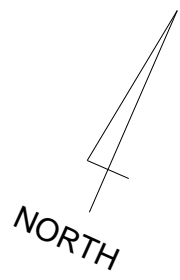
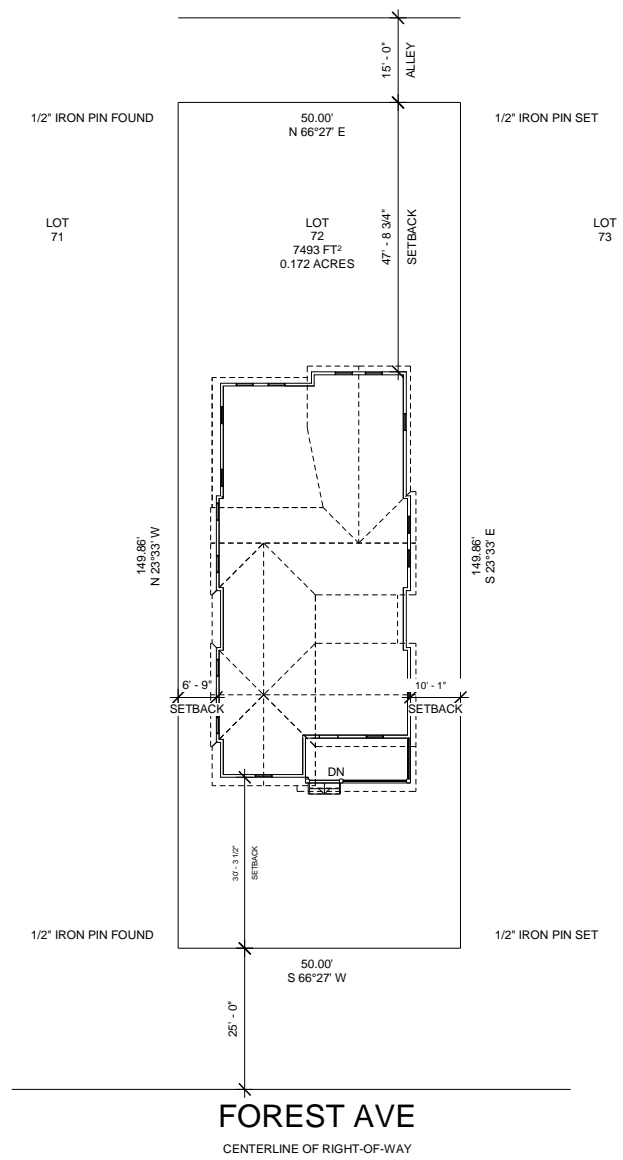
TOTAL:

