



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

PROPERTY ADDRESS: 517 E Oklahoma Ave 37917

FILE NO.: 12-H-15-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 12/17/2015

APPLICANT: Nick Shaffer (owner)

LEVEL OF WORK: Level II. Construction of accessory structure

PROPERTY DESCRIPTION: Colonial Revival (1923)

Frank Clark, Jr. House. Two-story frame with brick veneer. Side-gable roof with 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:**

Construction of two-story masonry 15'x30' x20' high front -gabled garage to rear south of house in location of former accessory structure at head of driveway. The 6/6 windows simulated divided light windows (to match those of the house) and doors are proposed to be metal-framed and will be headed by a brick soldier course. Four-inch-horizontal lap smooth fiber cement board is proposed for the shed-roof dormers projecting from each side. The main roof pitch is proposed to be 8/12. The roof is to be sheathed in 5-V-grooved metal. Wooden stairs with a square balustrade will be added to the rear. A 28'x7' patio will be laid to the inside of the back yard, on the north side of the garage. The patio will be covered by a shed roof supported by five 7x7 wood columns.

► **APPLICABLE DESIGN GUIDELINES:**

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

M. AUXILLARY BUILDINGS: HISTORIC CHARACTERISTICS

Typical outbuildings would have included carriage houses, barns, outhouses or servants' quarters, often more than one-story tall and built with steeply pitched gable roofs or combined gable and shed roofs, with weatherboard or board and batten wall covering.

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.
 2. The design of features like garage doors that face the street shall mimic carriage house doors from an era consistent with the primary building on the lot.
 3. Garages shall be located to the rear of the primary building on the lot.
 4. Materials used in constructing outbuildings 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 steep 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 reinforcing trim.
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PROPERTY ADDRESS: 517 E Oklahoma Ave 37917

FILE NO.: 12-H-15-HZ

DISTRICT: Old North Knoxville H-1

COMMENTS:

STAFF FINDINGS:

- 1) Typical outbuildings in Old North Knox would have included carriage houses, barns, outhouses or servants' quarters, often more than one-story tall and built with steeply pitched gable roofs or combined gable and shed roofs, with weatherboard or board and batten wall covering.
- 2) The proposed garage acknowledges and suggests the function of original carriage houses that would have been located in the neighborhood.
- 3) The proposed size is compatible with that of early carriage houses and does not overwhelm the house.
- 4) The design of the proposed garage doors that face the street mimic carriage house doors.
- 5) The materials proposed in constructing the garage buildings are those listed in the guidelines: masonry, overhanging eaves, masonry foundation, and garage doors appearing to be carriage doors.
- 6) The proposed main roof pitch is the same or steeper (which is appropriate) than that for other approved garages in the district at 8/12. The 5-V-groove metal sheathing is appropriate for outbuildings.
- 7) There are proposed to be four skylights in the roof that will not be visible from the right-of-way.
- 8) The proposed fiber cement board will be a very minimal part of the sheathing, one the dormers only, which is an area prone to moisture damage and rot.

► **STAFF RECOMMENDATION:**

Approval with the condition that the windows are to be true-divided or simulated-divided-light with a shadow bar in between the glass panels, and of wood material as specified by the Old North Knox design guidelines.



KNOXVILLE-KNOX COUNTY HISTORIC ZONING COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date Filed: 12/9/2015

File Number: 12-H-15-HZ

Application Accepted By: Kaye Graybeal

HZC Meeting Date: 12/17/2015

APPLICANT INFORMATION

Name: Nick Shaffer

Address: 517 E Oklahoma Ave Knoxville, TN 37917

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

Relationship to Owner: owner

OWNER INFORMATION

Name: Nick Shaffer

Address: 517 E Oklahoma Ave Knoxville, TN 37917

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

LOCATION OF PROPERTY

Address: 517 E Oklahoma Ave 37917

District: Old North Knoxville H-1

LEVEL OF WORK

Level II. Construction of accessory structure

DESCRIPTION OF WORK

Construction of two-story masonry 15'x30' x20' high front -gabled garage to rear south of house in location of former accessory structure at head of driveway. The 6/6 windows simulated divided light windows (to match those of the house) and doors are proposed to be metal-framed and will be headed by a brick soldier course. Four-inch-horizontal lap smooth fiber cement board is proposed for the shed-roof dormers projecting from each side. The main roof pitch is proposed to be 8/12. The roof is to be sheathed in 5-V-grooved metal. Wooden stairs with a square balustrade will be added to the rear. A 28'x7' patio will be laid to the inside of the back yard, on the north side of the garage. The patio will be covered by a shed roof supported by five 7x7 wood columns.

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 checked="" type="checkbox"/> Accessory structure | <input type="checkbox"/> Masonry repair/painting | <input type="checkbox"/> Shutters |
| <input 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 checked="" 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 checked="" 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 checked="" 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:

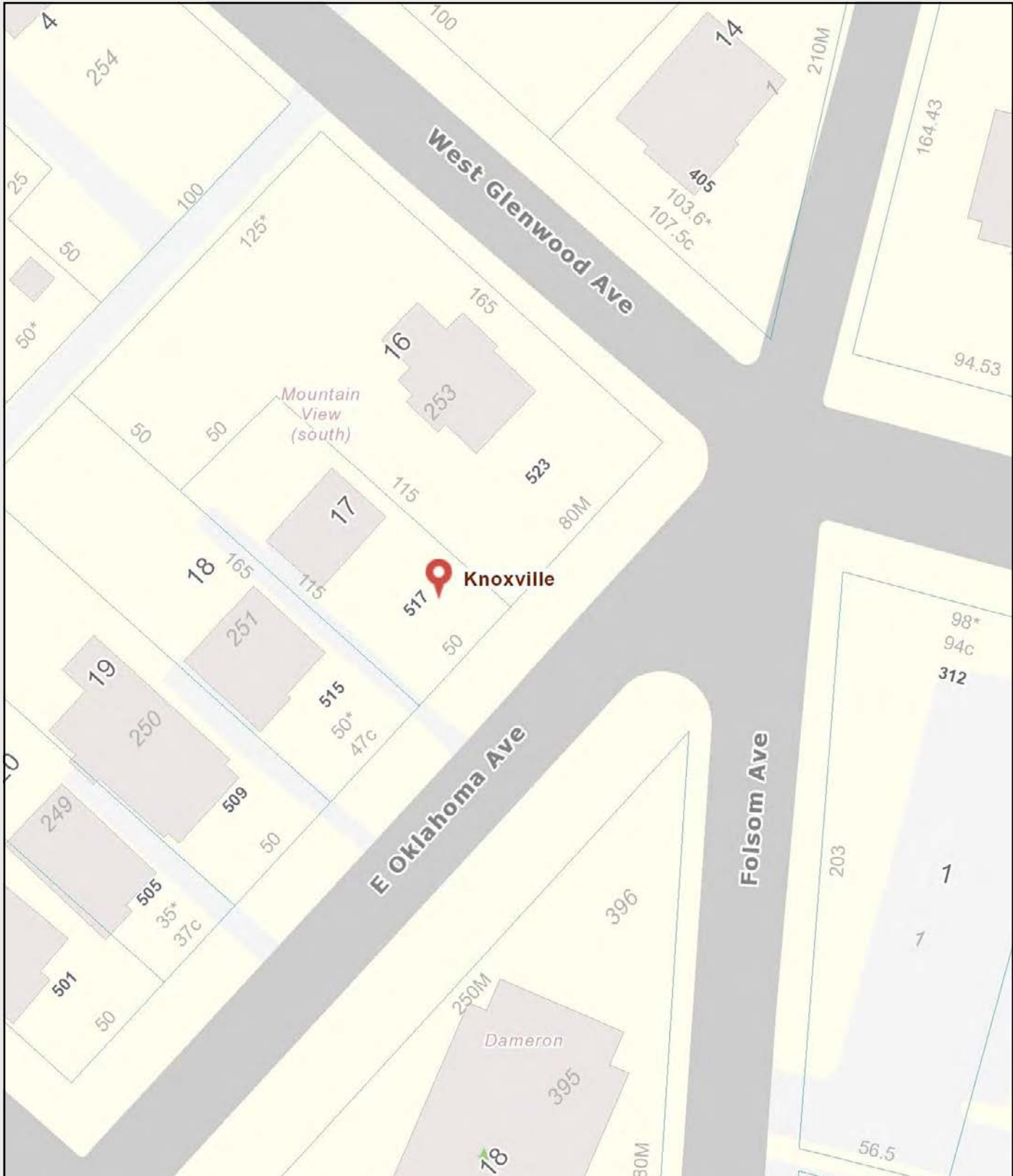
- Dimensioned site plan.
- Dimensioned elevation drawings that clearly show the exterior appearance of the project.
- Samples, description, and specifications for proposed materials and architectural features.
- Description and drawings or photographs of site improvements such as fences, walls, and sidewalks.

