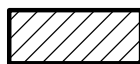




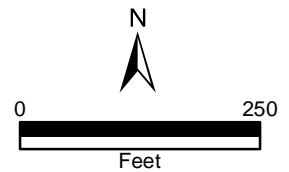
10-E-22-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1401 Forest Ave. 37916
Ft. Sanders NC

Original Print Date: 10/12/2022
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: John Holmes





Staff Report

Knoxville Historic Zoning Commission

File Number: 10-E-22-HZ

Meeting: 10/20/2022
Applicant: John Holmes
Owner: John Holmes

Property Information

Location: 1401 Forest Ave. **Parcel ID** 94 L N 017
District: Ft. Sanders NC
Zoning: RN-5 (General Residential Neighborhood)
Description: Queen Anne cottage, c.1903

One-story frame residence with a hipped roof with projecting gables on the front, sides, and rear. Exterior clad in wood shingle siding. Decorative bay window on the façade. One-story, hipped-roof porch projects from the left half of the façade.

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 wood shingle and vinyl siding and installation of Hardie lap siding, with Hardie shingle siding on side elevation bays. Front porch roof and foundation to be removed and reconstructed in-kind: drawings indicate a low-slope hipped roof supported by square wood posts.

Replacement windows. Some windows on original section of house to be relocated. New one-over-one, double-hung egress windows in side gable fields. Side elevations will retain side-gable massings, including angled bay on right side elevation.

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 hip-and-gable 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. Two secondary entries are located on the rear elevation, both accessing a rear two-story deck. Two one-over-one windows are located in the rear gable fields.

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. 1401 Forest Avenue is a contributing resource to the Fort Sanders National Register Historic District and local overlay. The house is a Queen Anne cottage, with a single story above a habitable basement level.
2. The application includes the removal of exterior siding and replacement with Hardie lap and single siding, along with diamond pattern siding in the gable fields, which meets the Fort Sanders design guidelines. The HZC should discuss the use of lap vs. shingle siding on side elevation massings, along with the diamond pattern to be installed on front and rear gable fields. Final drawings should also incorporate appropriately-sized vertical cornerboards, window trim, and door trim.
3. Reconstruction of the front porch roof and foundation meets the design guidelines. The reconstructed porch roof should match the design and pitch of the existing.
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." As many original window openings as possible should be retained. The application retains the decorative bay window on the façade. Installation of windows in the upper-level gable fields is appropriate within the design guidelines.
5. The site plan for the east elevation (side elevation 1) indicates the existing angled bay will be retained, though floor plans and elevation drawings do not reflect it. Final drawings by architect (submitted for permitting, versus preliminary drawings submitted to HZC by the drafter) should clearly show the angled bay.
6. The west elevation (side elevation 2) indicates a side-gable massing which projects on the left side and is flush with an enclosed section on the right, towards the façade. This indicates a section of front porch which was most likely enclosed. Cornerboards should be used to break up the large massing where the side bay originally projected outward.
7. The applicant is requesting to remove a limited section of the rear elevation, extending the primary roof hip and then reconstructing the existing rear roofline with two projecting gable roofs. The existing, reconstructed, and new sections of roof should retain the eave overhangs and partial cornice returns of the original roofline.
8. 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). The proposed addition is significantly larger than the original house. The addition will reconstruct the projecting gable-roof massings on the existing house.
9. The replacement door on the façade should meet design guidelines ("similar proportions and features to pre-1940 architecture"). The new addition's roof should include ~1' eave overhangs on all elevations.
10. 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 10-E-22-HZ, subject to the following conditions: 1) reconstructed porch

roof to match the design and pitch of the existing; 2) angled bay on east side elevation to be retained; 3) final drawings to indicate eave overhangs, cornice returns, and appropriately-sized cornerboards, window, and door trim; 4) final site plan to meet City Engineering standards for parking and dimensional standards of base zoning, with minor modifications to be approved by staff; 5) architect-drawn elevations to be submitted to staff for approval prior to permitting, and providing for discussion from the Commission on the three different applications of fiber cement siding.



DESIGN REVIEW REQUEST

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

John Holmes

Applicant

8/11/22

October 20, 2022

10-E-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

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

1401 Forest Ave

094LN017

Property Address

Parcel ID

Ft Sanders

RN-5, NC-1

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

9.19.22

Staff Signature

Please Print

Date

John Holmes

John Holmes

8/11/22

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: build new addition to the rear, new siding, new roof, fascia, soffits, all exterior replaced, windows, doors, front porch rebuilt, Rebuild front porch, rebuild entire foundation and new brick

