

Meeting: 1/20/2022
Applicant: John Holmes
Owner: John Holmes

Property Information

Location: 1533 Forest Ave. **Parcel ID** 94 K J 021
District: Ft. Sanders NC
Zoning: RN-5 (General Residential Neighborhood)
Description: Queen Anne cottage, c.1900

One-and-one-half-story, hipped roof residence with lower cross gables projecting to the front, sides, and rear. Roof is clad in asphalt shingles, exterior clad in asbestos shingle siding, brick foundation. Front-gable roof dormer centered on façade. Craftsman porch.

Description of Work

Level II Construction of Addition or Outbuilding, Major Repair or Replacement

Exterior rehabilitation of existing house and new rear addition. Demolition of two non-contributing metal secondary structures on the rear of the property.

Exterior rehabilitation scopes include removal of asbestos shingle siding and installation of fiber cement lap siding, with fiber cement diamond-pattern siding in front and side gable fields. The porch will be removed and reconstructed with a new shed-roof to match the existing in footprint and design. Replacement windows. Some windows on original section of house to be relocated.

New rear addition. One section of the house to be removed and reconstructed, with an additional new two-story section to project from the rear. The addition will measure approximately 38' wide and extend approximately 19' long. The addition will extend the main roof hip with cross gables projecting from the side elevations. The addition will feature asphalt shingle roof cladding; fiber cement lap siding; two stories of one-over-one, double-hung windows; and a new rear dormer centered on the roof slope with three one-over-one windows. A secondary entry is centered on the rear elevation. The rear elevation also features a full-length, flat roof porch supported by square 6 by 6 wood posts

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. 1533 Forest Avenue is a contributing resource to the Fort Sanders National Register Historic District and local overlay. The house is a small one-story Queen Anne cottage with a basement level recessed on the rear of the property.
2. The provided site plan meets the dimensional standards of the RN-5 zoning. 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.
3. Demolition of the two non-historic, non-contributing secondary structures at the rear of the property is appropriate.
4. Removal of the existing asbestos shingle siding meets the design guidelines. Guidelines recommend using a lap siding comparable to original wood clapboard styles. Hardie lap siding should be 4"-5" in exposure and include appropriately-sized cornerboards and window and door trim. The existing cornerboards should be repaired or replicated.
5. Reconstruction of the front porch roof and foundation meets the design guidelines. The overall front porch footprint and details (square brick piers, shed roof, eave overhangs) should be maintained. The front porch, a Craftsman-era modification of the original Queen Anne cottage, should retain the brick pier supports. The applicant should install more substantial (8 by 8) or Craftsman-style tapered wood piers to replace the narrow wood post porch supports.
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, along with many of the historic houses on the 1400/1300 block of Forest Avenue. The street's topography slopes significantly towards the north (rear).
7. The applicant is requesting to remove a limited section of the rear elevation, removing the rear front-gable massing, and extending the primary roof hip with two lower cross gables at each side. While the rear gable massing is most likely an original element to the house, it is not a character-defining feature and reconstruction of this section meets the design guidelines.
8. The proposed addition is large, adding approximately 19' in length to an approximately 46' wide existing house. Similar to the recent addition at 1319 Forest Avenue (7-F-21-HZ), the applicant has broken up the substantial two-story addition with additional roofline complexity, slightly projecting bays, and new siding patterns on gable fields. The rear elevation includes the primary hipped-roof massing with cross gables, a gable-roof dormer, and a flat-roof porch. The revisions to this design reflect recommendation of the neighborhood, which include to break up the massing and shape of the addition with projecting bays that are similar in scale 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 house's original roof form, window layout, and projecting bays should be retained as possible. On the right side elevation (side elevation 1 on drawings), the leftmost gable-roof projecting bay should be retained in place, along with the original window placement and cornerboard.
10. The application also includes the reconstruction of the façade dormer. The overall form, placement, and proportions of the front-gable roof dormer should be maintained.

11. The replacement door on the façade meets design guidelines as a half-light door appropriate for a Queen Anne cottage. The proposed replacement one-over-one, double-hung vinyl windows also meet Fort Sanders design guidelines. The projecting hipped-roof bay window on the façade should be retained, including the decorative trim surrounding the windows. The original attic vent on the façade should be maintained.

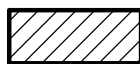
Staff Recommendation

Staff recommends approval of Certificate 1-B-22-HZ, subject to the following conditions:

- 1) Final site plan to reflect City Engineering requirements for parking;
- 2) Revision to right side elevation, retaining the leftmost projecting bay and cornerboard;
- 3) Installation of appropriate front porch supports above brick piers;
- 4) Retention or replication of appropriately-sized cornerboards and window trim
- 5) Retention of façade hipped-roof bay window and decorative trim, along with original attic vent on front-gable massing;
- 6) Front-gable roof dormer to be reconstructed in original design and placement.



