



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

PROPERTY ADDRESS: 424 E Oklahoma Ave 37917

FILE NO.: 7-N-15-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 7/16/2015

APPLICANT: Maik Lang; (owner)

LEVEL OF WORK: Level II. Window replacement and chimney and foundation repair

PROPERTY DESCRIPTION: Queen Anne (c. 1910)

One-and-one-half story frame with weatherboard wall covering. Steeply pitched hip roof with offset gable, dormer window in gable and additional front and side dormers, and asphalt shingle covering. Wood fishscale shingles on front gable. Double-hung three-over-one windows with cottage window. One-story three-quarter front porch with square wood posts with truncated wood capitals. Two interior offset brick chimneys. Replacement glass in dormers. Stuccoed foundation. Irregular plan. Recessed transom and sidelights at front entry.

► **DESCRIPTION OF WORK:**

Level I

- 1) Repair/ reparge brick foundation. Stucco to have no pattern or design.
- 2) Retain and repair in-kind, as needed, the original windows with stained glass beneath front porch roof.

Level II

- 1) Dismantle and reconstruct chimney matching size, formation, detail, and mortar using original brick
 - 2) Replace windows (all non-original) on the rear and sides of house with 1/1 wood windows. The single-light glass in the front gable and dormer is to remain.
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► **APPLICABLE DESIGN GUIDELINES:**

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

B. WINDOWS p. 15

1. Original windows shall be reused if possible It will be much less expensive and much better historically to retain the original windows, and it is inappropriate to replace them with new windows that differ in size, material or pane division.
 2. If replacement windows are necessary, they shall be the same overall size as the originals, with the same pane division and the same muntin depth, width and profile. They shall be the same materials as the original windows, which were generally wood.
 7. Storm windows can be allowed as a way to increase the energy savings of a historic house. Interior storms should be considered. Exterior storms can be appropriate, if they are designed so their meeting rail duplicates that of the original window, and if they are wood or color clad metal, matching the building's trim. Exterior storm windows shall not be used unless they do not damage or obscure the original window and frames.
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COMMENTS:



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STAFF FINDINGS:

- 1) The house has a variety of types of replacement windows on the sides and rear of house, none of which are original. The 6-light window configuration is too early for the house.
- 2) The only original and character-defining windows are those at the front porch with stained glass in the top portion, and these are being retained.
- 3) The proposed wooden 1/1 light windows are appropriate for the style and era of the house.
- 4) The brick chimney stack is obviously leaning and needs to be reconstructed in order to correct this. The bricks on the existing chimney are re-usable

▶ **STAFF RECOMMENDATION:**

Approval with condition that a window specification is submitted in order for staff to review and approve the dimensional aspects of the window sashes.

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

Please print all information:

1. **APPLICANT NAME:** MAIK LANG
Address: 424 E. OKLAHOMA AV, KNOXVILLE, TN 37917
Telephone: 734-355-0810 E-mail address: MLANG2@UTK.EDU
Relationship to Owner: Owner

2. **OWNER NAME:** see above
Address: see above
Telephone: see above E-mail address: see above

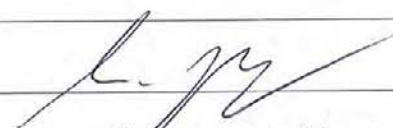
3. **LOCATION OF PROPERTY:**
Address: 424 E OKLAHOMA AV Tax ID/Lot/Parcel No: _____
KNOXVILLE, TN 37917

4. **LEVEL OF WORK** (circle Level)

- Level I** Routine repair; replacement of deteriorated materials in-kind; removal of artificial siding; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure or a late addition; renewal of COA
- Level II** Major replacement of materials or architectural elements; construction of an addition or outbuilding
- Level III** Construction of a new primary building; subdivision of individually designated 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.)

