



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

PROPERTY ADDRESS: 517 Oklahoma Ave 37917

FILE NO.: 12-G-15-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 12/17/2015

APPLICANT: Nick Shaffer (owner)

LEVEL OF WORK: Level II. Construction of addition

PROPERTY DESCRIPTION: Colonial Revival (1923)

Frank Clark, Jr. House. Two-story frame with brick veneer. Side-gable roof, concrete French tile covering. Double-hung 6/6 windows. One-story one-bay central front porch with metal balustrade. Fluted engaged one-bay central front porch with Doric columns and entablature with dentil molding at front entry. Two exterior end brick chimneys. Brick foundation. Rectangular plan. (Contributing)

► **DESCRIPTION OF WORK:**

Construct two-story frame rear addition with smooth-finish fiber cement board sheathing. The roof on the two-story will have only a slightly pitched hip roof and the one-story portion will feature a roof deck. The deck railing is to be constructed off horizontal wood rails. The windows are to be fixed or casement windows, and the entry to the addition is to be a full-light wood-framed door.

► **APPLICABLE DESIGN GUIDELINES:**

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

L. Additions

1. Locate exterior additions at the rear of or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building, and using appropriate proportions.

2. Design new additions so that it is clear what is historic and what is new.

3. Consider the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district.

Additions shall be distinguishable from the historic building, but shall be compatible in terms of mass, materials, size, texture, and scale. Additions shall be designed so they can be removed without destroying the form of the historic building.

6. Do not cause a loss of historic character through a new addition.



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COMMENTS:

STAFF FINDINGS:

- 1) The rear addition will be only somewhat visible when travelling south on Oklahoma Avenue.
- 2) The addition will not conceal or destroy character-defining features of the historic house.
- 3) The addition can be removed in the future without causing damage to the character-defining features of the house.
- 4) The addition is compatible with the size and massing of the house.
- 5) The north wall of the addition will be setback from that of the house in order to aid in differentiating the two.
- 6) The roof of the addition will not result in changes to the shape of the historic house roof.
- 7) The addition stands as a product of its own time and it is clear what is historic and what is new due to the change in material and the minimalist style.
- 8) Smooth finish fiber cement board will not compete with the brick walls of the house, and is sufficient to replicate wood siding for purposes of a rear addition.
- 9) The window openings are not compatible with the proportion, size, and rhythm of those on the house. Matching window sizes would create a visual relationship to the historic house.
- 10) The levels of the addition are not delineated by architectural features or fenestration (window patterns). An architectural delineation such as a horizontal trim piece between the first and second levels would aid in creating a massing that is compatible with that of the historic house.

▶ **STAFF RECOMMENDATION:**

Approval with the condition that the windows are sized to conform to one of the sizes on the house, and that some method of architectural delineation is provided between the first and second levels of the addition.



KNOXVILLE-KNOX COUNTY HISTORIC ZONING COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date Filed: 12/9/2015

File Number: 12-G-15-HZ

Application Accepted By: Kaye Graybeal

HZC Meeting Date: 12/17/2015

APPLICANT INFORMATION

Name: Nick Shaffer

Address: 517 Oklahoma Ave Knoxville, TN 37917

Phone: _____ Email: nick.e.shaffer@gmail.com

Relationship to Owner: owner

OWNER INFORMATION

Name: Nick Shaffer

Address: 517 Oklahoma Ave Knoxville, TN 37917

Phone: _____ Email: nick.e.shaffer@gmail.com

LOCATION OF PROPERTY

Address: 517 Oklahoma Ave 37917

District: Old North Knoxville H-1

LEVEL OF WORK

Level II. Construction of addition

DESCRIPTION OF WORK

Contract two-story frame rear addition with smooth-finish fiber cement board sheathing. The roof on the two-story will have only a slightly pitched hip roof and the one-story portion will feature a roof deck. The deck railing is to be constructed off horizontal wood rails. The windows are to be fixed or casement windows, and the entry to the addition is to be a full-light wood-framed door.

SIGNATURE OF APPLICANT _____

Date: _____

Return application to:

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

See Part 2 for submittal information requirements. Incomplete submittals will not be accepted.