100.00



Existing conditions





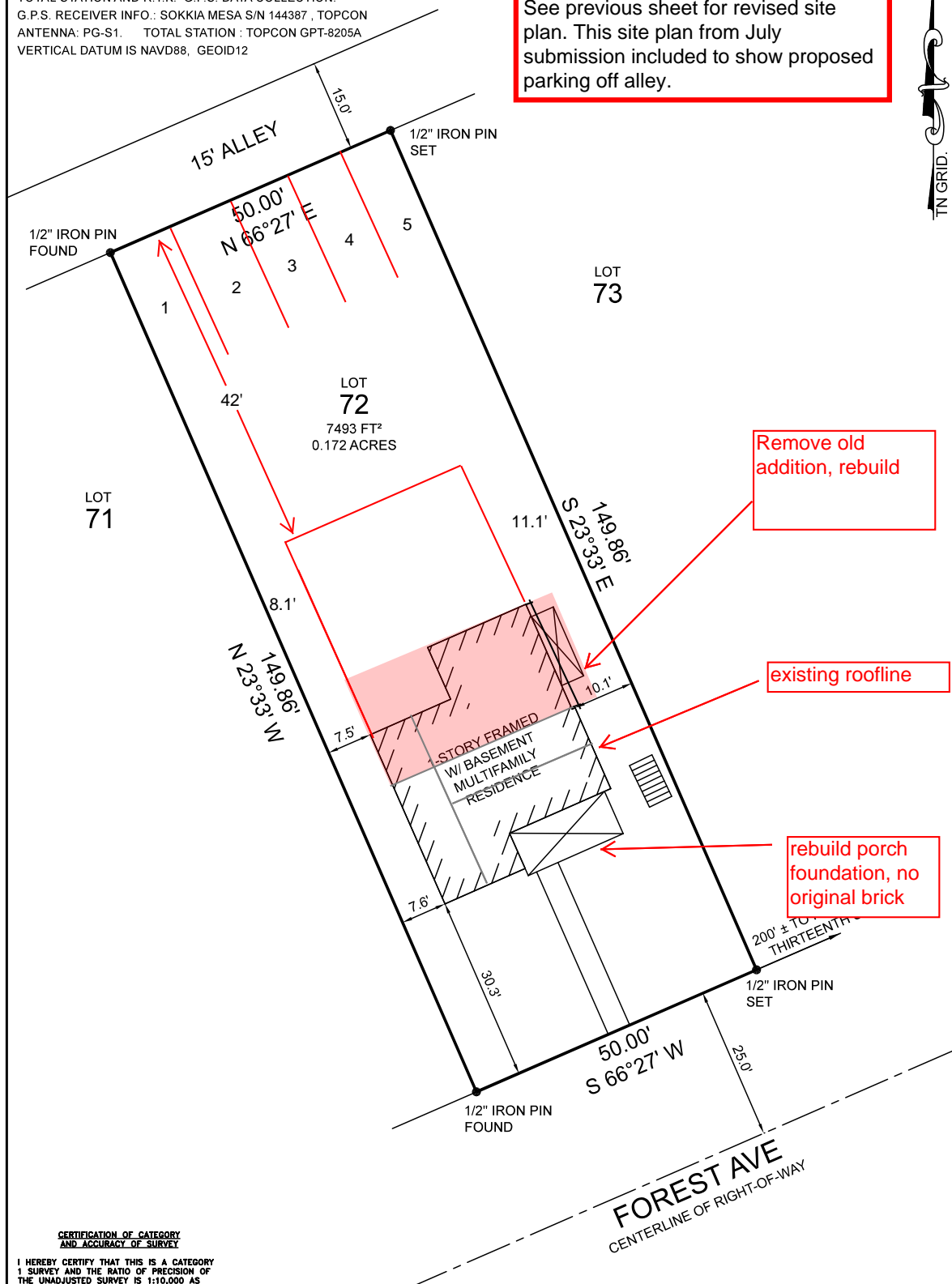
FOREST AVE
CENTERLINE OF RIGHT-OF-WAY

① **SITE PLAN**
1/16" = 1'-0"

Owner	
Project Name	
SITE PLAN	
Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
A201	
Scale	1/16" = 1'-0"

THIS SURVEY WAS PREPARED USING A COMBINATION OF TOTAL STATION AND R.T.K. G.P.S. DATA COLLECTION. G.P.S. RECEIVER INFO.: SOKKIA MESA S/N 144387, TOPCON ANTENNA: PG-S1. TOTAL STATION: TOPCON GPT-8205A VERTICAL DATUM IS NAVD88, GEOID12

See previous sheet for revised site plan. This site plan from July submission included to show proposed parking off alley.



Remove old addition, rebuild

existing roofline

rebuild porch foundation, no original brick

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON

SURVEYOR: STANLEY E. HINDS
TN REG. NO. 967

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND OTHER DOCUMENTS FURNISHED BY THE ATTORNEY AND 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 1319 FOREST AVE.
 LOT NO. 72 BLOCK _____ UNIT _____
 S/D RAMSEY'S ADDITION
 INSTR. PLAT 185001010000018 (A-172B) SCALE 1"=20' DATE 01/26 2021
 JOB NO. 2012011 ORDERED BY: JOHN HOLMES

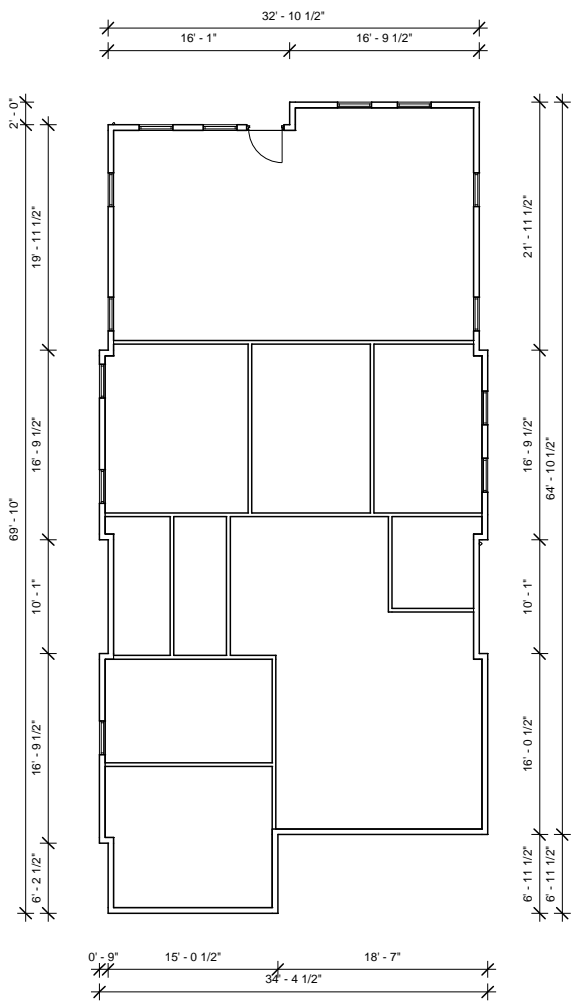
HINDS SURVEYING CO.
 3555 WINDY J FARMS DR. LOUISVILLE, TN 37777
 865-588-9799 TNSURVEY@GMAIL.COM
 WWW.HINDSSURVEYING.COM

© COPYRIGHT 2021 HINDS SURVEYING CO. THIS DRAWING, STYLE, AND FORMAT IS PROTECTED BY COPYRIGHT AND ALL RIGHTS ARE RESERVED. THE USE OF THIS DRAWING STYLE AND FORMAT IS EXPRESSLY PROHIBITED WITHOUT THE WRITTEN CONSENT AND PERMISSION OF HINDS SURVEYING CO.

