Staff Report

Knoxville Historic Zoning Commission

File Number: 3-F-26-HZ

Meeting: 3/19/2026
Applicant: Logan Higgins
Owner: Clinch Avenue Realty LP

Property Information

Location: 1803 Clinch Ave. **Parcel ID:** 94 N K 018
District: Ft. Sanders NC
Zoning: O (Office)
Description: Georgian Revival, c.1912

Roddy House. Two-story, brick masonry residence with a hipped roof and hipped roof dormers.

Staff Recommendation

Staff recommends postponement of Certificate 3-F-26-HZ, to encourage the applicant to revise the roofline, projecting bays, and window configuration and design.

Description of Work

Level III Construction of New Primary Building

New building, to be constructed to the rear and left side of the existing house. New building is an L shape, with the left massing measuring 19'-1" wide by 48'-2" deep and rear massing measuring 66'-2" wide along the rear property line and 17'-1" deep along 18th Street. The building is three stories tall, featuring an exterior clad in brick veneer to match the primary house and a roof clad in asphalt shingles. The gable roof features a 4/12 pitch that recesses inward from the second story. On the rear elevation, flat-roof bays project from the main massing, clad in clapboard-style siding. Windows are various sizes of rectangular, aluminum windows, with various pane configurations, featuring simulated divided lights with grids between the glass panes.

On the existing house, the porte-cochere will be enclosed with aluminum multi-light windows, trim, and multi-light transoms, with one single-light window on the façade. The porte-cochere's existing brick will remain.

Comments

1. 1803 Clinch Avenue is a contributing resource to the Fort Sanders National Register Historic District and local overlay. The house is a high-style, intact example of residential architecture in Fort Sanders.

2. The proposed project is a new building that is adjacent, but not connected, to the primary historic house. The project is significantly larger than a typical addition, and the placement is not typical for new construction on a vacant lot. The design guidelines do not specifically address this type of project, as the new construction guidelines envision more common scenarios of 1) new buildings that are directly oriented to the street instead of wrapping around a historic building, or 2) additions that are secondary to the primary building.

3. The building is proposed for a “large lot” as described in the guidelines (100’ wide, as opposed to a traditional lot that is 50’ in width). The guidelines for large lot development state that they “would typically apply to multi-family, office, commercial, or mixed-use development on large lots.” The relevant diagrams for “large lot development” in the design guidelines depict new construction on vacant lots.

4. The SOI Standards for Rehabilitation, while not the adopted design guidelines for the property, encourage that new additions and related new construction in National Register Historic Districts are differentiated from the old but compatible with materials, features, size, scale, and proportion, to protect the integrity of the property and its environment. SOI Standards recommend that such projects do not destroy historic materials or spatial relationships that characterize the property.

5. The proposed building is larger in scale and more complex in massing than the original house on the lot. The new building uses the site’s topography to allow for three stories, while remaining lower in height than the 2.5-story primary building. The third story is set back from the street on at least two elevations.

6. Guidelines recommend that roof pitches be compatible with historic houses in the neighborhood, not less than an 8/12 pitch. The 4/12 is not steep enough to reflect the historic house on the property or in the immediate context. The combination of multiple rooflines, including the flat-roofed bay windows, the flat balcony parapets, and the 4/12 pitch cross-gables creates an overly complex effect that is not visually cohesive with the primary structure.

The roof pitch should be revised to be more compatible with the primary house. One approach may be revising the intersecting 4/12 pitch roofs to a proper cross-gable roofline.

7. The project does not include porches that are oriented towards the street. Units on the east elevation and the third story have private balconies.

8. The project meets the design guidelines for wall materials, using brick to compliment the primary house and “clapboard-like” siding on the upper massing to reduce the overall scale of the third story. The final brick veneer selection should be compatible with the primary house and submitted to staff for approval.

9. Guidelines recommend that window proportions and symmetry be comparable to historic houses in the neighborhood. The guidelines also specify that double-hung windows should be used. While casement or fixed windows may be appropriate if comparable in proportion and design to the original house, the new building (particularly the west and north elevations) features multiple different window sizes and configurations. There are also multiple configurations of “multi-light” windows (which will feature grids-between-the-glass) In the opinion of staff, grids-between-the-glass do not sufficiently reflect the window styles of the primary house and exterior muntins would be preferable. The windows on the north and west elevations should be revised to create more consistent proportions, symmetry, and pane configuration.

The original house’s casement windows feature defined casing between the individual window units. All grouped windows on the new building should also feature casing in a width consistent with the primary house.

The projecting bay window massings are large in scale, not compatible with the original house, and add unnecessary complexity to the rear and left side elevations. The projecting bays should be revised or removed altogether; one approach could be to revise the flat rooflines to function as gable-roof dormers comparable to the primary house.

10. The application meets the guidelines for parking as accessed off the alley and located underneath the new building’s rear massing. The proposed 15’ rear setback alongside parking beneath the structure is supported by the guidelines. The final site plan should meet all relevant City Engineering standards.

11. The application also proposes to enclose the existing porte-cochere with multi-light aluminum windows, trim, and a full-light glass door. The design guidelines support enclosure of up to 3/4s of a front porch with glass windows; while a porch is not identical to a porte-cochere, the scope of work is generally supported by the guidelines. The windows should use external muntins instead of grids between the glass.

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.
4. Apartment buildings shall have porches with an outside entrance from the street for every 50 to 75 feet of street frontage. Porches should be proportional to pre-1940 housing.
5. The height of new apartment, office and commercial buildings, including a mix of those uses within a building, shall be limited by the underlying zone. The front and side street yard provisions shall be the same as those for single-family detached construction for the first three stories. Upper stories shall be set back further from the street.
6. For the first 35 feet, buildings should have similar setbacks, bays and covered entrances that complement the historic architecture on the street.
7. Upper stories should be stepped back at least 8 feet. In addition to providing a pedestrian scale at street level, the landings should be used for balconies, providing open space to those who use the building. Proportional stepbacks would be expected for higher levels.
8. With such high rise development, parking should be provided under the structure or in a parking garage.

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 asgables 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.
2. Porches should be no less than 6 feet deep and no more than 10 feet deep. They may be recessed behind the main setback line or alternatively can extend 10 feet into the front setback line.
3. Porches and related features shall be counted in the open space calculations as follows:
- Porches: 3 times the floor space
- Wrought Iron Balconies: 100 square feet per opening (6-foot minimum width)
- Window Boxes: 25 square feet (per 3-foot width)

4. In making additions to houses, up to three-fourths of a front porch may be enclosed with glass windows, leaving the open entry to the front door. (This provision does not apply to new construction.)

