



Staff Report

Knoxville Historic Zoning Commission

File Number: 5-H-26-HZ

Meeting: 5/21/2026
Applicant: Brigette Espiritu
Owner: The Fort LLC

Property Information

Location: 1634 Forest Ave. **Parcel ID:** 94 N E 005
District: Ft. Sanders NC
Zoning: RN-5 (General Residential Neighborhood)
Description: Queen Anne cottage, c.1901

One-story frame residence with a hipped roof with cross gables, an exterior clad in asbestos shingles and a brick foundation. Two-over-two, double-hung wood windows. Partial-width porch. Cutaway bay with sawn wood brackets on front elevation.

Staff Recommendation

Staff recommends denial with prejudice of the proposed demolition.

Description of Work

Level IV Demolition/Relocation of Contributing Structure
Proposed demolition of contributing structure.

Comments

1. 1634 Forest Avenue is a contributing resource to the Fort Sanders National Register Historic District and local neighborhood conservation overlay. The house is listed as contributing on the 2000 report that “establishes the location of the non-contributing structures” at the time of the overlay’s creation (cited in the guidelines’ demolition section).
2. The guidelines state that the HZC may allow demolition for structural reasons, based on an assessment of the house by a licensed engineer or architect. The engineers’ letters provided by the applicant recommend foundation repair and replacing interior floor joists, floor sheathing, and plumbing. This work required does not merit demolition of a contributing structure, and could be accomplished without the loss of a historic house (or even without significant change to the house’s exterior).
3. The guidelines state that a house may be demolished “if the original design is so compromised that architectural integrity is lost and cannot be reasonably re-established.” 1634 Forest Avenue is a c.1901 Queen Anne cottage. The house retains a substantial amount of historic features, including the hip-and-gable roof characteristic of the style, the projecting canted bay massing, the original two-over-two windows, and the decorative wood trim on the projecting bay. The house is nearly identical in design to the adjacent house at 1636 Forest Avenue, and contributes

to the block's array of modest 1.5 to 2-story Queen Anne houses. The house retains integrity of setting, location, design, materials, feeling, and association (NRHP aspects of integrity).

4. Historic Zoning Commission review or approval is not required for interior scopes of work. The floor joists and plumbing could be repaired and replaced without further HZC review. The Fort Sanders design guidelines are relatively flexible and allow for a variety of replacement roofing, siding, and window materials. Basic siding, roofing, and window replacement does not require a COA in the NC overlay.

5. Demolishing a historic house that does not have major conditions issues or a lack of integrity is not appropriate with the sole intent of accommodating construction of a new, similar building. A similar footprint may also require variances to be constructed new.

Applicable Design Guidelines

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

I. DEMOLITION

Property owners may demolish structures in the NC-I District that the Knoxville Historic Zoning Commission (HZC) finds to be non-contributing to the district. A report, dated July/August 2000, establishes the location of non-contributing structures at the time that the NC-I district was under consideration. In the future, the Historic Zoning Commission shall take the following into account in making their determination about whether or not a building may be demolished.

1. PHYSICAL CONDITION:

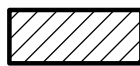
The HZC may allow demolition if a building has been condemned by the City of Knoxville for structural reasons, or if the HZC finds that structural problems and associated costs to address the problems warrant demolition; the decision shall be based on an assessment by a licensed structural engineer or architect.

2. ARCHITECTURAL INTEGRITY:

The HZC may allow demolition if the original design is so compromised that historic architectural integrity is lost and cannot, in the Commission's view, be reasonably re-established.



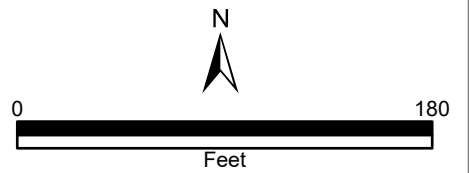
5-H-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1634 Forest Ave. 37916
 Ft. Sanders NC

Original Print Date: 5/7/2026
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Brigette Espiritu





Photos submitted by applicant



Photos submitted by applicant



Photos submitted by applicant



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WWW.CORUMENGINEERING.COM

February 1, 2026

University Real Estate
c/o Suzanne Moll
6234 4th Ave. Knoxville, Tennessee 37916

Re: **Limited Structural Evaluation**
Site Location: 1634 Forest Ave. Knoxville, Tennessee 37916
Project No.: S26085W- Fourth Ave 31685 (UR)
Client: University Real Estate c/o Suzanne Moll

Dear Ms. Moll,

At your request, we visited the property on Monday, January 26th, 2026, at 11:30 AM to conduct a structural evaluation of the issues listed. Wes McConkey, Engineer Technician, performed the inspection, with Ronald R. Corum, P.E. leading the evaluation and preparing the report.

