



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

PROPERTY ADDRESS: 300 E Oklahoma Ave 37917

FILE NO.: 5-J-15-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 5/21/2015

APPLICANT: Josh Anderson Jill Tennant (owner)

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

PROPERTY DESCRIPTION: Craftsman c. 1915

One and one half story frame with weatherboard wallcovering. Side gable roof with asphalt shingles and bracketed eaves. Double-hung four-over-one and six-over-one windows. One-story three-quarter front porch with truncated wood posts on truncated brick piers, and sawn wood balustrade. Brick foundation. Rectangular plan. Recessed divided sidelights at front entry. Projecting bay on south elevation. (Contributing)

► **DESCRIPTION OF WORK:**

LEVEL I. Take down existing porch beadboard ceiling in order to add the appropriate structural framing. Salvage and/or replace existing beadboard with matching beadboard in material (wood) and style.

LEVEL II. Please refer to attached diagrams and photos for visual clarification of the following items:

REHAB AND SALVAGE WINDOWS

- o Move square 6/1 Window A on rear to replace larger double-hung Window C on rear, in order to align with the square 6/1 Window B, also on rear.
- o Install back door in location where Window A was removed. Proposed rear replacement door will be wood and will match front door with same 6/1 window pattern.
- o Move Window C from south wall to rehab/replace nonoriginal Window E facing southwest towards Cornelia Avenue.
- o Remove Window D (facing east toward neighbor's house) and salvage parts to rehab other original windows in need of repair (salvaging hardware, sashes, panes, etc). This window is not visible from any right-of-way except the alley.
- o Replace Window D with new window that is 47 inches tall and 35 inches wide. The existing Window D is 68 inches tall and 35 inches wide. New window will match in materials (wood) and 6/1 muntin configuration of windows original to the house.

BASEMENT DOORS AND WINDOWS (west-facing Cornelia Avenue and south-facing the alley and Anderson Avenue)

- o Both south and west basement entrances have been demolished due to heavy deterioration from termites and prolonged water exposure to adjacent floor joists and structural beams. New beams and posts were installed to restore structural integrity to the back of the house.
- o Replace west entrance to the basement with new brick and/or wooden door. Wooden door will have wooden



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pergola rafters over it. New brick will match existing west-facing brick. There are currently two types of brick used on the basement exterior. North and west-facing brick match each other (rug-face brick). South and east-facing brick match each other. New brick will be painted to match existing painted brick.

o Replace south entrance to basement with salvaged wooden side-opening carriage doors or new doors in Craftsman style . Each door will be 4 feet wide by 7 feet tall.

DECK AND FENCE

o Construct a wooden deck approximately 20 feet wide starting from the east corner of the house and extending 14 feet deep with wooden stairs installed on the east side of the deck away from and with limited visibility from Cornelia Avenue.

o Build a fence for the back yard only. (Fences do not currently require a COA). Fence will be made of pine and will be approximately 40 feet wide by 78 feet long. Fence will be scalloped and made of wood, matching the neighbor's fence across Cornelia Avenue. Fence will have a double-gate entrance accessible from Cornelia Avenue where a driveway currently exists.

► **APPLICABLE DESIGN GUIDELINES:**

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

B. WINDOWS p. 15

In order to judge the necessity of replacing windows, a careful survey should be made of the windows and their condition. This survey should include a consideration of their value in the overall architectural design of the building.

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.
5. It can be appropriate to design and install additional windows on the rear or another secondary elevation. The design must be compatible with the overall design of the building.
6. Windows may not be blocked in. They must retain the full height and width of the original opening.
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.
8. Reuse existing, serviceable window hardware.



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SECRETARY OF INTERIORS STANDARDS FOR REHABILITATING HISTORIC BUILDINGS

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities and, where possible, materials. Replacement or missing features shall be substantiated by documentary, physical or pictorial evidence.

COMMENTS:

South and west basement entrances have been removed due to heavy deterioration from termites and prolonged water exposure to adjacent floor joists and structural beams. New beams and posts have been installed to renew structural integrity to the back of the house.

