



**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: 3/17/2016

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 frame 15'x30' x 20' high front -gabled garage with brick veneer on the front elevation and wood siding on the remaining elevations. The proposed location is to rear south of house on the site 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 only 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 2x2 square balustrade will be added to the rear of the structure. A 28'x7' concrete patio will be poured to the adjacent north of the structure toward the inside of the back yard. The concrete patio will be covered by a 5-V metal sheathed 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. AUXILIARY 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-
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face block; garage doors appearing to be carriage doors or plank doors with reinforcing trim.

COMMENTS:

Comments added as of 3/17/2016:

The roof ridge height is proposed to be at 20 feet. The R1A zoning allows the height to the average roof pitch be 15 feet. The proposed height of the average roof pitch is 17.5 feet which is 2.5 feet over the required 15 feet by the zoning ordinance. The owner has applied to BZA for a height variance and setback variances. The HZC can require that setbacks be greater and height be lower even if approval is granted by the BZA.

Below are the comments by the HZC and the neighborhood liaison as excerpted from the December 2015 minutes:

"ONK neighborhood guidelines do not allow the use of fiber cement board siding, and any siding used should be wood. Neighborhood representative James Pierce, referencing the neighborhood guidelines, noted the Applicant would need to use a wood lap or board and batten siding on this auxiliary structure."

"With regard to the façade [south] that does not have any windows other than a small dormer window, he [James Pierce] noted in the neighborhood these auxiliary structures typically have first level windows that are appropriately scaled to those of the original building. Mr. Pierce felt the lack of windows was not appropriate and that the existing brick wall is not protected and could be taken down at any time without any approvals. He felt that that façade should have additional windows."

Commissioner Sean Bolen stated further that "the proposed structure is simply far too big of a structure for this lot, as well as too large to be considered a garage of the period."

STAFF FINDINGS:

- 1) Typical outbuildings in Old North Knoxville 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. (New info added as of 3/17/2016) The proposed garage footprint is 40% of the house footprint. The garages in ONK and Fourth and Gill are generally between 25% and 35% of the house footprint.
- 4) The design of the proposed garage doors that face the street are proposed to mimic carriage house doors.
- 5) The materials proposed in constructing the garage buildings, with the exception of the metal windows and doors (Revised 3/17/2016), are those listed in the guidelines: wood siding with a four-inch lap, overhanging eaves, masonry foundation, and garage doors appearing to be carriage doors.



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6) The proposed main roof pitch at at 8/12 is the same or steeper (which is appropriate) than that for other approved garages in the district . 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, on the dormers only, which is an area prone to moisture damage and rot.

9) The proposed site for the garage, in the location of the former garage at the head of the driveway and to the rear of the house, is an appropriate site for the garage. (Added 3/17/2016)

► **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 to be of wood material as specified by the Old North Knox design guidelines.

Additional conditions as of 3/17/2016:

1) The design and specifications for the front and side garage doors is to be approved by staff and the ONK Neighborhood representative.

2) The front of the garage is to be of the same wood siding proposed for the other walls of the garage rather than brick sheathing.

3) The concrete patio is to be tinted a neutral color so as to not be a bright white.

4) The set of french doors opening out onto the patio may have frames of wood or paintable fiberglass material, but not metal.

4) The garage footprint should be reduced by at least 5% in order to be a more appropriate size for the house.



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:

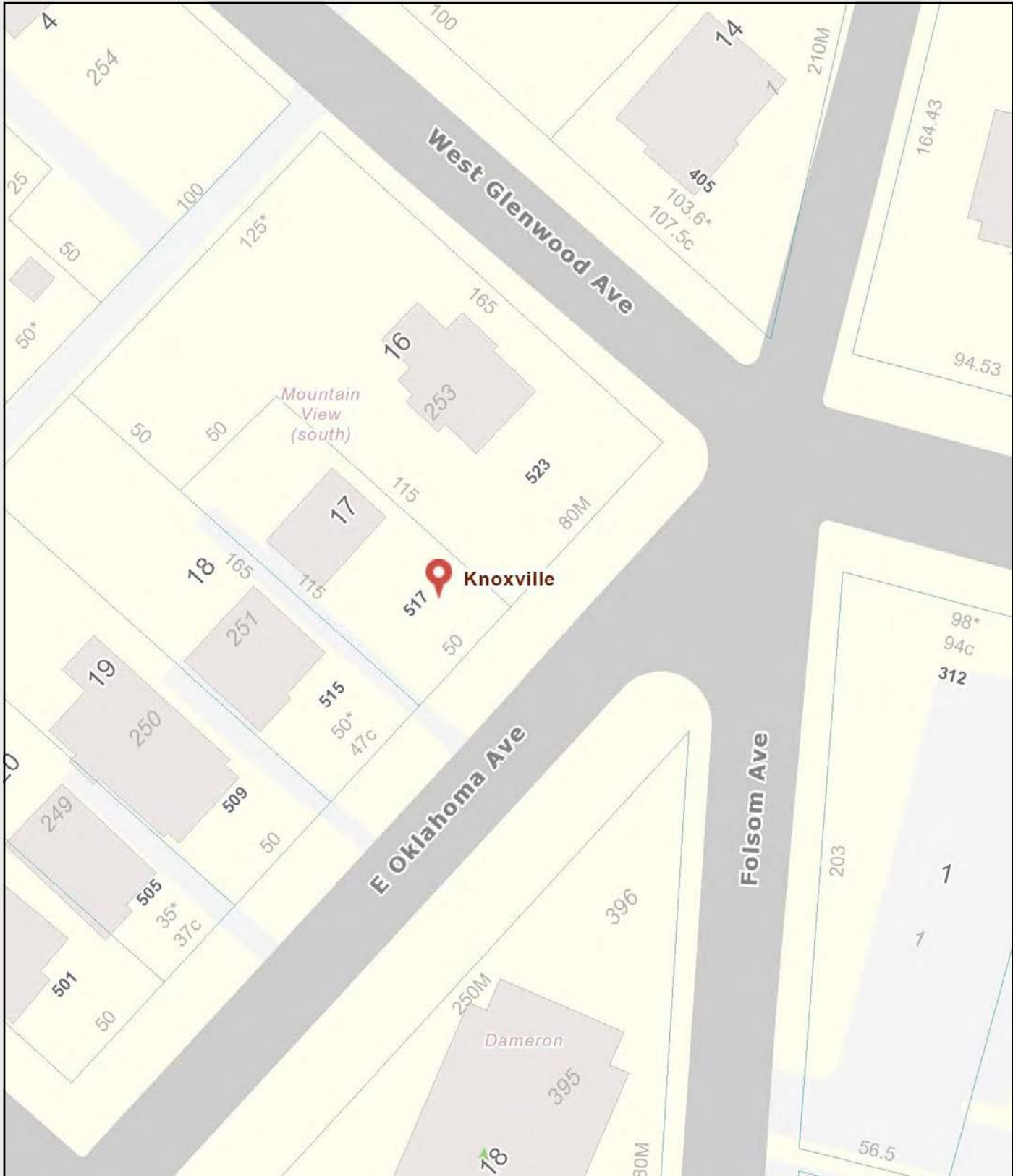
- Dimensioned site plan.
- Dimensioned elevation drawings that clearly show the exterior appearance of the project.
- Samples, description, and specifications for proposed materials and architectural features.
- Description and drawings or photographs of site improvements such as fences, walls, and sidewalks.

C. RELOCATION OF STRUCTURE

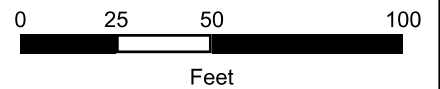
- Description of structure and its condition and reason for relocation.
- Photographs of the structure.
- Photographs and site plan of proposed location.
- Description of site features that will be disturbed such as topography, retaining walls, fences, trees.