D. Wall Materials

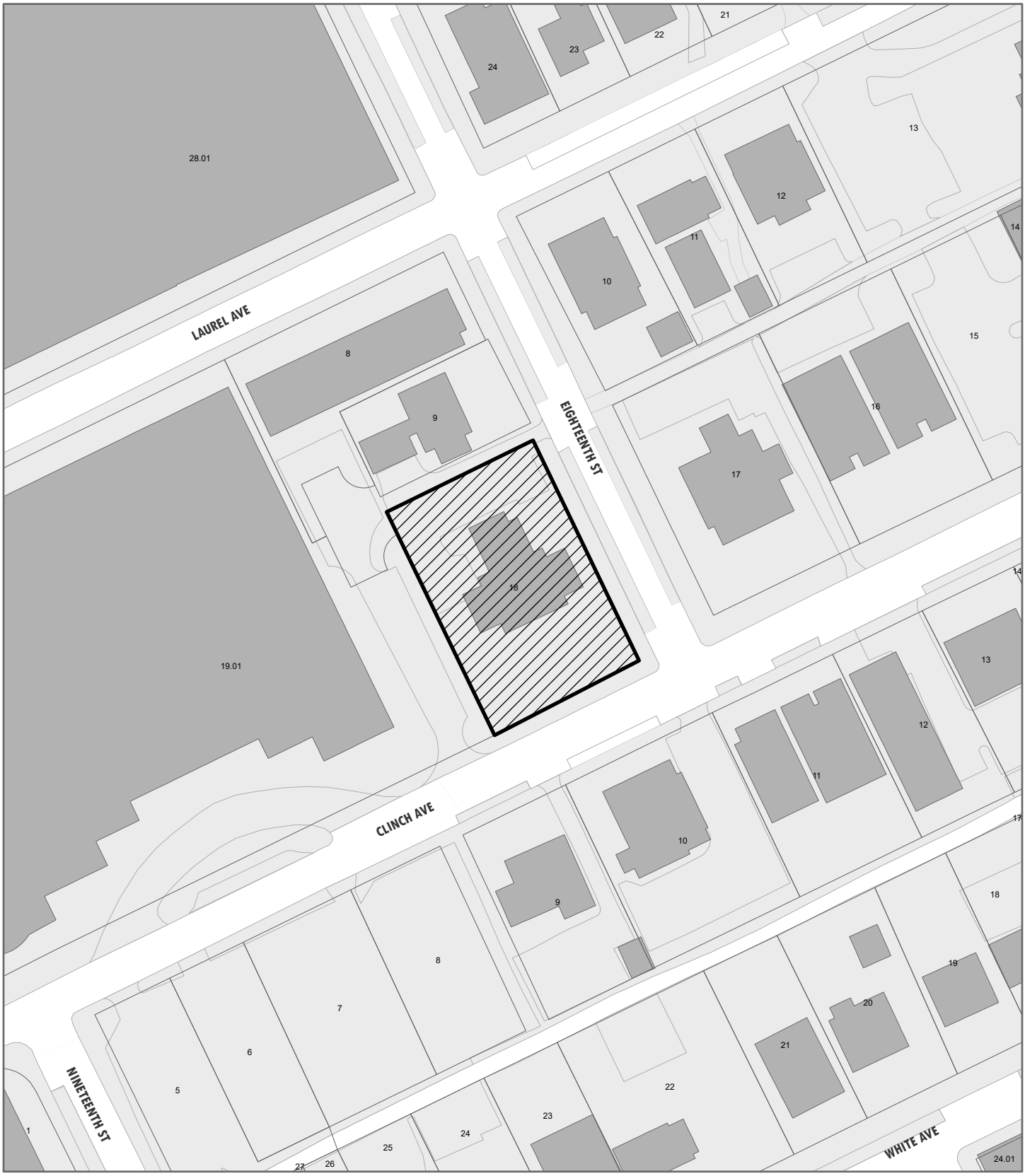
2. Clapboard (or clapboard-like materials such as aluminum or vinyl), shingle (or shingle-like material), or brick should be used.
3. Board and batten siding can be used on accessory buildings.
4. Quarried, square cut stone can be used on porches or other accents. Such stone should be used in constructing retaining walls.

5. 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.
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 windows may be used in place of wood frame windows.
2. Egress windows will have to be designed to comply with fire/building code provisions.
3. Accent windows are appropriate with new construction.
4. Double hung sash windows are recommended for two to three-story new construction.
5. Variations of double hung windows should be considered in relation to the design of new buildings. Inserts are acceptable to mimic traditional window forms.
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 trench 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.
3. Plant one native shade tree for every 50 feet of lot width, adjacent to or as islands within the parking area. An oak or maple are examples of native shade trees. The minimum space for a tree planting area is 7' x 7'; open space, composed of grass or other natural ground cover, should be at least three times the space devoted to tree planting areas within the parking lot.
4. In constructing residential parking, 8.5-foot stall widths and 24 foot wide lane widths may be used for 90° angled parking lots.
6. By providing parking under the structure, the required lot area may be reduced 200 square feet for each interior parking space. This is an existing zoning provision.
7. Surface parking area shall always be to the rear of the building.
8. Primary or secondary entrances to the building from parking areas are allowable.

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.
2. Plant shrubs near new buildings to complement the foundation height, windows and entries. Select species and a distance from the building that will not harm foundation materials.