PART 2 - INFORMATION REQUIRED FOR CERTIFICATE OF APPROPRIATENESS SUBMITTALS

A copy of all information submitted with an application must be retained by the Historic Zoning Commission. Incomplete submittals will not be accepted. All required information must be submitted before the application and fee will be accepted for the next available Historic Zoning Commission agenda. Checks mailed with an incomplete application will be returned.

A. EXTERIOR ALTERATION OR REPAIR

Check each work item for which approval is requested:

- | | | |
|--|--|--|
| <input type="checkbox"/> Accessory structure | <input type="checkbox"/> Masonry repair/painting | <input type="checkbox"/> Shutters |
| <input checked="" type="checkbox"/> Additions | <input type="checkbox"/> Material changes (wood, brick, metal, etc.) | <input type="checkbox"/> Siding |
| <input type="checkbox"/> Architectural feature | <input type="checkbox"/> Mechanical system unit | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Awning or canopy | <input type="checkbox"/> Parking lot or driveway paving | <input type="checkbox"/> Skylights or solar collectors |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Porch elements | <input type="checkbox"/> Storm windows or doors |
| <input type="checkbox"/> Doors | <input type="checkbox"/> Roofing | <input type="checkbox"/> Windows |
| <input type="checkbox"/> Guttering | <input type="checkbox"/> Satellite dish | <input type="checkbox"/> Other: |

Describe the proposed work in detail and include the following information:

- Sketches, photographs, manufacturer's specifications, illustrations, and detailed drawings are required for major changes in architectural features and materials.
- Samples, description, and specifications for proposed materials.

B. NEW CONSTRUCTION

Describe the proposed project in detail and include the following information:

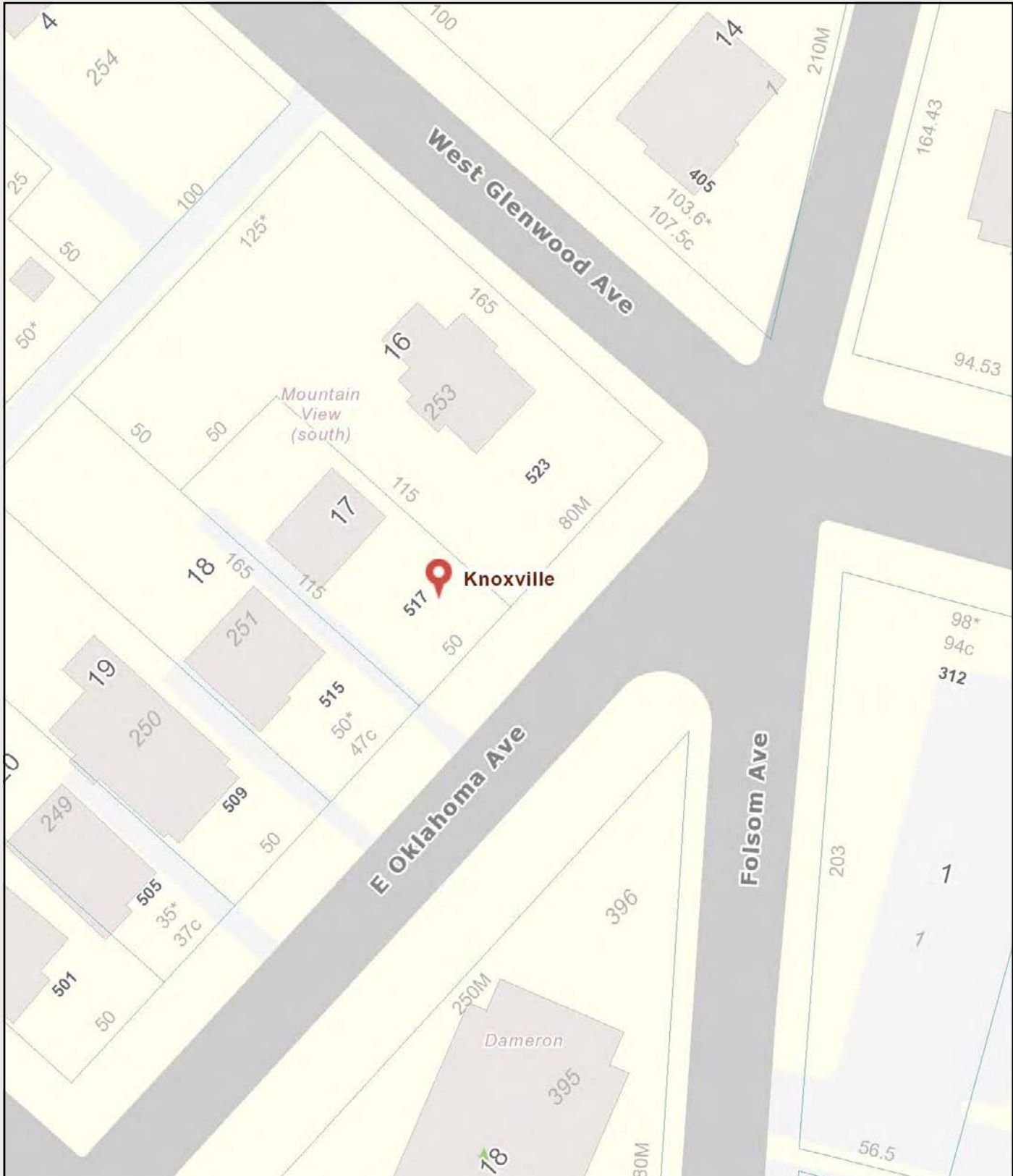
- Dimensioned site plan.
- Dimensioned elevation drawings that clearly show the exterior appearance of the project.
- Samples, description, and specifications for proposed materials and architectural features.
- Description and drawings or photographs of site improvements such as fences, walls, and sidewalks.

