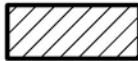






6-E-24-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS


1610 Clinch Ave. 37916
Ft. Sanders NC

Original Print Date: 6/5/2024
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Brian Dennison



 Feet



Staff Report

Knoxville Historic Zoning Commission

File Number: 6-E-24-HZ

Meeting: 6/20/2024
Applicant: Brian Dennison
Owner: Clinch Development Group LLC

Property Information

Location: 1610 Clinch Ave. **Parcel ID** 94 N H 015
District: Ft. Sanders NC
Zoning: O (Office), NC (Neighborhood Conservation Overlay)
Description: American Four Square, c.1910
2.5-story brick residence with a hipped roof, an exterior of brick veneer, and dormers on front and front and side roof slopes. Full-length front porch supported by square columns.

Description of Work

Level II Major Repair or Replacement

Proposed reconstruction of roofline and addition of dormers, along with an exterior rehabilitation.

The existing hipped roof has a 6.5/12 pitch, measuring approximately 32'-5" to the mid-point of the roof slope, with hipped-roof dormers centered on the front and side roof slopes. The proposed roof pitch will be 9.5/12 and measure approximately 35'-1" to the mid-point of the roof slope. Hipped-roof dormers (with a 9.5/12 pitch) are proposed for the front, side, and rear roof slopes. The dormers will be clad in fiber cement shake siding.

The project also includes the installation of new double-hung windows in existing fenestrations, repair and repointing to the existing brick masonry exterior, and new roof cladding. A small amount of windows on the side and rear elevations (2 on the rear, 4 on the right, and 1 on the left) will be enclosed with masonry to match the existing.

Applicable Design Guidelines

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

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 or a connecting structure. The wall of the new connecting structure should not be continuous with the all of the existing building, but have a minimum 4' by 6' indentation.
5. Windows or French doors and balconies shall provide 10% to 20% transparency on the sides of buildings.
9. Expansion to the front with a bay and/or a porch is acceptable.

A. Height, Scale, & Massing

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.

D. In making additions to existing buildings, wall cladding should complement the original wall covering. Acceptable materials are clapboard, vinyl siding, cement fiber board, brick, and stucco.

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 windows may be used in place of wood frame windows.
4. Double-hung sash windows are recommended for two- to three-story new construction.
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.

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.
4. In constructing residential parking, 8.5-foot stall widths and 24 foot wide lane widths may be used for 90 degree angled parking lots.
7. Surface parking area shall always be to the rear of the building.

Comments

N/A

Staff Findings

1. 1610 Clinch Avenue is a contributing structure to the Fort Sanders National Register Historic District and Neighborhood Conservation Overlay.

2. The primary scope of work aims to increase the height and interior capacity of the house's upper level. The addition will increase the building's height by 3' and change the existing roof pitch from 6.5/12 to 9.5/12.

The primary relevant guideline in the Fort Sanders NC Design Guidelines states that "additions should be made to the side or rear of the building." However, dormer additions have been approved in Fort Sanders, both by increasing the size of existing dormers and adding new dormers, along with slight increases to roof pitch. The largest new dormer will be located on the rear roof slope, with the new dormers on the front and side roof slopes similar in width to the existing. The proposed fiber cement shake siding on the new dormers meets the guidelines.

While guidelines recommend that new roof pitches are "not less than an 8/12 pitch," they also recommend that houses remain proportional to comparable houses in height and width. The proposed 9.5/12 pitch roof is comparable to the adjacent houses (1616 Clinch Avenue and 1620 Clinch Avenue) but three feet taller than the original roofline. The Commission should discuss the height and pitch of the new roof.