Site Conditions:

Two-story; crawl space foundation. It spans approximately 1,176 square feet and is about 106 years old. The exterior fibrous siding. Brick foundation walls. The structure includes a floor system with joists, girders as well as wood-framed walls and roof rafters. Design loads are typical for residential buildings in this area. The surrounding terrain ranges from mostly moderate slopes.

Engineer's Evaluation (with Recommendations):

Based on visual inspection and construction practices, we have inspected the issues listed below only and the following are the findings:

1. The floor on the second floor outside the bathroom and inside the bathroom is sagging excessively. It appears the bathtub and sink plumbing in the bathroom has leaked over time causing the floor joists and frame support walls in the surrounding floors to deteriorate and sag. Repairs are needed due to the poor structural condition of the floor joists and support walls. (See Photos 2-26)

Recommend:

- a) Removing the rotted floor joists, subflooring and any frame walls that have wood rot damage in the second floor hallway and bedroom on the right rear of the second floor.
- b) Repair or replace all defective plumbing that is leaking.
- c) Install new 2x10 floor joists spaced 16" o.c. that span under the hallway and bedroom and are supported on the exterior wall and the interior bearing wall.
- d) Install new 3/4" floor sheathing after the joists are replaced.

Conclusion

These evaluations and recommendations follow standard local construction practices. If implemented as advised or with equivalent solutions, the issue should be resolved.

This letter provides our assessment of the property's structural conditions based solely on visible elements and information available during our visit. The evaluation was limited to the structural system listed above; no other systems were inspected, and no materials were removed or physically tested. While recommendations have been discussed, this letter is informational only and does not serve as a specification for contractors. It should not be regarded as a warranty

or guarantee of condition or future performance. We do not oversee the recommended repairs, and the report is valid for one year from its date due to possible changes in conditions. Our liability is limited to the inspection fee.

This letter has been prepared for your benefit in strict confidence with you as our client. We will not release this letter to anyone without your permission. Copies may be distributed at your discretion only to satisfy your needs regarding this situation. We encourage you to call with any questions you may have. Thank you for the opportunity to be of service to you.

Sincerely,
CORUM ENGINEERING, P.C.


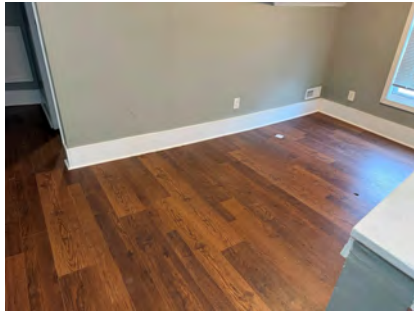
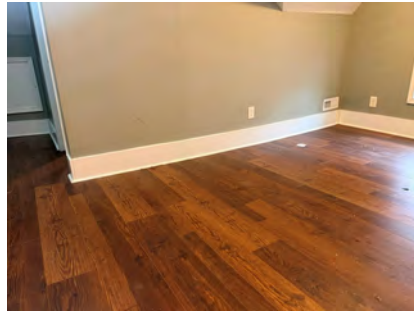
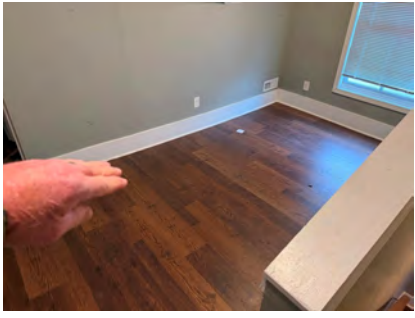
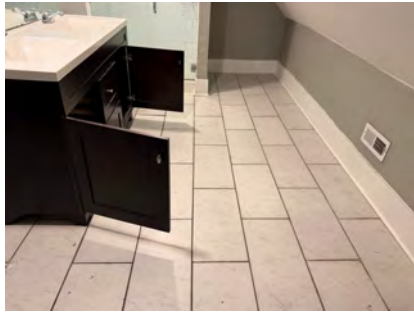
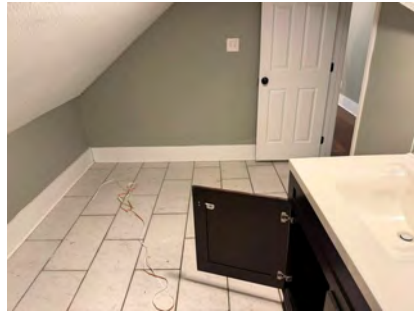
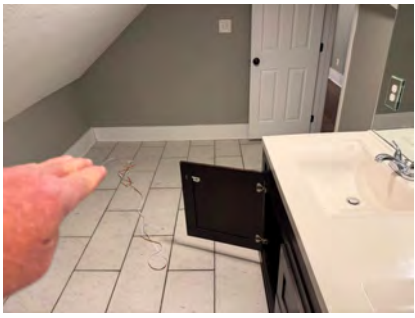


