



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

PROPERTY ADDRESS: 129 E Oklahoma Ave 37917

FILE NO.: 3-E-16-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 3/17/2016

APPLICANT: John Holmes (owner/contractor)

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

PROPERTY DESCRIPTION: Queen Anne eclectic (c. 1895)

Two-story frame with asbestos shingle wallcovering. Hip roof with paired gabled dormers on front elevation with square attic windows and hipped dormers with wood shingle wallcovering. Double-hung two-over-two windows. Two-story three-quarter front porch with Doric capitals on round wood columns, sawn wood balustrade on second-story porch and first-story balustrade of top rail supported by sawn wood brackets. Two interior offset brick chimneys. Brick foundation. Irregular plan. (Contributing)

► **DESCRIPTION OF WORK:**

LEVEL II WORK PROPOSED FOR APRIL 21, 2016 HZC MEETING:

Enclose lower level porch with at least 6-inch offsets from corners of house in the style of a sleeping porch or sunroom. Remove existing late-added steps. Install three ~36"x78" single-paned casement or 1/1 double-hung window on the north side and two matching windows on the rear, with window frames abutting each other as shown in 4/19/16 submitted drawings. Install half-light wood door with panels below on rear of addition, with single-light transom above. Sheathe addition with 3-foot high vertical beadboard or board and batten wainscoting below and siding above to match that on main house. Upper porch to remain open with balustrade with 2x2 pickets spaced ~4 inches on center, with entire balustrade being 36 inches in height. Top rail to be molded or beveled. Existing hipped roof over rear 2nd-level porch to be repaired as needed and supported by 6x6 square posts as are existing. The corner trim on the enclosure below will align with the width of the roof support posts above.

Install diamond-shaped window with wood framing based on documentation of historical existence to right of original front door opening. Framing to match type and width of that which existed on original window openings. Framing to match type and width of that which existed on original window openings.

LEVEL II WORK REVIEWED AT MARCH 17th, 2016 HZC MEETING:

APPROVED:

Replace non-original metal frame windows with wooden 1/1 double-hungs within original openings on sides and front. Install wooden 1/1 double-hung windows on rear and northeast kitchen window within existing altered smaller window openings. Remove two non-original doors from the front façade. Install period-appropriate door with transom into documented original opening and more central opening, along with sidelights if their historic existence can be documented. Replace attic dormer windows with those having period-appropriate muntins and pane divisions.

DENIED:

Install a window to right of new front door based on framing. Enclose rear recessed 12x12 porches on 1st and 2nd levels and sheathe with wood siding to match that on main house. Retain original porch roof line over addition.



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► **APPLICABLE DESIGN GUIDELINES:**

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

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 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.
5. Before expanding the size of the historic building with a new addition, try reconfiguring interior space that does not define the historic character of the building in order to accommodate the new space needs.
6. Do not cause a loss of historic character through a new addition.

WINDOW Design Guidelines have been applied.

COMMENTS:

The applicant/owner has relayed that stormwater run-off pools on the lower porch due to incorrect slope direction on the rear concrete porch floor, and do the slope of the rear lot toward the back of the house. It pooling of water at the back door, and the seepage into the wooden girder beam at the base of the house has caused rot and subsequent termite damage. The owner proposes to install a french drain and enclose the back porch area in order to remediate the water problem.

STAFF FINDINGS:

MARCH 17th, 2016 STAFF FINDINGS

- 1) The window openings were reduced in size by a previous owner; therefore, the windows are not original.



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- 2) The existing windows are metal framed; therefore, are not original.
- 3) The 1986 historic resource survey files indicate the original windows were 2/2 double-hung windows.
- 4) There is evidence in the front wall framing that there may have originally been a small diamond-shaped window to the right of the front door.
- 5) There are many examples of small windows of various shapes, including diamonds, adjacent to front entry doors throughout the historic districts.
- 6) The 1917 Sanborn Fire Insurance map indicates that there was a recessed one-story porch on the rear corner of the house.
- 7) The recessed porch in the rear corner of the house contributes to the irregular floor plan and shape and is part of the original character of the house.
- 8) Although the addition would be located on the rear and only slightly visible from the street, it would not meet Addition guidelines 1, 3, 6 including being of a compatible size, scale, and proportion to the historic house; being easily removed without destroying historic character; and not causing a loss of historic character by its construction.