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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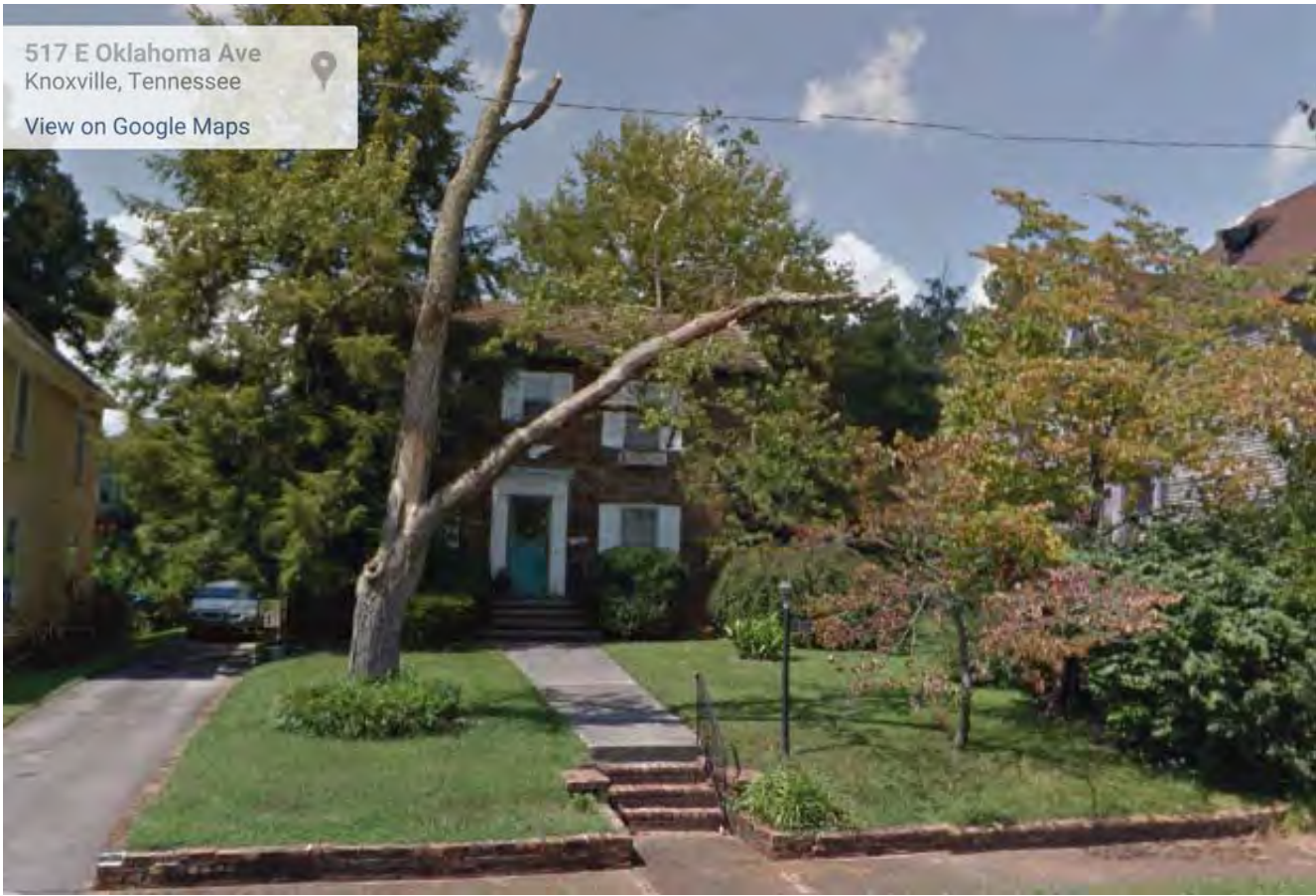
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517 E Oklahoma Ave
Knoxville, Tennessee



[View on Google Maps](#)





