

CITY HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION

MEETING DATE: 10/17/2013 ▶ FILE NO.: 10-J-HZ-13
APPLICANT: Christopher King (architect)

ADDRESS OF PROPERTY: 248 Oklahoma Ave 37917
HISTORIC DISTRICT: Old North Knoxville H-1
TYPE OF WORK: Level II. Replacement/repair

- ▶ **DESCRIPTION OF WORK:** Repair and replacement of rotted wooden porch floor with an new painted wooden floor, removal of non-original shingle porch piers and knee walls to be replaced by three non-conjectural square wooden columns. The existing porch roof will remain as is. The proposed porch support relocation with three equally-spaced post (one in the middle) allows unimpeded access to the front door, while retaining the front entry door in its existing location. The porch floor currently tongue and groove and will it be replaced with the same. Relocation of sidewalk to align to the front door, using materials specified in the Old North Guidelines. A new painted wooden picket fence, built to match the adjacent neighbor's fence.

PROPERTY DESCRIPTION: Bungalow (c.1915)

Two-story frame with weatherboard and wood shingle wall covering. Front-gable roof with asphalt shingle covering, partial returns on gable ends. Double-hung one-over-one windows. One-story three-quarter front porch with wood columns and balustrade. Brick foundation. Interior off-center brick chimney. Irregular plan. Recessed sidelights and transom at front entry. Bay window on north elevation.

▶ **APPLICABLE DESIGN GUIDELINES:**

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

▶ **STAFF RECOMMENDATION:**

Approval to relocate the porch supports if physical evidence reveals that they were originally in a difference location with the condition that a shingled balustrade and piers to match existing in style, material, and dimension be retained.

STAFF FINDINGS:

- 1) The historic resource inventory indicates that the house is a "Bungalow-style built in 1915. The house components are eclectic and appear to be a transition between a Queen Ann /Colonial Revival (1900-1910) and a Craftsman of the American Foursquare type. The shingled piers and solid porch balustrade are a style that was typical throughout the 1930s and occur during a time period when many original wooden porches were being replaced.
- 2) No documentation had been found as to whether the piers and balustrade and their configuration are an original configuration
- 3) The shingled square balustrade and piers are typical porch elements for the American Foursquare according to various architectural history websites as submitted in the report by staff.
- 4) The current central porch opening does not align with the off-center front door; however, this configuration sometimes occurred in American Foursquares according to various architectural history websites as submitted in the report by staff.
- 5) Given their age and typicality for Foursquares, staff believes that the c. 1930s shingled piers and balustrade have acquired historic significance in their own right.

STAFF COMMENTS

The applicants have not investigated any physical evidence as the existing balustrades cover the area where any evidence might be. The applicants are preparing to conduct some minor exploratory demolition to look for the original column locations. They will conduct this demo in non-visible areas from the street.

If approved to be replaced, the porch supports should be unembellished and very simple as the proposed square posts. They should not compete or detract from the historic character of the house.

OLD NORTH KNOX DESIGN GUIDELINES (all design guidelines apply)

PORCHES

" . . . individual [porch] details should be repaired and preserved, or replicated if good documentation of the original porch exists."

1. Repair porches on historic houses using wood floors, balustrades, posts and columns, or replace duplicating the original size and design. Reconstruction of the documented original porch is also appropriate.

The following SECRETARY OF INTERIORS STANDARDS are particularly applicable to this proposal:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Knoxville/Knox County Metropolitan Planning Commission
Knoxville/Knox County Historic Zoning Commission

Certificate (File) No.:

Date Filed:

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

I (we) make application for a Certificate of Appropriateness for the plans and proposals described for the following property.

1. **NAME OF APPLICANT:** Christopher King

Address: 1416 Hannah Ave. Knoxville, TN 37921

Telephone: 865.803.8687

Fax:

Relationship to Owner: Designer

2. **NAME OF OWNER:** Greg & Emily Hill

Address: 248 E. Oklahoma Ave. Knoxville, TN 37917

Telephone: 865.599.4998

Fax:

3. **LOCATION OF PROPERTY** (Address, Lot, and Parcel No.):

Address: 248 E. Oklahoma Ave.