C. RELOCATION OF STRUCTURE

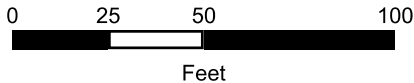
- Description of structure and its condition and reason for relocation.
- Photographs of the structure.
- Photographs and site plan of proposed location.
- Description of site features that will be disturbed such as topography, retaining walls, fences, trees.

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

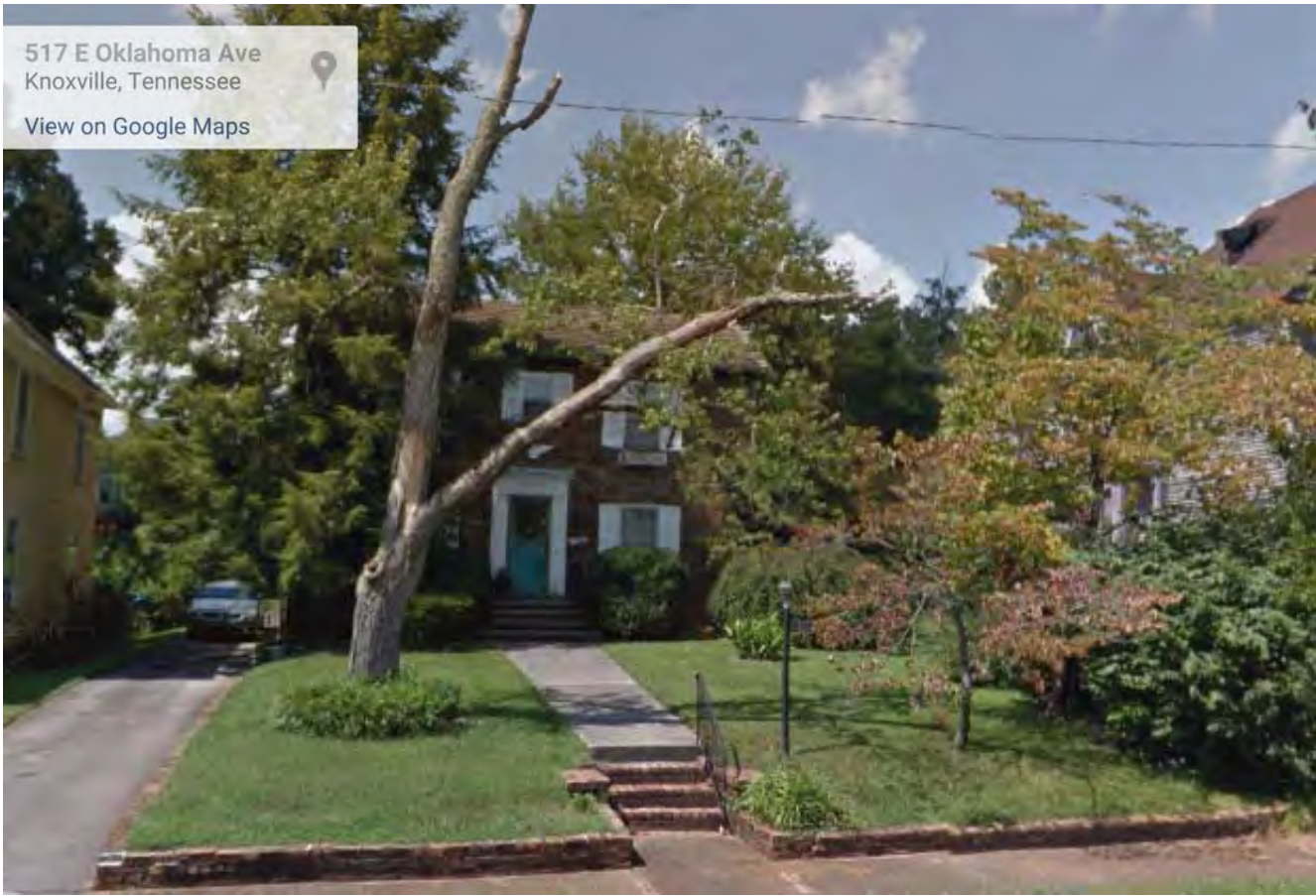


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517 E Oklahoma Ave
Knoxville, Tennessee



[View on Google Maps](#)





