Staff Report

Knoxville Historic Zoning Commission

File Number: 11-E-26-HZ

Meeting: 11/19/2026
Applicant: Matthew Baumgartner, oysk3 architects
Owner: Laurel Life LLC

Property Information

Location: 1636 Forest Ave. **Parcel ID:** 94 N E 004
District: Ft. Sanders NC
Zoning: RN-5 (General Residential Neighborhood)
Description: Queen Anne cottage, c.1900

One-story residence with a hipped roof with projecting gables clad in asphalt shingles, an exterior of wood lap siding, and a partial-width porch.

Staff Recommendation

Staff recommends approval of Certificate 11-E-26-HZ, subject to meeting all relevant City Engineering and Zoning standards.

Description of Work

Level II Construction of Addition or Outbuilding, Major Repair or Replacement

Exterior rehabilitation and rear addition.

Exterior rehabilitation scopes include the removal of wood lap siding, cornerboards, and trim, and installation of new fiber cement siding, cornerboards, and trim. On the existing house, the existing 2/2 double-hung wood windows will remain. The front porch will be repaired with new spindles to match the existing where needed.

New two-story rear addition. The addition features a gable-roof with shed-roof dormers clad in standing-seam metal on the side roof slopes. The addition will be clad in fiber cement lap siding on the lower level, with fiber cement shake siding on the upper level, and feature new double-hung windows with a design and trim to match the existing. The rear elevation of the addition features a second-story exit with a ramp to the grade, along with a salvaged door entablature and decorative pediment on the gable.

Comments

1. 1636 Forest Ave is a contributing resource to the Fort Sanders National Register Historic District and the local neighborhood conservation overlay.

2. Overall, the exterior rehabilitation scopes meet the Fort Sanders design guidelines which allow for removal of wood siding and use of fiber cement board or other “clapboard-like materials.” The application includes the retention of details such as straight fascia boards, cornerboards, and window and door trim. The application retains

the existing original 2/2 double-hung wood windows, chimney, and porch details.

3. The rear addition is appropriate within the guidelines for placement and is inset on both the roofline and the exterior walls. The addition's roofline is generally compatible with the original roofline and will not be visible from the street. The use of dormers breaks up the massing of the large addition.

4. The addition incorporates details compatible with the primary structure, including windows and trim, a salvaged door surround, and fascia boards and eave overhangs. The foundation will be clad in a precast concrete panel, which is not included in the design guidelines as a recommended material but will not be visible from the street as it is inset from the existing house on a narrow lot.

5. The rear elevation's ramp to access the grade is a unique feature which would not be appropriate on a front or side elevation, but will not be visible from the primary street and does not require modification to any original or character-defining features.

6. Final modifications to the site plan may be necessary to meet City Engineering standards for parking. The house and parking should remain within the impervious surface requirements for the base zoning. The final site plan could be approved by staff, provided there are no substantial modifications to the addition's design and placement.

Applicable Design Guidelines

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

B. Roofs

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.

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. 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.

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.

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

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.
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.

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 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.
4. Bays at least two feet in depth shall be provided for 50% of the side facade.
5. Windows or French doors and balconies shall provide 10% to 20% transparency on the sides of buildings.



HISTORIC ZONING COMMISSION

11-E-26-HZ

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1636 Forest Ave. 37916

Ft. Sanders NC

Original Print Date: 10/29/2026

Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Matthew Baumgartner, oysk3 architects