APRIL 21ST, 2016 ADDITIONAL AND AMENDED STAFF FINDINGS

1. After removing the sheathing on the front porch, there is definitive evidence in the revealed framing that a diamond-shaped window existed to the right of the original front door opening.
2. Plumbing lines found on the rear porch lower level indicate the porch was likely enclosed at some point, but there is no documentation on the appearance of the enclosure or when it occurred. However, the prior enclosure confirms that the existing lower level porch structure has been altered from the original.
3. The proposed enclosure on the lower level retains a level of transparency and porch character with a sleeping porch-type arrangement of windows on each side with wood vertical wainscotting below.
4. The 2nd-level porch was a later addition since it does not show as existing on the 1917 Sanborn maps. It was never enclosed, so it is appropriate that it should remain open.

► STAFF RECOMMENDATION:

APRIL 21st, 2017 RECOMMENDATION

Approve enclosure of lower rear porch as per submitted drawing (4-21-2016) with condition that type of window -- casement vs. double-hung -- to be approved by staff, as well as wood vertical wainscotting type below windows.

Approve installation of diamond-shaped window to the right of the original front door opening with condition that wood framing based on submitted documentation of historical existence with framing to match type and width of that which existed on original window openings.



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MARCH 17th, 2016 RECOMMENDATIONS

Staff recommends approval of installing new wood double-hung windows of a 2/2 configuration as stated in the 1986 survey as being original to the house. Approval of installing new front door with transom and sidelights in documented original front opening, and removing non-original front door openings. Install window to right of front door with condition that it is a diamond shape of a size documented by existing framing. Staff cannot recommend approval of altering the original configuration of the house by infilling the rear corner porch. Staff recommends obtaining further professional opinions on how to remediate the stormwater run-off in the back of the house, and presenting any alternative alterations to the HZC at a future date.

2 E-16-HZ

Certificate (File) No:



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

Please print all information:

1. NAME OF APPLICANT: David Holmes

Address: 212 E Oklahoma Ave Knoxville, TN 37917

Telephone: (423) 231-8290 E-mail address: DHolmes24@gmail.com

Relationship to Owner: Owner

2. NAME OF OWNER: Co-Owner John Holmes

Address: 5914 Grey Gables Dr, Knoxville TN 37931

Telephone: (423) 231-4980 E-mail address: JHolmes6@gmail.com

3. LOCATION OF PROPERTY:

Address: 129 E Oklahoma Ave Tax ID/Lot/Parcel No: 081NG009

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; renewal of COA
- Level II Major replacement of materials or architectural elements; construction of 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.)

Replace non-historical metal frame windows with new wood windows.

Repair porch ceilings with new beadboard.

Restore front entrance from 2 doors to 1 door with sidelights and a window.

Frame in rear porch to convert to living space, add wood siding

6. SIGNATURE OF APPLICANT: D.A. Holme Date: 02/24/16

Return 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. **Incomplete applications will not be accepted.**

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



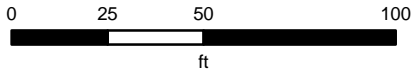
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129 E. Oklahoma Avenue
ONK H-1

Knoxville - Knox County - KUB Geographic Information System



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COA Application



129 E Oklahoma Ave
Knoxville, TN 37917

Background

129 E Oklahoma Ave is located in the Old North Knoxville Historic District, near the corner of Oklahoma Ave and McMillan St. Due to actions of previous owners, much of the homes historical integrity has been lost. It has been split into a duplex, with the original front door and window removed, and replaced with 2 new historically inaccurate doors. Additionally, the majority of the windows on the lower floor, and several on the upper floor have been blocked in to reduce their size, and replaced with metal frame windows. Metal storms windows were also added to all windows. In the rear of the property, a porch has been converted into a staircase as a rear entrance to the top apartment.

Water damage presents another challenge for the rear of the house, as water damage has caused the rear portion of the house to suffer from extensive settling. The design of the rear porch allows water to pool and seep into the house, causing the settling to occur.