C. RELOCATION OF STRUCTURE

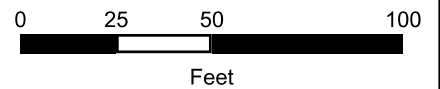
- Description of structure and its condition and reason for relocation.
- Photographs of the structure.
- Photographs and site plan of proposed location.
- Description of site features that will be disturbed such as topography, retaining walls, fences, trees.

D. DEMOLITION OF STRUCTURE

- Description of the condition of the structure and reason for proposed demolition.
- Photographs of overall structure and its details.



517 E. Oklahoma Avenue
 Old North Knox H-1



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517 E Oklahoma Ave
Knoxville, Tennessee



[View on Google Maps](#)





517 Oklahoma – Previously existing rear addition



517 Oklahoma – Rear façade with addition removed



517 Oklahoma – Rear façade from SW with addition removed

CUSTOM SUNROOM RENOVATION

517 OKLAHOMA AVE
KNOXVILLE, TN 37917

NICK SHAFFER

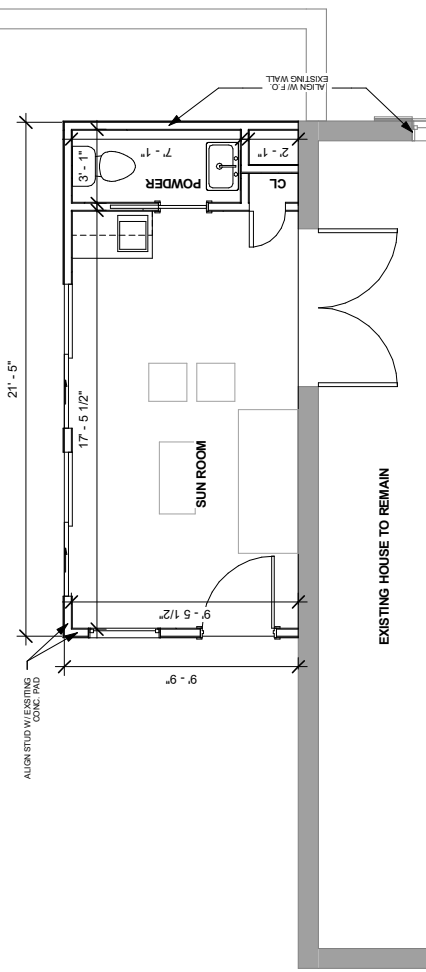
FLOOR PLANS

Project number	517
Date	12/3/2015
Drawn by	Author

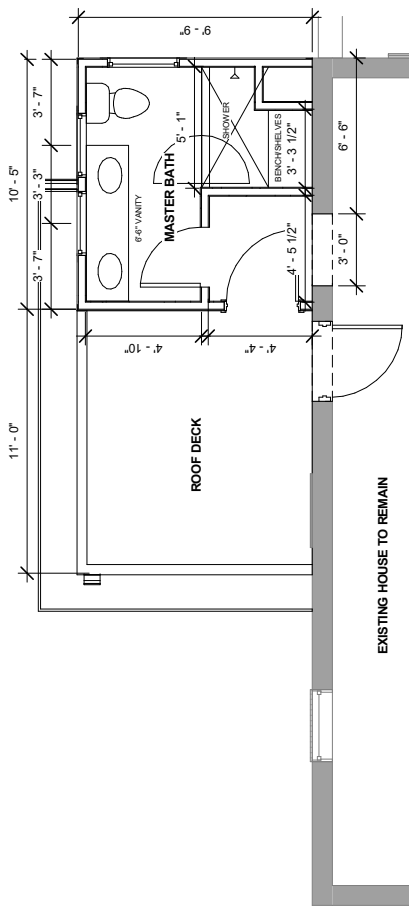
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Scale

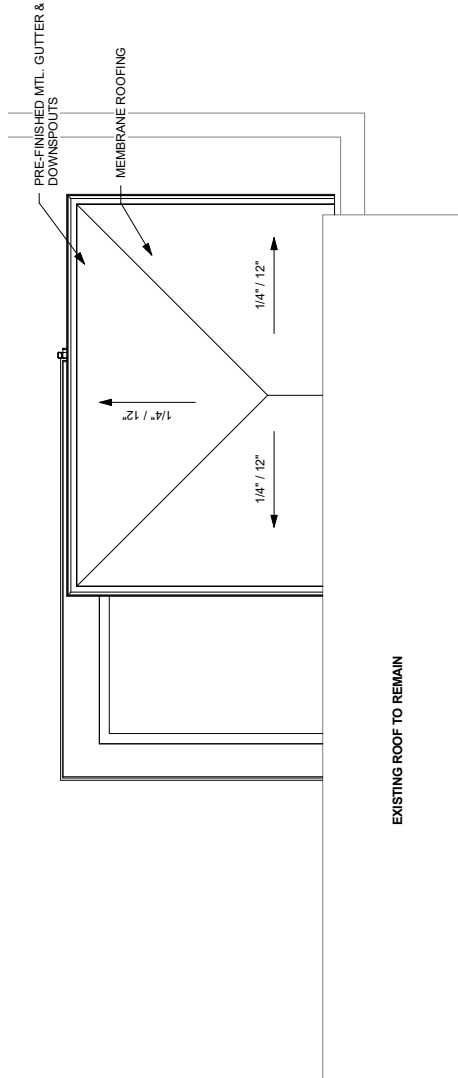
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 SECOND FLOOR PLAN
1/8" = 1'-0"