N

0 180

Feet

1636 FOREST AVE DUPLEX

1636 Forest Ave
Knoxville, Tennessee





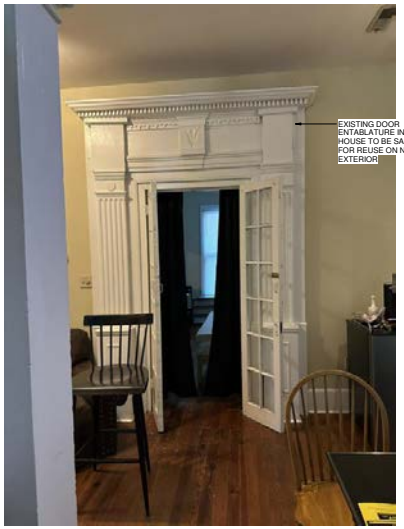
EXISTING CONDITIONS

SCOPE OF WORK

GENERAL SCOPE:
THE PROJECT CONSISTS OF AN ADDITION AND RENOVATION TO AN EXIST NG SINGLE-FAMILY RESIDENCE. THE EXISTING RESIDENCE IS A HISTORIC SEARS HOME, AND THE PROJECT IS INTENDED TO PRESERVE ITS EXISTING EXTERIOR DESIGN AND ARCHITECTURAL CHARACTER WHILE IMPROVING THE NTERIOR LIVING CONDITIONS AND PROVIDING A NEW REAR ADDITION. THE APPROXIMATELY 2,500-SQUARE-FOOT ADDITION WILL PROVIDE NINE BEDROOMS WITH TYPICAL LIVING AREAS AND WILL BE CONSTRUCTED AS AN R-3 OCCUPANCY. A NEW TWO-HOUR FIRE-RESISTANCE-RATED WALL WILL SEPARATE THE EXISTING RESIDENCE FROM THE NEW ADDITION, ALLOWING THE EXISTING HOUSE TO REMAIN UNDER THE IRC. THE NEW CONSTRUCTION WILL UT LIZE MATERIALS AND ARCHITECTURAL ELEMENTS THAT ARE COMPATIBLE WITH THE EXISTING RESIDENCE.

EXISTING RESIDENCE:
THE EXISTING HISTORIC SEARS HOME WILL RETA N ITS OVERALL EXTERIOR DESIGN. THE INTERIOR WILL BE REMODELED TO CONVERT THE EXISTING TWO-BEDROOM HOUSE INTO A FOUR-BEDROOM RES DENCE AND PROVIDE IMPROVED, CODE-COMPLIANT LIVING CONDITIONS. EXTERIOR WORK WILL INCLUDE REMOVAL OF THE ORIGINAL S DING, INSTALLATION OF NEW WOOD SHEATHING AND INSULATION, AND NSTALLATION OF NEW FIBER-CEMENT SID NG. THE NEW SIDING AND TRIM WILL MATCH THE EXISTING SIZES TO MAINTAIN THE CHARACTER OF THE HISTORIC RESIDENCE. EXISTING EXTERIOR WALLS W LL BE REPAIRED AND RETURNED TO A PLUMB CONDITION WHERE THEY ARE CURRENTLY WARPED. THE EXISTING REAR PORTION OF THE HOUSE, INCLUDING THE REAR GABLE AND COVERED PATIO ADDITION, W LL BE DEMOLISHED BACK TO THE ORIGINAL HIP ROOF TO ACCOMMODATE THE NEW ADDITION.

NEW ADDITION:
THE NEW APPROX MATELY 2,500-SQUARE-FOOT ADDITION WILL INCLUDE N NE BEDROOMS AND TYPICAL LIVING AREAS AND WILL BE DESIGNED AS AN R-3 OCCUPANCY. THE ADDITION WILL USE SIMILAR BU LD NG MATERIALS AND ARCHITECTURAL ELEMENTS AS THE EXIST NG STRUCTURE, INCLUDING FIBER-CEMENT SIDING TO MATCH THE NEW SIDING ON THE EXISTING RESIDENCE AND WINDOW STYLES COMPATIBLE WITH THE EXISTING WINDOWS. A NEW PARKING AREA WILL BE PROVIDED AT THE REAR OF THE LOT WITH ACCESS FROM THE ALLEY AND WILL INCLUDE THREE PARKING SPACES, ONE OF WHICH W LL BE ADA COMPLIANT. DUE TO THE SLOPE OF THE LOT, A DECK BRIDGE W LL EXTEND FROM THE PARKING AREA TO THE NEW ADDITION. THE UPPERMOST FLOOR OF THE NEW ADDITION WILL INCLUDE A TYPE B ADA BEDROOM. BRIDGE RAILINGS WILL MATCH THE SPINDLE DESIGN OF THE EXISTING RAIL NGS. THE NEW TWO-HOUR FIRE-RESISTANCE-RATED WALL BETWEEN THE EXISTING RES DENCE AND ADDITION W LL PROV DE THE REQUIRED SEPARATION BETWEEN THE EXIST NG AND NEW STRUCTURES.