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

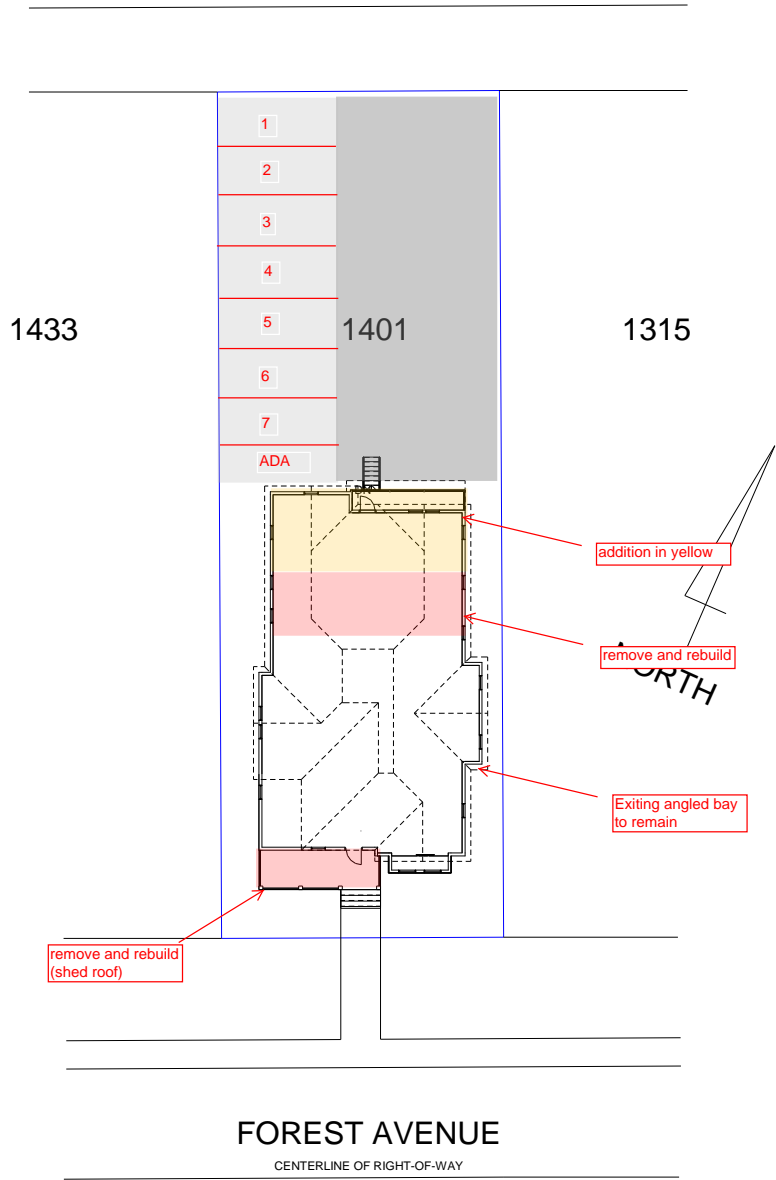
Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:		TOTAL:
100.00		
FEE 2:		
FEE 3:		

PROPOSED DWELLING AT 1401 FOREST AVE KNOXVILLE TN 37916



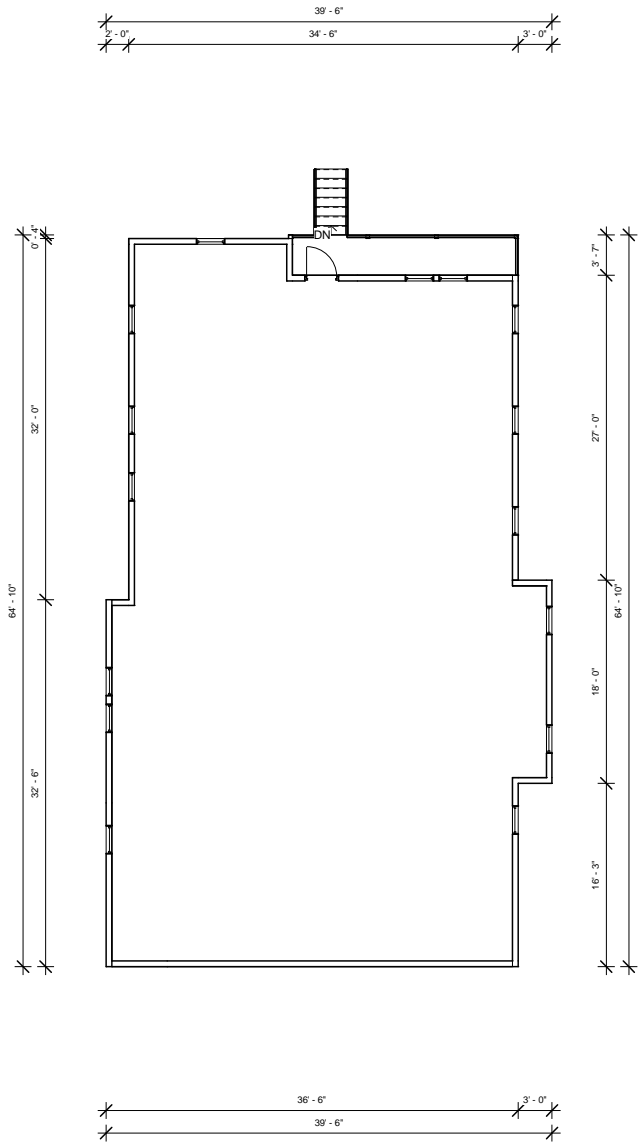
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Project Name	
COVER	
Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
A200	
Scale	