HISTORIC ZONING COMMISSION

3-F-26-HZ

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1803 Clinch Ave. 37916

Ft. Sanders NC

Original Print Date: 2/27/2026

Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Logan Higgins

N

0 180

Feet

HISTORIC ZONING COMMISSION REVIEW OF

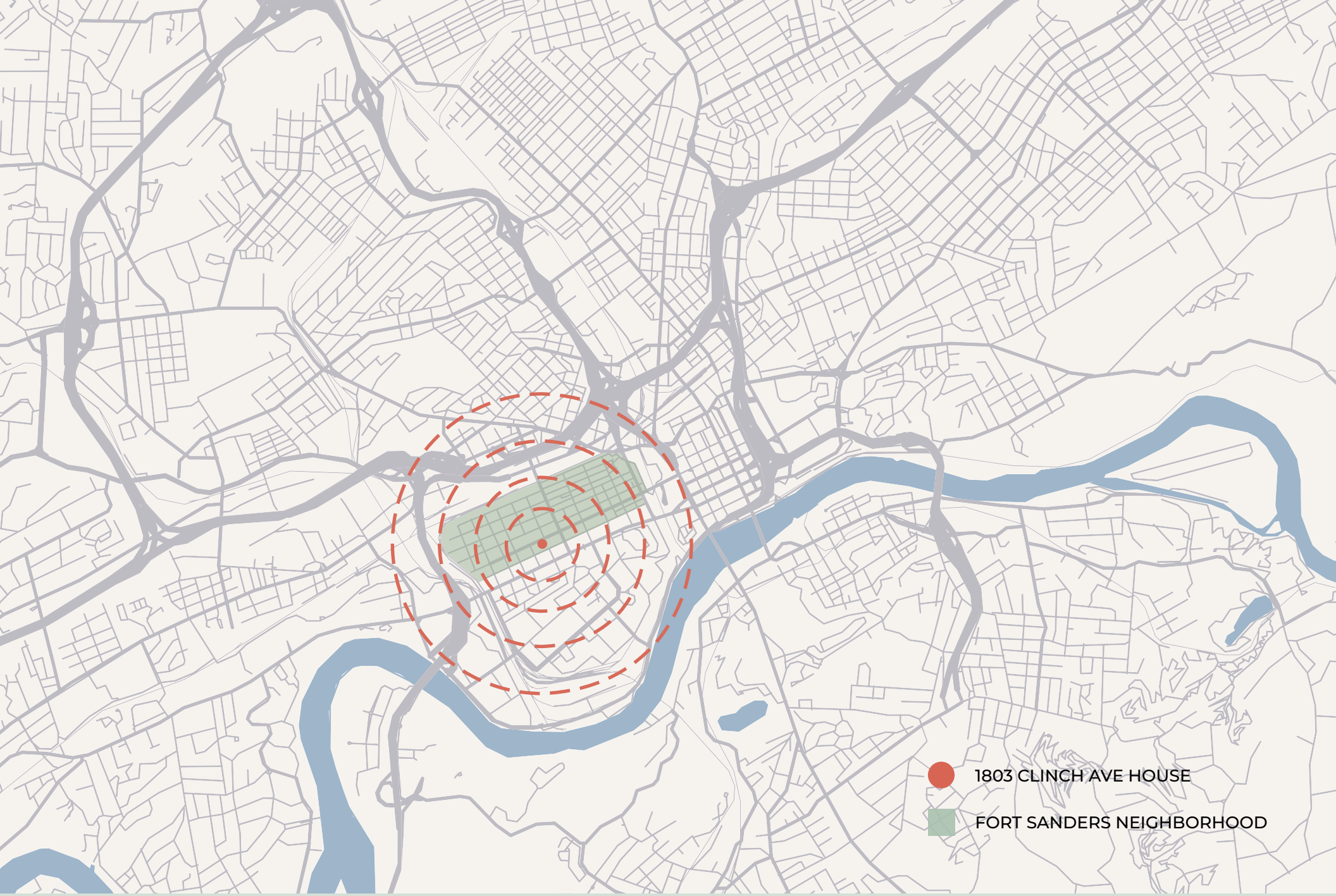
CLINCH AVENUE HOUSE

1803 CLINCH AVE

ARCHITECTURE BY:

heyoh | design + development

heyohdesign.com
865.236.0430
admin@heyohdesign.com



LOCATION MAP

KNOXVILLE, TN.

OVERVIEW

Description of Work

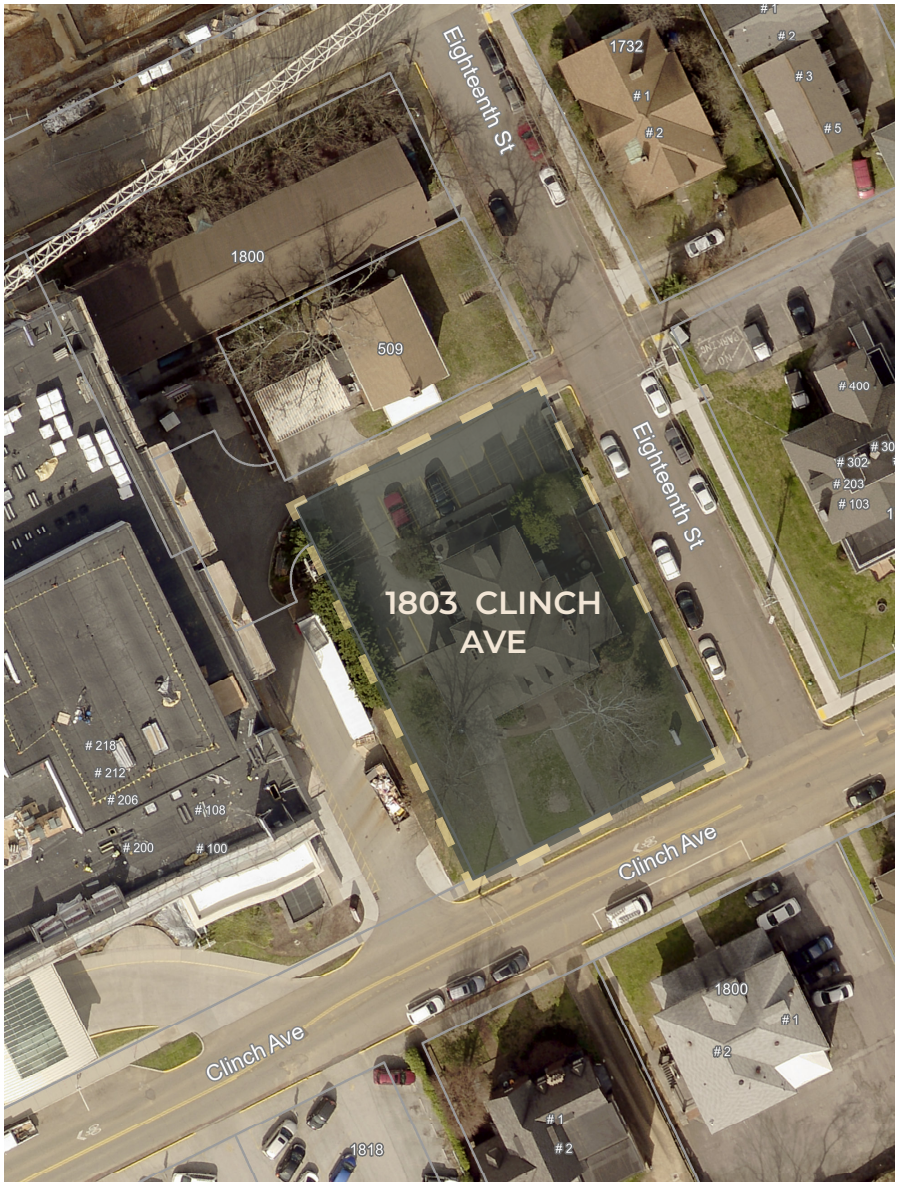
1803 Clinch Avenue is a historic home in the Fort Sanders neighborhood near downtown Knoxville. The home is currently three stories with a basement, and operates as an accounting office with a small rental unit in the basement. The owner plans to perform minimal interior renovations of the main house ultimately providing 10 total bedrooms across both the main and basement units. The only work proposed on the existing house is to enclose the existing carport with primarily glass to retain the openness of the space.

In addition, a new building - the subject of this review - will be constructed to wrap around the western side and rear of the existing building. This new build will have 12 additional sleeping units across three stories and a basement. **While the new building will be discussed in this packet as an "addition", it will not be physically connected to the existing building on the site.**

The existing building is a typical Georgian Revival style house built in 1912. The house is called "Roddy House" after its former resident, Roddy Coca-Cola Bottling Company Founder, J. Patrick Roddy, Sr.

The materials that will be used for the project are:

- **Wall Materials:** Siding and Brick.
- **Roofing Materials:** Asphalt and Shingle.
- **Windows and Entrances:** Existing windows are mostly vinyl, broken windows will be repaired and replaced as-needed.