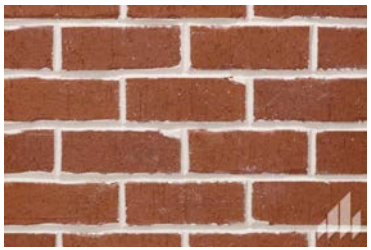
SALVAGE FOR REUSE



FIBER CEMENT LAP SIDING - OR EQ.
COLOR TBS BY OWNER



SCALLOPED FIBER CEMENT SIDING - OR EQ.
COLOR TBS BY OWNER



GENERAL SHALE FIVE POINTS BRICK - OR EQ.
COLOR TBS BY OWNER



CERTAINTEED CARRIAGE HOUSE ASPHALT
SHINGLES - OR EQ.
COLOR TBS BY OWNER



SEVERE WEATHER 2-1/4-IN X
36-IN BROWN PRESSURE
TREATED PINE WOOD
TURNED DECK SPINDLE
39-3/8" HEIGHT - OR EQ.



THERMA-TRU SMOOTH STAR
ENTRY DOOR 36-IN X 80-IN X
4-9/16-IN FIBERGLASS LEFT-
HAND - OR EQ.

MATERIALS

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PRELIMINARY
FOR APPROVAL
NOT FOR
CONSTRUCTION

9/21/2026

1636 FOREST AVE DUPLEX
NEW CONSTRUCTION
1636 Forest Ave
Knoxville, Tennessee

REV #	DATE	DESCRIPTION

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HISTORICAL ZONING
COVER SHEET

HZC

PROJECT : 26060

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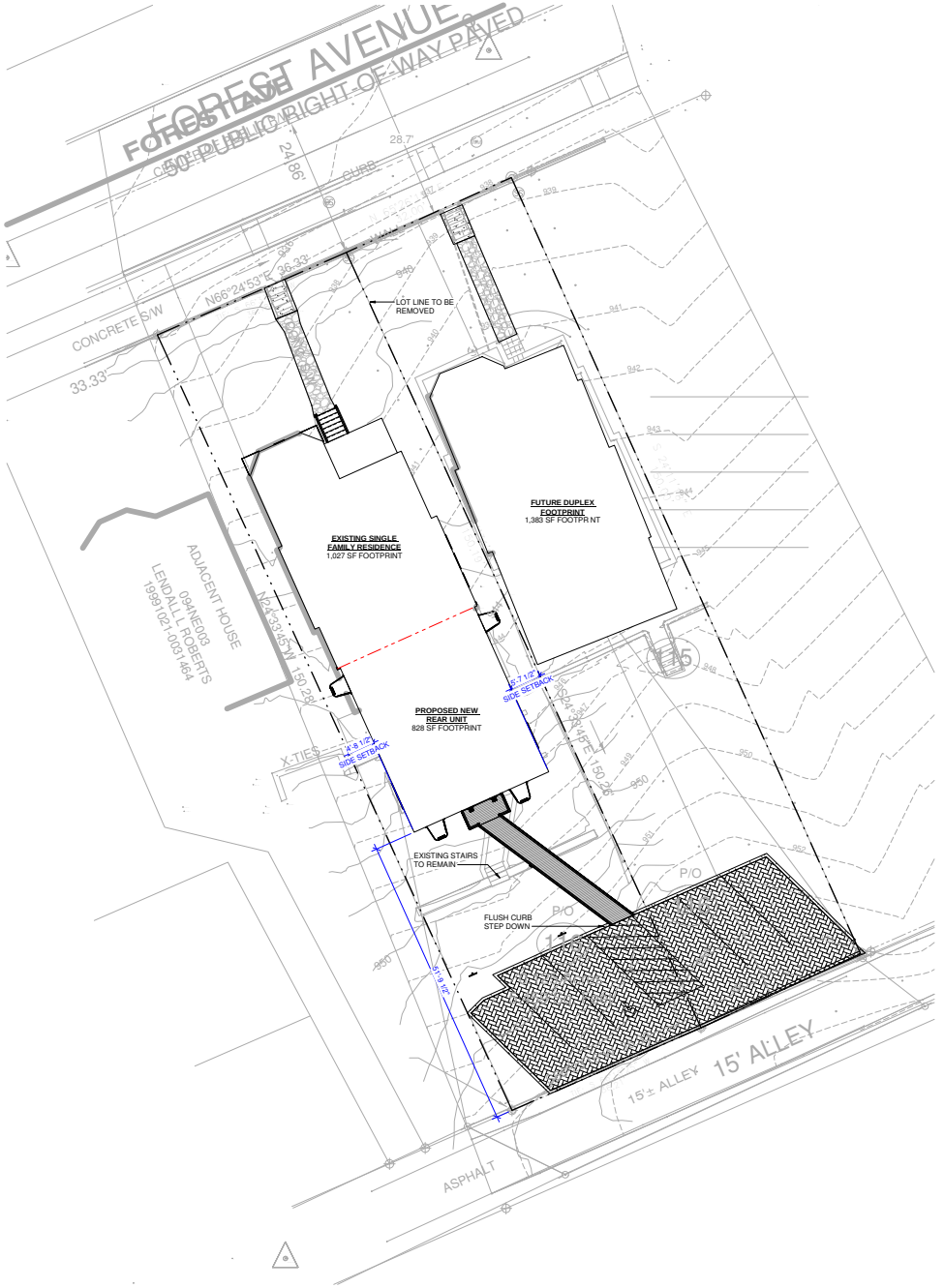