3. The existing building's exterior has already received significant modifications, including replacement windows, new windows in non-original locations, and the enclosure of a rear corner porch. Overall, the proposed window replacements are appropriate within the guidelines, except for the ground-level windows on the façade, which are proposed to be replaced with single-light picture windows. Guidelines state "windows should be double-hung sash windows." New windows should be installed in the originally-sized brick fenestrations (as reflected on the drawings) and avoid further enclosure with trim or siding. The proposed windows to be enclosed are on secondary elevations and at basement level, and are not character-defining features of the building. The elevation drawing retains the door's transom and sidelights, which are character-defining features.

4. All repointing and masonry repair should meet the specifications of NPS Brief 2, "Repointing Mortar Joints on Historic Masonry Buildings." Painting historic brick masonry with contemporary paint is not advisable.

5. Guidelines for parking recommend providing parking access off the alley or a side street, and note that "surface parking area shall always be to the rear of the building." Access from the alley does not appear feasible due to the substantial slope at the rear of the property, the narrow width of the alley, and the placement of the parking garage to the rear. 1610 and 1616 Clinch Avenue already have large gravel surface parking lots between the two houses, and front driveways extend off Clinch Avenue up to 1630 Clinch Avenue. All efforts should be taken to place new parking areas beside or behind the primary building, and avoid the front yard. Final site plan revisions will be necessary based on accessible parking requirements and City Engineering standards. Staff may approve minor revisions to site plans provided they meet the guidelines.

Staff Recommendation

Pending additional discussion by the Historic Zoning Commission on the proposed new roof height and pitch, staff recommends approval of Certificate 6-E-24-HZ, subject to the following conditions: 1) all masonry repair and repointing follow NPS specifications; 2) ground-level windows on the façade elevation should be revised to be double-hung windows, with all other final window installations to reflect elevation drawings submitted for HZC review; 3) final site plan to meet City Engineering standards.



DESIGN REVIEW REQUEST

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

Applicant

June 20, 2024

6-E-24-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

5.31.24

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

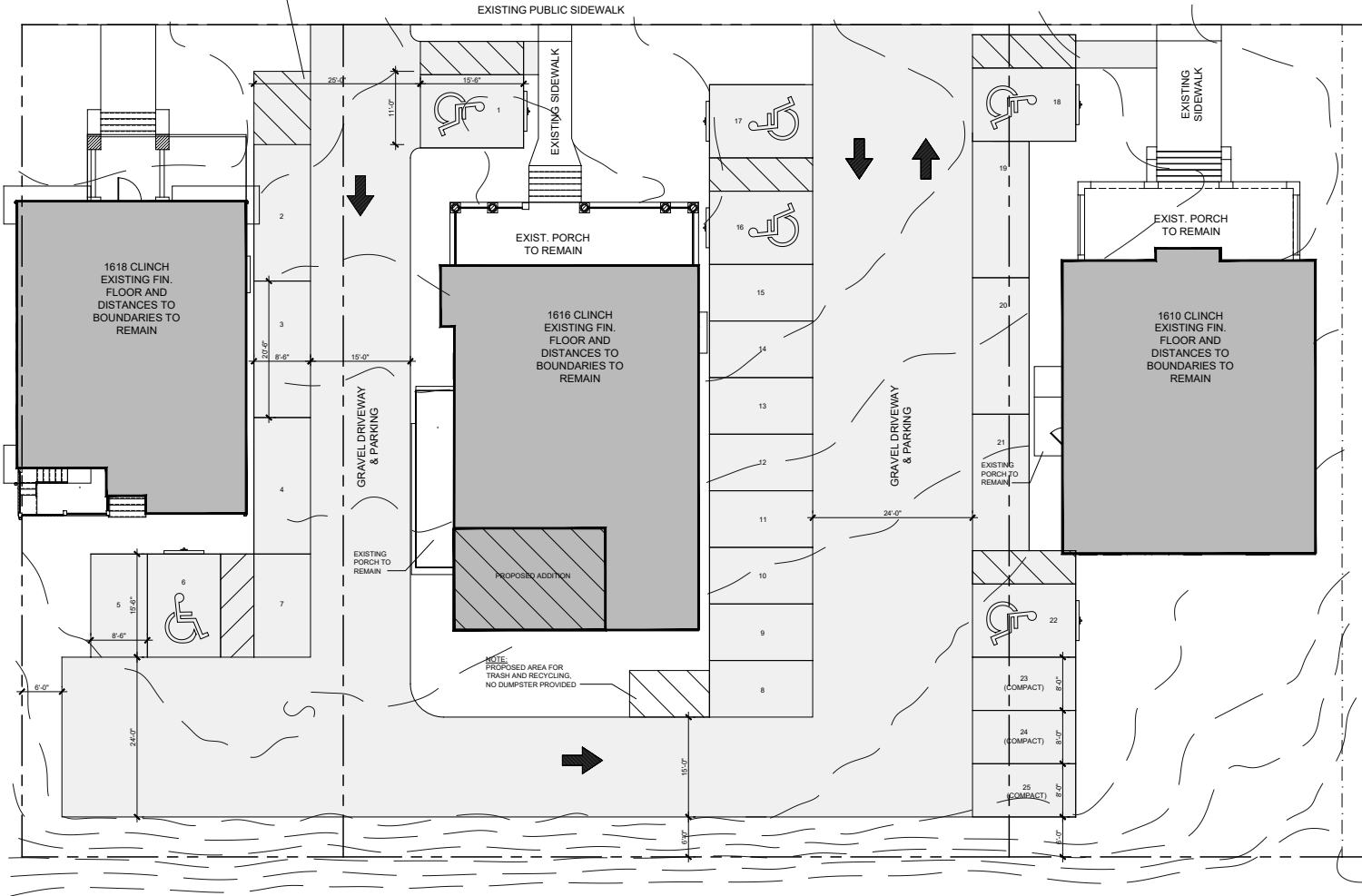
Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