517 Oklahoma – Accessory structure location at end of driveway



517 Oklahoma – Former Accessory structure site

CUSTOM DETACHED
ACCESSORY BUILDING

517 OKLAHOMA AVE
KNOXVILLE, TN 37917

NICK SHAFFER

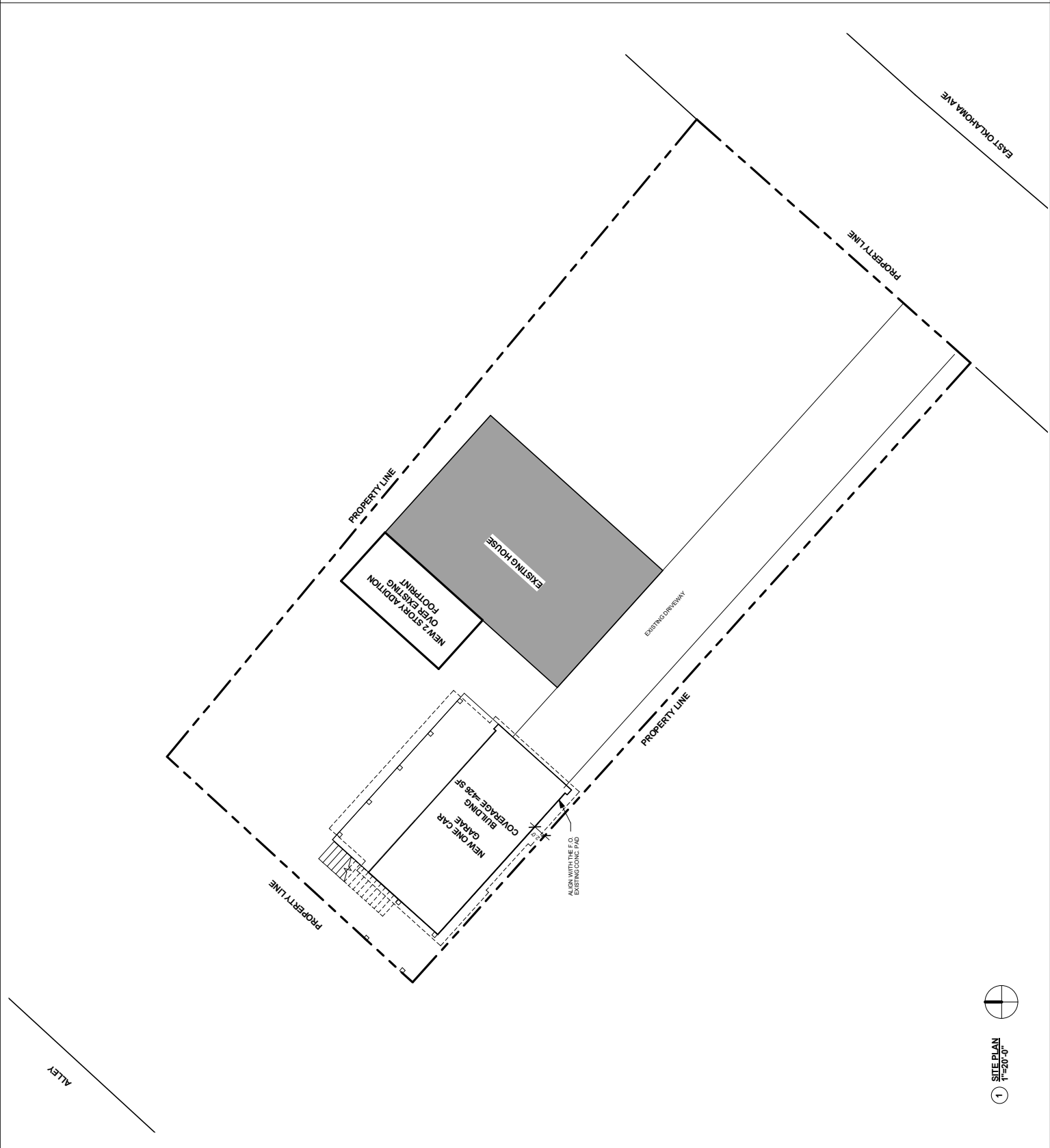
SITE PLAN

Project number	517
Date	11/30/2015
Drawn by	Author

H0.01

Scale

1" = 10'-0"



1 SITE PLAN
1"=20'-0"

CUSTOM DETACHED
ACCESSORY BUILDING

517 OKLAHOMA AVE
KNOXVILLE, TN 37917

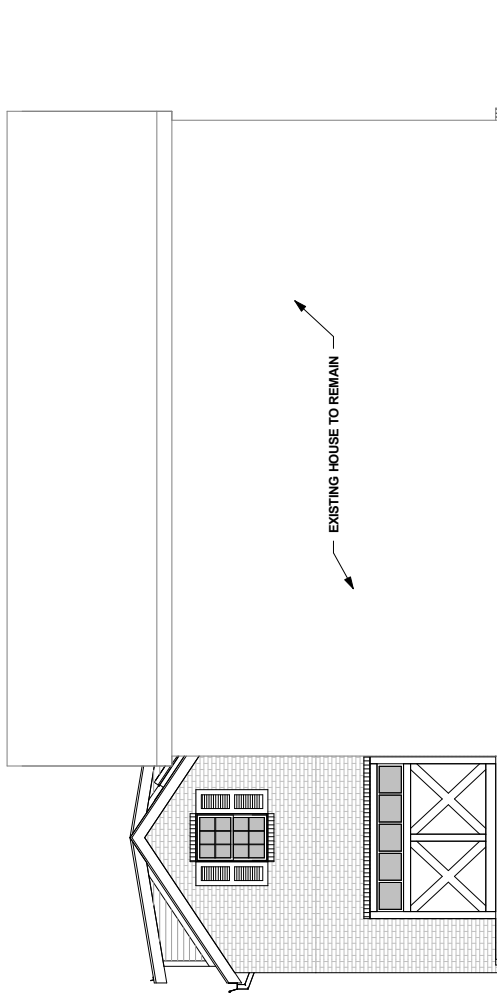
NICK SHAFFER

SITE SECTIONS

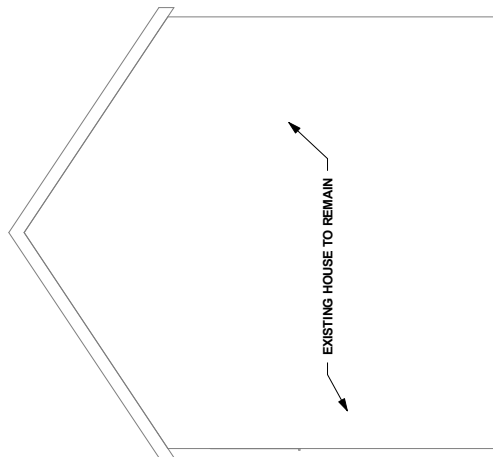
Project number 517
Date 11/30/2015
Drawn by Samantha Schneider

H0.02

Scale 3/16" = 1'-0"



