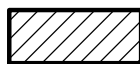


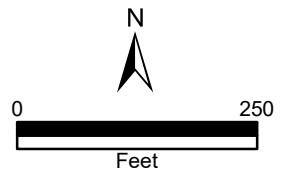
8-E-22-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1315 Forest Ave. 37916
Ft. Sanders NC

Original Print Date: 8/5/2022
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: John Holmes





Staff Report

Knoxville Historic Zoning Commission

File Number: 8-E-22-HZ

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

Property Information

Location: 1315 Forest Ave. **Parcel ID** 94 L N 015
District: Ft. Sanders NC
Zoning: RN-5 (General Residential Neighborhood)
Description: Queen Anne cottage, highly modified

One-story residence with a hipped roof with lower gables projecting to the front and side, clad in asbestos shingles. Craftsman-style, front-gable roof porch enclosed approximately 1950. Side addition. Secondary entries on rear and side levels of basement.

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 asbestos shingle and vinyl siding and installation of Hardie lap siding, with Hardie diamond-pattern siding in front and side gable fields. Enclosed front porch and non-historic front addition to be removed and reconstructed with a low-slope, shed-roof porch supported by square columns, a continuous CMU foundation with brick cladding, tongue-and-groove flooring, and a wood ceiling. Replacement windows. Some windows on original section of house to be relocated. On the façade, a non-historic picture window on the front gable field will be reconstructed with a Queen Anne-style bay window, and the gable field will feature decorative triangular trim.

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 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. Two secondary entries are located on the rear elevation, with the second-story entry accessing a rear deck. Two one-over-one windows are located in the rear and left side 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

This application was postponed from the August 2022 meeting to allow the applicant the opportunity to revise the front porch roof and side elevation window placement. These elements have been revised in the application. The case was postponed at the September 2022 due to a staff error on the agenda.

Staff Findings

1. 1315 Forest Avenue is a contributing resource to the Fort Sanders National Register Historic District and local overlay. The house is a highly modified Folk Victorian house with an enclosed front porch, a side addition, and a basement level accessible via the side and rear elevation.
2. Removal of the existing asbestos siding and installation of Hardie lap siding meets the design guidelines. Final drawings should also incorporate appropriately-sized vertical cornerboards, window trim, and door trim.
3. The original window pattern on the house has already been highly modified, with some windows being enclosed, replaced with midcentury picture windows, or covered with the multiple additions to the front, sides, and rear. The guidelines recommend that "window proportions and symmetry should be similar to the pre-1940 styles in the neighborhood." The proposal re-establishes a relatively consistent pattern of window placement.
4. The west elevation (side elevation 2) has been revised to incorporate two windows instead of one on the third-story gable field. The applicant should clarify the design, materials, and operation of the new bay window on the façade, including the bulkhead area.
5. Removal of the non-historic enclosed front porch and side addition meets the design guidelines. Reconstruction of a front porch meets the design guidelines, which recommend to "provide porches with proportions and materials which complement pre-1940 houses." The applicant has revised the flat-roof front porch to incorporate a small shed-roof slope. The new porch columns should receive additional detail (turned wood posts, larger square columns, chamfered details, etc).
6. Removal of the shed-roof addition on the right side is appropriate, as the addition is not character-defining. The application also includes the removal and reconstruction of a section of the rear.
7. 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 Commission may choose to discuss the if any additional complexity is needed to break up the elevations, including projecting or recessed massings for the new additions.
8. 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.
9. Final modifications to the site plan will be necessary to meet City Engineering standards for parking. Per the Fort Sanders design guidelines, front yard parking is discouraged. 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 8-E-22-HZ, subject to the following conditions: 1) use of historically appropriate cornerboards, window trim, and door trim; 2) final site plan to meet City Engineering standards for parking and remain within impervious surface limits; 3) selection of a façade door to meet design guidelines, with

approval by staff; and providing for discussion from the Commission on the front bay window and the revised porch roof.