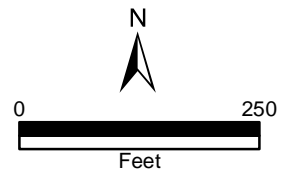
1-B-22-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1533 Forest Ave. 37916
Ft. Sanders NC

Original Print Date: 1/10/2022
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: John Holmes





DESIGN REVIEW REQUEST

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

Applicant

January 20, 2022

1-B-22-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

Name

Company

Address

City

State

Zip

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Lindsay Crockett

Please Print

12/21/21

Date

[Signature]

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: _____

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: 100.00
100.00	
FEE 2:	
FEE 3:	

PROPOSED DWELLING AT 1533 Forest Ave KNOXVILLE TN 37916



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



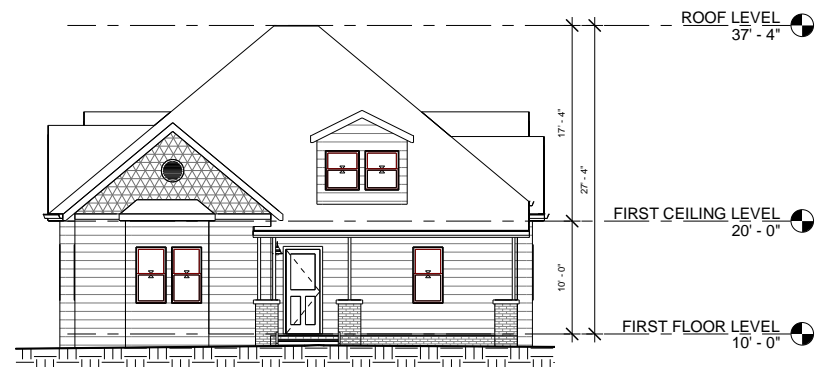
① SIDE ELEVATION 1
1/8" = 1'-0"



③ REAR ELEVATION
1/8" = 1'-0"

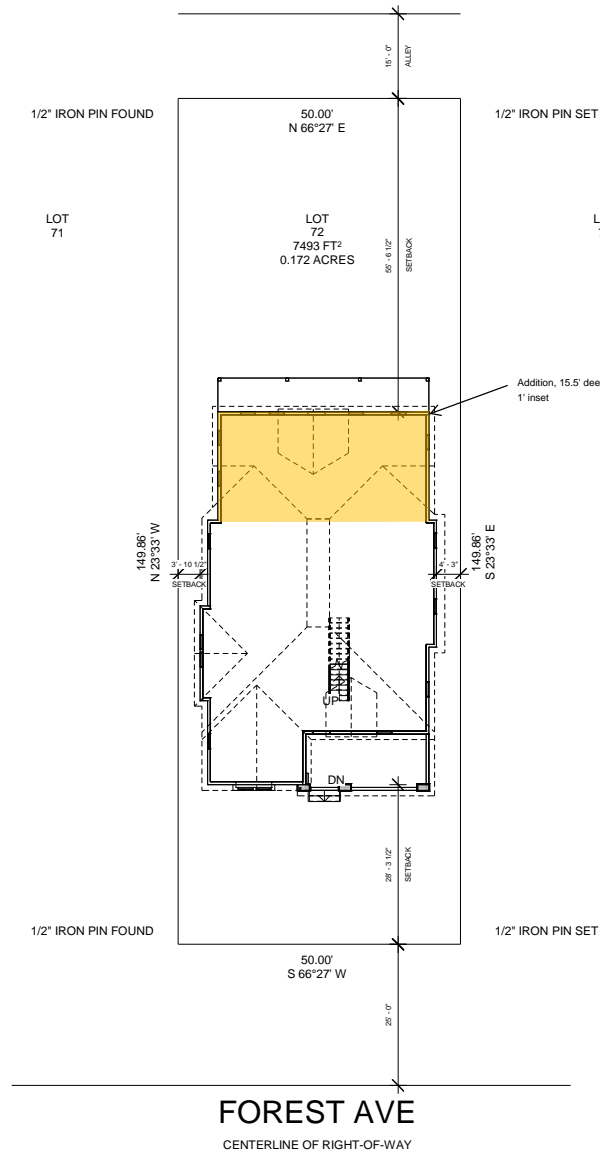


② SIDE ELEVATION 2
1/8" = 1'-0"