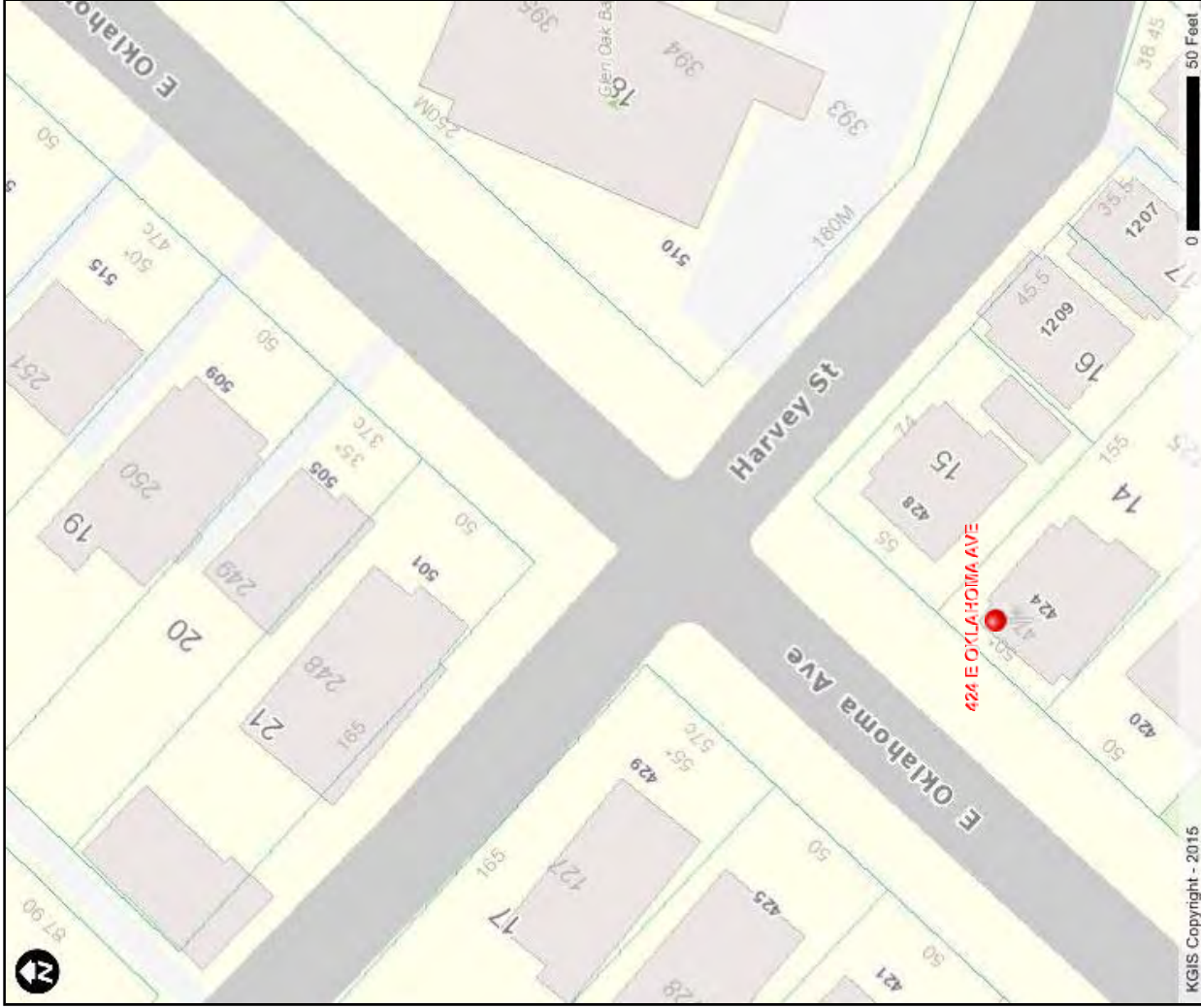
Replacement of windows which are in bad
conditions

6. **SIGNATURE OF APPLICANT:**  Date: 06/29/2015

Incomplete applications cannot be accepted.

Mail application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902; or Fax: (865) 215-2068; or E-mail to Kaye.Graybeal@knoxmpc.org
Phone: (865) 215-3795

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



424 E. Oklahoma Avenue
 Old North Knox H-1

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424 E. OKLAHOMA AVE.