3 ROOF PLAN
1/8" = 1'-0"

CUSTOM SUNROOM
RENOVATION

517 OKLAHOMA AVE
KNOXVILLE, TN 37917

NICK SHAFFER

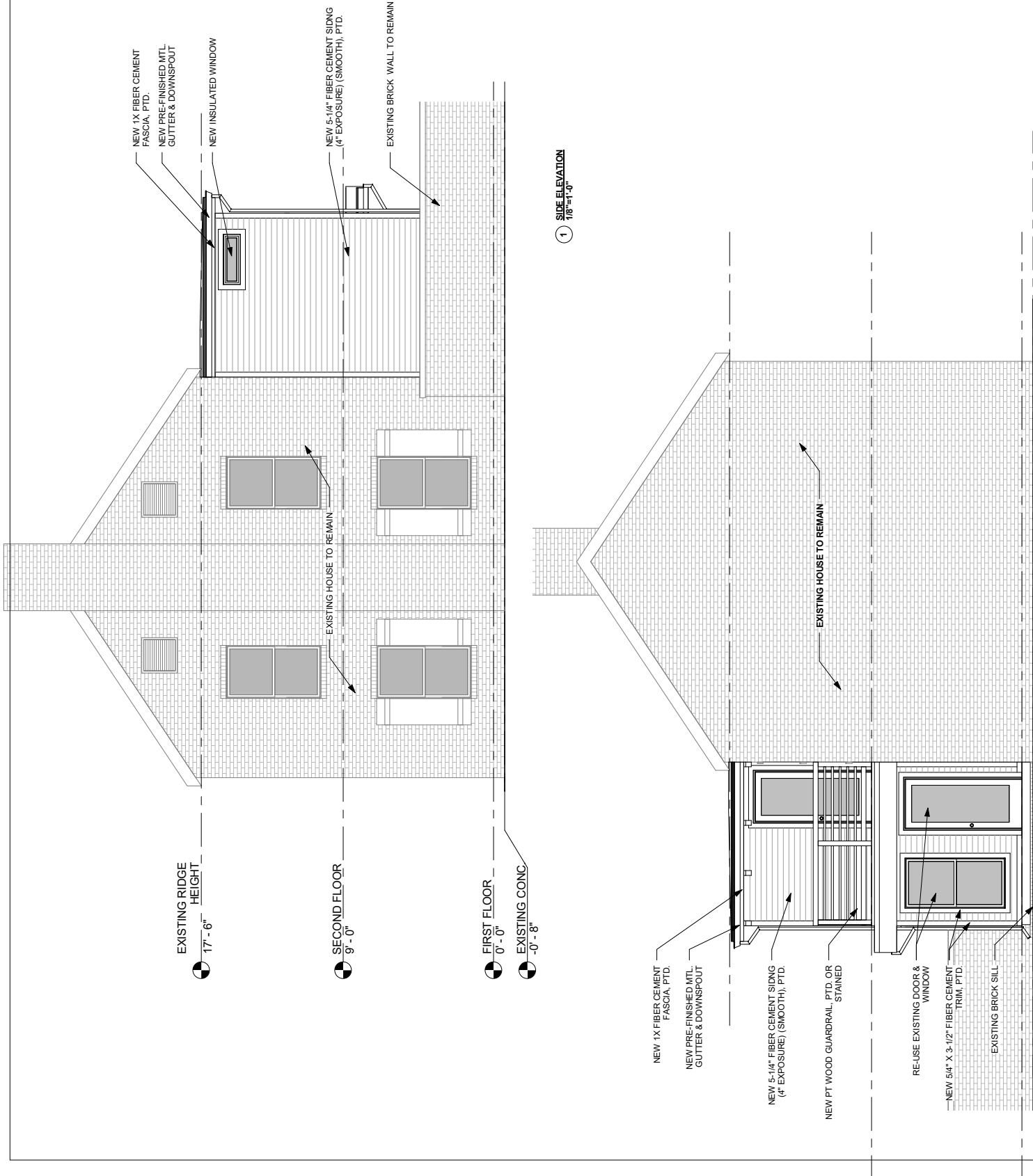
BUILDING
ELEVATIONS

Project number 517
Date 12/3/2015
Drawn by Samantha Schneider

H2.01

Scale

1/4" = 1'-0"