1803 Clinch Ave. Front Facade

1803 Clinch Ave. West Facade

1803 Clinch Ave. Carriage Porch

1803 Clinch Ave. Entry

1803 Clinch Ave. Rear Facade

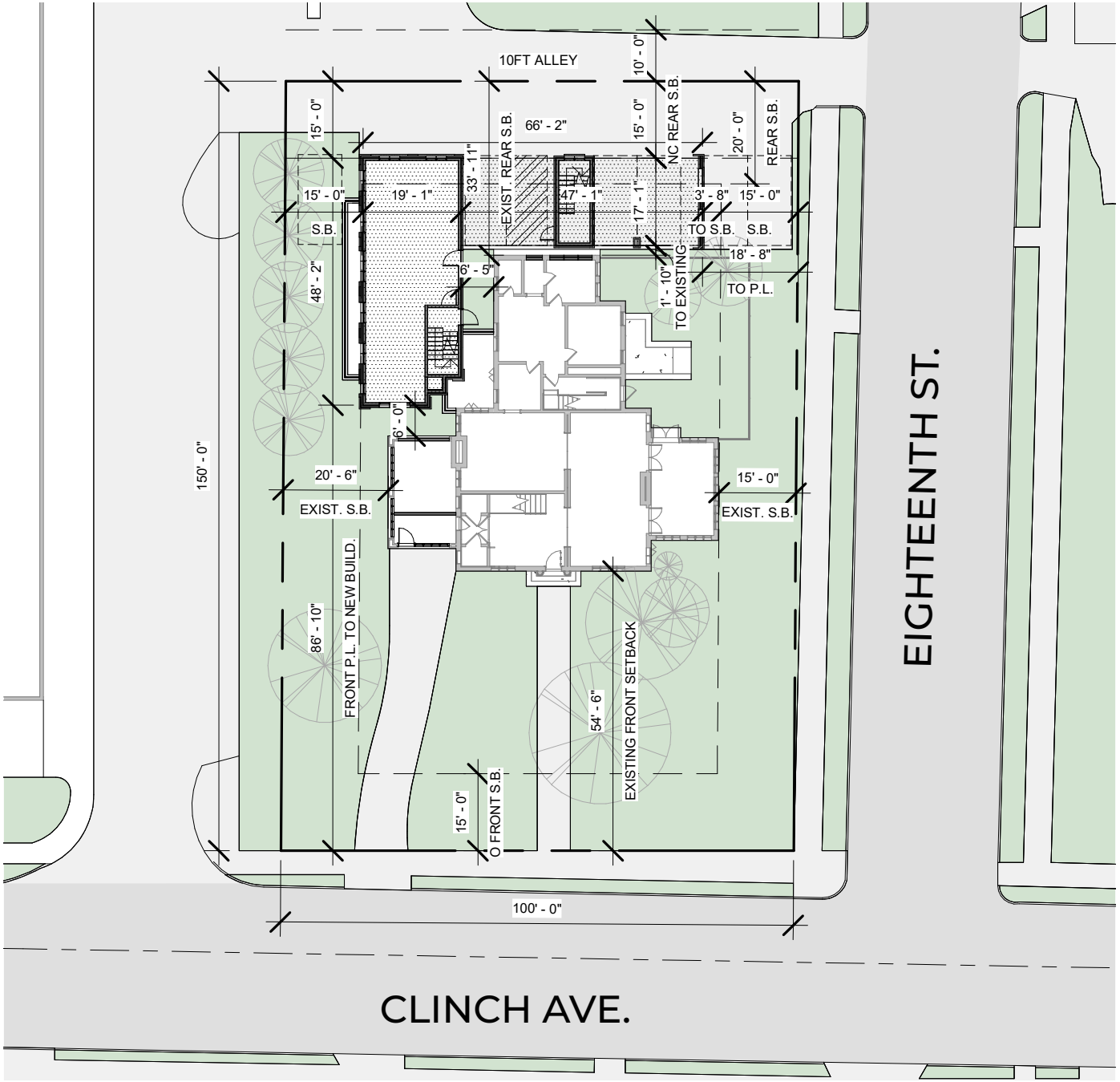
EXISTING HOUSE EXTERIOR

We looked into existing residences exhibiting Georgian and other Revival styles within the Fort Sanders Neighborhood and nearby areas of Knoxville.

This analysis focused on building massing, proportions, facade composition, materials, roof forms and other defining architectural elements characteristic of these styles. The findings from this review informed the proposed architectural approach, helping ensure that the new addition reflects the established character of the neighborhood while remaining consistent with the Fort Sanders design guidelines.

Shown adjacent are select precedent projects that illustrate these principles and support the rationale for the proposed intervention.

NEIGHBORHOOD PRECEDENTS



SITE PLAN

SCALE: 1" = 30'-0" | *DOTS REPRESENT NEW BUILDING FOOTPRINT*

STREET ELEVATION

EXISTING STREET VIEW

PROPOSED STREET VIEW

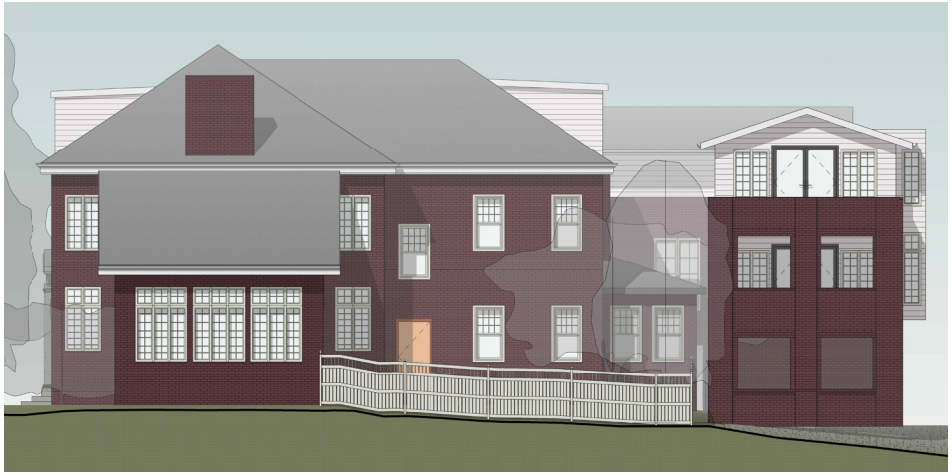
0’ 30’ 60’ 120’