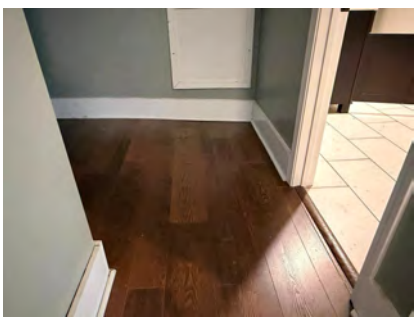
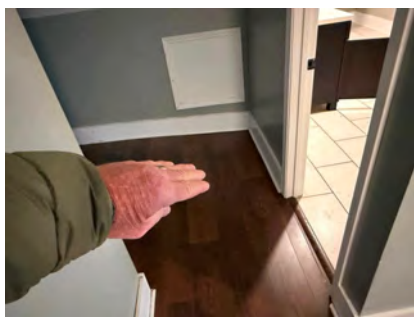

Ronald R. Corum

Ronald R. Corum, P.E.
President/Owner





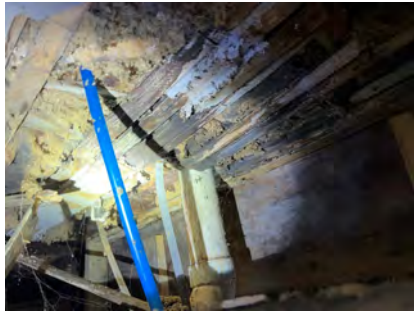







Attached: Pictures



ATTACHMENT "A" – Photographs

		
Photo # 1	Photo # 2	Photo # 3
		
Photo # 4	Photo # 5	Photo # 6
		
Photo # 7	Photo # 8	Photo # 9
		
Photo # 10	Photo # 11	Photo # 12

ATTACHMENT "A" – Photographs

		
Photo # 13	Photo # 14	Photo # 15
		
Photo # 16	Photo # 17	Photo # 18
		
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Photo # 22	Photo # 23	Photo # 24

ATTACHMENT "A" – Photographs



July 22, 2022

Aaron Sheats
1634 Forest Ave.
Knoxville, TN 37916

Re: **Limited Structural Re-Evaluation (of Repairs)**
Site Location: 1634 Forest Ave Knoxville, TN 37916
Project No.: S22351C(RE) – Forest Ave 22428 (Sheats)
Client: Aaron Sheats

Dear Mr. Sheats,

At your request, we re-visited the above property on Friday, July 22, 2022, at 1:00 pm, (Original inspection done on Monday, April 4, 2022, at 11:00 am). The primary purpose of our visit was to perform a structural re-evaluation on the condition of the issues below at the above site location. Charles Stamm, Engineer Technician, did the inspection and assisted in the evaluation and letter. Ronald R. Corum, P.E. did the inspection evaluation, and letter.

Site Conditions:

Two-story; crawl space; 1500 sf; 109 years old (approx.); exterior brick & asbestos siding finish; perimeter foundation brick walls and intermediate brick piers; floor joist/girder system; wood frame walls and roof rafters. Normal residential design loads are for this area. Topographies are relatively flat to moderate slopes.

Engineer's Evaluation

Based on a visual inspection and construction practices, we have inspected the issues listed below only and the following are the findings:

Structural Issue (Original Comments with *Re-Inspection Evaluation*)

1. The foundation of the home consists of the old style brick construction for the perimeter walls and the intermediate pier supports. Foundations of homes built during this time period were often constructed with bricks placed on top of the ground and no concrete footing for permanent support. The perimeter foundation walls and intermediate piers have settled over time, causing the walls to bow outward and the piers to lean due to the loads being applied. The movement of the perimeter walls has caused the floor joists to pull loose from the outer rim band boards and the wood framed walls to bow outward at the bottom. The sill plate boards that support the outer ends of the floor joists have deteriorated along the left and right side foundation walls from water/insect damage and allowed the floor joists to drop. Damaged and deteriorated floor joists have also contributed to sagging and uneven areas in the floor framing structure. Note: these conditions were visible in the front-half of the floor structure and foundation walls. The back-half of the floor structure was built on top of the ground and was not accessible for visible inspection, however, sagging floors noted in the back-half of the first floor living space seem to indicate similar conditions are likely. (Photos #30-34, 41-44, 56-65, 94-102).