STAFF FINDINGS:

- 1) The rear and southwest sides of the house have had several inappropriate modifications to windows and doors in pre-H-1 years.
- 2) Window E on the southwest side is not original as indicated by hardware and window surround. The window C proposed to be relocated from the rear to replace it is the appropriate type.
- 3) Windows A and B are matching square 6/1 Craftsman-style windows and would be appropriate aligned side-by-side on the rear of the house, continuing to face southeast towards Anderson Avenue..
- 4) Window D on the northeast side to be removed and replaced with a shorter window of the same pane configuration is not visible from the right-of-way. Although foliage currently obscures the view, the window would be difficult to see without the foliage because it is beyond the projecting bay on that side and the depth of the house. The window parts will be used to restore and retain original windows that are viewable from the right-of-way.
- 5) The proposed carriage house doors are appropriate for the style of the house, and the door and infill to be removed to accommodate them are inappropriate materials. Wood or painted composite or fiberglass garage doors have been deemed appropriate on other garages in the district.
- 6) The proposed pergola is appropriate for the period and will not alter any original material on the house, and may be removed without damaging original material
- 7) Although the deck will be visible above the proposed fence along Cornelia Avenue, it will be located on a non-character-defining elevation of the house, and may be removed without damaging historic fabric.

► **STAFF RECOMMENDATION:**

Approval with condition that balusters of deck abutt edges of top and bottom rails with no overlap. Molded hand rail grip is to meet building code. Design of selected carriage house doors to be approved by staff.

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

Please print all information:

1. **APPLICANT NAME:** Josh + Jill Anderson

Address: 424 e. Oklahoma Avenue

Telephone: (865) 385.6288

E-mail address: jtennant81@hotmail.com
JK.anderson@hotmail.com

Relationship to Owner: husband/wife

2. **OWNER NAME:** Josh Anderson

Address: 424 e. Oklahoma Avenue

Telephone: (865) 659.0777

E-mail address: jk.anderson@hotmail.com

3. **LOCATION OF PROPERTY:**

Address: 300 e. Oklahoma Ave

Tax ID/Lot/Parcel No: _____

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.)

see attached paper explanation + photos included
in email

6. **SIGNATURE OF APPLICANT:**

Josh + Jill Anderson

Date:

05/06/2015

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

COA Application: 300 Oklahoma Avenue

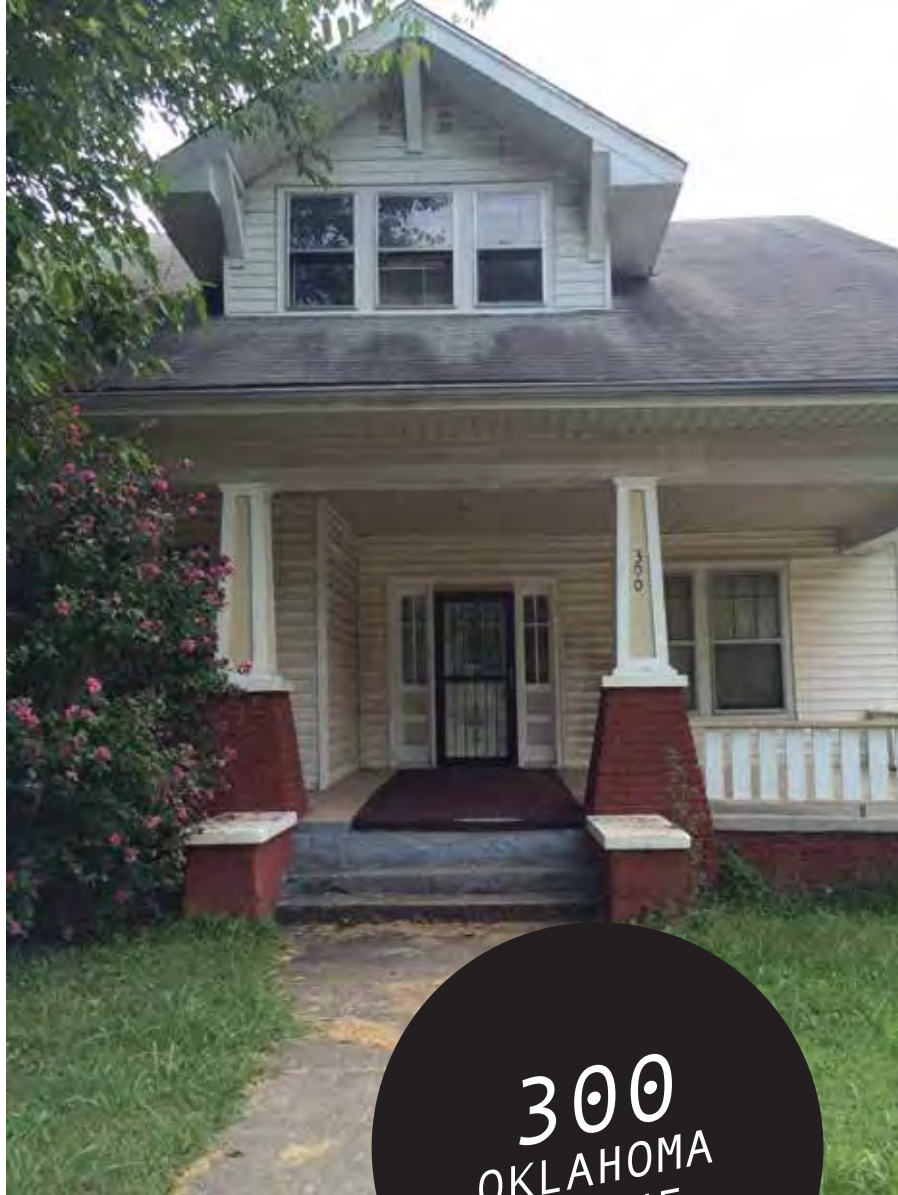
Below, you will find proposed changes to our home at 300 Oklahoma Avenue located in the Old North Knoxville Historic District nestled on the corner of Oklahoma and Cornelia Avenues.