Our goal is to restore the property from a duplex to a single family residence. At the previous month's meeting, we received approval to restore and repair many of the house's features, but the discussion of the rear addition was postponed.

Addition of Living Space / Enclosure of Porch

One of the concerns with the house involves extensive settling at the rear of the house due to water damage. Water pools on the rear porch and seeps into the house, causing the settling in the back of the house. We feel the best solution to prevent additional settling and damage is to enclose the porch to prevent water infiltration.

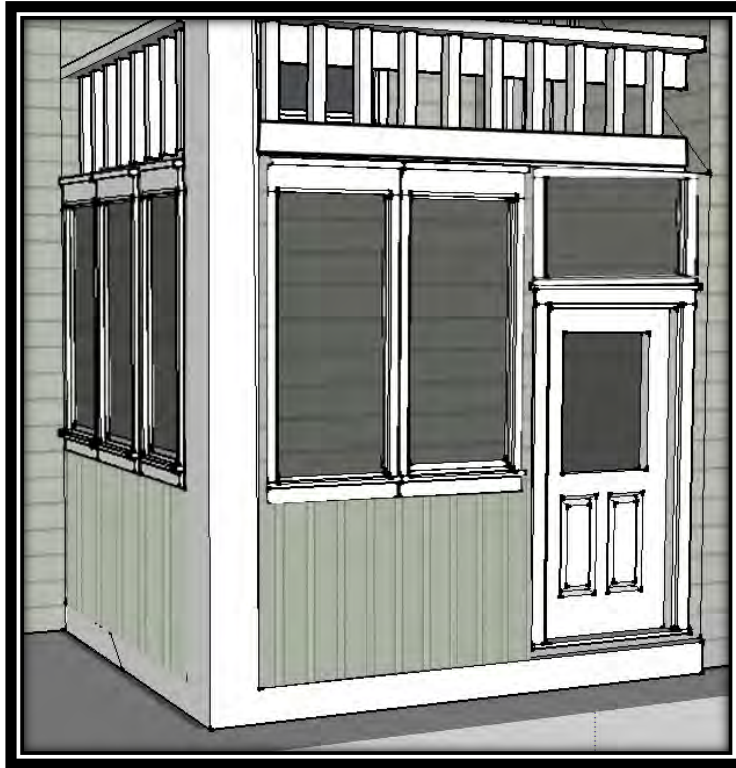
We are unable to determine the original configuration of the rear porch area, but when the property was converted to a duplex, it was heavily modified to accommodate stairs to allow a rear entrance to the upstairs apartment.



We would like to enclose this porch area on the lower floor, and restore the porch on the upper level.

Enclosure of Lower Porch

We plan to enclose the existing porch in a way that maintains the open look of the porch with large glass windows.

