



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

**PROPERTY ADDRESS:** 409 E Oklahoma Avenue Ave 37917

**FILE NO.:** 7-H-14-HZ

**DISTRICT:** Old North Knoxville H-1

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**MEETING DATE:** 7/17/2014

**APPLICANT:** Juan Mino (contractor)

**LEVEL OF WORK:** Level II. Major repair or replacement of materials or architectural elements

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**PROPERTY DESCRIPTION:** Queen Anne Cottage (c. 1910)

One-and-one half-story frame with asbestos shingle wall covering. Hip roof with cross gables, asphalt shingle covering. Double-hung one-over-one windows. One-story two-thirds porch with replacement metal columns and balustrade. Stuccoed foundation. Irregular plan. Projecting bay on south elevation. (Contributing)

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► **DESCRIPTION OF WORK:**

Level II: Replace existing metal scrollwork porch supports on front with pairs of turned wood posts with square bases. Add decorative wood sawn brackets to porch posts. Replace metal front porch balustrade with 2x2 square or turned wood balustrade with intermediate rail below top handrail to meet building code height. The paired porch support posts are proposed in order to provide a post to which the step handrails will attach at the top of the porch, while maintaining a porch post tight against the inside of the corner of the porch wall.

Replace siding in front gable of projecting wing with wood shingles of a style to be determined. Cover concrete front porch floor with 5-1/2-inch-wide wood boards on sleepers installed parallel to the front façade. Face edges of porch floor with a finished board and bullnose trim to conceal the edges of the boards.

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► **APPLICABLE DESIGN GUIDELINES:**

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.

**PORCH RECOMMENDATIONS:**

Rehabilitation and New Construction

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.

4. In new construction, the proportion of the porches to the front facades should be consistent with the historic porches in the neighborhood. Details such as columns, posts, piers, balustrades and porch flooring must use materials that present a visually and physically appropriate appearance historically.

5. Do not replace a wooden porch floor with a poured concrete or masonry floor. The concrete floor will change the historic appearance of the building, and can retain moisture that eventually damages the building.

**WALLCOVERING RECOMMENDATIONS p.14**

Rehabilitation and New Construction

2. Replacement siding should duplicate the original. Trim and patterned shingles should also duplicate the original.

4. Repair wooden features by patching, piecing-in, or otherwise reinforcing the wood. Repair may also include

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limited replacement with matching or with other compatible substitute materials, when elements remain and can be copied.

7. An entire wooden feature that is too deteriorated to repair or is completely missing should be replaced in kind. If features are replaced, the materials they are made from should be compatible with the original in size, scale, and material. Replacement parts should be based on historical, pictorial, and physical documentation.

**SECRETARY OF INTERIORS STANDARDS**

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

**COMMENTS:**

The applicant proposes wide-board flooring to be installed parallel to the facade on sleepers over an existing concrete porch and faced with edge trim. They would like to take advantage of the support of the concrete to enable installing longer parallel porch floor boards with fewer ends exposed to the elements by having the board ends cut at the shorter end of the porch.

**STAFF FINDINGS:**

- 1) No building permits are on file for the earlier exterior changes to the house by a previous owner.
- 2) No photo-documentation of the house's earlier appearance has not been submitted, and is not on file with MPC.
- 3) The current metal porch supports and balustrade, and concrete floor are inappropriate replacements for the house style and era.
- 4) The typical porch floor for this style and era of house are narrow tongue-and-groove boards installed perpendicular to the facade. In this case, a prior owner replaced the wood porch floor with concrete.
- 5) There are at least 12 other houses in the adjoining blocks of E. Oklahoma Avenue that have the same form and are of the same era as 409 E. Oklahoma Avenue. Three of them exhibit shingles in the gable. Therefore, it is likely and appropriate that this house originally exhibited shingles in the front gable.
- 6) The one-and-a-half-story Queen Anne houses along E. Oklahoma were simple working-class cottages without elaborate decorative elements. There are two cottages that have canted projecting bays rendering them somewhat more elaborate. The house at 409 E. Oklahoma is one of the simpler ones with a squared projecting wing and not a canted bay. Only one of the 12 similar houses has decorative sawn brackets on the porch posts and they appear to be non-original brackets because they are out of proportion to the porch. Therefore, the proposed decorative sawn brackets and paired porch posts are overly conjectural and convey a false sense of history.
- 7) Given that both turned and square balustrades and posts are typical on these types of houses, either would be appropriate in this case.