Through nearly 50 years of landlord ownership, much of our home's historical integrity has unfortunately been destroyed, ripped apart, and/or deteriorated from lack of maintenance and termites. It was split into a multi-unit residence where as many as 6 separate apartments existed before we purchased it this past winter, and we've converted it back into a single family for our new family to soon enjoy

Please refer to attached diagrams and photos for visual clarification of the following items:

- Moving and Rehabbing/Salvaging Current Windows
 - Move **Window A** to replace **Window C**. Both windows are facing South towards Anderson Ave and are identical matching windows, so it will make these match from both the outside from Anderson and Cornelia Avenues as well as from the inside the kitchen
 - Install backdoor in location where **Window A** was removed. Backdoor will be made of wood and will match front door with same window pattern
 - Move **Window C** from South wall to rehab/replace **Window E** facing West towards Cornelia Ave. **Window E** is not original but will be after this is completed
 - Move **Window D** (facing East toward neighbor's house) to rehab other original windows throughout home in need of repair (hardware, materials, panes, etc). This window directly faces the neighbor's house and is not noticeably visible from Oklahoma or Cornelia Avenues. The current window is 68 inches tall and 35 inches wide. The replacement window is 47 inches tall and 35 inches wide
 - Replace **Window D** with new window. New window will match in materials (wood) and pane layout as all windows original to the home
 - **Windows A-D** in consideration are all located in the kitchen. And with the inherited lack of natural space coupled with two large windows (**C** and **D**) located in the kitchen, the space available was less than the space needed to layout our appliances and cabinets. This presented a very difficult task of designing a kitchen layout (in consideration of the current window layout) that would fit our needs without greater structural modifications that could be visible from the exterior (like extending the kitchen beyond the South wall of the structure). The least noticeable option from the exterior of the home that also preserved an assemblance of *original* (inside and out) is to salvage our own window (**Window D**) and use it for rehab purposes throughout the home while replacing it with a new, matching window. We accomplish three things with this: 1) we keep our house not just original with materials but original to itself by using its own salvaged parts; 2) we create a kitchen layout that fulfills our needs with a slightly shortened **Window D** to allow for appliances; and 3) we make other deteriorated windows *original to the home from using its own parts* and not just original to the period by using salvaged materials from other homes that may or may not be from the same time period or even the same style of house
- Basement Entrances (West facing Cornelia Ave and South facing the Alley and Anderson Ave)
 - Both South and West basement entrances were demolished due to heavy deterioration from termites and prolonged water exposure to adjacent floor joists and structural beams. New beams and posts were installed to renew structural integrity to the back of the house
 - Replace West entrance to the basement with new brick and/or wooden door. Wooden door will also include a small wooden pergola awning. New brick will match existing West facing brick. There are currently 2 visible styles of brick used on the basement exterior. North and West facing brick match (rug-face brick). And South and East facing brick match. New brick will be painted to match existing brick