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





NOTE:
STRIPED NO PARKING AREA
FOR REQUIRED 90 DEG.
MINIMUM AISLE WIDTH



1 SITE PLAN
SCALE: 1/8" = 1'-0"

NOTES:
PER FORT SANDERS DESIGN GUIDE SECTION F. PARKING:
8.5 FOOT STALL WIDTHS AND 24 FOOT WIDE LANE WIDTHS
MAY BE USED FOR 90 DEGREE PARKING LOTS
PER COK ZONING ORDINANCE SECTION 11.5.82.2 - 20%
OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED
MAY BE DESIGNED FOR COMPACT VEHICLES AND
CLUSTERED TOGETHER.

PARCEL ID: 094NH015
CLT Map: 94
Insert: N
Group: H
Parcel: 15
Ward: 10
City Block: 10361
Lot: N/A



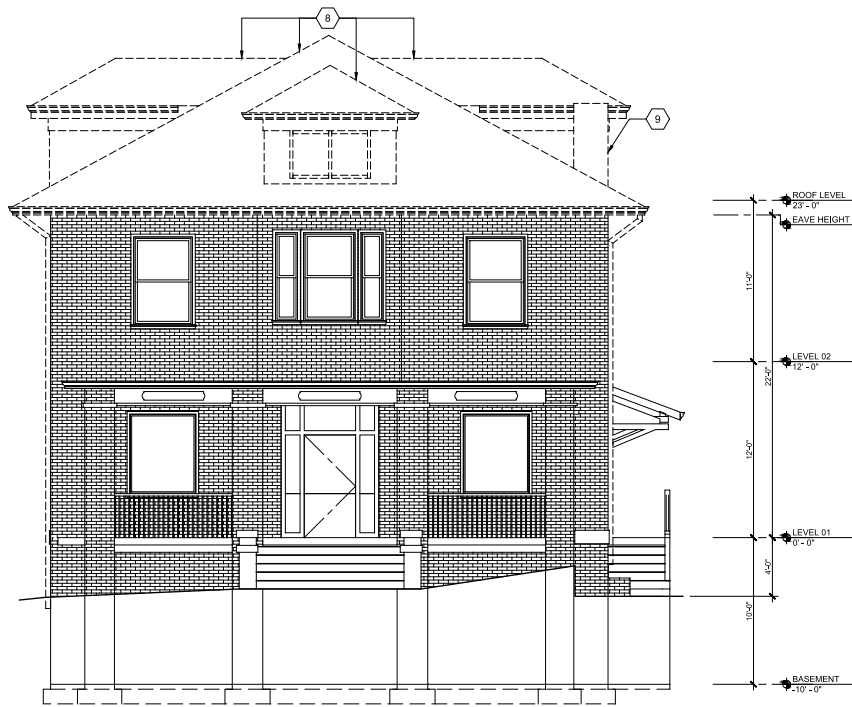
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CONSTRUCTION DOCUMENTS FOR:
CLINCH AVENUE APARTMENTS
1610 CLINCH AVENUE
KNOXVILLE, TENNESSEE 37916