DESIGN REVIEW REQUEST

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

John Holmes

Applicant

7/18/22

August 18, 2022

8-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

1315 Forest Ave

094LN015

Property Address

Parcel ID

Ft Sanders

RN-5, NC-1

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

7.26.22

Staff Signature

Please Print

Date

John Holmes

John Holmes

7/18/22

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: build new addition to the rear, new siding, new roof, fascia, soffits, all exterior replaced, windows, doors, front porch rebuilt, Remove second front entrance and rebuild front porch, rebuild entire foundation and new brick
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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
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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: _____
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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:		100.00

PROPOSED DWELLING AT 1315 FOREST AVE KNOXVILLE TN 37916



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

Engineering and Zoning Information:

RN-5 / NC-1

Lot Coverage Allowed - 50% = 3,750

Lot Coverage Provided - 2,390

Impervious Allowed - 60% = 4,500

Impervious Provided - 2,390 + 975 = 3,939

Parking required - 7 spaces, 1 ADA

Parking provided - 7 spaces @ 10' wide x 18.5' deep

Parking area consists of clean #57 stone

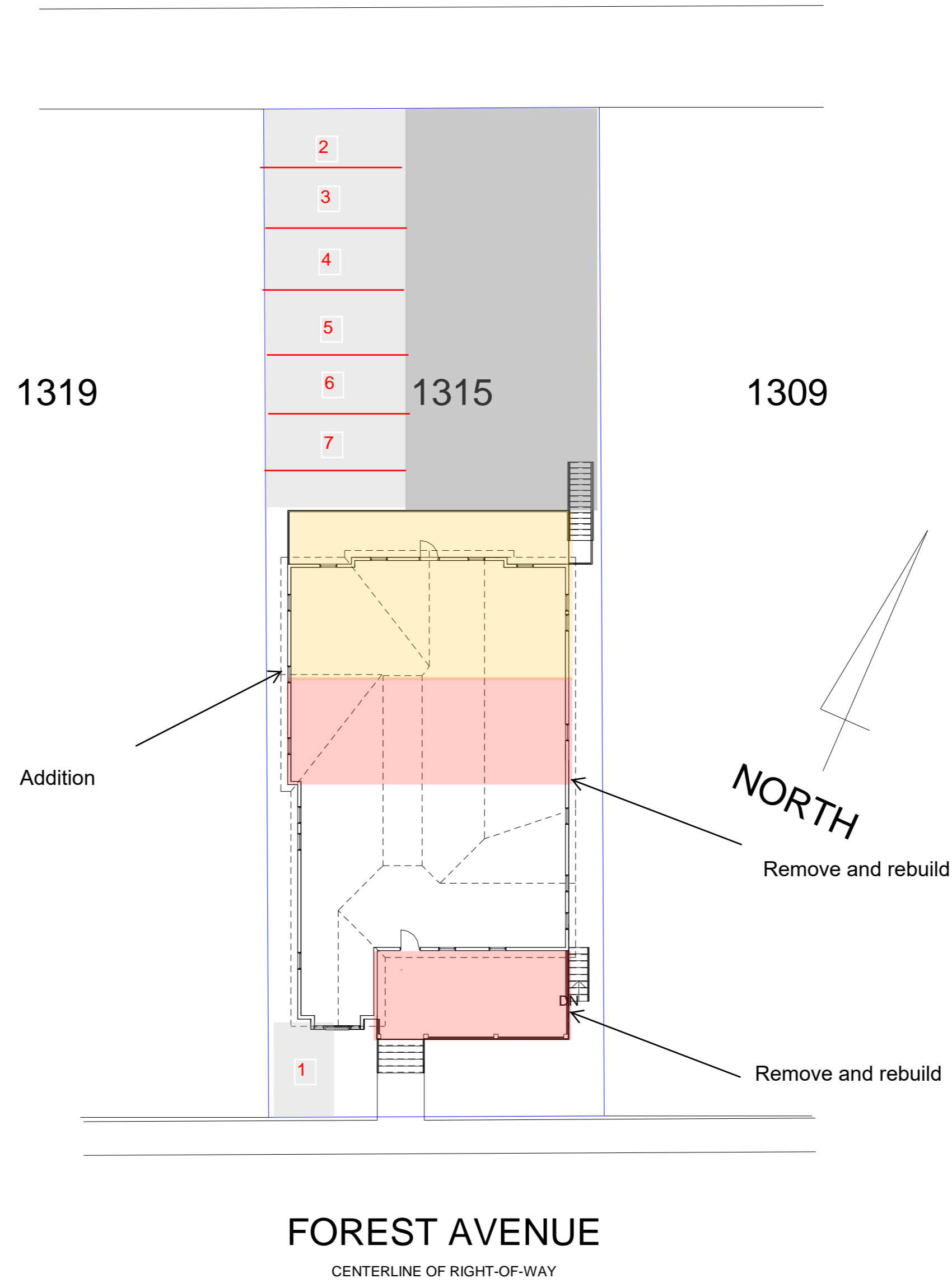
Quality Geotech fabric placed underneath & Bounded on all sides