- Replace South entrance to basement with double, wooden, carriage garage doors salvaged from a historic home in the area. Each door is 4 feet wide by 7 feet tall
- **New Construction:** Build a fence for the backyard only. Fence will be made of pine and will be approximately 40 feet wide by 78 feet long. Fence will be scalloped and made of wood, matching the neighbor's fence across Cornelia Ave. Fence will have a double-gate entrance accessible from Cornelia Ave where a sloped driveway currently exists
- **New Construction:** Build a deck. Deck will be made of wood and will be approximately 20 feet wide starting from the East corner of the house and 14 feet deep. Stairs for backyard access will be installed on the East side of the deck with limited visibility from Cornelia Avenue
- We will be extending the **Master Bedroom** out over the front porch. We are simply utilizing dead space above the porch and will not be altering the roof. This is an interior extension only and will not be seen from the exterior of the home. In doing so, however, we may have to take down the existing porch ceiling beadboard in order to add the appropriate structural framing. We will salvage and/or replace existing beadboard with new, matching beadboard in material (wood) and style



300
OKLAHOMA
AVENUE

CORNER OF
OKLAHOMA AND
CORNELIA
AVENUE



FRONT
PORCH
FACING
NORTH



FRONT
PORCH





Customer Notes: 3/16/15

Line #	Location:	Attributes	Item	Price
10	KITCHEN	<p>Architect, Casement Left, 35 X 47</p> <p>1: 3547 Left Casement Frame Size: 35 X 47 General Information: Standard, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed Interior Color / Finish: Unfinished Interior Sash / Panel: Standard Glass: Insulated Dual Low-E, Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Fold-Away Crank, No Limited Opening Hardware, White Screen: Full Screen, White, InView™ Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H) Wrapping Information: No Exterior Trim, No Interior Trim, 4-3/16", 4-3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 154", Glazing Pressure = 50.</p>	5	50

Viewed From Exterior:
 Rough Opening: 35 - 3/4" X 47 - 3/4"