517 E Oklahoma Avenue looking up driveway to garage location



517 Oklahoma – Brick patchwork wall to be preserved



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

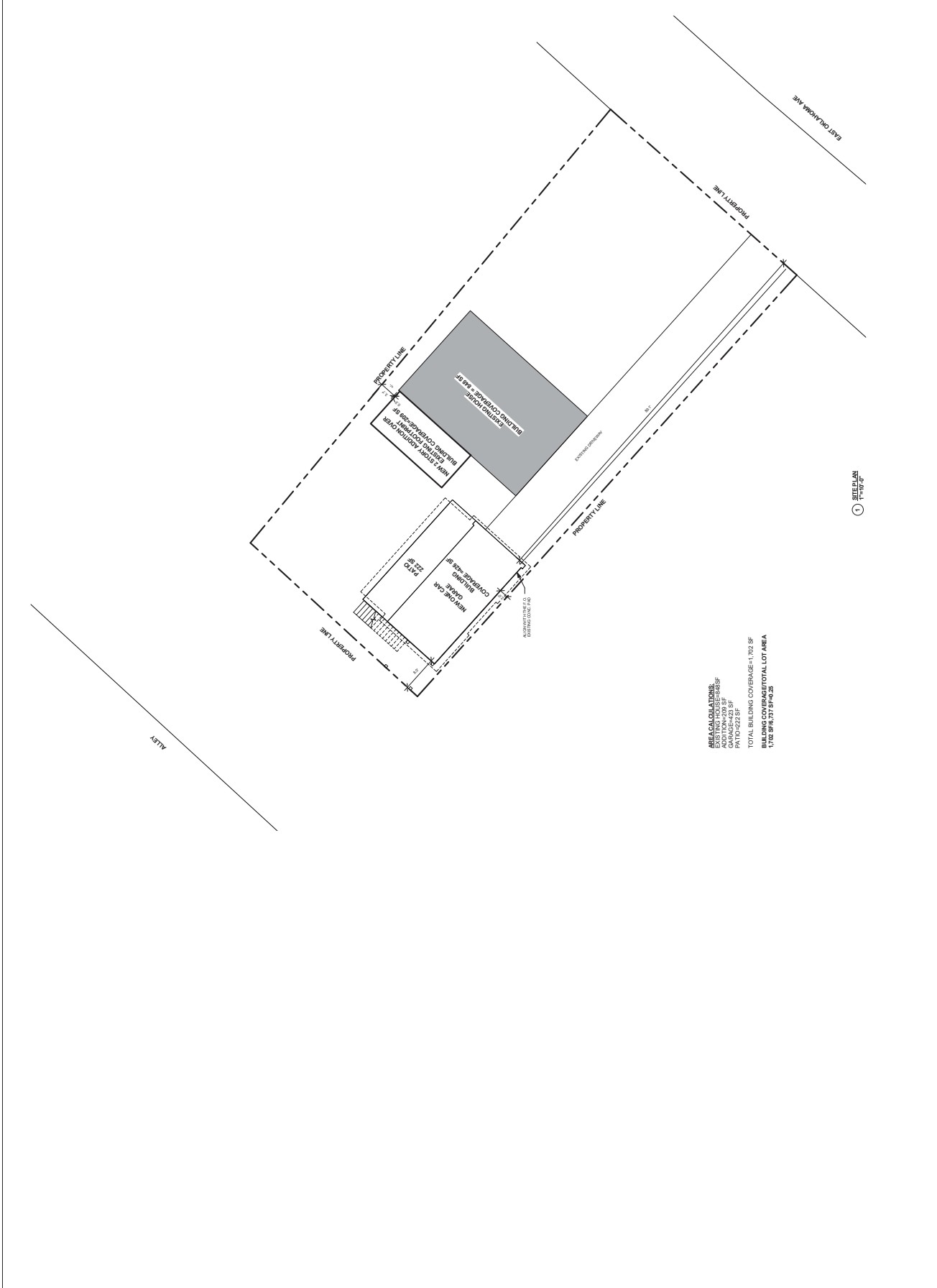
Project number
Date

517
1/20/2018

Samantha Schneider
sam.n.schneider@gmail.com
(615)423-2398

No.	Description	Date

A0.01
SITE PLAN



CUSTOM DETACHED
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SITE SECTIONS

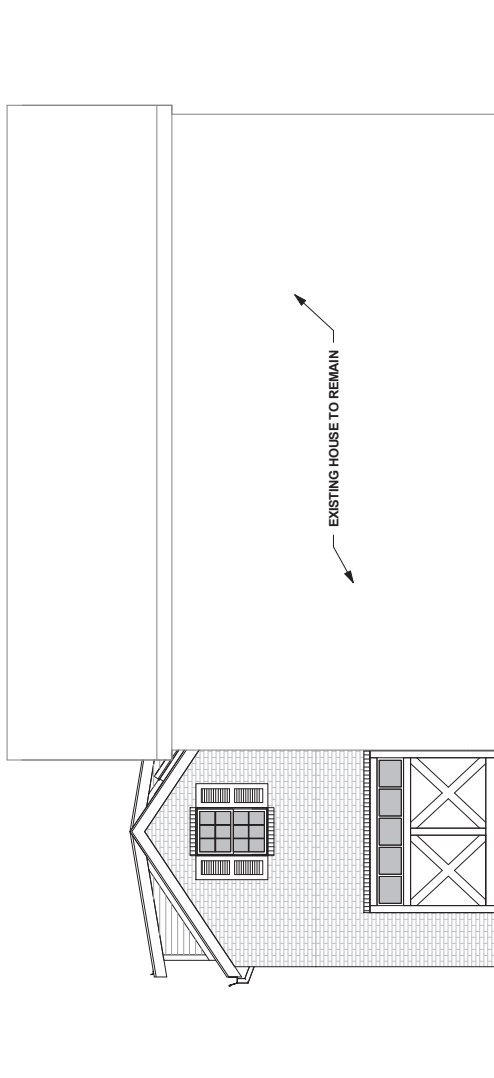
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Date 11/30/2015