PROPOSED ELEVATIONS

NEW NORTH ELEVATION

NEW SOUTH ELEVATION

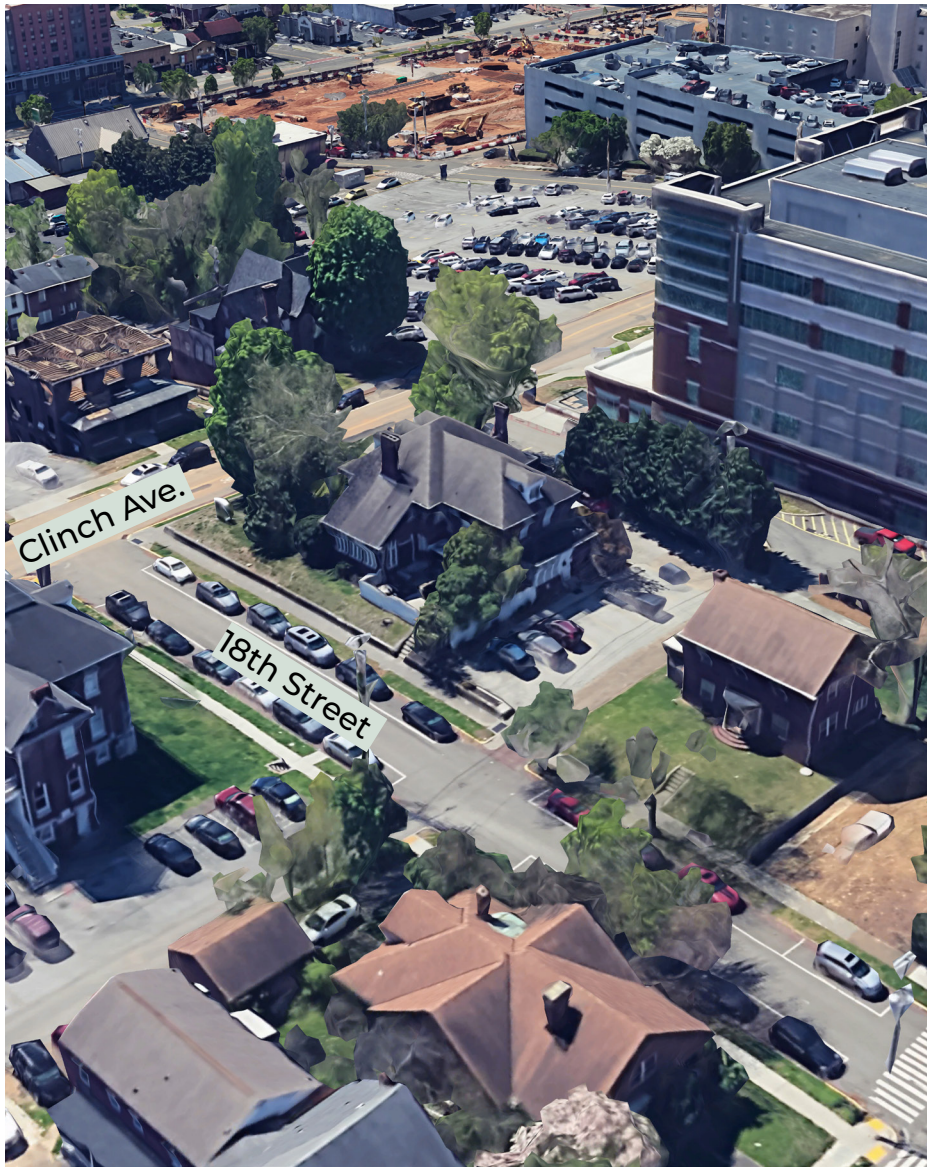
NEW EAST ELEVATION



NEW WEST ELEVATION

SCALE: 1" = 20'-0"