1 FRONT ELEVATION
3/32" = 1'-0"



2 SIDE ELEVATION
3/32" = 1'-0"

CUSTOM DETACHED
ACCESSORY BUILDING

517 OKLAHOMA AVE
KNOXVILLE, TN 37917

NICK SHAFFER

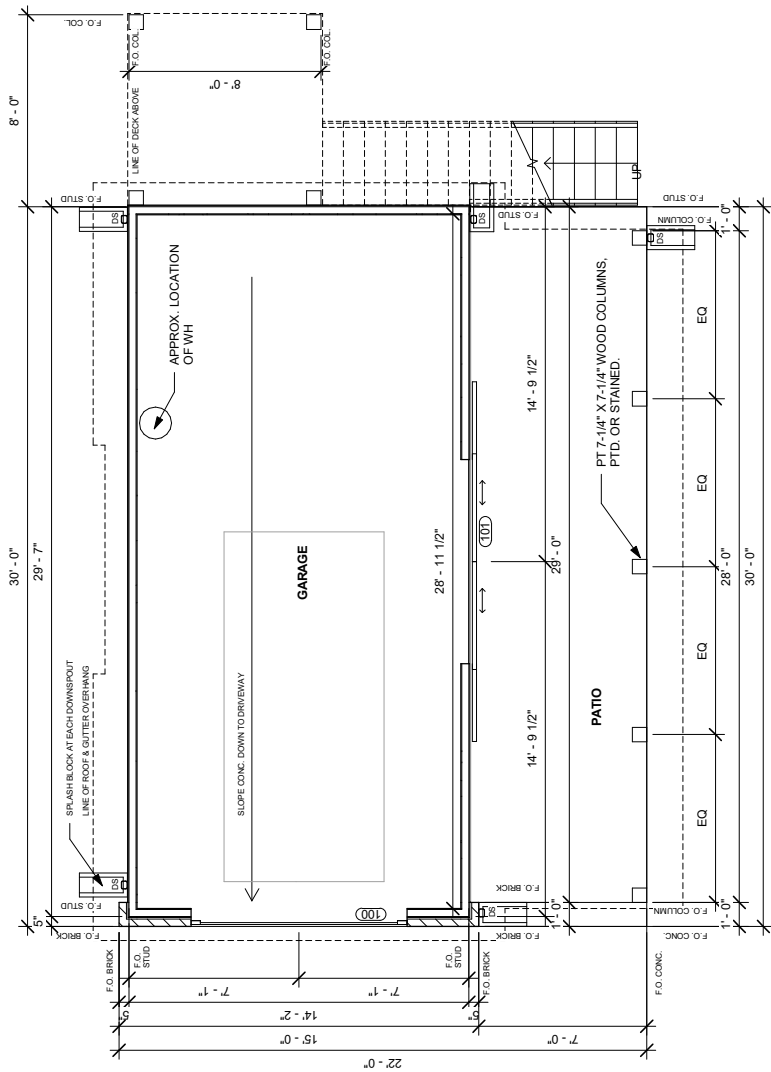
FLOOR PLANS

Project number	517
Date	11/30/2015
Drawn by	Author

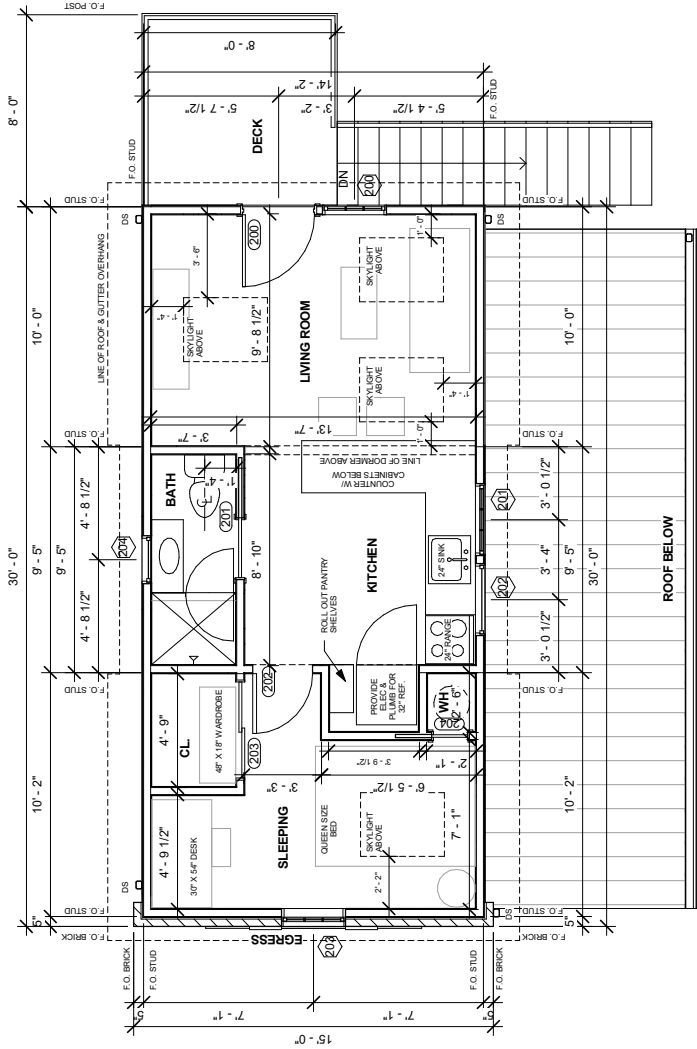
H1.01

Scale

1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-4"



2 SECOND FLOOR PLAN
1/8" = 1'-4"

CUSTOM DETACHED
ACCESSORY BUILDING

517 OKLAHOMA AVE
KNOXVILLE, TN 37917

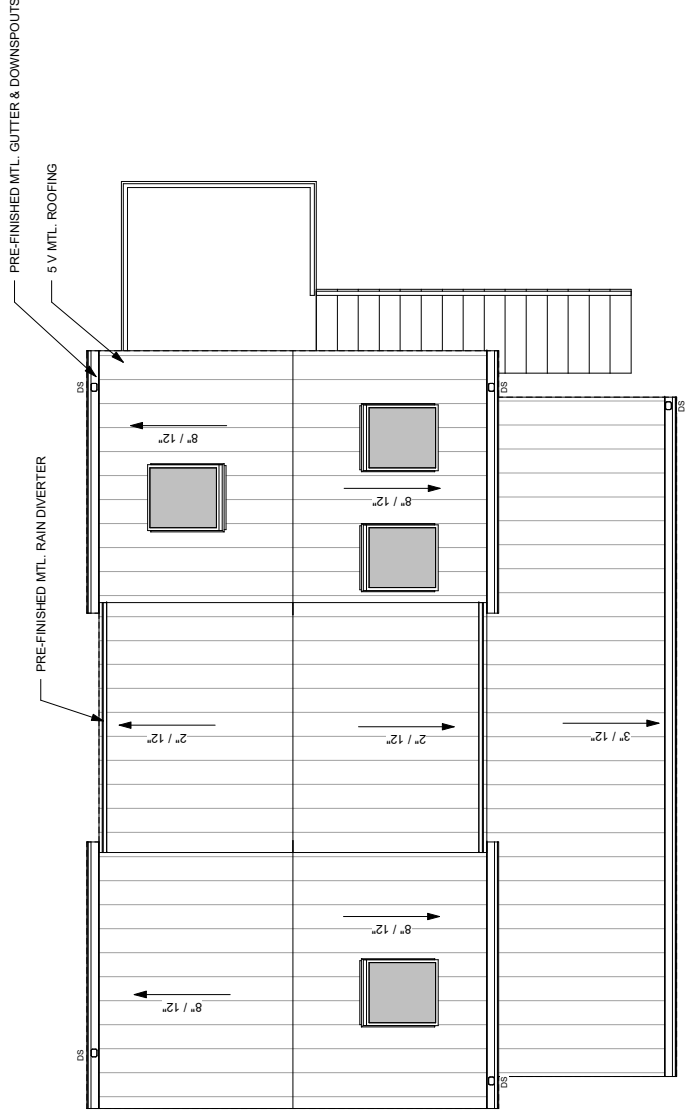
NICK SHAFFER

FLOOR PLANS

Project number	517
Date	11/30/2015
Drawn by	Author

H1.02

Scale
1/4" = 1'-0"