Parking area divided by railroad ties to prevent gravel migration

Parking Impervious Calculation:

1st 5' @ 100% = 50*5 = 250sq ft

Parkings spaces @ 50% = 68' x 50 x .5 = 1700

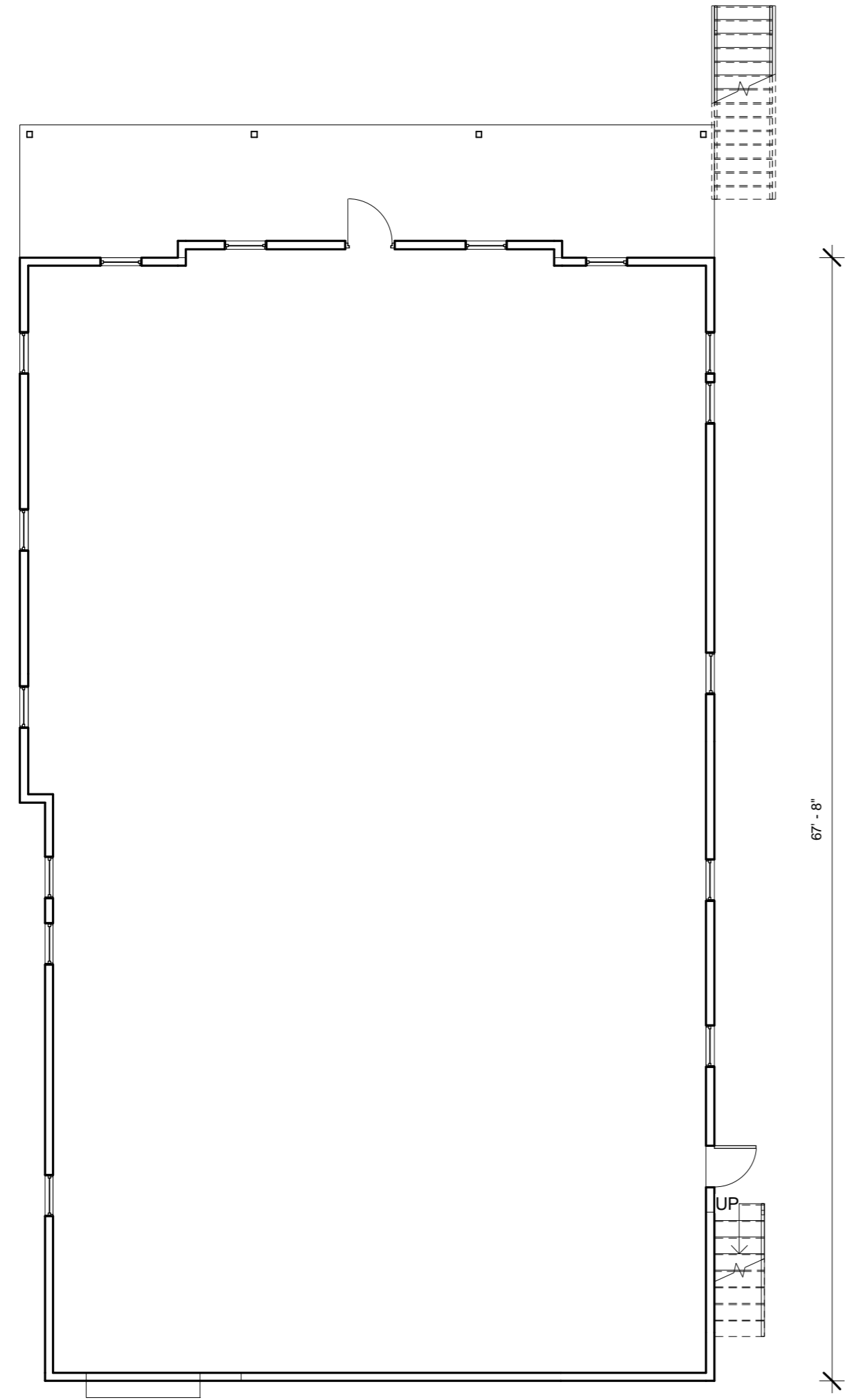