PK #
701

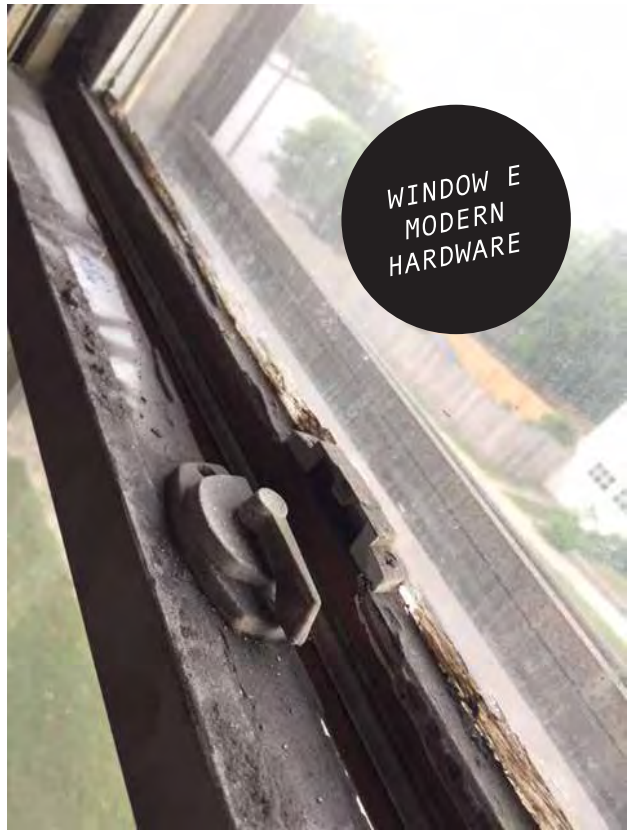
WINDOW D
REPLACEMENT
SPECS

MATCHING
WINDOWS A & B





OUTSIDE WINDOW E



WINDOW E MODERN HARDWARE



INSIDE WINDOW E

ORIGINAL WINDOW

WINDOW E
NON-ORIGINAL
NON-HISTORIC



WINDOW E MODERN BUILD



FRONT DOOR
WINDOW
PATTERN



FRONT
DOOR

MATCHING
FRONT DOOR
FOR NEW
BACK DOOR



PROPOSED
FENCE IN
NEIGHBOR'S
YARD



EXAMPLES
OF PERGOLA
AWNING TO GO
OVER WEST
BASEMENT
ENTRANCE

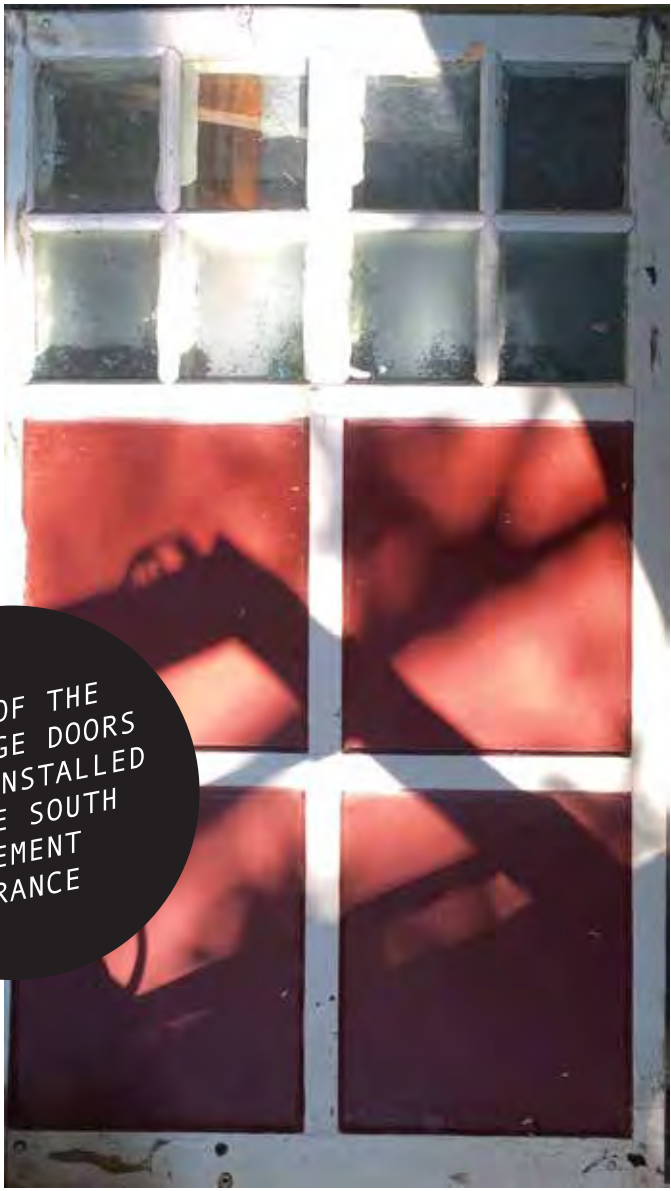
PROPOSED
MATERIALS



BASEMENT
SOUTH
ENTRANCE

ONE OF THE
CARRIAGE DOORS
TO BE INSTALLED
IN THE SOUTH
BASEMENT
ENTRANCE

PROPOSED
MATERIALS