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

CUSTOM DETACHED
ACCESSORY BUILDING

517 OKLAHOMA AVE
KNOXVILLE, TN 37917

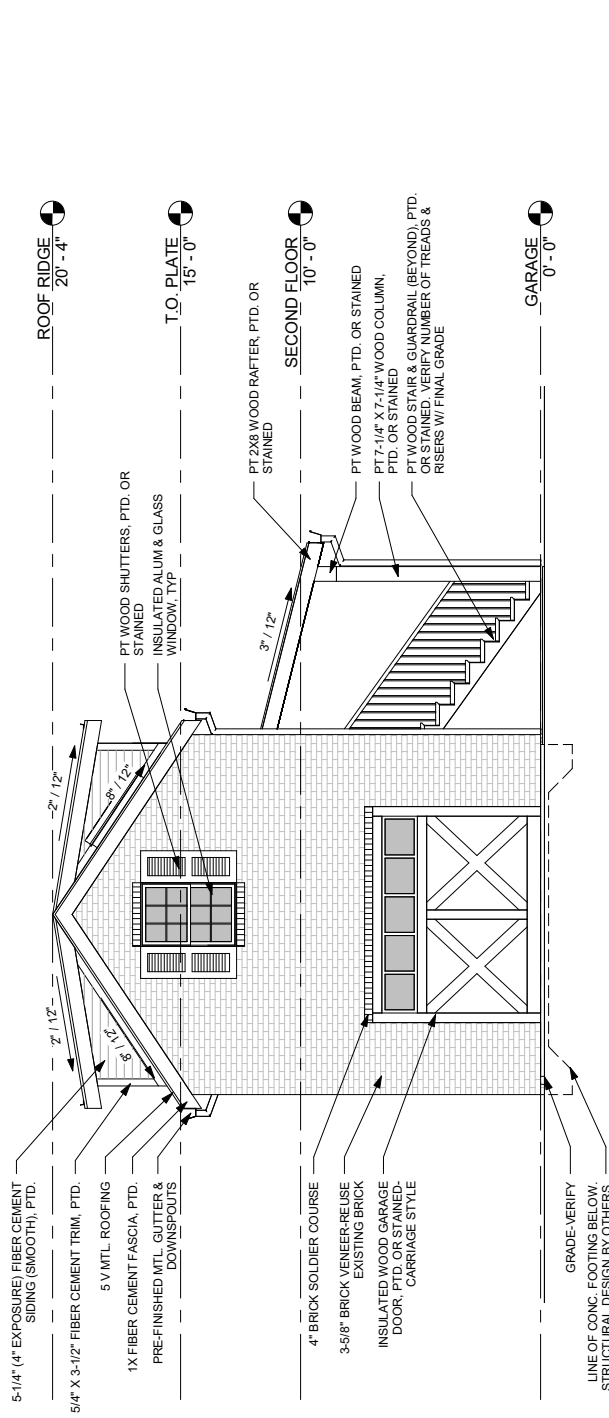
NICK SHAFFER

BUILDING ELEVATIONS

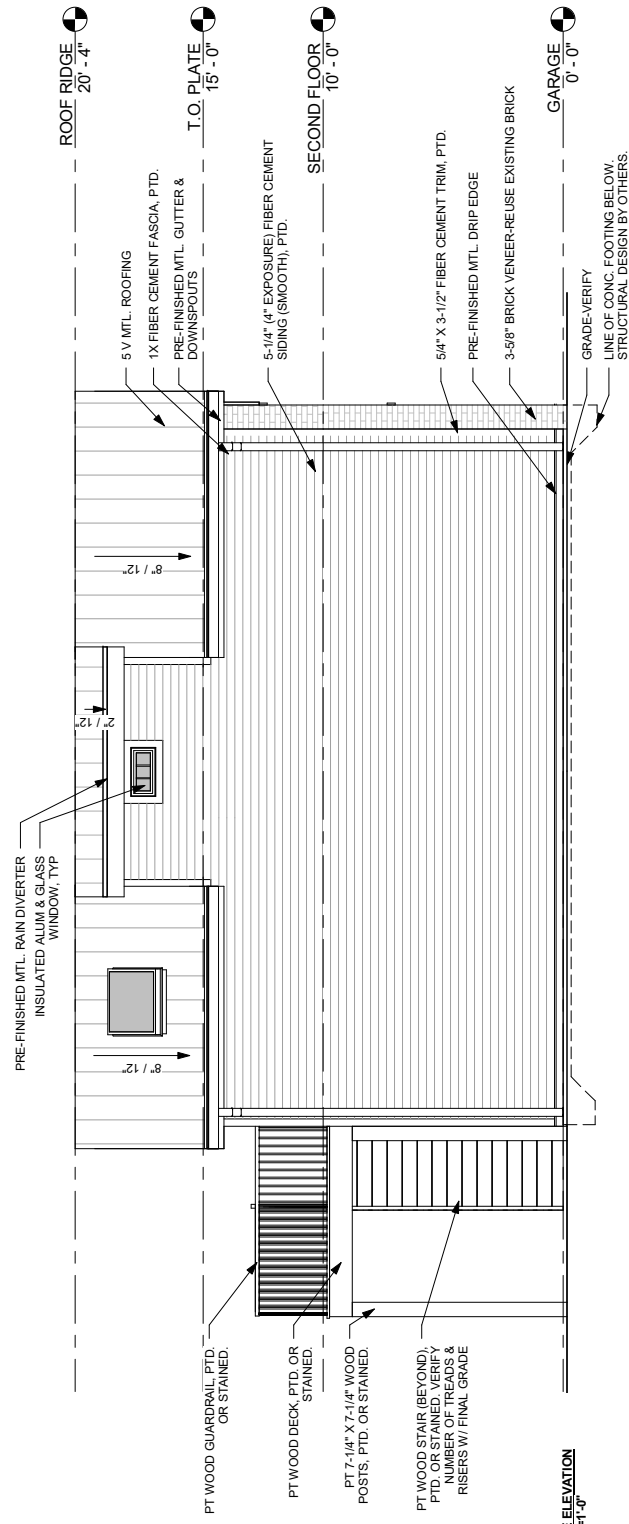
Project number 517
Date 11/30/2015
Drawn by SAMANTHA SCHNEIDER

H2.01

Scale 1/4" = 1'-0"