► **STAFF RECOMMENDATION:**

Staff recommends that newel posts be added to the inside of each of the two porch posts at the top of the steps, rather than installing double porch posts across the front of the porch. Staff recommends approval of hanging shingles in the gable end of the front projecting wing, and approval of installing wood porch flooring over the existing concrete floor with the condition that it be wood tongue-a-groove. Drawings of the proposed balustrade, posts, and shingles must be submitted to staff for approval before a building permit may be issued.

Certificate (File) No: 7-D-14-H2

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION

Please print all information

1. NAME OF APPLICANT: Jamie L. Foster  
Address: 409 E. Oklahoma Ave Knoxville, TN 37917  
Telephone: 865-824-8402 E-mail address: JFoster640@me.com  
Relationship to Owner: \_\_\_\_\_

2. NAME OF OWNER: Jamie L. Foster Knoxville, TN 37917  
Address: 409 E. Oklahoma Ave.  
Telephone: 865-824-8402 E-mail address: JFoster640@me.com

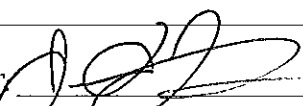
3. LOCATION OF PROPERTY:  
Address: 409 E. Oklahoma Ave Tax ID/Lot/Parcel No: \_\_\_\_\_  
Knoxville, TN 37917

4. LEVEL OF WORK (circle Level)

- Level I Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure
- Level II Major replacement of materials or architectural elements; construction of addition or outbuilding; renewal of COA
- Level III Construction of a new primary building; subdivision of property
- Level IV Demolition or relocation of a contributing structure

5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal 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.)

REPLACE EXISTING METAL COLUMNS FOR PERIOD WOOD ONES.  
REPLACE EXISTING METAL RAILINGS FOR PERIOD WOOD ONES.  
INSTALL WOOD DECKING ON FRONT PORCH AND STAIRS  
REPAIR SIDING ON UPPER WALL OF GABLE ROOF  
REPLACE MISSING WOOD SCROOL BRACKETS.

6. SIGNATURE OF APPLICANT:  Date: 6/30/14

Return application to: Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902. Incomplete applications will not be accepted.

FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			

KNOXVILLE-KNOX COUNTY

M P C

METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
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www.knoxmpc.org

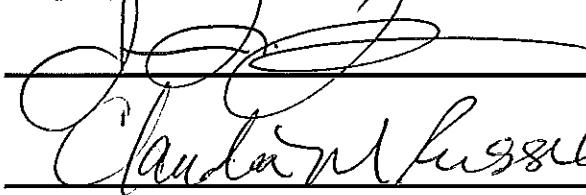
**HISTORIC ZONING COMMISSION  
OWNER-AUTHORIZATION FOR AGENT**

Metropolitan Planning Commission  
City/County Building, Suite 403  
400 Main Street  
Knoxville, TN 37902

**Date:**

By signing this letter below, I/we, the owner(s) of property located at the address of 409 E OKLAHOMA AVE, hereby authorize Juan Mino to act on my(our) behalf with regard to an application to MPC for a Historic Zoning Commission Certificate of Appropriateness on my (our) property.