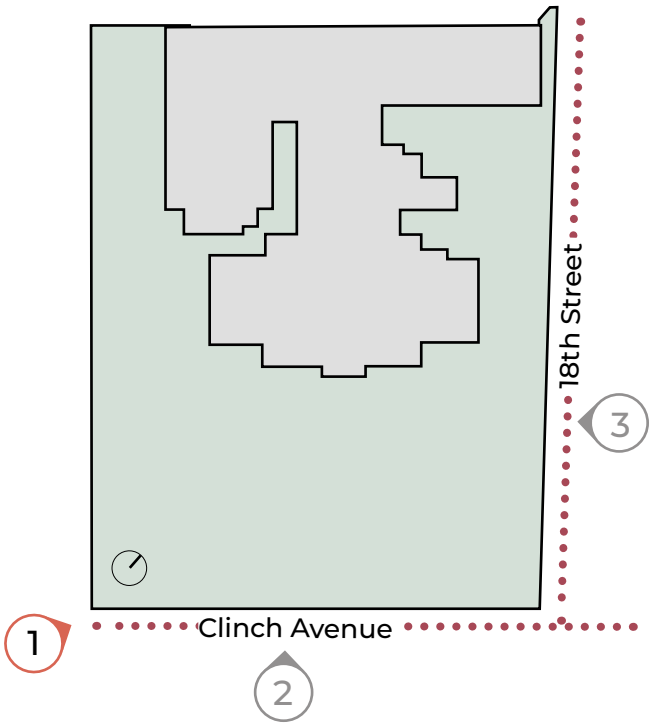
3D VIEWS



3D VIEW - NO. 1

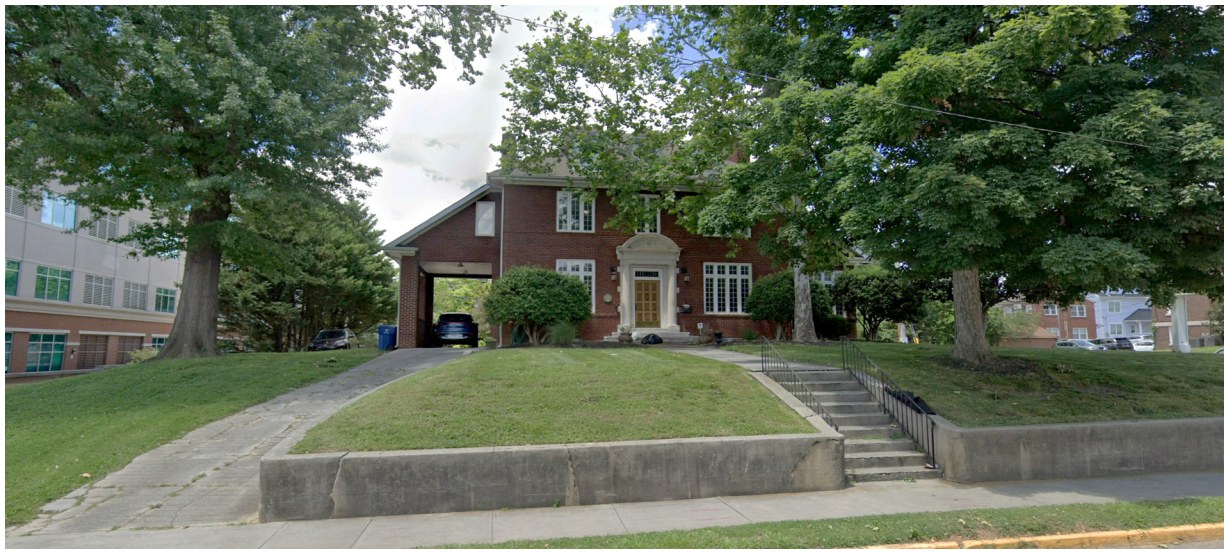
EXISTING BUILDING STREET VIEW

PROPOSED BUILDING STREET VIEW

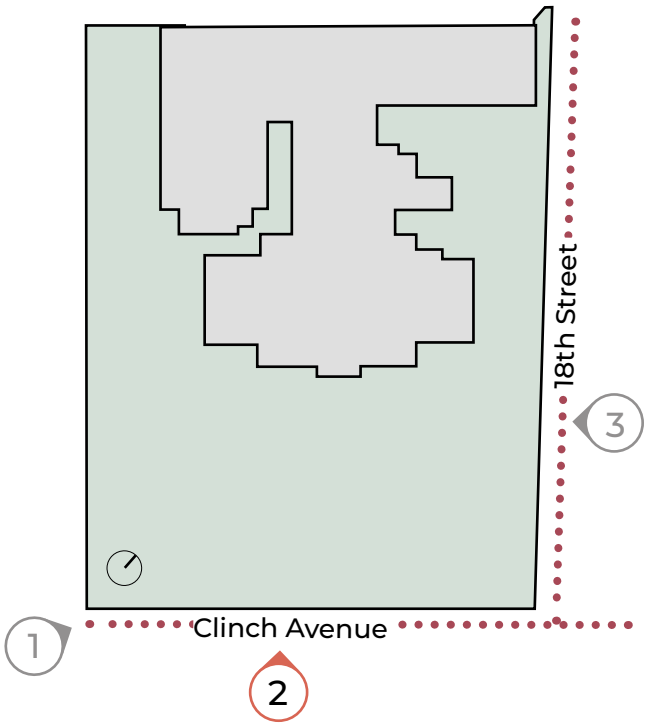


3D VIEW - NO. 2

EXISTING BUILDING STREET VIEW



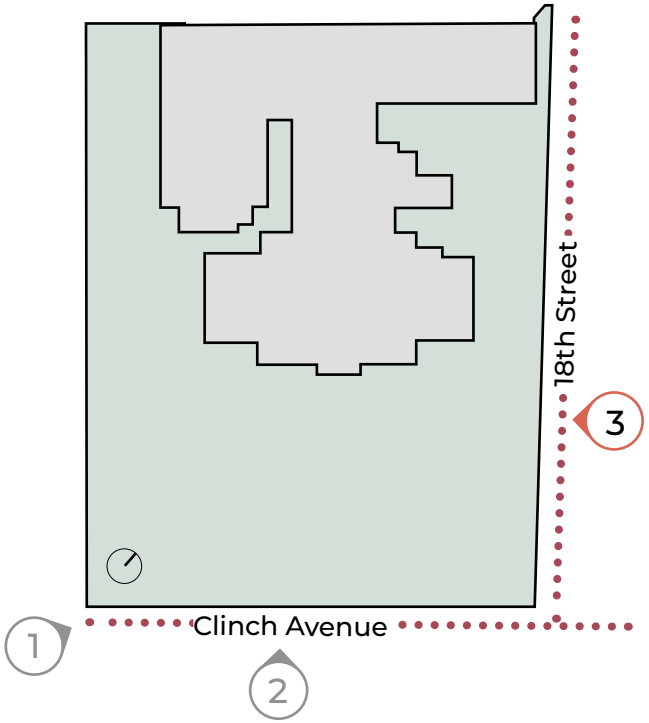
PROPOSED BUILDING STREET VIEW



3D VIEW - NO. 3

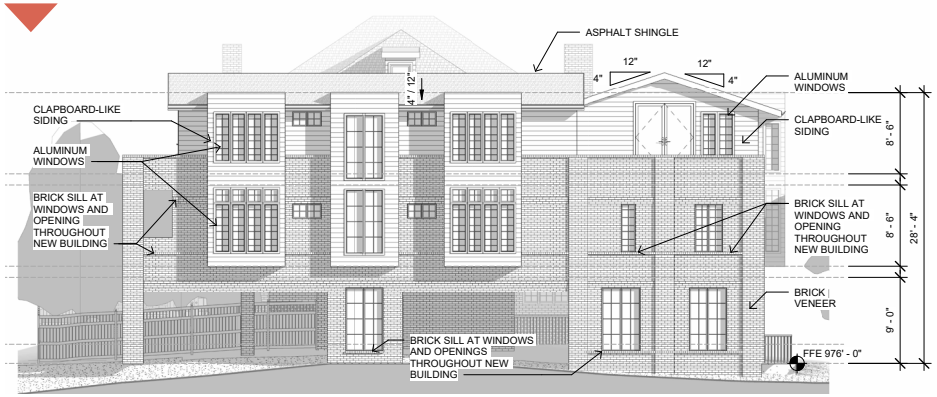
EXISTING BUILDING STREET VIEW

PROPOSED BUILDING STREET VIEW



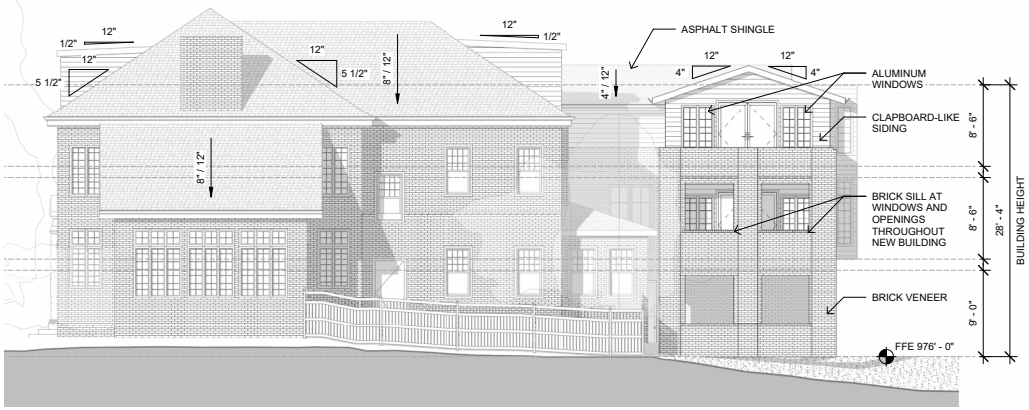
ELEVATIONS

NORTH ELEVATION



SOUTH ELEVATION

EAST ELEVATION



WEST ELEVATION

SCALE: 1" = 20'-0"

FORT SANDERS HISTORIC NEIGHBORHOOD DESIGN GUIDELINES

"The Purpose of Design Guidelines are to:

- Foster development that is compatible with the historic buildings in the Fort Sanders Neighborhood.
- Promote sustainable neighborhood development.
- Address dimensional constraints, that have resulted in requests for variances, while maintaining historic features, such as more shallow lot setbacks.
- Provide guidance for decisions regarding the demolition of property.

Over time the intent is to create a pleasant, sound neighborhood, composed of harmonious architecture. Achieving a compatible blend of the old and new."

- The proposed design utilizes materials - brick and white siding - and forms - brick patios, bay windows, and brick details - that reflect the surrounding designs.
- Fort sanders is exploding with development. Additional housing is both sustainable and matches the development speed and scale in the area.
- This design meets all the required setbacks and dimensional standards without variances.
- No demolition is proposed on this property.

There are a lot of examples of new construction happening all over the Fort - some within the historic overlay, some outside. This site provides a unique location to bridge the scale on Cumberland to the historic scale in Fort Sanders without creating something so different in materials, facade elements, and style that it looks completely out of place.