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



2 SIDE ELEVATION
1/8" = 1'-0"

CUSTOM DETACHED
ACCESSORY BUILDING

517 OKLAHOMA AVE
KNOXVILLE, TN 37917

NICK SHAFFER

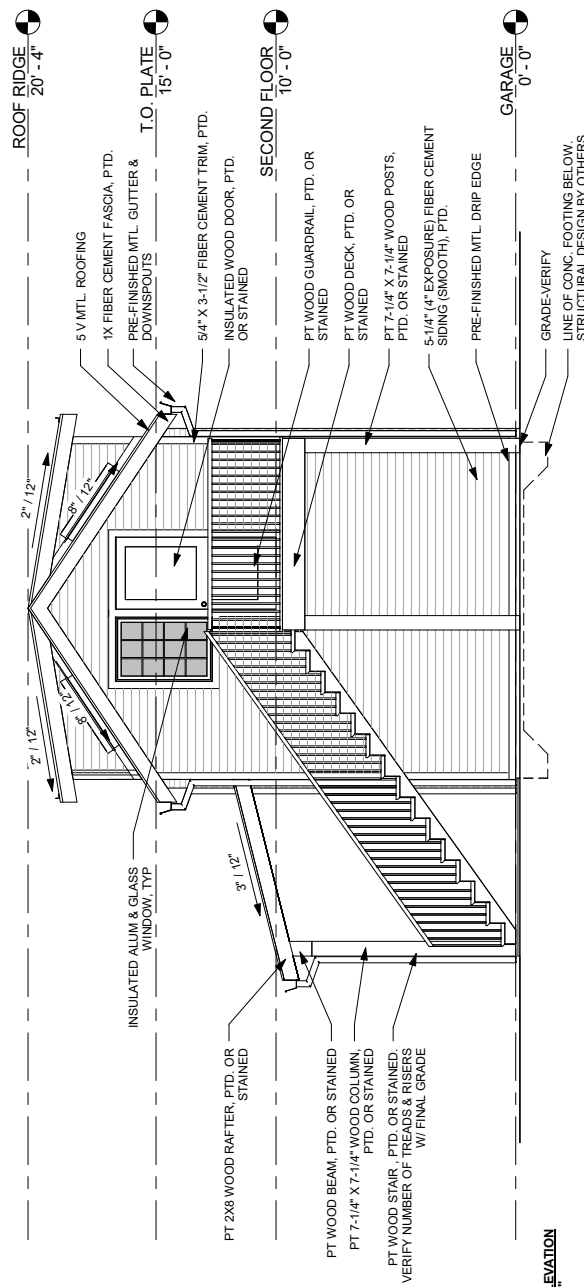
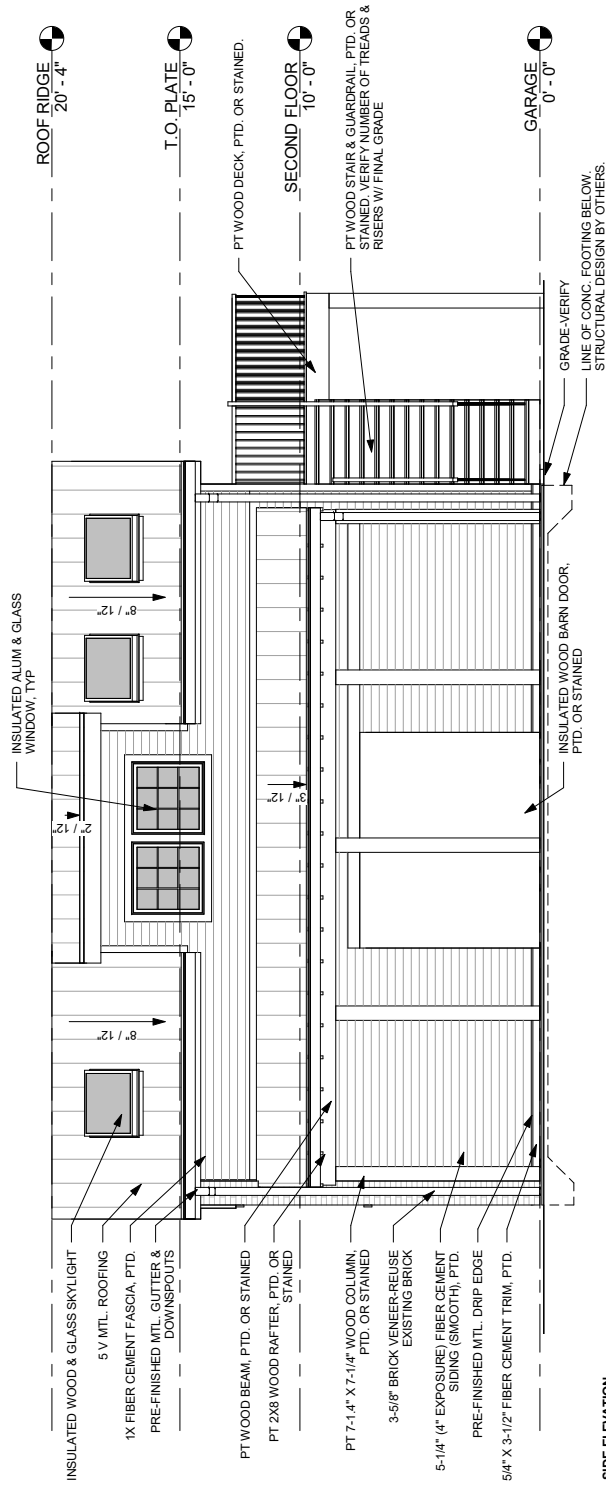
BUILDING
ELEVATIONS

Project number	517
Date	11/30/2015
Drawn by	Author

H2.02

Scale

1/4" = 1'-0"



CUSTOM DETACHED
ACCESSORY BUILDING

517 OKLAHOMA AVE
KNOXVILLE, TN 37917

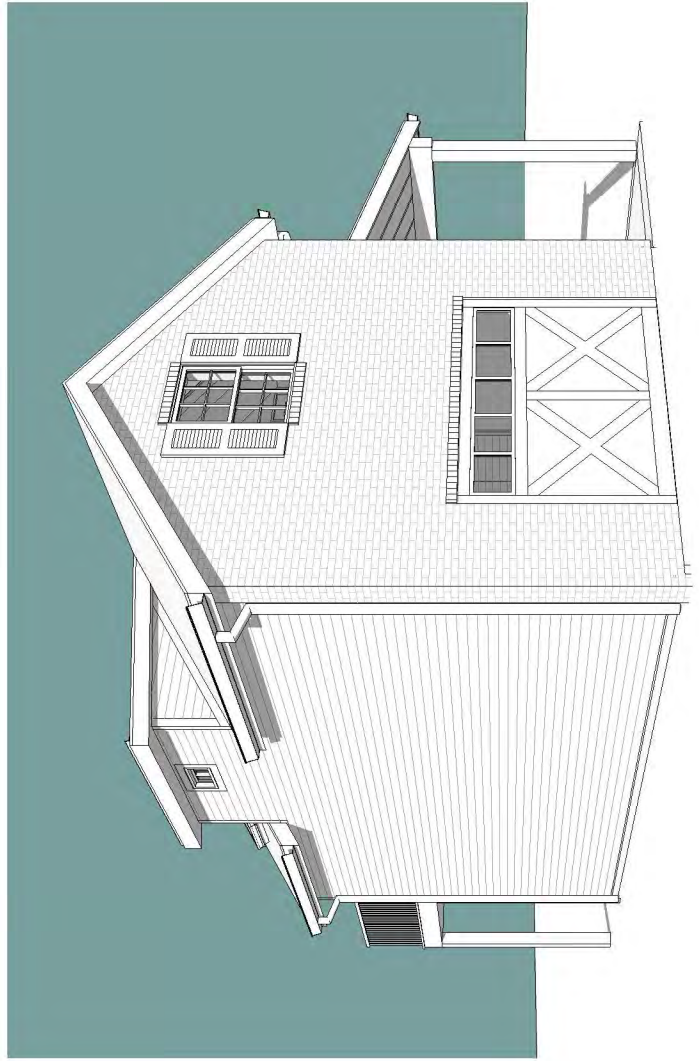
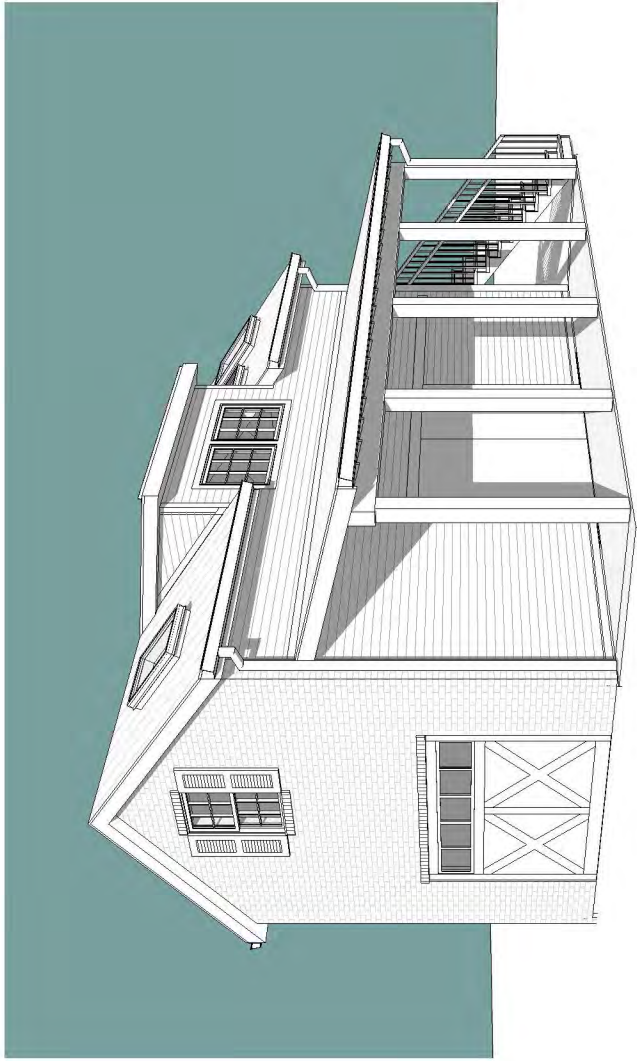
NICK SHAFFER