Job No:
Date: 01.10.2022
Title: SITE PLAN
Revisions:

SHEET
A.01



DEMOLITION KEY:

- ①—CONTRACTOR TO REMOVE ALL EXISTING INTERIOR WALLS, DOORS AND DOOR FRAMES AS SHOWN. REFER TO STRUCTURAL DRAWINGS FOR ADDL INFO
- ②—REMOVE ALL BATHROOM FIXTURES, FITTINGS, CABINETRY, PIPING AND PARTITION WALLS COMPLETE. PATCH AND REPAIR IN F&D SURROUNDING WORK TO REMAIN.
- ③—EXISTING EXTERIOR DOOR AND FRAME TO BE REMOVED COMPLETE, INFILL EXISTING OPENING TO MATCH SURROUNDING WORK.
- ④—EXISTING DOOR TO BE REMOVED COMPLETE, PROVIDE INFILL FRAMING AS REQUIRED FOR NEW OPENING. PATCH AND REPAIR EXISTING TO REMAIN AS REQD. REFER TO PLUMB & SCHEDULES FOR BALANCE OF INFORMATION.
- ⑤—EXISTING EXTERIOR WINDOW AND FRAME TO BE REMOVED, INFILL EXISTING OPENING TO MATCH SURROUNDING WORK.
- ⑥—EXISTING WINDOWS TO BE REMOVED AND REPLACED WITH INSULATED WINDOWS MATCHING ORIGINAL FRAME AND MILLION DESIGN. PATCH AND REPAIR EXISTING TO REMAIN AS REQD. SEE ELEVATIONS AND WINDOW SCHEDULE AT ALL OPENING LOCATIONS, TYP.
- ⑦—EXISTING STAIR, LANDING, HANGROAL TO BE REMOVED COMPLETE. INFILL PER STRUCTURAL DRAWINGS.
- ⑧—EXISTING ROOF STRUCTURE TO BE REMOVED COMPLETE. CARE TO BE TAKEN NOT TO DAMAGE STRUCTURE TO REMAIN. REFER TO STRUCTURAL DRAWINGS FOR BALANCE OF INFO.
- ⑨—EXISTING CHIMNEY SHAFT TO BE REMOVED COMPLETE.
- ⑩—EXISTING DOORS TO BE REMOVED AND REPLACED WITH NEW DOORS. PATCH AND REPAIR EXISTING TO REMAIN AS REQD. SEE ELEVATIONS AND DOOR SCHEDULE AT ALL OPENING LOCATIONS, TYP.

