



**KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 225 E Oklahoma Ave 37917
DISTRICT: Old North Knoxville H-1

FILE NO.: 4-B-14-HZ

MEETING DATE: 4/17/2014
APPLICANT: Chad & Rebecca Ridner (Owner)
LEVEL OF WORK: Level II. Construction of addition or outbuilding

PROPERTY DESCRIPTION: Queen Anne (c. 1900)

Two-story frame with weatherboard wallcovering . Hip roof with lower cross gables, asphalt shingle covering. Double-hung one-over-one windows. One-sotoy wrap-around front and side porch with round wood posts on brick piers and spindled wood balustrade. Brick foundations. Irregular plan. Recessed sidelights and transom at front entry. (contributing)

▶ **DESCRIPTION OF WORK:**

Construct 14x14 wood board and batten accessory structure in rear corner of lot as depicted in photos submitted with application. Utilize existing concrete pad as zoning setbacks allow. All materials to be wood, except that porch floor may be concrete or synthetic wood product. Windows to be wood true-divided light. Front gabled-roof to be 8/12 pitch covered by corrugated metal roofing, which will cover the shed roof over the porch as well. Central door to be salvaged half-light with wood panel below. Twin garage doors on side of building to each 6-lights above and recessed vertical panels below with the appearance of side opening with black-hinge hardware on each side.

▶ **APPLICABLE DESIGN GUIDELINES:**

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

Auxillary or Outbuildings: HISTORIC CHARACTERISTICS

Auxiliary or outbuildngs were often used in Old North Knoxville, although many of them have deteriorated or been destroyed over the years. Typical outbuildings would have included carriage houses, barns outhouses or servants' quarters, often more than one story stall and built with steeply pitched gable roofs or combined gable and shed roofs, with weatherboard or board and batten wall covering. Smaller work sheds were also located in the neighborhood. New houses in the district might have had garages, with the same roof shapes and wall coverings, or with wall coverings that matched the primary building on the lot.

M. Auxiliary or Outbuildings

1. The design of outbuildings such as garages shall acknowledge and suggest the function of original outbuildings that would have been located in the neighborhood.

3. Garages shall be located to the rear of the primary building on the lot.

4. Materials used in constructing outbuildings



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or accessory buildings may only use materials and design characteristics selected from the following list: wood lap siding with a four inch lap or board and batten; a 12/12 roof pitch; overhanging eaves; exposed rafter tails; wood windows; masonry but not exposed concrete block or split-face block; garage doors appearing to be carriage doors or plank doors with x-bracing or perimeter reinforcing timbers.

COMMENTS:

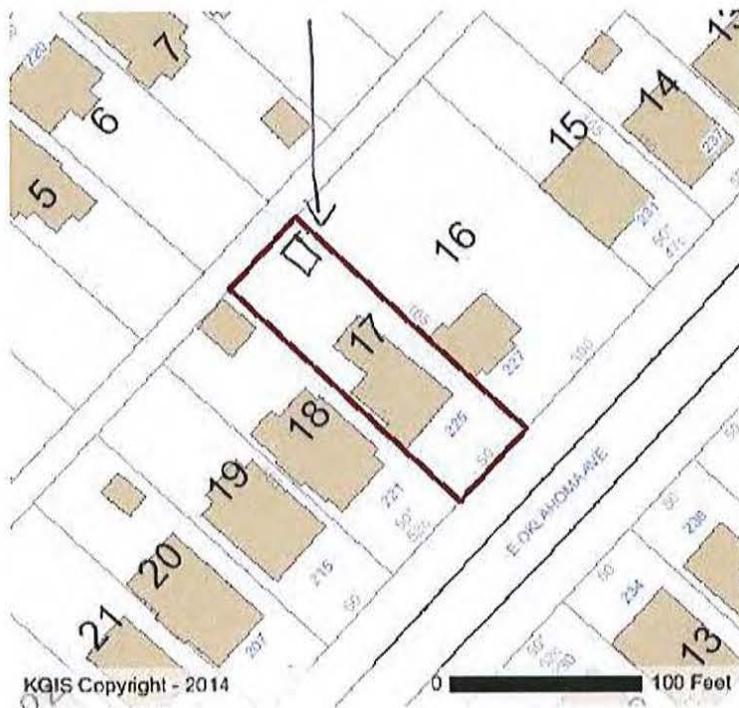
STAFF FINDINGS:

- 1) The proposed shed construction materials (board and batten and 5-V metal roofing) are appropriate for the era of the historic main house.
- 2) The 10x10-sq ft size of the shed is appropriate for accessory buildings.
- 3) The shed is appropriately located to rear corner of the lot on a former concrete garage pad. It is close to the side lot line as was typical. The approval of the ZBA will be needed to approve setbacks of less than five feet.
- 4) It was typical for sheds/garages to be built in a style (typically Craftsman-style) later than the main house.
- 5) The features and details such as the front-gabled roof, wood 4-light window, and Craftsman panelled wood doors are appropriate details for a shed of a period later than the Victorian-era house..
- 6) Small work sheds were common in the rear yards of Old North Knoxville houses.

► **STAFF RECOMMENDATION:**

Approve construction of outbuilding as per submitted photos, but with 8/12 pitched roof, twin Craftsman doors on side of building, and half-light wood entry door with recessed panel below.

location of
shed on lot.