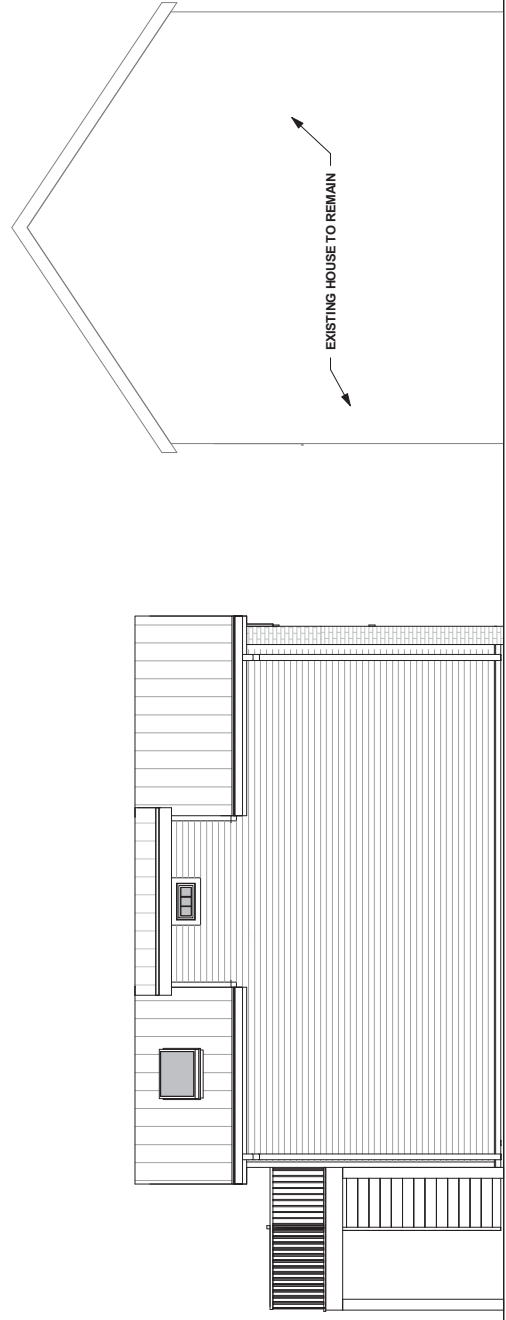
Drawn by Samantha Schneider

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

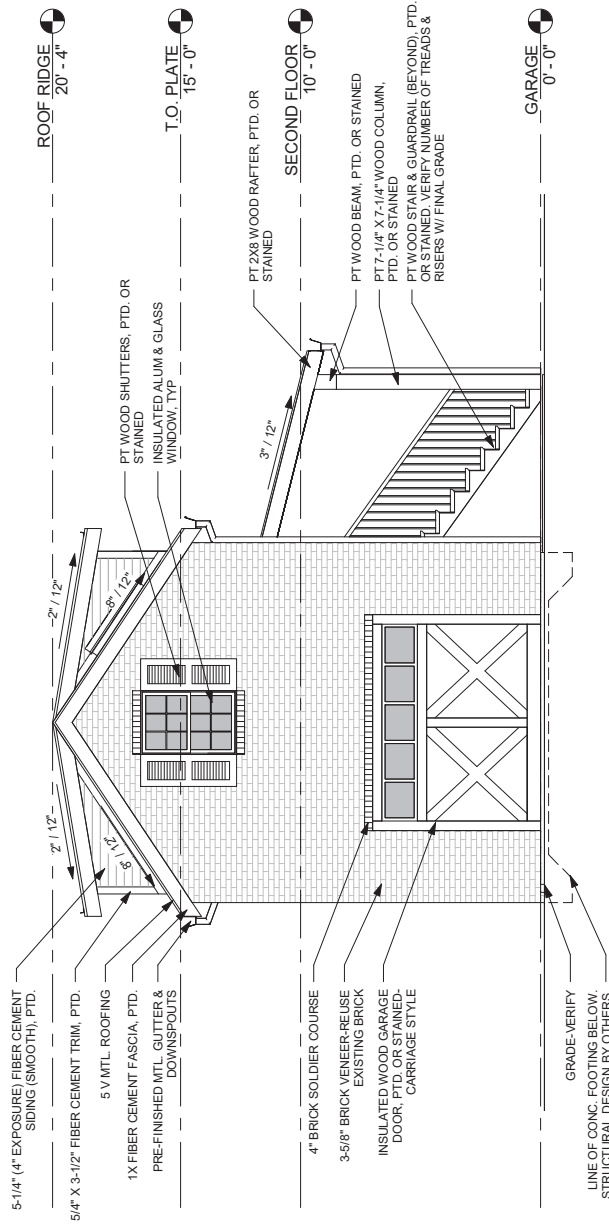
NICK SHAFFER