Recommend :

a) Temporarily support the floor joists along the left and right side outer foundation walls and remove the existing walls then replace them with an 8" (mortared) continuous block stem wall (top block solid with a continuous 2x8 treated wood sill plate board bolted to the top of the stem wall), supported by a

24" wide x 10" deep continuous concrete trench footing (on minimum 2500psf compacted soils) with two runs of #4 rebar reinforcement.

b) Pull the bottom of the exterior framed walls back to plumb and refasten the outer rim band boards and outer ends of the floor joists.

c) install a new floor joists in-kind adjacent to the existing damaged joists.

d) in the back-half of the floor structure the flooring inside will need to be removed to determine the extent of any damaged floor joists that may need to be replaced. A vapor barrier (minimum .6 mil thick) will need to be installed on the ground floor to prevent direct contact of the floor joists with the ground.

e) Assure that all gutter downspouts have leaders/extensions attached properly to carry the water at least 10' away and are working properly.

Re-Inspection Evaluation:

a, b) Were not repaired and were not included in the Repair Agreement.

c) Floor joists of treated lumber and like size were installed adjacent to the existing damaged joists. Some joists were cut short and some of the notched ends were over cut and not acceptable for the loads being applied. (Photos #152-156, 175-180). The .6mil thick plastic vapor barrier was installed in the front half only of the crawlspace area. (Photos #117, 173-176)

d) Leaders and extension pipes were installed on the gutter downspouts to carry water 10' away from the house as recommended. (Photos #196-200)

2. The floor system consists of a central 6"x4" girder beam supported by masonry brick piers that have settled and leaned due to a lack of a permanent concrete footing. The end of the girder beam towards the back of the floor structure, where the floor joists are in contact with the ground, has water/insect damage where it is in close contact with the ground. (Photos #66-75) Recommend :

a) temporarily support the floor joists on both sides of the damaged girder beam. Remove the damaged girder beam in sections and replace with new triple 2"x10" wood girder beams with a nail pattern of three nails every 8" o.c. alternating sides and installed under the existing floor joists.

b) The new girder beam should be supported on intermediate piers which consist of double 8" stacked (OR single stack 12") mortared blocks with a solid cap on top and pressure treated wood (OR metal) flat shims (no wedges) for leveling on 6' centers (OR steel columns (structurally rated)).

c) The new piers should be supported on concrete footings 30"x30"x10" deep. Any splice joints in the girder beams must be centered over the new piers/posts.

Re-Inspection Evaluation:

a,b,c) A new triple 2x10 treated wood girder beam was installed in the front 13' only of the floor framing structure. New 8" double stacked mortared block piers(2) were installed on concrete footers on 6' centers between the existing brick piers. The new piers, however, are not supporting the ends of the girder beam and a solid top cap block was not used on the front pier. The new girder beam is also not supporting the existing floor joists that extend from the right side outer foundation wall and the existing section of the girder beam in the back area of the crawlspace was not replaced, per the Repair Agreement, and has no vertical support where it was cut off. (Photos #117-139)

3. The floor joists (2x8 @ 24" o.c. spanning approx.. 14'-3") on the right side of the crawl space and visible in the front-half of the floor structure, have been notched on each end, reducing them to the strength of a 2x6, which has caused them to sag in the middle over time. Some 4x4 wood posts supported by cap blocks and wood boards placed on top of the ground have been installed under the floor joists to help support the sagging of the joists. This repair method is considered only a temporary repair and may not prevent further sagging in the floor framing structure. (Photos #76-78, 82-93) Recommend: installing a pier/girder system midway of the floor joists to properly reduce the allowable deflection in the joists. The piers should consist of 24"x24"x8" deep square concrete footers with single 8" stacked mortared blocks with a solid cap on top and pressure treated wood shims for leveling on 6' centers (or 3" structurally rated steel jack post). The girder should be a triple 2"x8" wood beam with a nail pattern of three nails every 8" o.c. alternating sides (or a treated 6"x6" post laid flat).