GENERAL NOTES - DEMOLITION PLAN

1. DEMOLITION PLAN OF EXISTING CONDITIONS IN AREAS SHOWN IS APPROXIMATE. CONTRACTOR SHALL VISIT SITE TO DETERMINE TO THE EXTENT AND AMOUNT OF WORK TO BE DONE. ADDITIONAL DEMOLITION WORK MAY BE INDICATED BY OTHER SECTIONS OF THE CONTRACT DOCUMENTS.
2. COORDINATE ITEMS TO BE REMOVED AND SALVAGED WITH ARCHITECT
3. DASHED LINES INDICATE DOORS, WINDOWS, PARTITIONS AND WALL SEGMENTS TO BE REMOVED. PREPARE EXISTING ADJACENT CONSTRUCTION TO BE PATCHED AS REQUIRED TO MATCH NEW FINISH (OR EQUIVALENT) TO EXISTING.
4. PERFORM SELECTIVE DEMOLITION OF ALL NONSTRUCTURAL ITEMS AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION. PREPARE EXISTING SURFACE TO RECEIVE NEW FINISHES PER MANUFACTURER'S RECOMMENDATIONS.
5. ALL EXISTING MECHANICAL DUCTWORK, REGISTERS, GRILLES, RADIATORS, SUSPENDED SUPPORT, BRACKETING OR ANCHORING, FANS, VENTS, STACKS SHALL BE REMOVED COMPLETE.
6. ALL EXISTING PLUMBING (SERVICE, SUPPLY, WASTE, VENTING, EXHAUST, PUMPS, OR OTHER), PIPING, FITTINGS, DRAINS, TRAPS, AND FIXTURES SHALL BE REMOVED COMPLETE.
7. ALL EXISTING ELECTRICAL SERVICE AND ELECTRICAL POWER DEVICES, SYSTEMS AND SUPPLY BOXES, PANELS, SUBPANELS, WIRING, CONDUIT, CABLES, SWITCHES, OUTLETS, RECEPTACLES, AND LIGHTING SHALL BE REMOVED COMPLETE.
8. ALL ABATEMENT, REMOVAL, AND FINAL DISPOSAL OF HAZARDOUS MATERIALS FOUND ON SITE SHALL BE REMOVED IN ACCORDANCE TO ALL APPLICABLE OSHA AND ASTM GUIDELINES, REGULATIONS, AND REQUIREMENTS IN ADDITION TO ANY OTHER ADOPTED ORDINANCES THAT MAY BE PRESENTLY OBSERVED.
9. PRIOR TO COMPLETION OF DEMOLITION PHASE, REMOVE ALL LOOSE MATERIALS AND DEBRIS FROM ALL FLOOR LOCATIONS.



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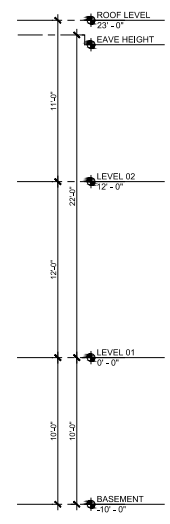
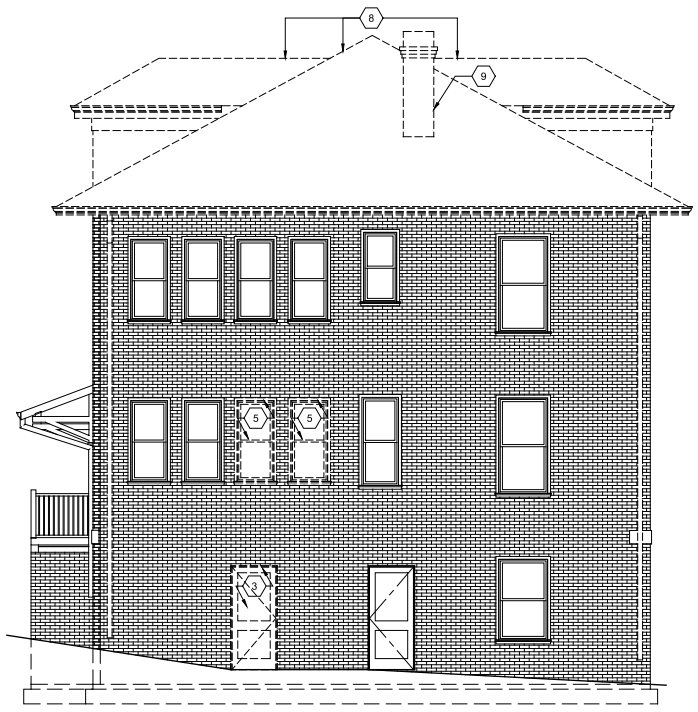