HISTORIC FORMS

Features in pre-1940 housing that are significant in developing the guidelines:

Bays, creating an added dimension along the street	**Bays create extensions of rooms as well as forms to break up the building mass.**
Porches, adding architectural rhythm	**Ends of the street-facing elevations incorporate balconies.**
Consistent foundation height	**Foundation heights align with surrounding houses and are slightly lower than the existing house to work with the topography and highlight the visual importance and height of the existing building.**
Variation in design but consistency in proportions of windows and entrances	**Variations in the openings, bay sizes, and materials are proposed throughout.**
Similar roof pitches	**The proposed design uses the low-pitch roofs of surrounding buildings to incorporate elements from the neighborhood without copying what is existing.**
Similar front yard space, framed by bays and porches	**Proposed structure will not have a front yard as it wraps around the interior side and rear yards.**
Access from alleys to garages or parking	**Parking access is proposed from the alley.**
Houses fronting the side street	**The only street-facing elevation - facing 18th St. - has a specific elevation front that emulates surrounding designs.**

In an effort to explain the 1803 Clinch project, we have reviewed the Fort Sanders Historic Neighborhood Design Guidelines and divided them into each individual point. The project's response to the points is seen in **burnt orange**.

Text excerpts that are not applicable to the proposed project have been graphically distinguished using halftone formatting and ~~strikethrough~~. All remaining text is considered applicable to this project.

A. HEIGHT, SCALE & MASSING

Because houses were typically developed during the same era, there is consistency in the proportions of the older buildings. Three significant elements (similar height, bays extending toward the street, and porches) provide pleasant architectural rhythm. Those elements are important in designing infill housing and larger scale buildings. Apartment buildings created before 1940 often had proportions similar to the larger homes.

GUIDELINES	APPLICATION
Foundation heights should be consistent with other pre-1940 buildings in the neighborhood.	**Proposed addition is consistent in height and does not exceed the roof ridge height of the historic building.**
~~Single-family detached infill housing should be proportional to other pre-1940 houses in terms of height and width.~~	
With redevelopment of two or more lots for apartment, office, commercial or mixed use development, street-facing facades of new buildings should be broken up with bays or porches that are consistent with the dimensions of historic buildings in the neighborhood.	**The facade of the new building facing 18th Street extends toward the street, creating additional architectural dimension along the streetscape.**
~~Apartment buildings shall have porches with an outside entrance from the street for every 50 to 75 feet of street frontage. Porches should be proportional to pre-1940 housing.~~	
For the first 35 feet, buildings should have similar setbacks, bays and covered entrances that complement the historic architecture on the street.	**Addition facing 18th street comply with similar setback, bays and covered entrances required. Building is a little over 28ft in height.**
~~With such high rise development, parking should be provided under the structure or in a parking garage.~~	
~~The height of new apartment, office and commercial buildings, including a mix of those uses within a building, shall be limited by the underlying zone. The front and side street yard provisions shall be the same as those for single-family detached construction for the first three stories. Upper stories shall be set back further from the street.~~	**Even though this and some previous points on this page about building height are not entirely relevant, the building height is (1) lower than the existing home on the lot and (2) 28'-4" to the midpoint of the sloped roof.**
Upper stories should be stepped back at least 8 feet. In addition to providing a pedestrian scale at street level, the landings should be used for balconies, providing open space to those who use the building. Proportional stepbacks would be expected for higher levels.	**Although the addition does not exceed three stories in height, the third story along the street-facing elevation has been stepped back to create a balcony condition. This design approach reduces perceived mass at the pedestrian level and provides usable open space for occupants of the addition.**

B. ROOFS

Historic Fort Sanders houses have steep roofs, dormers, hipped roofs or other variations that enhance the neighborhood skyline.

GUIDELINES	APPLICATION
Select a roof pitch that is in keeping with other pre-1940 houses of the neighborhood, not being less than an 8/12 pitch.	**Although the addition does not incorporate a minimum 8/12 pitch, the roof slope proposed is a reflection of surrounding buildings from the same or similar era. This slope was chosen to fit the surrounding without copying what is there.**
Use variations in the form of the roof above the second story such as gables at different angles, hipped roofs and dormers.	**The new building incorporates variations in roof form, including gable and flat roofs.**
Use roofing materials that are in keeping with the historic development styles. Asphalt, shingle, tile, pressed metal and slate were used.	**The proposed design will use dark, asphalt shingles on all sloped roofs.**
Darker shades of shingles were historically used and should be selected in new construction.	

C. PORCHES

Porches were universal in Fort Sanders. They are essential in providing architectural harmony along the street. They also served as a place to enjoy pleasant weather and to socialize. They continue to define the neighborhood, and provide security, offering a built-in neighborhood watch program.

GUIDELINES	APPLICATION
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.	**The only porch elements proposed are smaller rooftop or side porches created by stepping back the active facade. These porches are private to the adjacent bedroom.**
Porches should be no less than 6 feet deep and no more than 10 feet deep. They may be recessed behind the main setback line or alternatively can extend 10 feet into the front setback line.	**The proposed porch elements function more as balconies than porches and are set back for massing and visibility purposes as opposed to public, outdoor space.**
~~Porches and related features shall be counted in the open space calculations as follows:~~ • ~~Porches: 3 times the floor space.~~ • ~~Wrought Iron Balconies: 100 square feet per opening (6-foot minimum width).~~ • ~~Window Boxes: 25 square feet (per 3-foot width).~~	
~~In making additions to houses, up to three-fourths of a front porch may be enclosed with glass windows, leaving the open entry to the front door. (This provision does not apply to new construction).~~	

D. WALL MATERIALS

Clapboard, shingle and brick were the main building materials in Fort Sanders. Stucco was occasionally used, typically in renovating houses in the early part of the 20th century.

GUIDELINES	APPLICATION
~~Paint color is not regulated.~~	
Clapboard (or clapboard-like materials such as aluminum or vinyl), shingle (or shingle-like material), or brick should be used.	**Brick is proposed as the primary exterior material to reflect the existing residence. Clapboard-style siding is incorporated to reinforce the historic character of the structure and ensure compatibility with the context of the neighborhood..**
~~Board and batten siding can be used on accessory buildings.~~	
~~Quarried, square cut stone can be used on porches or other accents. Such stone should be used in constructing retaining walls.~~	
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.	**Clapboard-style siding is proposed for the addition as a complementary wall material to the brick exterior similar to the existing building.**
Materials that are not typical in pre-1940 construction should not be used. These include cinder block, “T-111” siding and stone facing.	**The proposed addition does not introduce materials inconsistent with those commonly used in pre-1940 construction.**

E. WINDOWS & ENTRANCES

Windows were vertical in orientation and doors were generally wood with recessed panels or glass.