CUSTOM SUNROOM
RENOVATION

517 OKLAHOMA AVE
KNOXVILLE, TN 37917

NICK SHAFFER

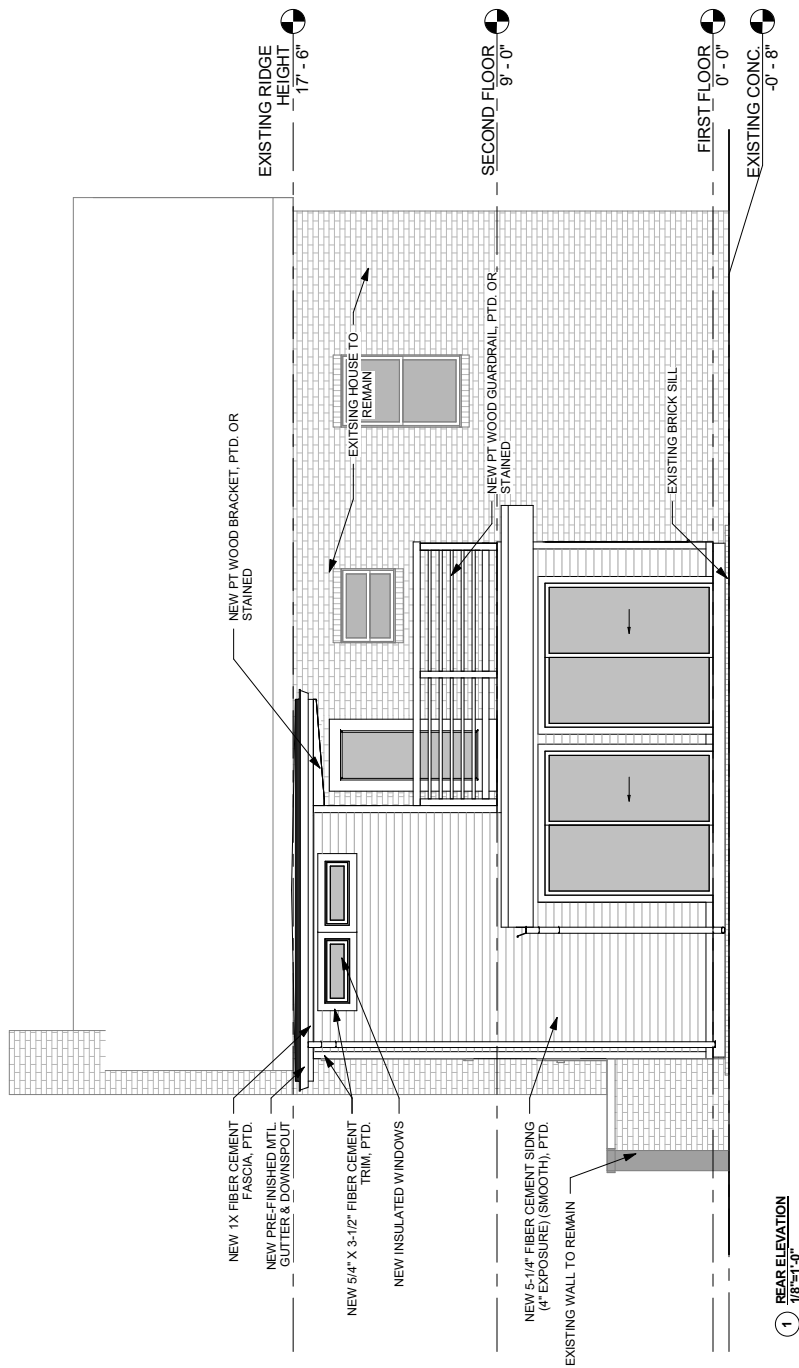
BUILDING
ELEVATIONS

Project number	517
Date	12/3/2015
Drawn by	Author

H2.02

Scale

1/4" = 1'-0"