1 A100 ARCHITECTURAL SITE PLAN
1" = 10'-0"

NOTE:

GENERAL CONTRACTOR TO DETERMINE THE FINAL LOCATION OF THE STRUCTURE ON THE SITE BASED ON SETBACK REQU REMENTS OF THE LOCAL JURISDICTION.

ZONING NOTES

PARCEL ID: 094NE004
SUBDIVISION: RAMSEY ADD PT 116
CURRENT ZONING: RN-5
LOT SIZE: **1636:** 0.125 ACRES (5,459 SF)
1634: 0.11 ACRES (4,728 SF)
OVERLAYS: FORT SANDERS HISTORIC
LOT WIDTH: **1636:** 36.33'
1634: 32'
LOT DEPTH: **1636:** 150.28'
1634: 150'

SETBACKS:

FRONT SETBACK:	26'-1" EXISTING
SIDE SETBACK:	4'-4" EX. + 4'-9" EX.
REAR SETBACK:	35'

PARKING:
DWELLING TWO FAMILY - 2 PER DU
2 x 4 DU = 8 SPOTS
8 x 30% KAT BUS REDUCTION = 6 REQ'D
6 SPOTS PROVIDED

AREA CALCULATIONS:
BUILDING COVERAGE: 35%
10,187 SF x 35% = 3,565 SF MAX
1,855 SF BUILDING PROVIDED
1,383 SF BUILDING PROVIDED
3,238 TOTAL SF PROVIDED

MAXIMUM IMPERVIOUS SURFACE: 45%
10,187 SF x 45% = 4,584 SF MAX
1,855 SF BUILDING
1,383 SF BUILDING
125 SF CONCRETE
145 SF DECK
129 SF GRAVEL W/ 50% DISCOUNT = 65 SF
1,328 SF PAVER W/ 50% DISCOUNT = 664 SF
4,237 TOTAL SF PROVIDED

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HISTORIC DEVELOPMENT
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REVIEW SUBMITTAL