Tax ID:

parcel: 081MA017

4. **TYPE OF WORK:**

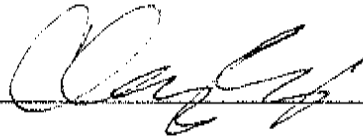
Level: II

5. **DESCRIPTION OF
WORK:**

(See Part 2 of this application for additional information to be submitted with the application. A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

see attached

6. **SIGNATURE OF APPLICANT:**



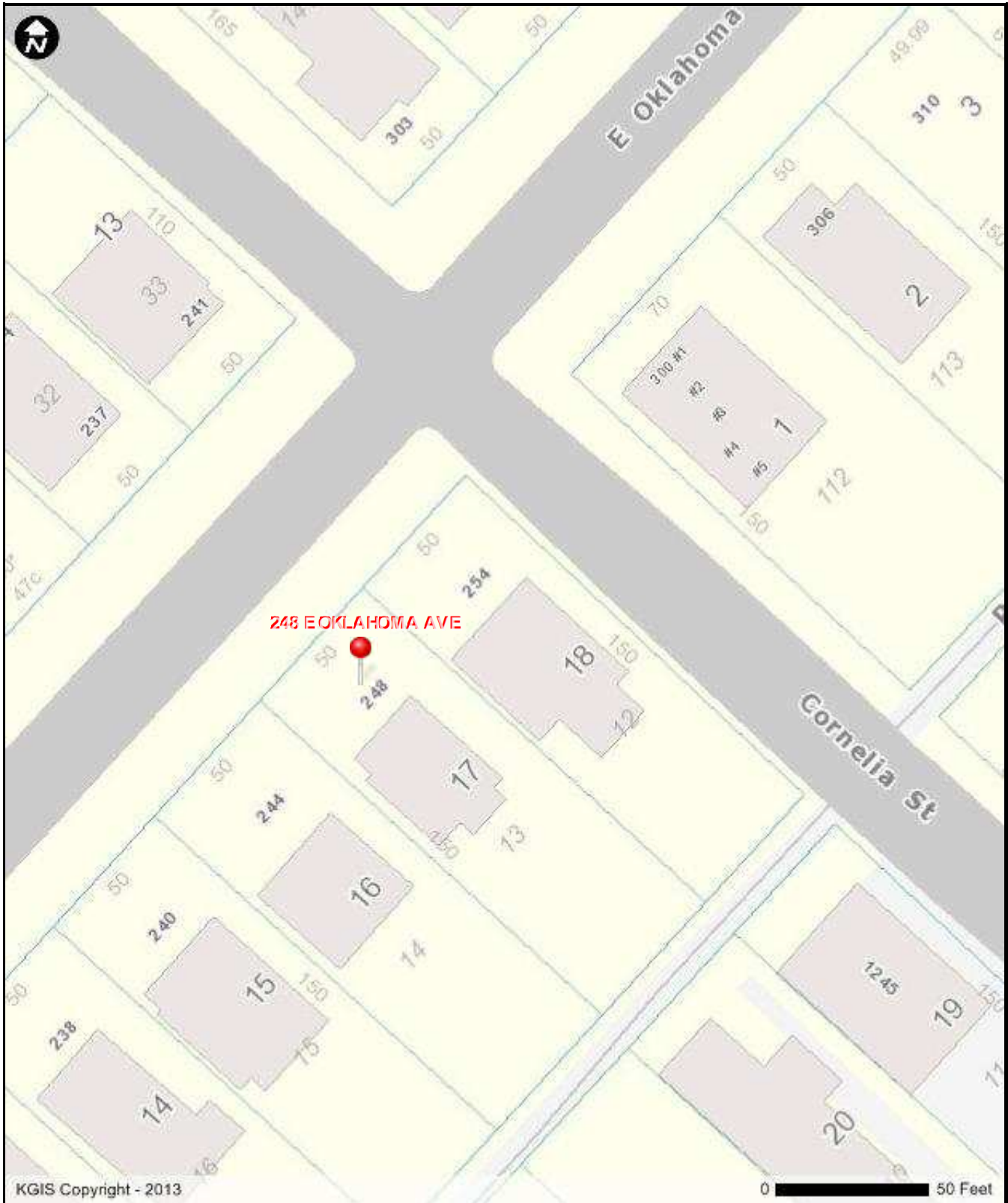
Date: 9.30.13

Return application to:

Knoxville/Knox County Historic Zoning Commission,
Suite 403, City/County Building, 400 Main Street,
Knoxville, Tennessee 37902.

FOR STAFF USE ONLY

Date Received _____ Approved _____ Disapproved _____
Approved As Modified _____ Date Acted On _____



248 E OKLAHOMA AVE

248 E. Oklahoma Ave

Old North Knox
HZC agenda item

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Description of Work for 248 East Oklahoma Avenue :

Repair and replacement of rotted wooden porch floor with an new painted wooden floor, removal of non-original shingle porch piers and knee walls to be replaced by three non-conjectural square wooden columns. This restores the house's original symmetry and direct access to the front door. The existing porch roof will remain as is.