1 REAR ELEVATION
1/8" = 1'-0"

CUSTOM SUNROOM
RENOVATION

517 OKLAHOMA AVE
KNOXVILLE, TN 37917

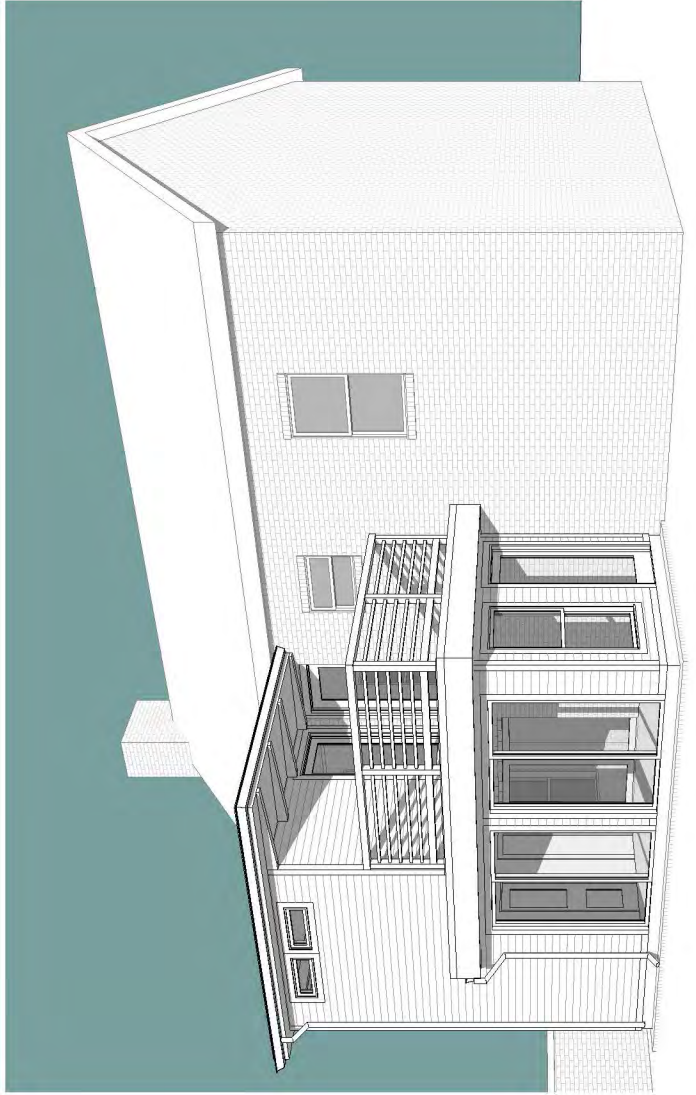
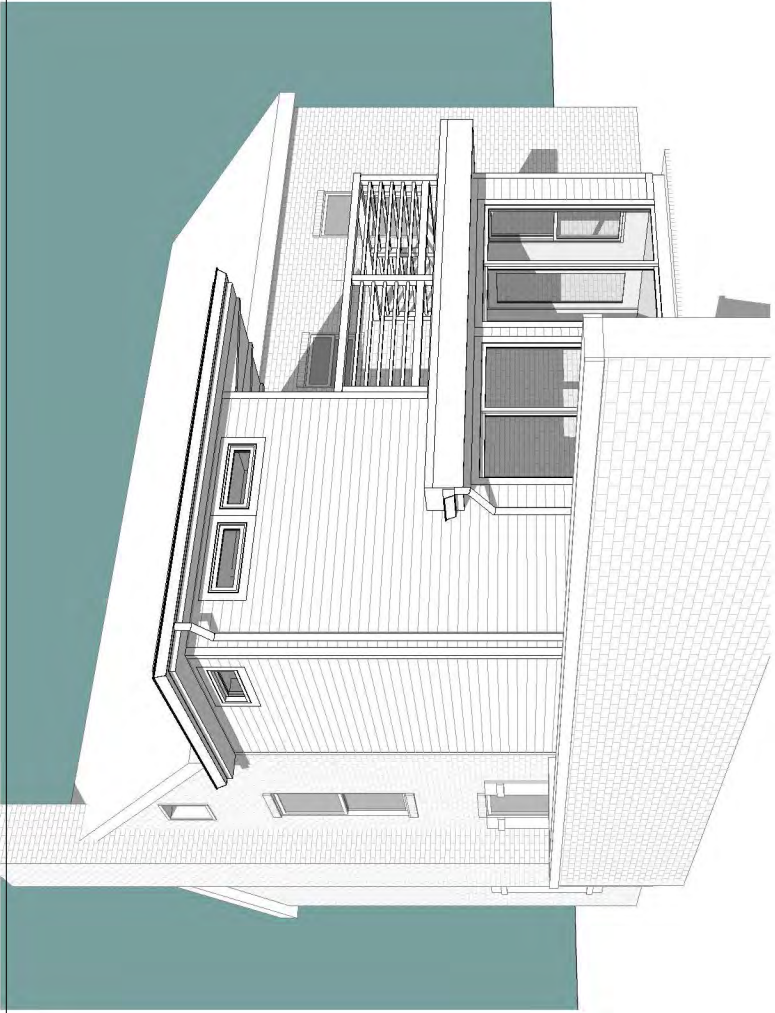
NICK SHAFFER

3D VIEWS

Project number	517
Date	12/3/2015
Drawn by	Author

H3.01

Scale



CUSTOM SUNROOM
RENOVATION

517 OKLAHOMA AVE
KNOXVILLE, TN 37917

NICK SHAFFER

3D VIEWS

Project number	517
Date	12/3/2015
Drawn by	Author

H3.02

Scale