Re-Inspection Evaluation:

A pier/girder system was installed midway of the floor joists in the front right side of the floor framing structure with 3" structurally rated steel jack posts mounted on concrete footers on 5' centers and a 6x6 treated wood girder beam to support the floor joists. The front section of the pier/girder system that dead ends into the front of the chimney and the back end of the pier/girder system that extends from the backside of the chimney towards the middle of the crawlspace area do not have a jack post under the ends of the girder beam. There are also gaps where the floor joists that are being supported by the pier/girder system are not resting on the top of the girder beam and should have flat wood or metal shims to fill the gaps to properly support the floor joists. (Photos #140-172)

4. The roof structure of the home, typically stick built with 2x4's, @ 24" o.c., has dropped towards the center which causes the rafters to spread and push outward at the bottom against the ends of the roof gables. There is no attic access to the top area of the attic space and the second floor and portions of the attic have been finished to provide additional living space. (Photos #16-23, 46-53) **Recommend: Portions of the ceilings and walls of the second floor living space will need to be opened up to inspect the roof framing structure in order to determine any needed repairs to correct and stabilize any structure failures.**

Re-Inspection Evaluation:

No repairs made per the Repair Agreement

5. The outer ends of the front porch floor joists are not properly secured to the outer rim board and the ledger board is secured to the house with nails only and could pull loose from the house over time. (Photos #24,27,28).

Recommend:

a) install approved exterior metal joist hangers, properly sized for the existing joists, to fasten the ends of the joists to the outer rim board and prevent vertical movement and structure failure.

b) secure the ledger board to the house with approved exterior grade 1/2" bolts spaced 2' o.c. the entire length of the porch.

Re-Inspection Evaluation:

a) Joist hangers were installed on both ends of the floor joists but all of the nail/fastener slots were not filled as required. (Photos #189-193)

b) The ledger board was fastened with 1/2" bolts on 2' centers on the front foundation wall, as required but only (2) bolts were installed on 42" centers on the right end wall. (Photos #182-188)

6. The ground grade under the front porch and along the back wall has a negative slope towards the house walls, which can cause settling of the foundation structure. (Photos #24-26, 35,36). **Recommend: Re-grade the perimeter of the home to have a negative slope away from the home (at least 6" drop within 10' of home) to assure that water is carried away from the house to prevent water intrusion into the crawl space area and foundation structure.**

Re-Inspection Evaluation: A soil bank was dumped up against the front foundation wall under the front porch but the ground was not graded to slope away from the house. The ground along the back foundation wall was regraded to slope away from the house but the grade up against the house is higher than the bottom of the siding panels and sill plate. The grade should be a minimum of 6" below the sill plate board, per building standards. (Photos #194, 195, 201-203)

Conclusion

Above are our evaluations and recommendations based on standard construction practices in our local area.

This letter represents our opinion of the structural conditions based on the visible conditions and the information available at the time of our visit to the property. This evaluation was very limited in scope, focusing only on the structural system of the items mentioned above. No other components or systems of the structure were evaluated during our visit to the property. No surface materials were removed, no exploratory excavation was undertaken, and no physical testing or sampling was done during our visit to the property. Although recommendation has been discussed, this letter is being provided only for information purpose. Detailed plans and specifications have not been prepared for any contractors to follow only this letter. This letter should not be considered as a guarantee of condition. No warranty regarding the future performance of any modifications that may be made is intended, implied, or expressed. We have no control over the repair contractor who is responsible for the repairs recommended. This report is only good for one year (from the date of this report), due to the fact conditions can change and we have no control over those changing conditions. Our maximum liability for loss suffered by the client due to any cause is limited to our inspection fee.

This letter has been prepared for your benefit in strict confidence with you as our client. We will not release this letter to anyone without your permission. Copies may be distributed at your discretion only to satisfy your needs regarding this situation. We encourage you to call with any questions you may have. Thank you for the opportunity to be of service to you.



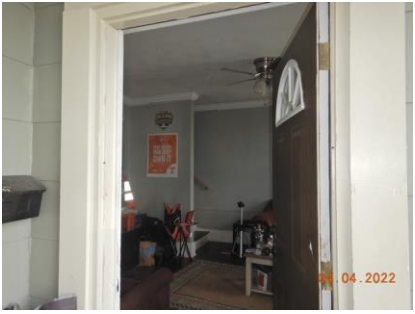
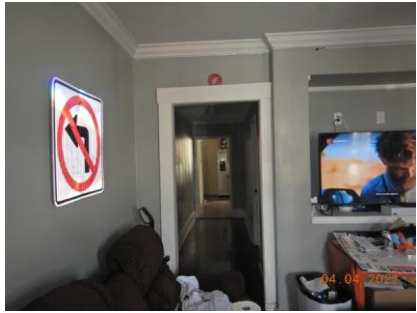