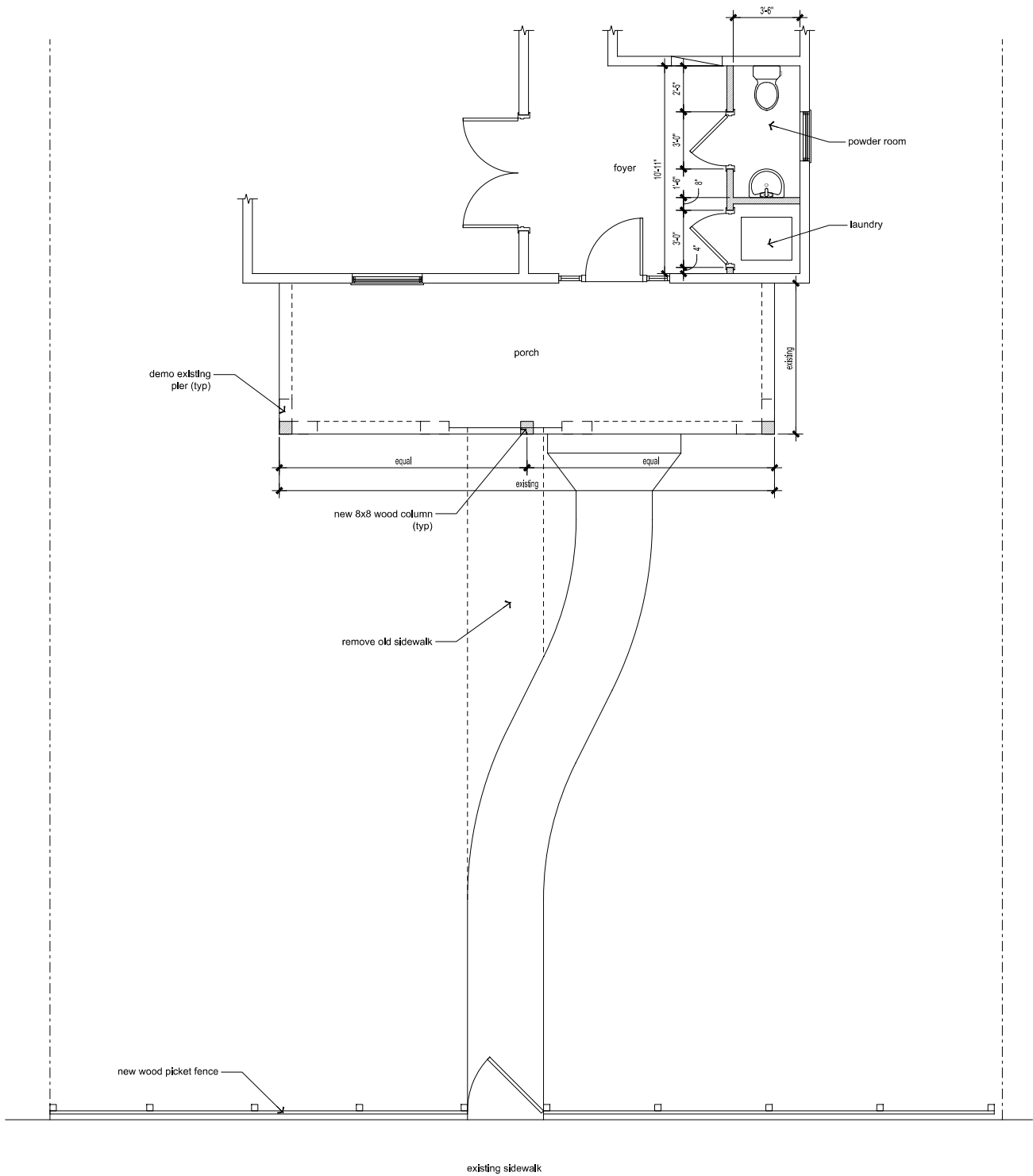
Relocation of sidewalk to align to the front door, using materials specified in the Old North Guidelines.

A new painted wooden picket fence, built to match the adjacent neighbor's fence.





248 Oklahoma –Proposed porch supports



1 hill residence plan
 A1 1/4" = 1'-0"



248 Oklahoma – fence, example of proposed



248 Oklahoma - Foursquare example



248 Oklahoma - Foursquare example



248 Oklahoma - Foursquare example



248 Oklahoma – Foursquare example



248 Oklahoma – Foursquare example



248 Oklahoma – Foursquare example



248 Oklahoma – Foursquare example