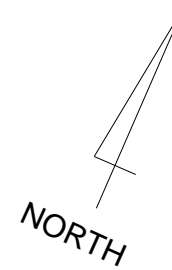


④ FRONT ELEVATION
1/8" = 1'-0"

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

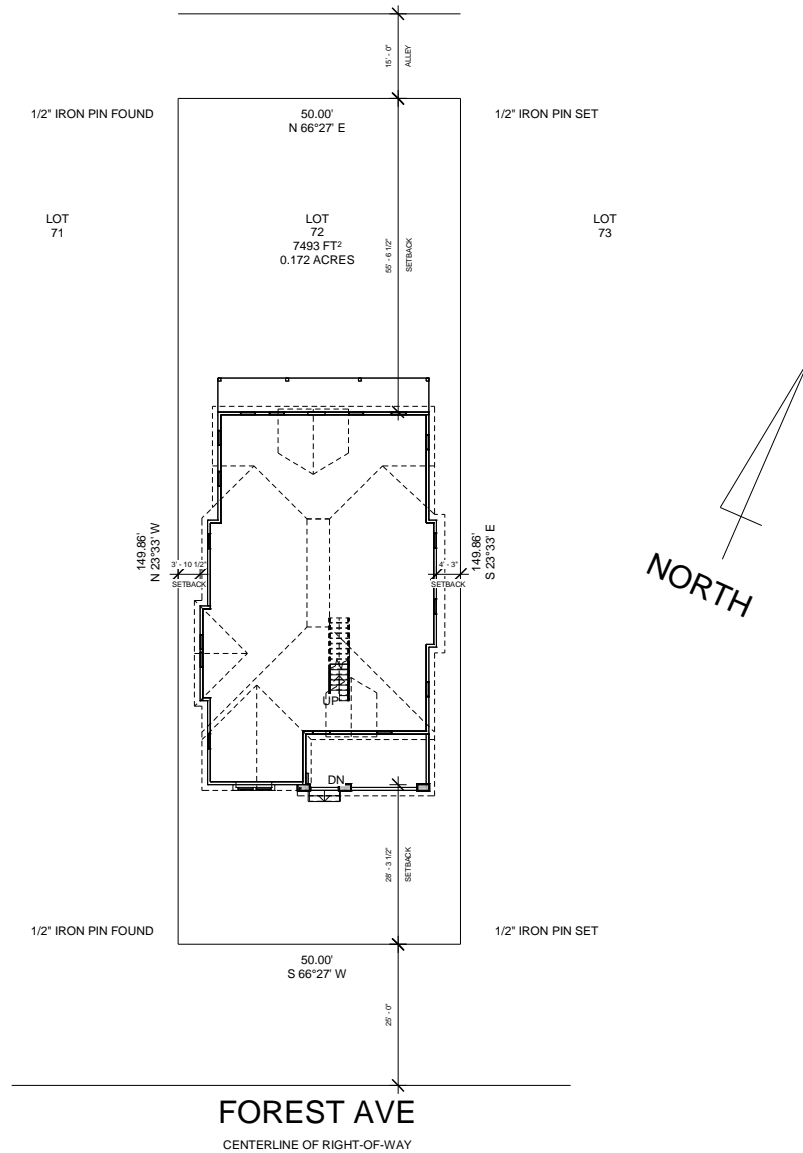


Engineering and Zoning Information:
RN-5 / NC-1
Lot Coverage Allowed - 35% = 2,625
Lot Coverage Provided - 2,390
Impervious Allowed - 45% = 3,375
Impervious Provided - 2,390 + 975 = 3,365
Parking required - 4 spaces
Parking provided - 5 spaces @ 10' wide x 18.5' deep
35' deep to allow for turning from alley
Parking area consists of clean #57 stone
Quality Geotech fabric placed underneath & Bounded on all sides
Parking area divided by railroad ties to prevent gravel migration



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"



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"