1996



c. 1986-1992



424 E. Oklahoma - Front



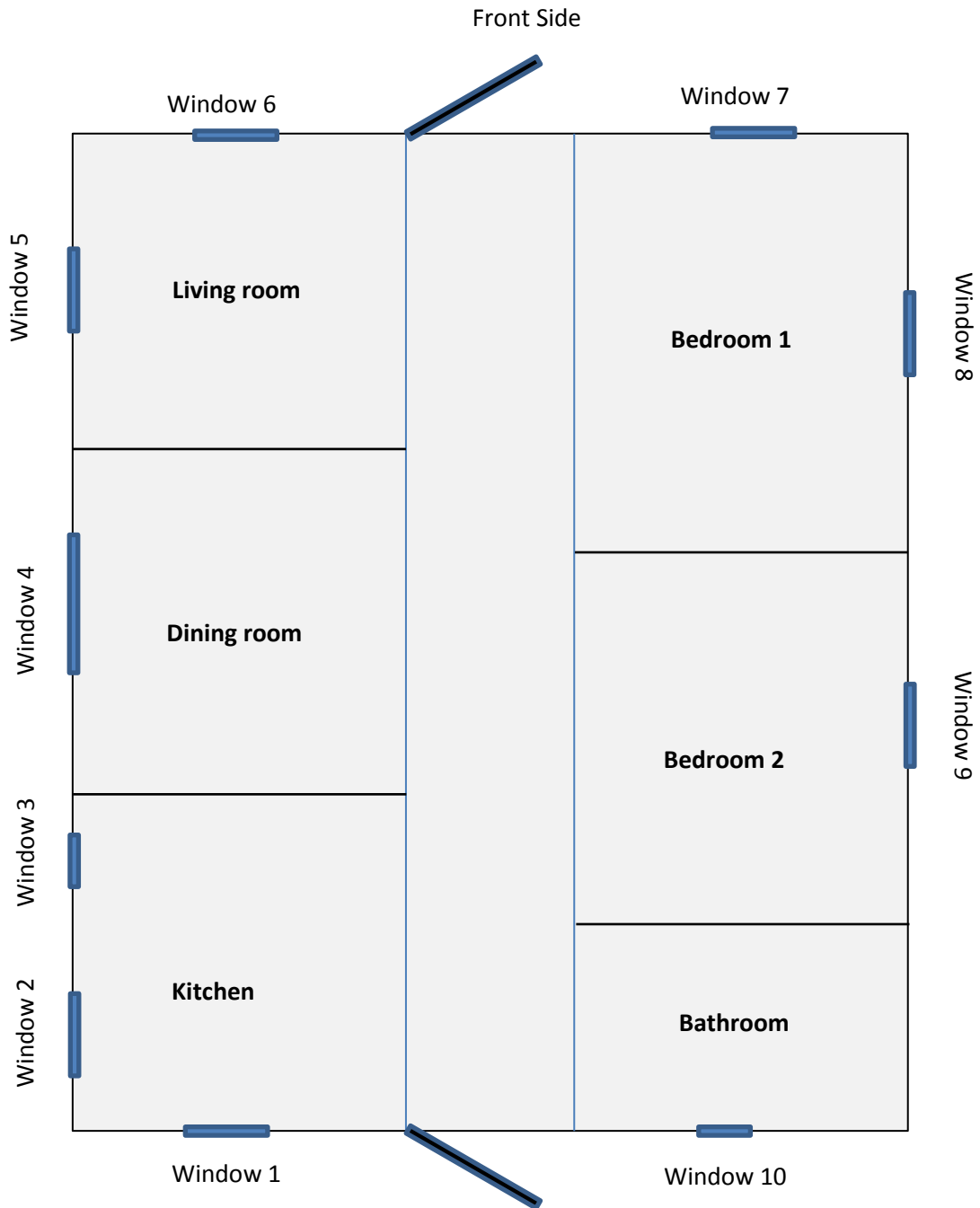
424 E. Oklahoma – Gable and dormer windows

Proposed Window replacements

424 E Oklahoma Avenue, Knoxville Tennessee, 37917

Maik Lang – 734-355-0810 – mlang2@utk.edu

All windows are only in the first floor of the house!





424 E Oklahoma Avenue, Knoxville Tennessee, 37917

Front side

Kitchen



Window 1



Window 2



Window 3

Dining room



Window 4



Living room



Window 5



Window 6

Bedroom 1



Window 7



Window 8

Bedroom 2



Window 9

Bath Room



Window 10



424 E. Oklahoma - SW side windows 4 & 5 from front corner



424 E. Oklahoma - NE side showing 6-light sashes



424 E. Oklahoma - NE side close-up



424 E. Oklahoma - Front stained glass window 7 to be retained



424 E. Oklahoma - Chimney to be rebuilt



424 E. Oklahoma - Foundation masonry to be repaired