FOREST AVENUE

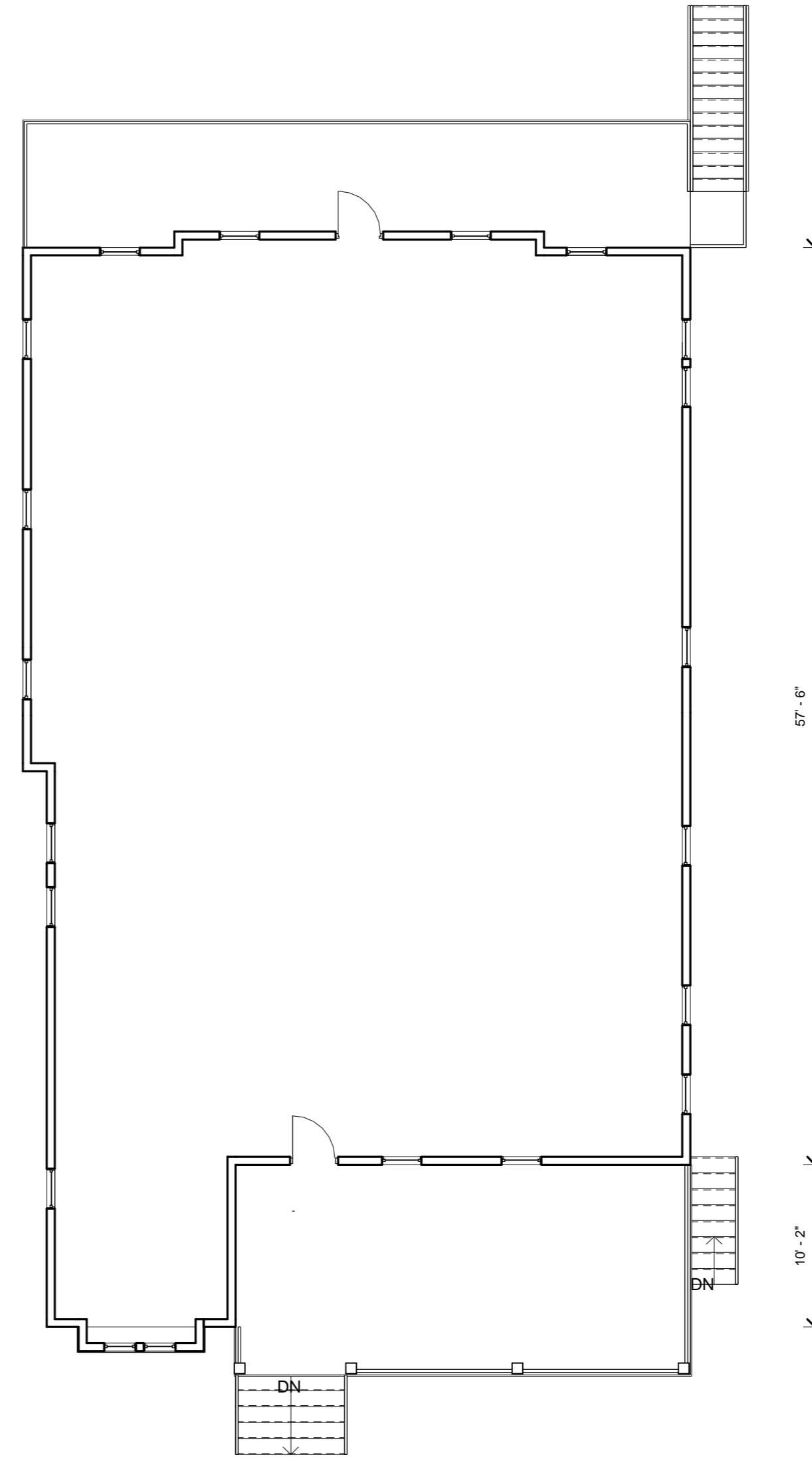
CENTERLINE OF RIGHT-OF-WAY

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"



① **BASEMENT FLOOR PLAN**
1/8" = 1'-0"