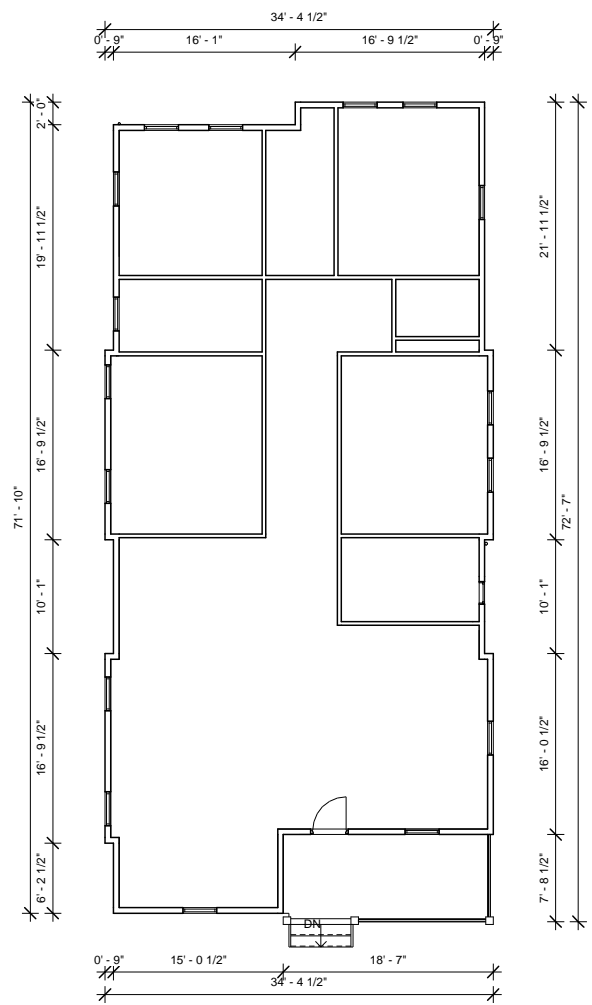
PROPOSED DWELLING AT 1319 FOREST AVE KNOXVILLE TN 37916



Owner	
Project Name	
COVER	
Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
A200	
Scale	



① BASEMENT FLOOR PLAN
1/8" = 1'-0"

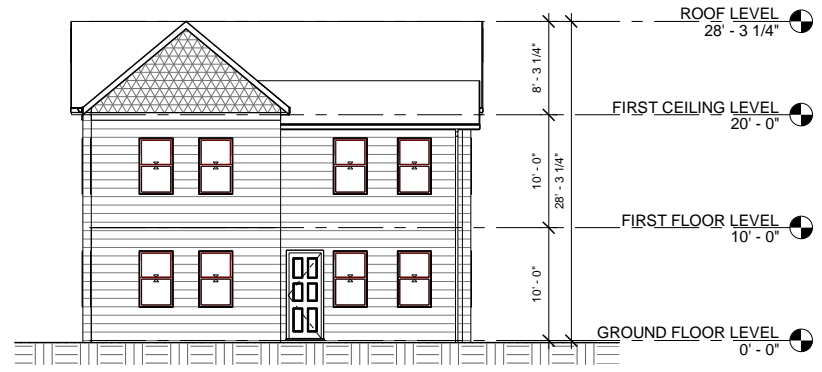


② FIRST FLOOR PLAN
1/8" = 1'-0"

Owner	
Project Name	
FLOOR PLANS	
Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
A202	
Scale	1/8" = 1'-0"



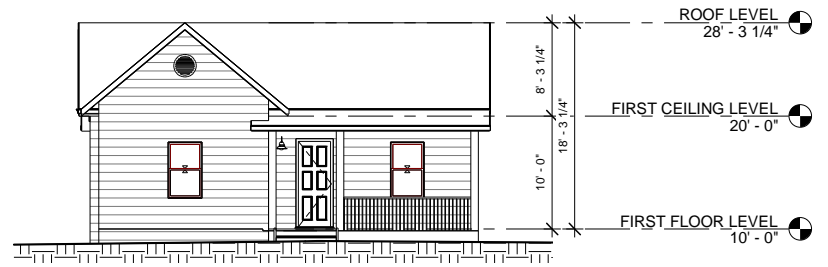
① SIDE ELEVATION 1
1/8" = 1'-0"



③ REAR ELEVATION
1/8" = 1'-0"



② SIDE ELEVATION 2
1/8" = 1'-0"



④ FRONT ELEVATION
1/8" = 1'-0"

Owner Project Name ELEVATIONS	
Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
A203	
Scale	1/8" = 1'-0"