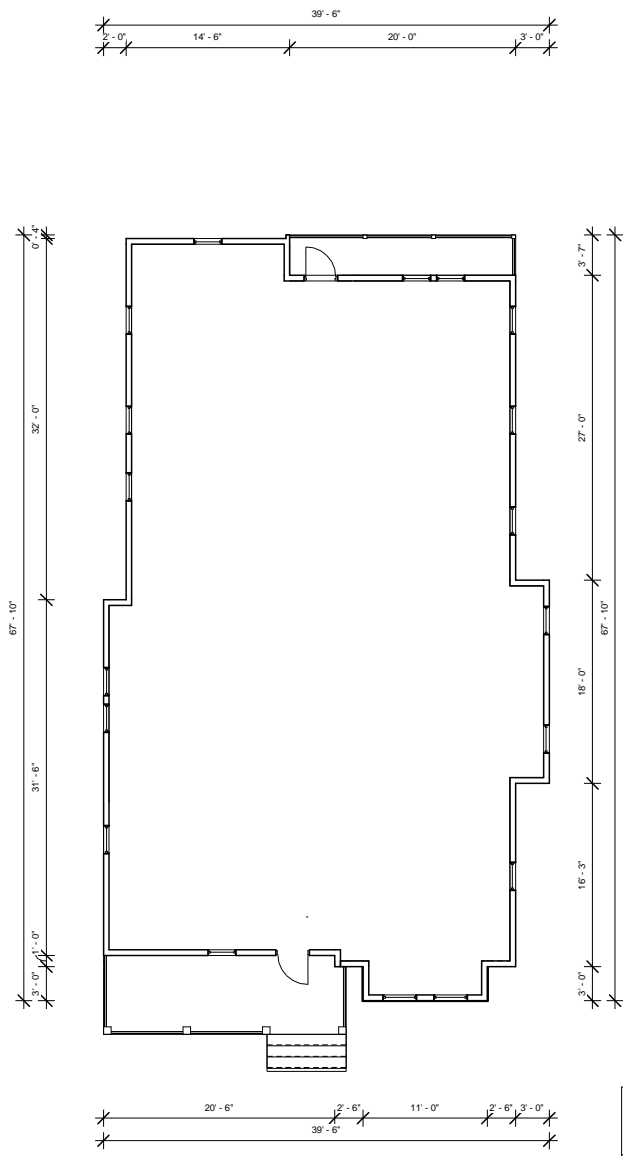
① SITE PLAN
1/16" = 1'-0"

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

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① BASEMENT FLOOR PLAN
1/8" = 1'-0"

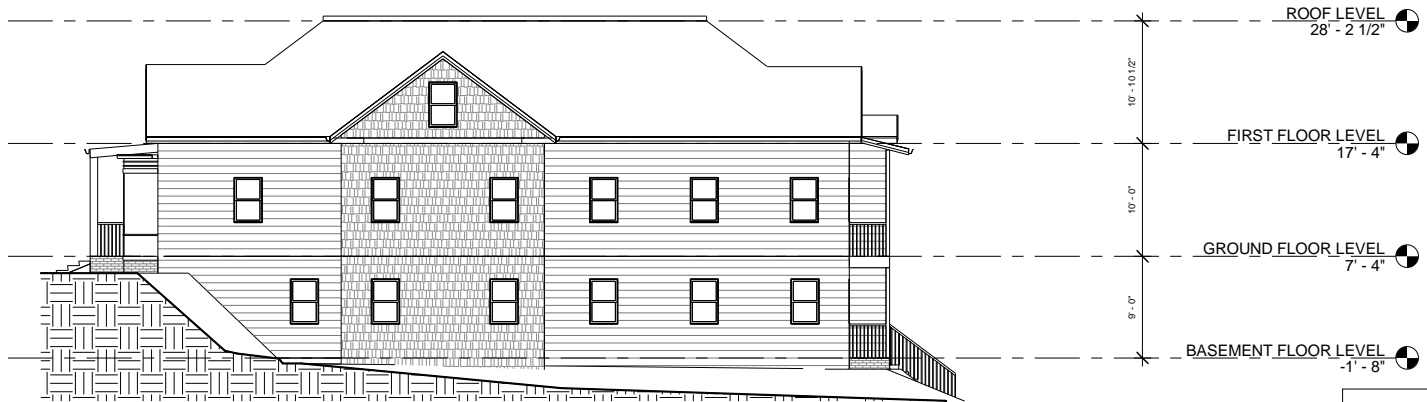


② GROUND FLOOR PLAN
1/8" = 1'-0"

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



④ FRONT ELEVATION
1/8" = 1'-0"



① SIDE ELEVATION 1
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"



Owner Project Name ELEVATIONS	
Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
A204	
Scale	1/8" = 1'-0"