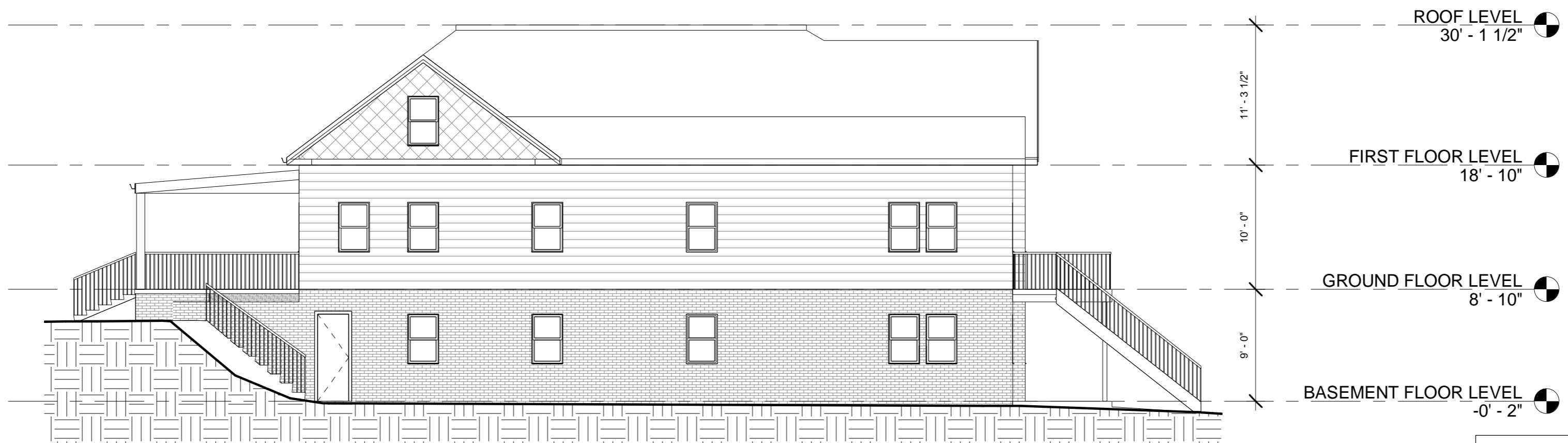


② **GROUND FLOOR PLAN**
1/8" = 1'-0"

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"

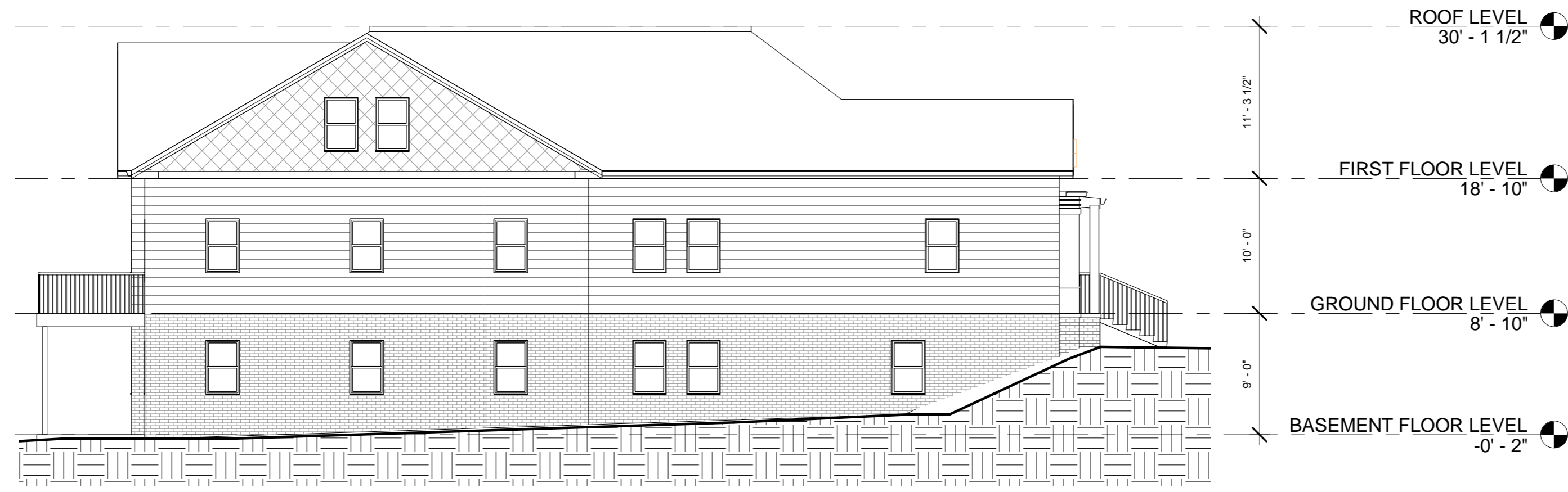


① SIDE ELEVATION 1
1/8" = 1'-0"

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



① REAR ELEVATION
1/8" = 1'-0"



② SIDE ELEVATION 2
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"