GUIDELINES	APPLICATION
Window proportions and symmetry should be similar to the pre-1940 styles in the neighborhood.	**All new windows proposed have proportions and muntin designs similar to the existing building.**
Windows should be double hung, sash windows. Vinyl or metal-clad windows may be used in place of wood frame windows.	**The proposed windows are a blend of fixed and operable. The existing home uses a blend of double-hung and crank, casement windows. We are proposing to use casement windows on any operable windows on the 2nd and 3rd stories while maintaining the proportions and muntin patterns of the existing building. Windows will be aluminum.**
Egress windows will have to be designed to comply with fire/building code provisions.	
Accent windows are appropriate with new construction.	
Double hung sash windows are recommended for two to three-story new construction.	
Variations of double hung windows should be considered in relation to the design of new buildings. Inserts are acceptable to mimic traditional window forms.	
The proportions of upper level windows should not exceed the proportion of the first level.	**Proportions of second & third floor do not exceed proportion of first level windows.**
Upper level windows should be provided and aligned with doors.	**Upper level windows align with below when appropriate.**
~~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.~~	
~~Entrances to the building should be provided from the street, using doors that have similar proportions and features to pre-1940 architecture.~~	
When parking areas are provided behind buildings, rear entrances are also allowed.	**Rear entrance to addition provided at covered parking.**
~~Wrought iron balconies are appropriate accents on stucco or brick.~~	
~~Window boxes are appropriate in all types of recommended construction.~~	

F. PARKING

When cars first became available, parking was typically on-street or off the alley, providing a pedestrian orientation to the neighborhood.

GUIDELINES	APPLICATION
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.	**No parking is proposed within the front yard setback, and no curb or sidewalk modifications are proposed to provide street access.**
Provide parking access off the alley or off a side street.	**The project maintains the existing parking configuration, with vehicular access from the side street.**
Plant one native shade tree for every 50 feet of lot width, adjacent to or as islands within the parking area. An oak or maple are examples of native shade trees. The minimum space for a tree planting area is 7' x 7'; open space, composed of grass or other natural ground cover, should be at least three times the space devoted to tree planting areas within the parking lot.	**As parking is proposed under the building, this guideline is not very applicable. However, there are multiple old-growth trees on the lot that will be maintained including some adjacent to the parking.**
In constructing residential parking, 8.5-foot stall widths and 24 foot wide lane widths may be used for 90° angled parking lots.	**Parking is designed according to these dimensions.**
~~On-street parking may be counted in fulfilling the off-street parking requirements, provided a parking permit program is created.~~	
~~By providing parking under the structure, the required lot area may be reduced 200 square feet for each interior parking space. This is an existing zoning provision.~~	
Surface parking area shall always be to the rear of the building.	**Parking is at the rear of the main building.**
Primary or secondary entrances to the building from parking areas are allowable.	**Primary entrance to the new building is provided from the parking area.**

G. LANDSCAPING, FENCING & RETAINING WALLS

Front yards in the neighborhood had oak, maples and magnolia trees and houses were framed by shrubbery. Whith trees on both sides of the street, there was a shaded canopy over the sidewalks, making a walk through the neighborhood pleasant even on hot summer days. Fences were not used often in Fort Sanders. As James Agee observed. “The yards ran into each other”

GUIDELINES	APPLICATION
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.	**90% of rear yard is already paved parking. The proposed design maintains the parking in this location. As such, any planting will happen in the front and corner yards.**
Plant shrubs near new buildings to complement the foundation height, windows and entries. Select species and a distance from the building that will not harm foundation materials.	**Shrubs will be planted adjacent to the new building addition as applicable. Much of the foundation around the new building will be cut out for window wells to basement bedrooms and existing basement unit.**
~~Use waist-high wrought iron or similar appearing materials if front yard fences are constructed.~~	
~~Privacy fences and hedges can be established in the rear yard.~~	
~~Keeping with tradition, low, square cut stone, poured concrete or brick walls should be used in constructing retaining walls~~	

H. ADDITIONS TO EXISTING BUILDINGS

GUIDELINES	APPLICATION
Additions should be made to the rear or side of the building.	**The addition is proposed at the rear and side of the existing building.**
~~Lot coverage up to 50% is allowed with parking under the structure.~~	
Transitional space shall be provided between the addition and the existing structure. This should include a courtyard (200 square feet 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’ x 6’ indentation.	**Addition designed as a separate structure, connected to the existing building by a courtyard of approximately 300 square feet. Access to the new building is provided through a primary entrance facing the alley and a secondary entrance from the parking area.**
Bays at least two feet in depth shall be provided for 50% of the side facade.	**Bays comply with minimum 2 feet depth and are present on both facades.**
Windows or French doors and balconies shall provide 10% to 20% transparency on the sides of buildings.	**Windows and french doors comply with 10%-20% on sides of existing and new building. Balconies are implemented on the ends of the wings.**
~~In the case of corner lots, bays composing 50% of the side addition should extend 5 feet into the side yard setback.~~	
~~As an alternative to demolition, existing houses can be joined together for apartment development.~~	
Expansion to a vacant side yard or side lot is acceptable.	**The addition is located in the side and rear yards.**
~~Expansion to the front with a bay and/or a porch is acceptable.~~	

I. PLACEMENT ON LOT

Fort Sanders lots are narrow and deep. Fifty feet by 140 feet dimensions are typical. The relationship with the street is critical in maintaining a pedestrian scale in the neighborhood. On most streets, the original setbacks were from 20 to 25 feet away from the sidewalk, less than 10 feet away from side lot lines, and in the cases of corner lots, often less than 10 feet way from the side street. On Clinch Avenue between 16th and 19th Streets, setbacks were historically greater than most other lots in Fort Sanders.

Large Lot Development

These provisions would typically apply to multi-family, office, commercial, or mixed-use development on large lots. The purposes are to maintain compatible building proportions to historic development and create additional parking areas to the rear of a new building.

GUIDELINES	APPLICATION
The minimum front yard set back is 20 feet. The line is defined by the predominant portion of the building and would typically have an entrance from the street. NOTE: The exception to this provision is the north side of Laurel Avenue between 11th and 16th Streets and the north side of Clinch Avenue between 16th and 19th Streets, where setbacks were historically greater. The existing zoning setback of 25 feet shall apply in these blocks.	**No construction is planned beyond the current principal facade line; existing front setback will not change and it is greater than 25ft.**
With parking underground or under the building, the minimum rear yard setback is 15 feet.	**Proposed rear setback is 15ft.**
Bays should extend up to 5 feet for 50% of the side facade on corner lots.	**The facade of the addition facing the corner acts as one bay that steps back.**
Multi-family or office development along Clinch avenue between 17th and 20th Streets should be design to complement the brick, early 20th century revival styles along the street.	**Project is designed to complement the brick revival style house along the Clinch Avenue.**
~~For interior lot development, bays composing up to 50% of the front facade should extend beyond the front setback line.~~	
~~On interior lots, one-story porches should be provided to complement historic development. Porches may extend 10 feet beyond the front setback line.~~	
~~On interior lots, a break in the front facade shall be provided to simulate the spacing of historic buildings, with a minimum size of 6 feet wide and 5 feet deep.~~	
Primary or secondary entrances to the building from parking areas are allowable.	**One secondary entrance is provided from the parking area.**
Large lots are typically composed of combined lots that were traditionally 50 feet wide. Consequently, most large lots are at least 100 feet wide.	**1803 Clinch is 100 feet wide.**
For Corner Lot Development, bays should extend up to 5 feet for 50% of the side facade.	**The facade of the addition facing the corner acts as one bay that steps back.**

Section J is not applicable as we are not proposing any demolition.