Remove Metal
sheds

Revise roof with
addition

Remove and
rebuild front roof

Rear



West Side



West Side

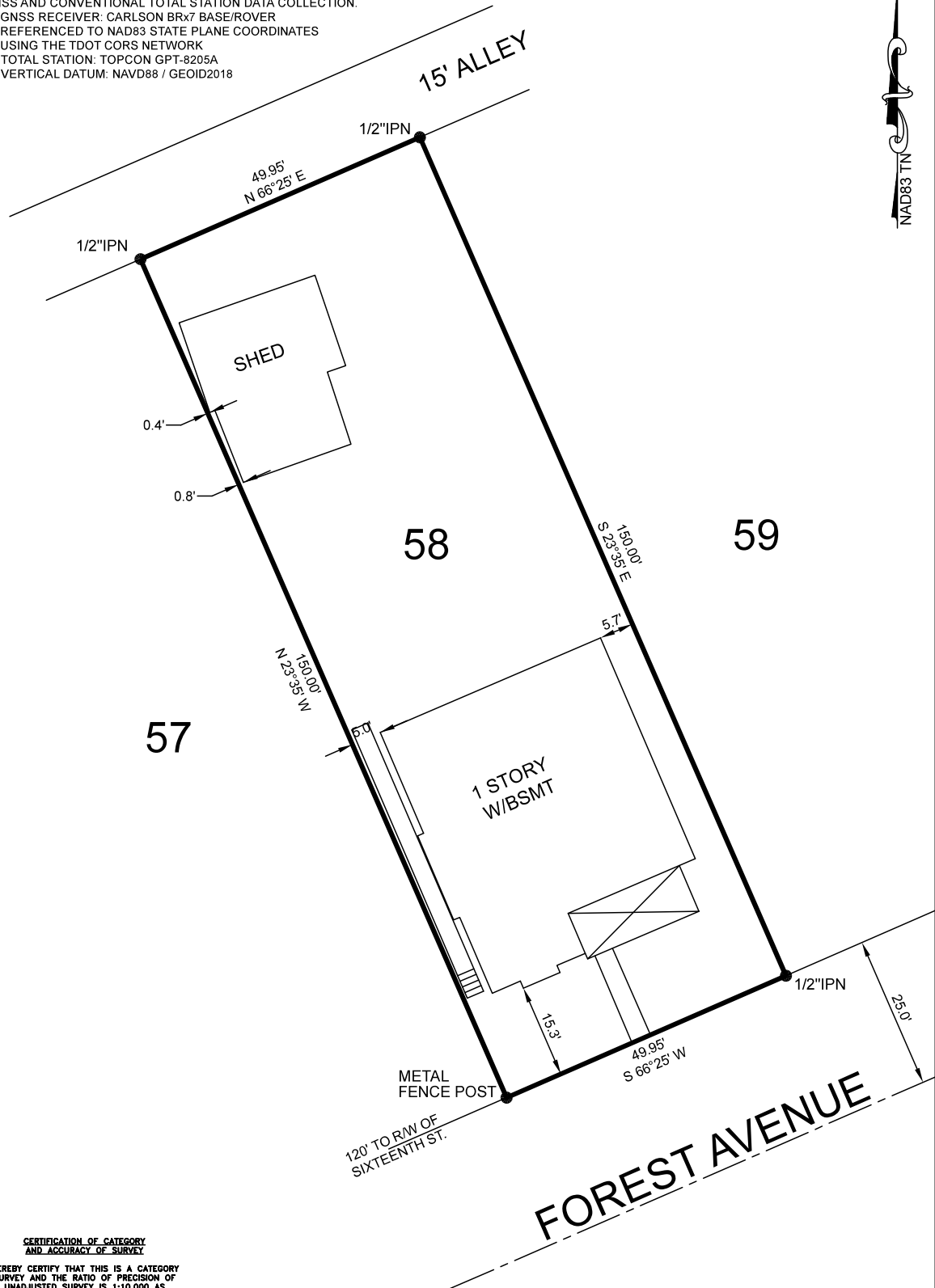


East Side



THIS SURVEY WAS PREPARED USING A COMBINATION OF RTK GNSS AND CONVENTIONAL TOTAL STATION DATA COLLECTION.

- 1) GNSS RECEIVER: CARLSON BRx7 BASE/ROVER
REFERENCED TO NAD83 STATE PLANE COORDINATES
USING THE TDOT CORS NETWORK
- 2) TOTAL STATION: TOPCON GPT-8205A
- 3) VERTICAL DATUM: NAVD88 / GEOID2018

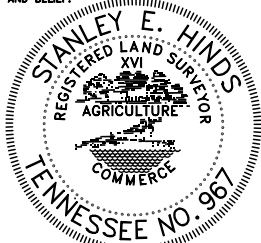


CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

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 1533 FOREST AVE.

LOT NO. 58 BLOCK _____ UNIT _____

S/D RAMDEY'S ADD. TO KN15

INSTR. PC "A" 172B SCALE 1"= 20' DATE 12-6 2021

JOB NO. 2111006 ORDERED BY: INDEP.

HINDS SURVEYING CO.

3555 WINDY J FARMS DR. LOUISVILLE, TN 37777

865-588-9799 TNSURVEY@GMAIL.COM

WWW.HINDSSURVEYING.COM

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