225 E. OKLAHOMA AVE

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

Certificate (File) No.: 4-B-14-142

Date Filed: 3/31/14

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: Chad & Rebecca Ridner

Address: 225 E. Oklahoma Ave

Telephone: 865-640-4285

Fax:

Relationship to Owner: Owner

2. NAME OF OWNER:

Address: Same

Telephone:

Fax:

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

Address: 225 E. Oklahoma Ave

Tax ID:

4. TYPE OF WORK: Parcel 17

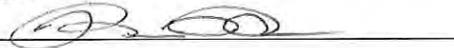
Level: 2

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.)

Construct a 12x14 Shed at back of yard.
Wood Board & Batten Siding. Wood doors, wood windows
8/12 pitch. Shed will be placed where out building
once stood.

6. SIGNATURE OF APPLICANT:



Date: 3/31/2014

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 3/31/14 Approved _____ Disapproved _____
Approved As Modified _____ Date Acted On _____

225 E. Oklahoma Ave

Front of house.



225 E. OKLAHOMA AVE.

Proposed shed, Roof will be 8/12 pitch. 12' wide x 14' deep.
wood windows, doors. Carriage doors will go on the left side of the
building. (See pic) Metal Roof



225 E. OKLAHOMA AVE.

Side walk leads to where outbuilding once
stood. Area measures about 14' x 14'
Back right of yard.

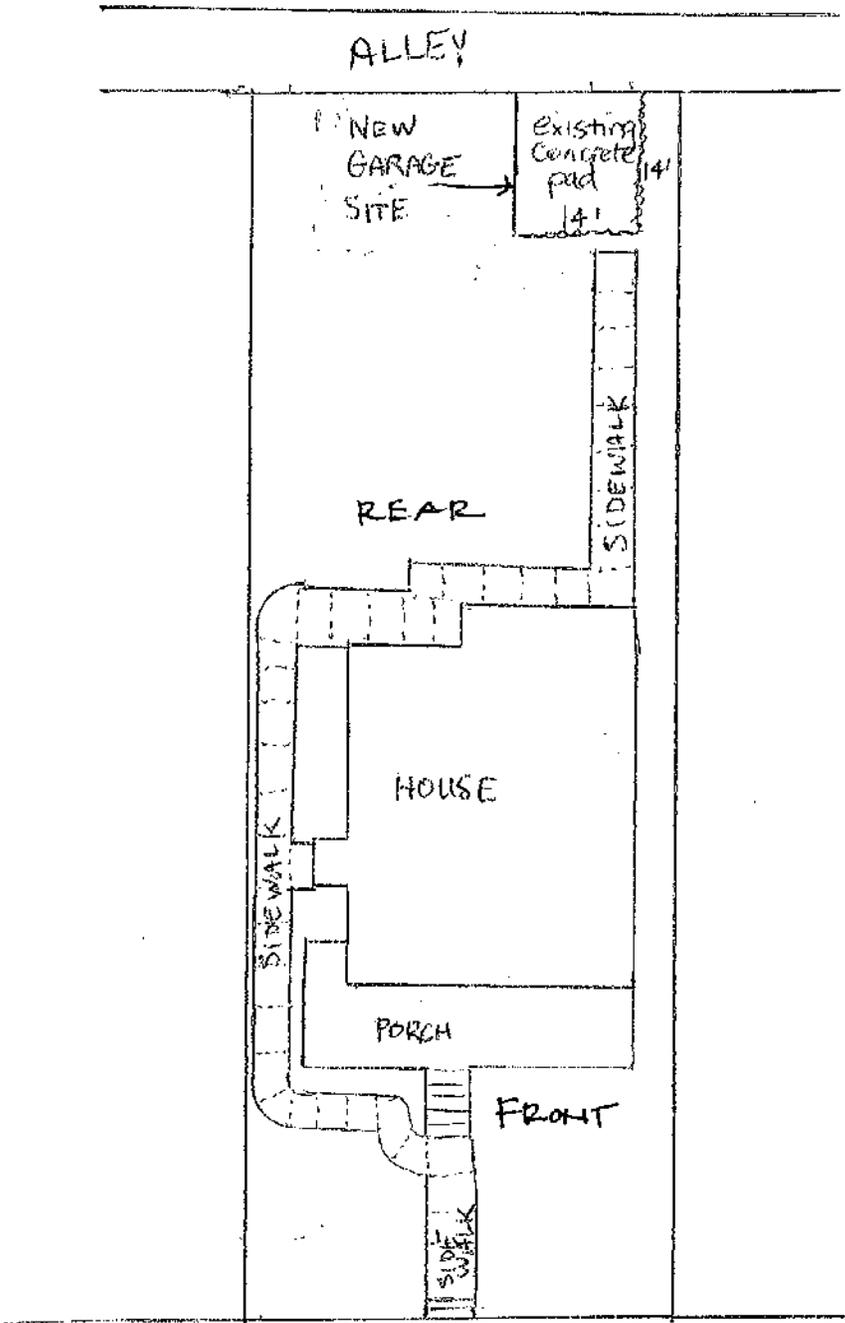


225 E. OKLAHOMA AVE.

Style of wood
carriage doors
for side of
shed.

225 E. OKLAHOMA AVE

PROPOSAL FOR A GARAGE AT 225 E. OKLAHOMA AVE.



225
EAST OKLAHOMA AVE.

NOTE: THIS GARAGE WILL NOT BE SEEN FROM OKLAHOMA AVE.