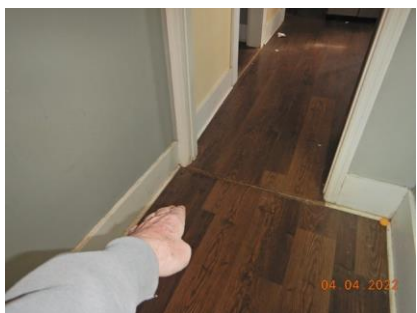
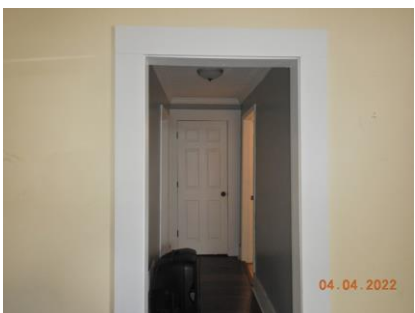
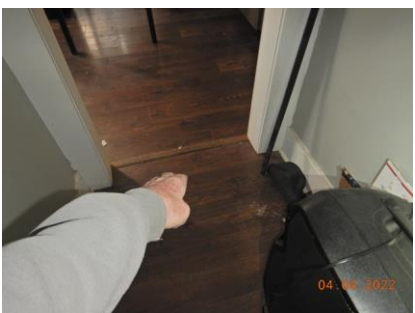
Sincerely,
CORUM ENGINEERING, P.C.

Ronald R. Corum

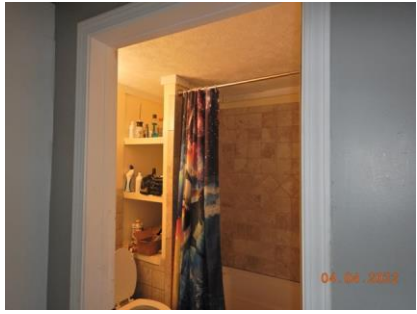

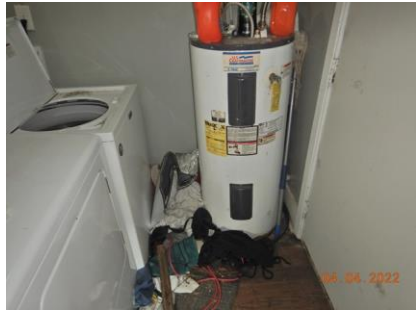
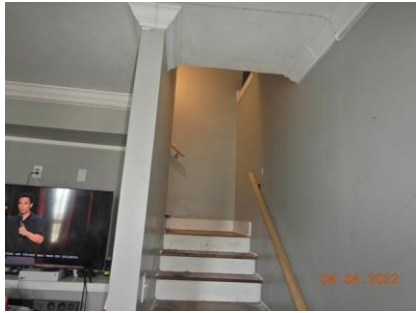
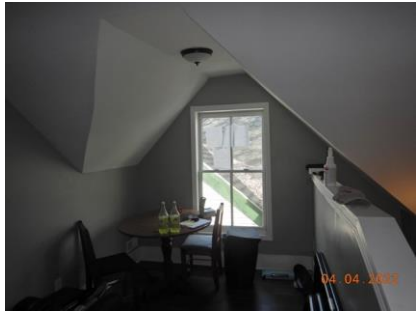

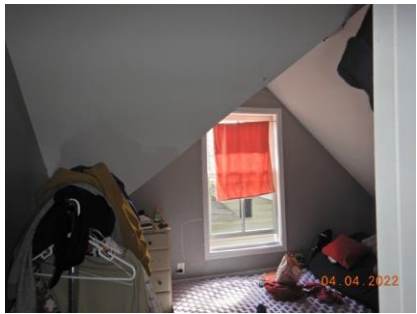
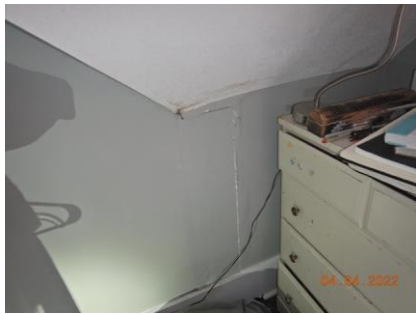
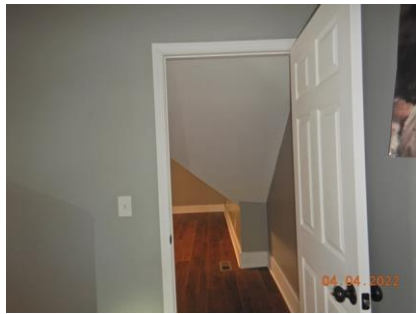