9/21/2026

1636 FOREST AVE DUPLEX

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ISSUE	DATE	DESCRIPTION

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ARCHITECTURAL SITE PLAN

A100

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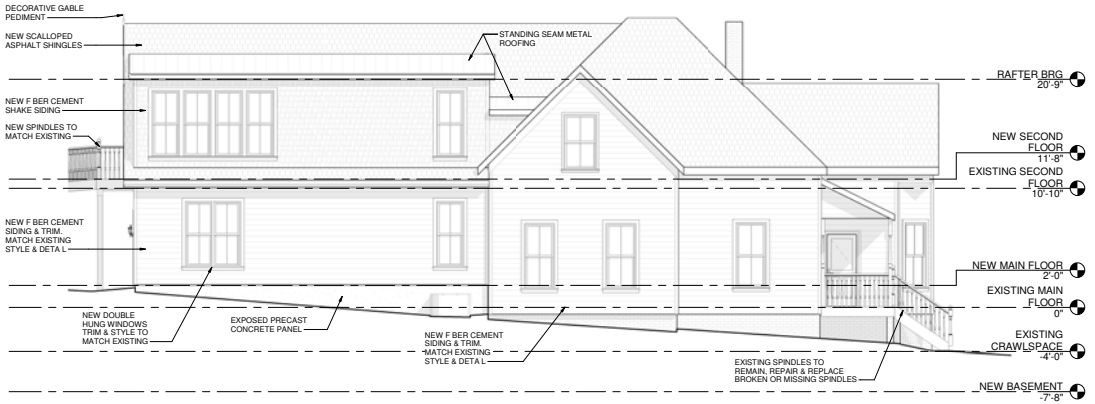
6 A201 3D PERSPECTIVE



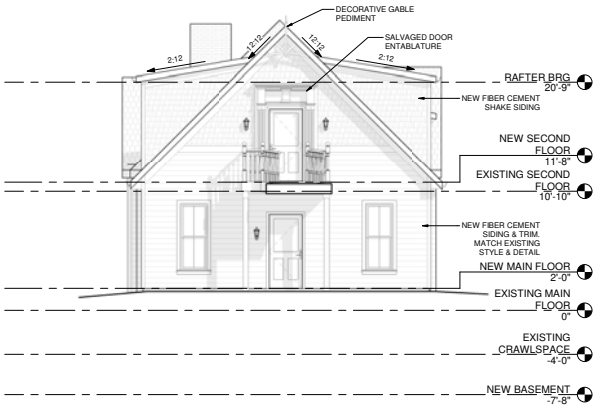
5 A201 SIGHT LINE DIAGRAM
1/8" = 1'-0"



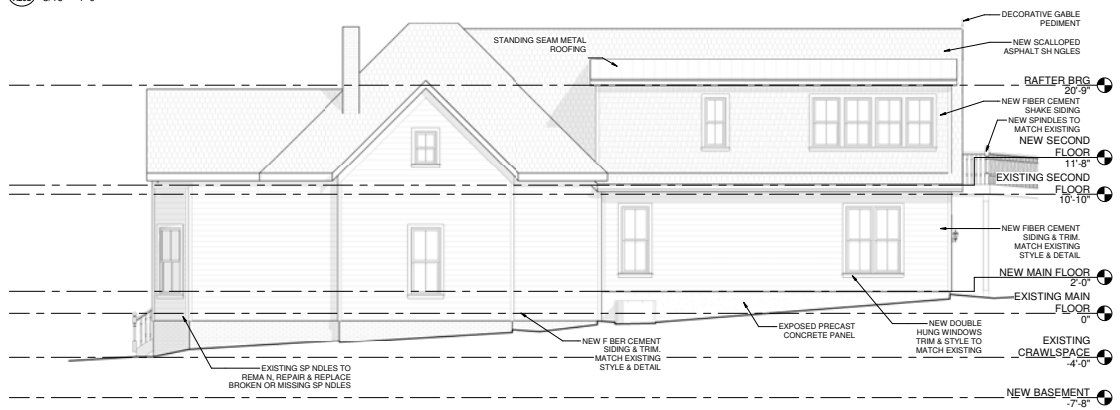
1 A201 FRONT ELEVATION
3/16" = 1'-0"



2 A201 LEFT ELEVATION
3/16" = 1'-0"



3 A201 REAR ELEVATION
3/16" = 1'-0"



4 A201 RIGHT ELEVATION
3/16" = 1'-0"

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EXTERIOR ELEVATIONS

A201

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