3D VIEWS

Project number	517
Date	11/30/2015
Drawn by	Author

H3.01

Scale



CUSTOM DETACHED
ACCESSORY BUILDING

517 OKLAHOMA AVE
KNOXVILLE, TN 37917

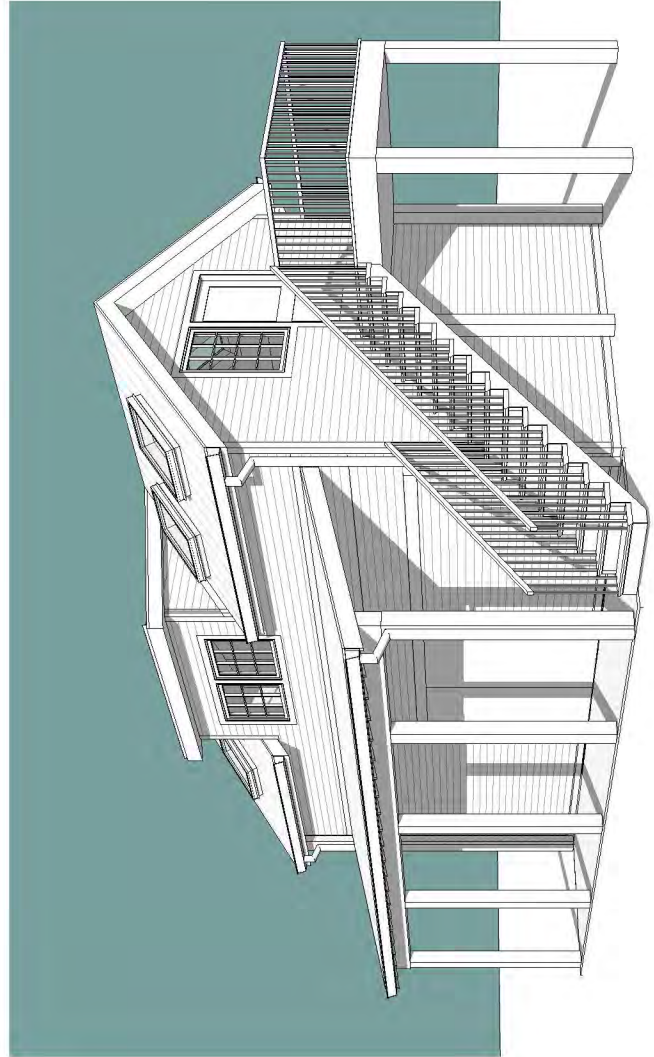
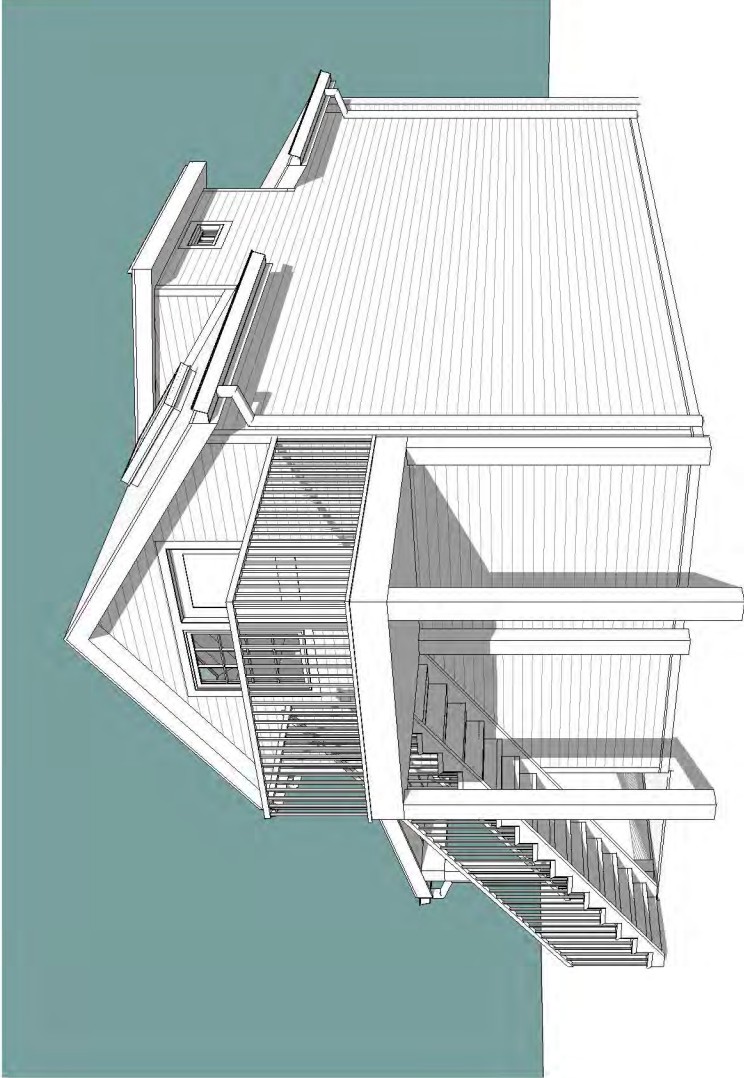
NICK SHAFFER