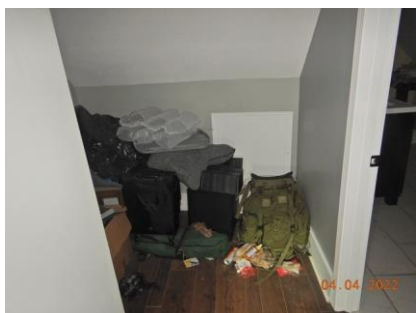

Ronald R. Corum, P.E.
President/Owner
Attached: Pictures



ATTACHMENT "A" – Photographs

		
Photo # 1	Photo # 2	Photo # 3
		
Photo # 4	Photo # 5	Photo # 6
		
Photo # 7	Photo # 8	Photo # 9
		
Photo # 10	Photo # 11	Photo # 12

ATTACHMENT "A" – Photographs

 <p>04.04.2022</p>	 <p>04.04.2022</p>	 <p>04.04.2022</p>
Photo # 13	Photo # 14	Photo # 15
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Photo # 16	Photo # 17	Photo # 18
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Photo # 22	Photo # 23	Photo # 24










ATTACHMENT "A" – Photographs

		
Photo # 25	Photo # 26	Photo # 27
		
Photo # 28	Photo # 29	Photo # 30
		
Photo # 31	Photo # 32	Photo # 33
		
Photo # 34	Photo # 35	Photo # 36








ATTACHMENT "A" – Photographs

		
Photo # 37	Photo # 38	Photo # 39
		
Photo # 40	Photo # 41	Photo # 42
		
Photo # 43	Photo # 44	Photo # 45
		
Photo # 46	Photo # 47	Photo # 48













ATTACHMENT "A" – Photographs

		
Photo # 49	Photo # 50	Photo # 51
		
Photo # 52	Photo # 53	Photo # 54
		
Photo # 55	Photo # 56	Photo # 57
		
Photo # 58	Photo # 59	Photo # 60

ATTACHMENT "A" – Photographs

		
Photo # 61	Photo # 62	Photo # 63
		
Photo # 64	Photo # 65	Photo # 66
		
Photo # 67	Photo # 68	Photo # 69
		
Photo # 70	Photo # 71	Photo # 72

ATTACHMENT "A" – Photographs

		
Photo # 73	Photo # 74	Photo # 75
		
Photo # 76	Photo # 77	Photo # 78
		
Photo # 79	Photo # 80	Photo # 81
		
Photo # 82	Photo # 83	Photo # 84

ATTACHMENT "A" – Photographs

		
Photo # 85	Photo # 86	Photo # 87
		
Photo # 88	Photo # 89	Photo # 90
		
Photo # 91	Photo # 92	Photo # 93
		
Photo # 94	Photo # 95	Photo # 96

ATTACHMENT "A" – Photographs

<p>Photo # 97</p>	<p>Photo # 98</p>	<p>Photo # 99</p>
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<p>Photo # 103</p>	<p>Photo # 104</p>	<p>Photo # 105</p>
<p>Photo # 106</p>	<p>Photo # 107</p>	<p>Photo # 108</p>

ATTACHMENT "A" – Photographs

<p>Photo # 109</p>	<p>Photo # 110</p>	<p>Photo # 111</p>
<p>Photo # 112</p>	<p>Photo # 113</p>	<p>Photo # 114</p>
<p>The following photos are from re-inspection dated, July 22, 2022</p>		
<p>Photo # 115</p>	<p>Photo # 116</p>	<p>Photo # 117</p>
<p>Photo # 118</p>	<p>Photo # 119</p>	<p>Photo # 120</p>

ATTACHMENT "A" – PHOTOGRAPHS

<p>Photo # 121</p>	<p>Photo # 122</p>	<p>Photo # 123</p>
<p>Photo # 124</p>	<p>Photo # 125</p>	<p>Photo # 126</p>
<p>Photo # 127</p>	<p>Photo # 128</p>	<p>Photo # 129</p>
<p>Photo # 130</p>	<p>Photo # 131</p>	<p>Photo # 132</p>