**Property owner signature(s):**

  
\_\_\_\_\_  
Claudia Russell  
\_\_\_\_\_

**Property owner contact information:**

Address: 409 E. Oklahoma Ave

City, State, Zip code: Knoxville, TN 37917

Area code and phone number(s): 865-824-8402

E-mail address: Jfoster640@me.com



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### 409 E. Oklahoma

Old North Knox  
HZC Item

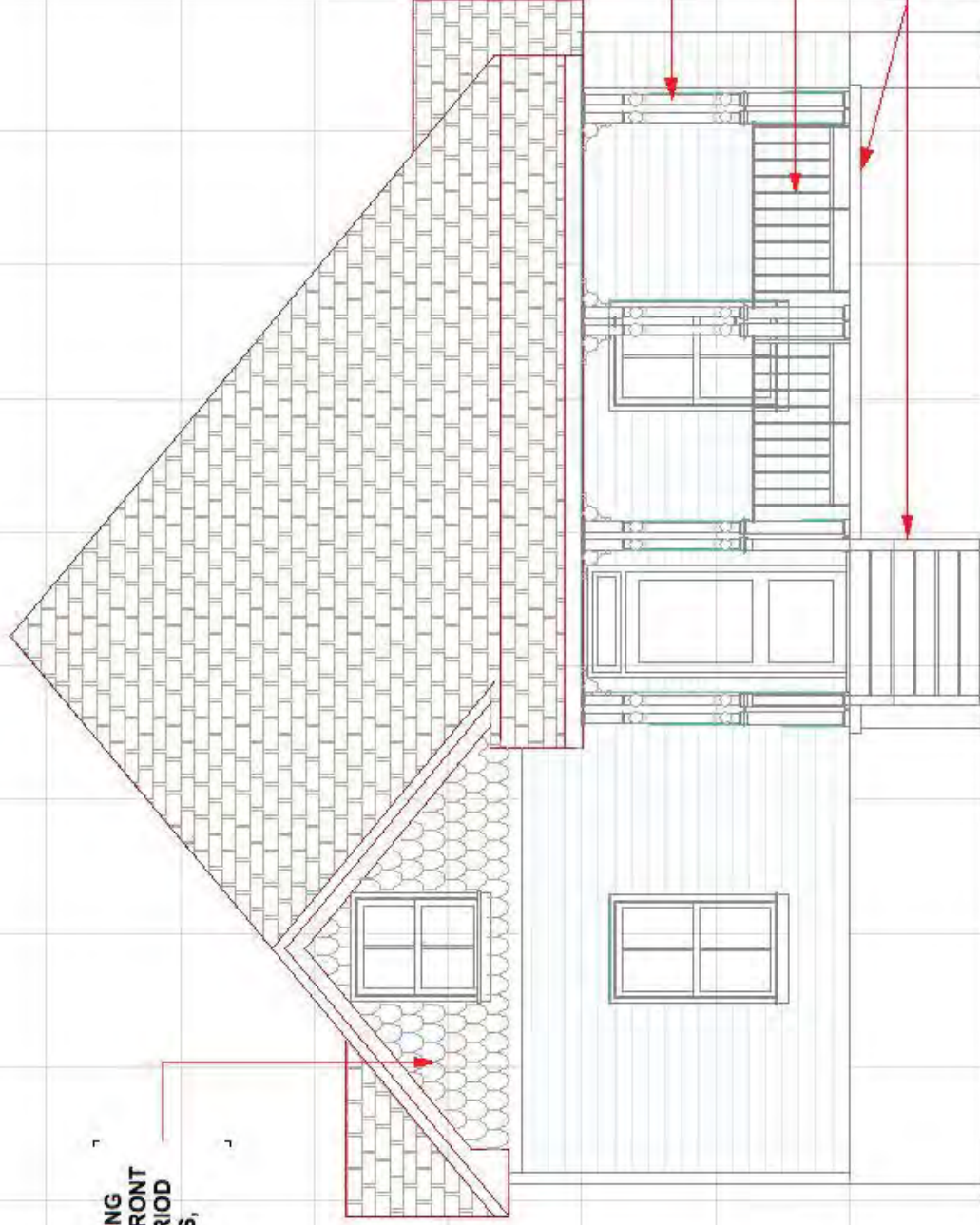
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REPLACE EXISTING  
LAP SIDING AT FRONT  
GABLE; FOR PERIOD  
WOOD SHINGLES,  
STYLE TBD.



REPLACE METAL COLUMNS FOR WOOD  
ONES

REPLACE METAL RAILINGS FOR WOOD  
ONES

REWORK WOOD DECKING ON  
PORCH AND STEPS

SCHEMATIC FRONT ELEVATION



409 E. Oklahoma Ave. - Bracket and turned post example provided by applicant



409 E. Oklahoma Ave. - Bracket example (close-up) provided by applicant





409 E. Oklahoma Ave. - Bracket example provided by applicant



409 E. Oklahoma Ave. - Shingled gable example provided by applicant



409 E. Oklahoma Ave. - Triple post example provided by applicant



409 E. Oklahoma Ave. - Close-up of porch



409 E. Oklahoma Ave. - 401 Oklahoma showing shingled gable



409 E. Oklahoma Ave. - 410 Oklahoman showing shingled gable



409 E. Oklahoma Ave. - 424 Oklahoma showing shingled gable