3D VIEWS

Project number	517
Date	11/30/2015
Drawn by	Author

H3.02

Scale



CUSTOM DETACHED
ACCESSORY BUILDING

517 OKLAHOMA AVE
KNOXVILLE, TN 37917

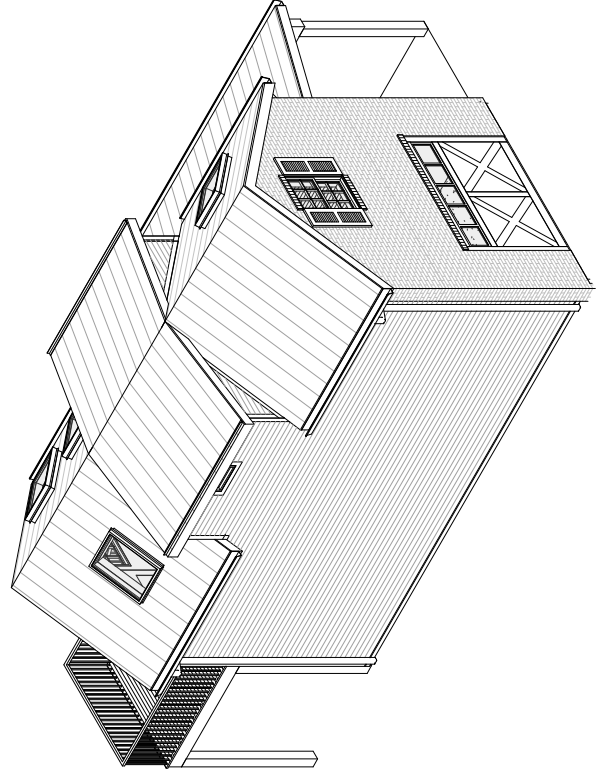
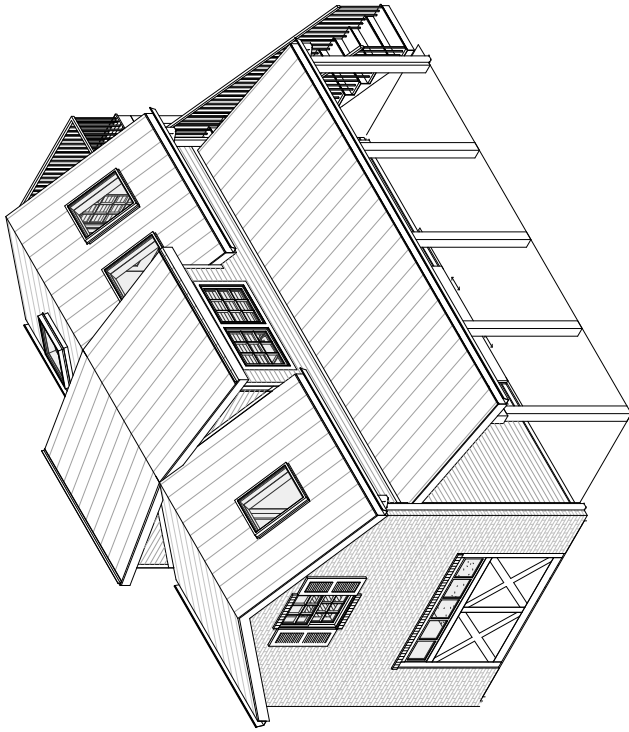
NICK SHAFFER

3D VIEWS

Project number	517
Date	11/30/2015
Drawn by	Author

H3.03

Scale



CUSTOM DETACHED
ACCESSORY BUILDING

517 OKLAHOMA AVE
KNOXVILLE, TN 37917

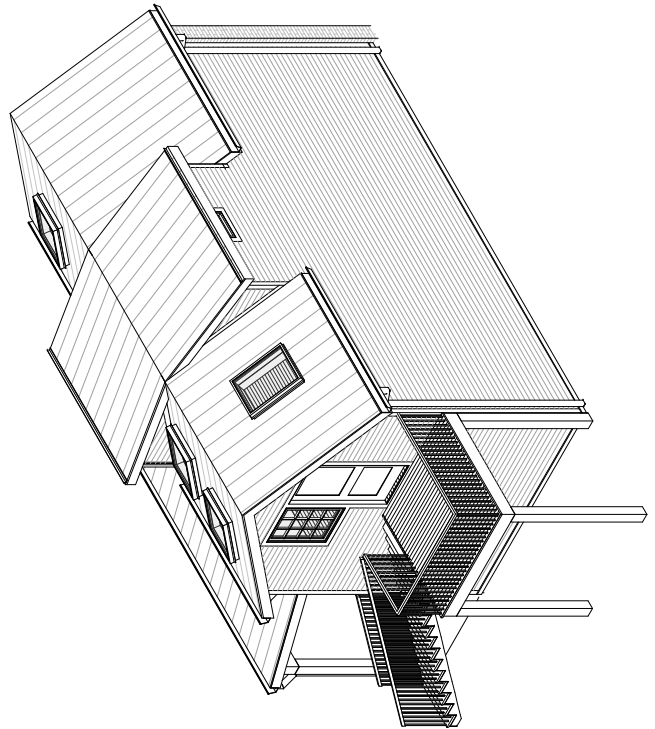
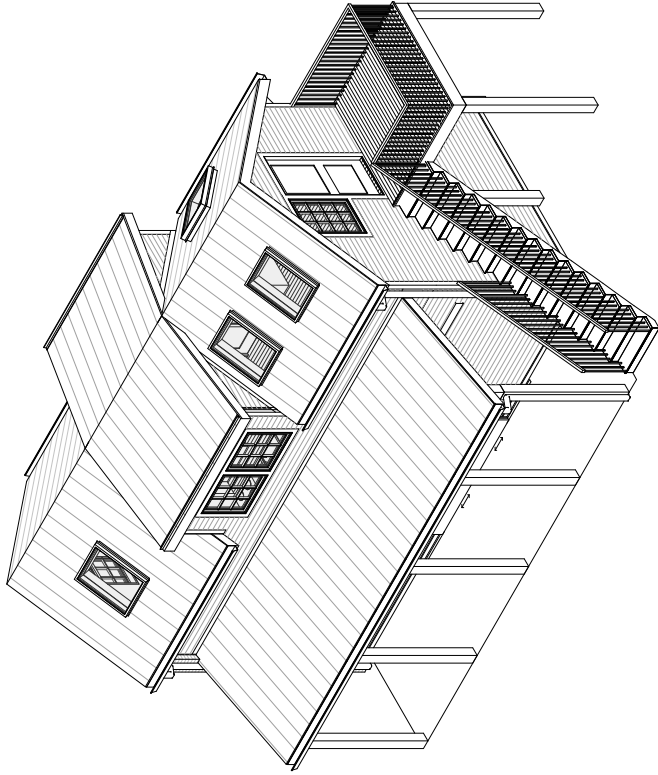
NICK SHAFFER

3D VIEWS

Project number	517
Date	11/30/2015
Drawn by	Author

H3.04

Scale





517 Oklahoma – Brick patchwork wall to be preserved