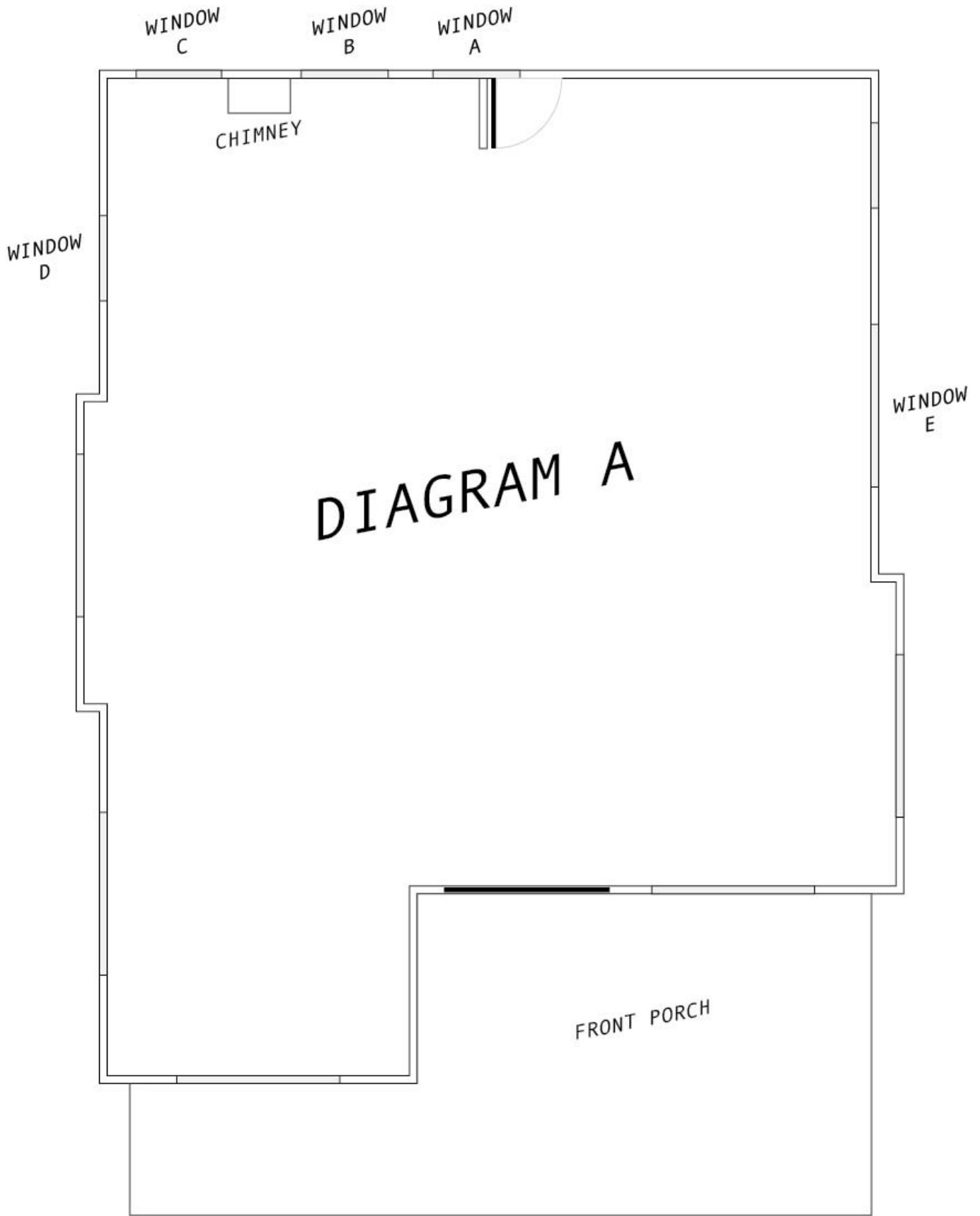


PROPOSED
MATERIALS



EXAMPLES OF
DECK OPTIONS
UNDER
CONSIDERATION





ALLEY

SINGLE
GATE
FENCE
ENTRANCE

DIAGRAM B

DOUBLE
GATE
FENCE
ENTRANCE

EXISTING
SLOPED
DRIVEWAY

DECK

SINGLE
GATE
FENCE
ENTRANCE

CORNELIA
AVENUE

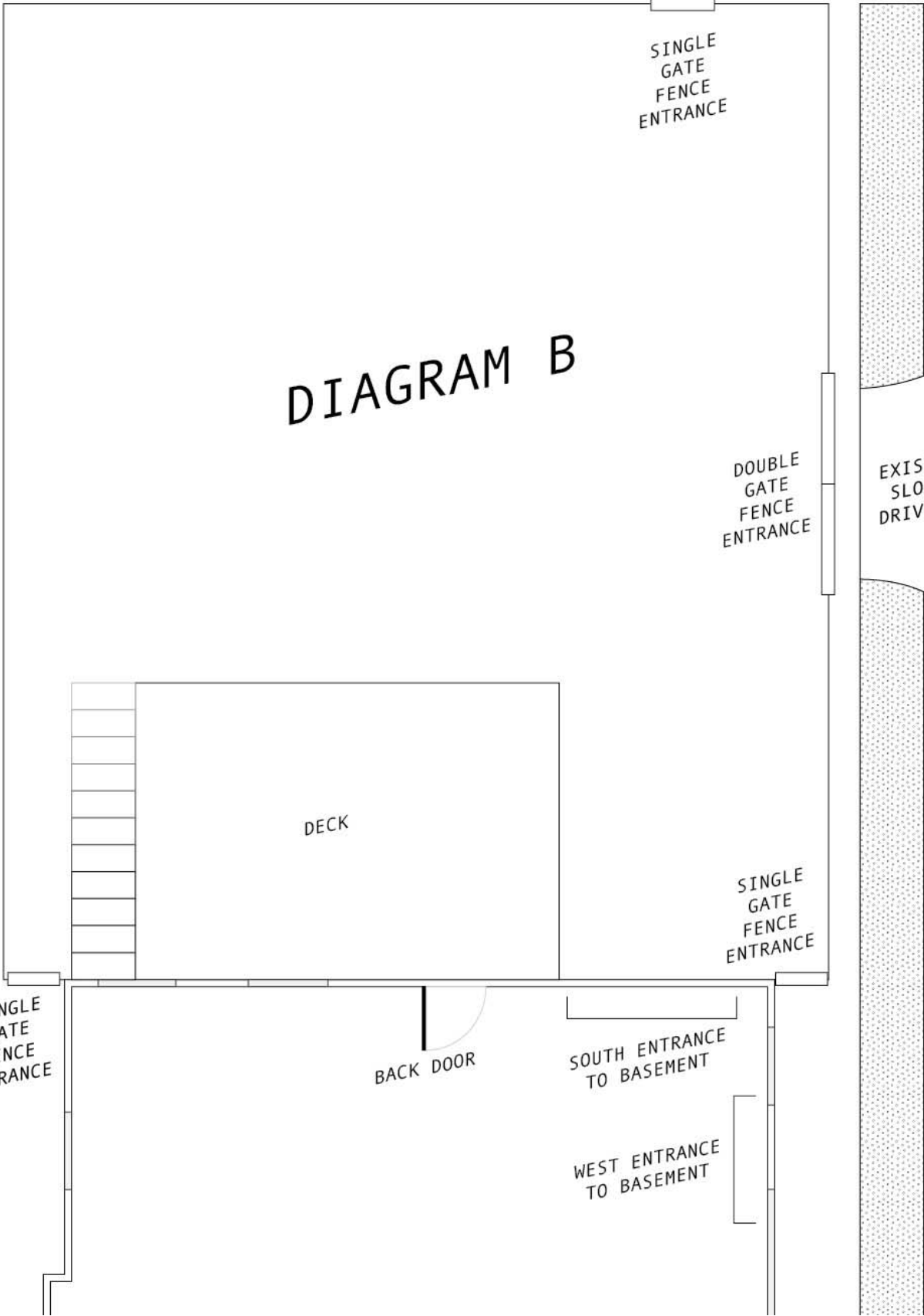
SINGLE
GATE
FENCE
ENTRANCE

BACK DOOR

SOUTH ENTRANCE
TO BASEMENT

WEST ENTRANCE
TO BASEMENT

SIDEWALK



300 Scott Avenue looking NE



02/24/2014

300 E. Oklahoma Avenue looking NW



02/24/2014



300 E. Oklahoma - Window D on northeast to be replaced



300 E. Oklahoma - Northeast side from Oklahoma Ave.



300 E. Oklahoma - Close-up of Window D on northeast



300 E. Oklahoma - Windows showing 6-over-1 on northeast side



300 E. Oklahoma - Southwest opening for carriage doors



300 E. Oklahoma - Rear of house from Cornelia Ave.



300 E. Oklahoma - Rear of house looking southwest from back yard



300 E. Oklahoma - Rear of house looking southwest from alley



300 E. Oklahoma - Carriage door example - with transom windows that open



300 E. Oklahoma - Carriage door example - traditional craftsman style



300 E. Oklahoma - Carriage door example - multi-pane



300 E. Oklahoma - Carriage door example- cross buck