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CLINCH AVENUE APARTMENTS
 1610 CLINCH AVENUE
 KNOXVILLE, TENNESSEE 37916

Job No:
 Date: 05.21.2024
 Title: DEMOLITION
 ELEVATION - FRONT
 Revisions:

SHEET
A1.5

1 DEMOLITION ELEVATION - FRONT
 SCALE: 1/4" = 1'-0"



1 DEMOLITION ELEVATION - REAR
 A1.6 SCALE: 1/4" = 1'-0"



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 Title: DEMOLITION
 ELEVATION - REAR
 Revisions:

SHEET
A1.6



1
A1.7 DEMOLITION ELEVATION - LEFT
SCALE: 1/4" = 1'-0"



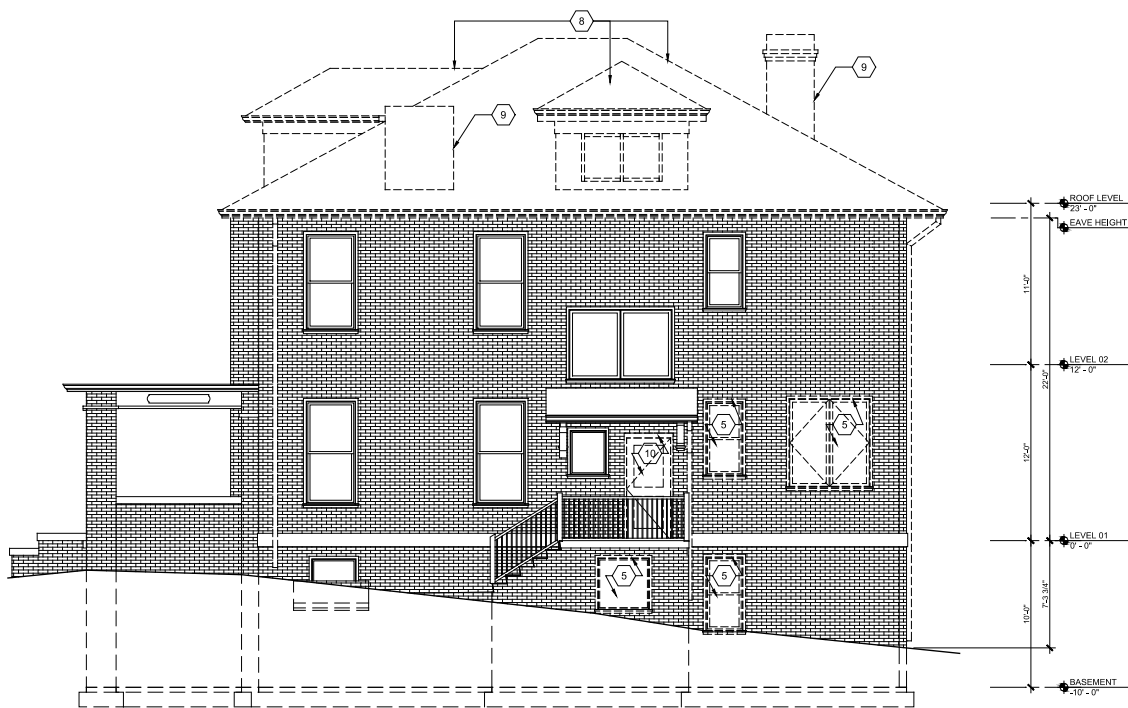
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Job No:
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 Title: DEMOLITION
 ELEVATION-LEFT
 Revisions:

SHEET
A1.7



1
A1.8 DEMOLITION ELEVATION - RIGHT
SCALE: 1/4" = 1'-0"



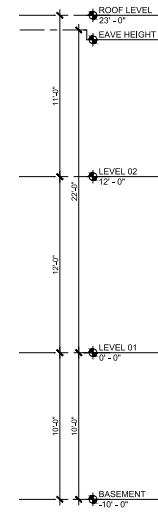
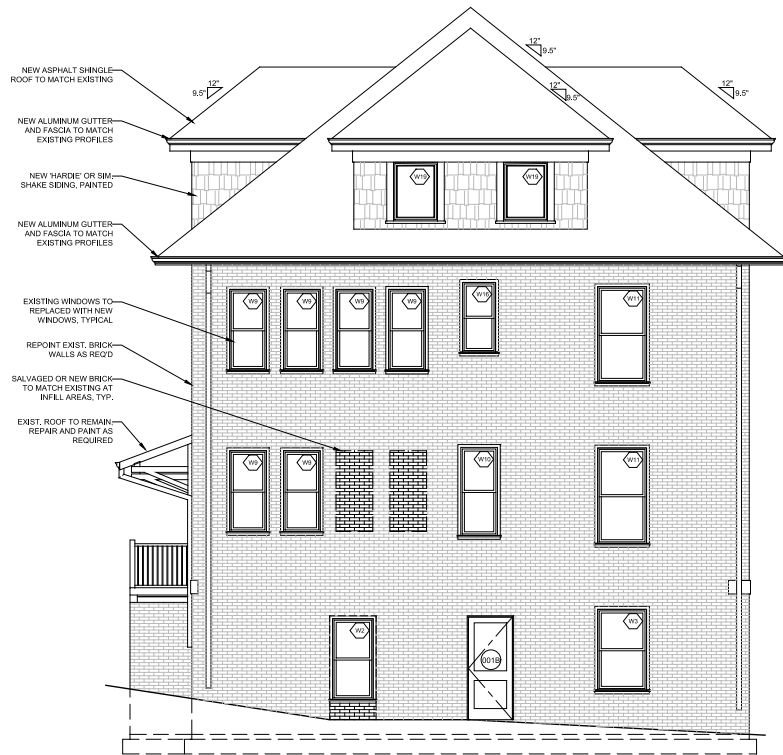
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 ELEVATION - RIGHT
 Revisions:

SHEET
A1.8



1 REAR ELEVATION
A3.1 SCALE: 1/4" = 1'-0"



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SHEET
A3.1



SALVAGED OR NEW BRICK TO MATCH EXISTING AT INFILL AREAS, TYP.

NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING

NEW ALUMINUM GUTTER AND FASCIA TO MATCH EXISTING PROFILES

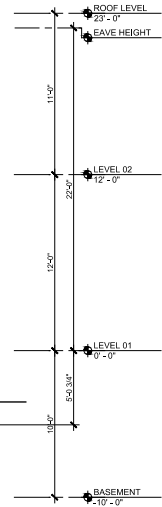
NEW 'HARDIE' OR SIM. SHAKE SIDING, PAINTED

NEW ALUMINUM GUTTER AND FASCIA TO MATCH EXISTING PROFILES

EXISTING WINDOWS TO BE REPLACED WITH NEW WINDOWS, TYPICAL

REPOINT EXIST. BRICK WALLS AS REQ'D

EXIST. ROOF TO REMAIN. REPAIR AS REQUIRED



1 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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Date: 05.21.2024
Title: ELEVATIONS

Revisions:

SHEET
A3.2



1 RIGHT ELEVATION
A3.3 SCALE: 1/4" = 1'-0"



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A3.3