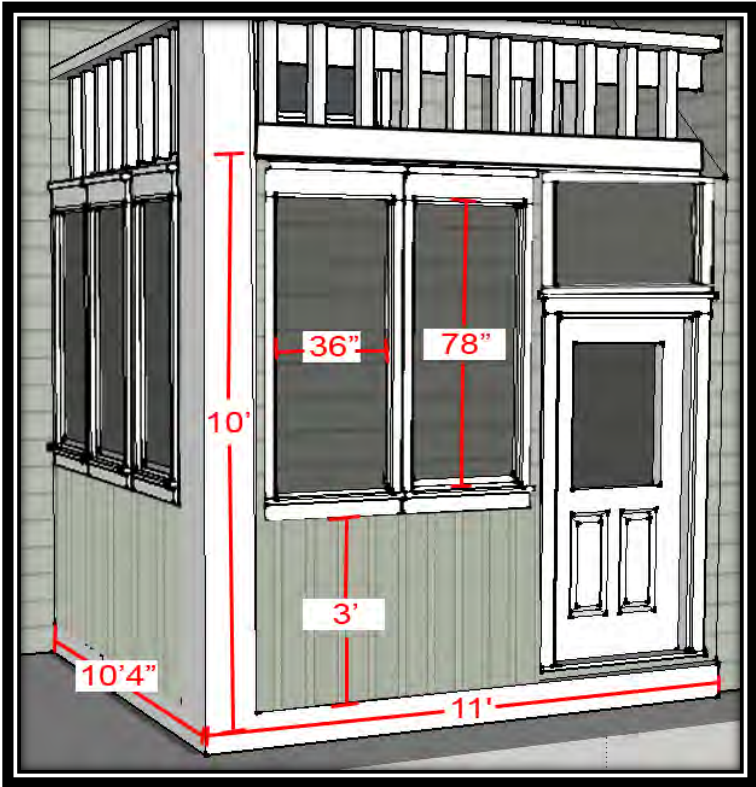


To this end, we propose enclosing the porch area with single light glass windows from 36" above the porch floor to the porch ceiling, on both exterior sides of the porch. 3 windows will be used on the eastern side, and 2 windows and a door/transom on the northern side. The large windows will be ~36"x78" in size.

We would prefer the use of single light fixed windows to be approved, and also to retain the option to use rollout casement windows or double hung windows if desired to allow for airflow. Final window selection will be approved by HZC staff before purchase.

The door will be a 1/2 sash front door, repurposed from the front of the house, with a transom window added above. We would use a vertical siding below the windows.

The porch above would be restored to its full 10x11 size, and the non-historical railings and balusters would be restored and updated to current code. This would include ballusters centered in railings with 4 inch spacing and handrails that are able to be gripped easily.



Front Porch: Diamond Window

At the last month's meeting, the commission was unable to grant approval for the requested installation of a diamond shaped window on the front porch due to lack of evidence. Although there was half of a diamond shape framed into the interior wall next to the existing doorway, it was unclear if it was anything more than bracing.

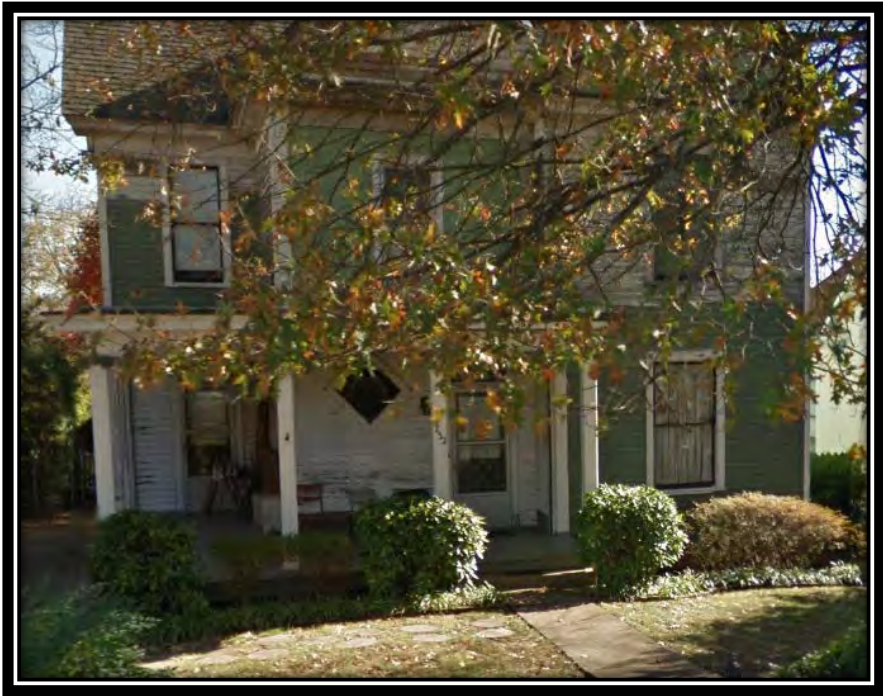


However, since the last meeting, we have removed the cement shingle from the porch area, and discovered additional support for the window. From the front, you can see in the same area that the siding had been cut in a diamond shape, and plywood added in the area before the cement shingles were installed.

We see no other reason for this to be constructed in this matter unless the diamond window existed, and was removed to facilitate the installation of the second door during the conversion to a duplex.

Request the commission reconsider the installation of a diamond shape window on the front porch.

As additional support for the diamond window, see 232 E Scott Avenue as example:





129 Ok – Possible diamond-shaped window framing at front porch