ATTACHMENT "A" – PHOTOGRAPHS

		
Photo # 133	Photo # 134	Photo # 135
		
Photo # 136	Photo # 137	Photo # 138
		
Photo # 139	Photo # 140	Photo # 141
		
Photo # 142	Photo # 143	Photo # 144

ATTACHMENT "A" – PHOTOGRAPHS

		
Photo # 145	Photo # 146	Photo # 147
		
Photo # 148	Photo # 149	Photo # 150
		
Photo # 151	Photo # 152	Photo # 153
		
Photo # 154	Photo # 155	Photo # 156

ATTACHMENT "A" – PHOTOGRAPHS

<p>Photo # 157</p>	<p>Photo # 158</p>	<p>Photo # 159</p>
<p>Photo # 160</p>	<p>Photo # 161</p>	<p>Photo # 162</p>
<p>Photo # 163</p>	<p>Photo # 164</p>	<p>Photo # 165</p>
<p>Photo # 166</p>	<p>Photo # 167</p>	<p>Photo # 168</p>

ATTACHMENT "A" – PHOTOGRAPHS

		
Photo # 169	Photo # 170	Photo # 171
		
Photo # 172	Photo # 173	Photo # 174
		
Photo # 175	Photo # 176	Photo # 177
		
Photo # 178	Photo # 179	Photo # 180

ATTACHMENT "A" – PHOTOGRAPHS

<p>Photo # 181</p>	<p>Photo # 182</p>	<p>Photo # 183</p>
<p>Photo # 184</p>	<p>Photo # 185</p>	<p>Photo # 186</p>
<p>Photo # 187</p>	<p>Photo # 188</p>	<p>Photo # 189</p>
<p>Photo # 190</p>	<p>Photo # 191</p>	<p>Photo # 192</p>

ATTACHMENT "A" – PHOTOGRAPHS

<p>Photo # 193</p>	<p>Photo # 194</p>	<p>Photo # 195</p>
<p>Photo # 196</p>	<p>Photo # 197</p>	<p>Photo # 198</p>
<p>Photo # 199</p>	<p>Photo # 200</p>	<p>Photo # 201</p>
<p>Photo # 202</p>	<p>Photo # 203</p>	

FORT SANDERS NEIGHBORHOOD CONSERVATION DISTRICT

DESIGNATION REPORT - NC-1 OVERLAY

Knoxville Historic Zoning Commission
July 20, 2000

covering, sawn wood attic vent. Three over one double hung windows, paired on front wing. One story one half front porch with splayed wood posts on brick piers, brick buttresses at front steps and replacement wood balustrade. Brick foundation. Interior offset brick chimney. Transom at front entry. Irregular plan. (C)

1633 Forest Avenue. 94ND025 Vacant lot.

1634 Forest Avenue. 94NE005 (1901). Queen Anne Cottage. One story frame with asbestos shingle wall covering. Hip roof with lower cross gables, asphalt shingle roof covering, sawn wood attic vent. Two over two double hung windows. One story one-half front porch with replacement columns and balustrade. Brick foundation. Interior offset brick chimney. Cutaway bay with sawn wood brackets on front elevation. Transom at front door. (C)

1636 Forest Avenue. 94NE004 (1901). Queen Anne Cottage. One story frame with weatherboard wall covering. Hip roof with lower cross gables, asphalt shingle roof covering, sawn wood triangular bargeboard. Two over two double hung windows. One story one-half front porch with turned wood columns and balustrade, sawn wood brackets, lattice inserts at foundation. Brick foundation. Cutaway bay on front elevation. Transom at front entry. (C)

1640 Forest Avenue. 94NE003 (1906). Queen Anne. Two story frame with artificial siding wall covering. Hip roof with lower cross gables, replacement attic vent, asphalt shingle roof covering, pent roof full front cornice return. One over one double hung windows. One story three-quarter front porch with replacement columns and balustrade. Stuccoed brick foundation. Two story cut-away bay on front elevation. Transom at front entry. Stuccoed foundation. Irregular plan. (C)

1642 Forest Avenue. 94NE002 (1906). Queen Anne. Two story frame with artificial siding. Hip roof with lower cross gables, asphalt shingle covering. One over one double hung windows. One story cut away bay on front elevation. One story full front porch with replacement porch columns and balustrade. No original doors, and one added door. Stuccoed foundation. Irregular plan. (C).

1644 Forest Avenue. 94NE001 (1907). Queen Anne. Two story frame with artificial siding. Hip roof with lower cross gables, asphalt shingle roof covering, pent roof full cornice return at front gable. Replacement windows. Enclosed front porch. Brick foundation. Two story cut-away bay on front facade. (C)

1700 Forest. 94NM018 NC

1718 Forest Avenue. 94NM011 (1924). One story frame with weatherboard wall covering. Side gable roof with front facing gabled dormer, asphalt shingle roof covering, paired louvered vents on dormer, braces and rafters. One story full front