BUILDING
ELEVATIONS

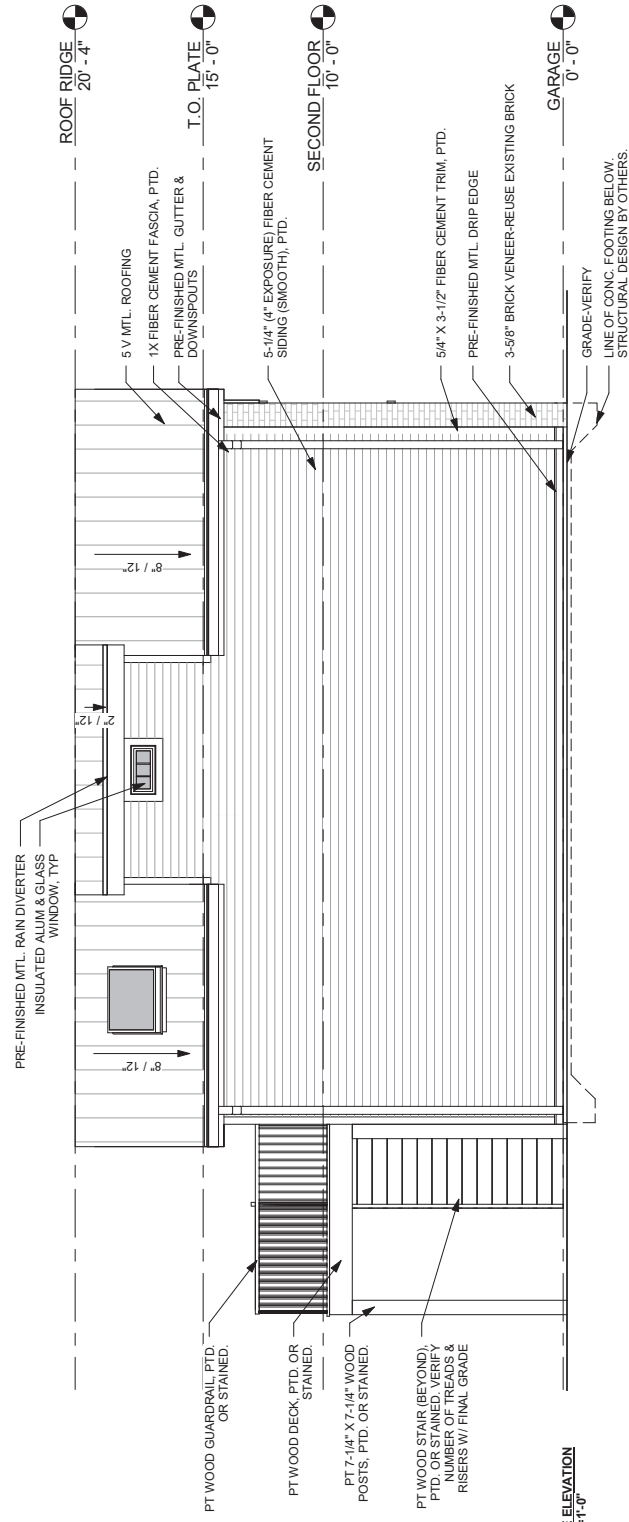
Project number 517
Date 11/30/2015
Drawn by SAMANTHA SCHNEIDER

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

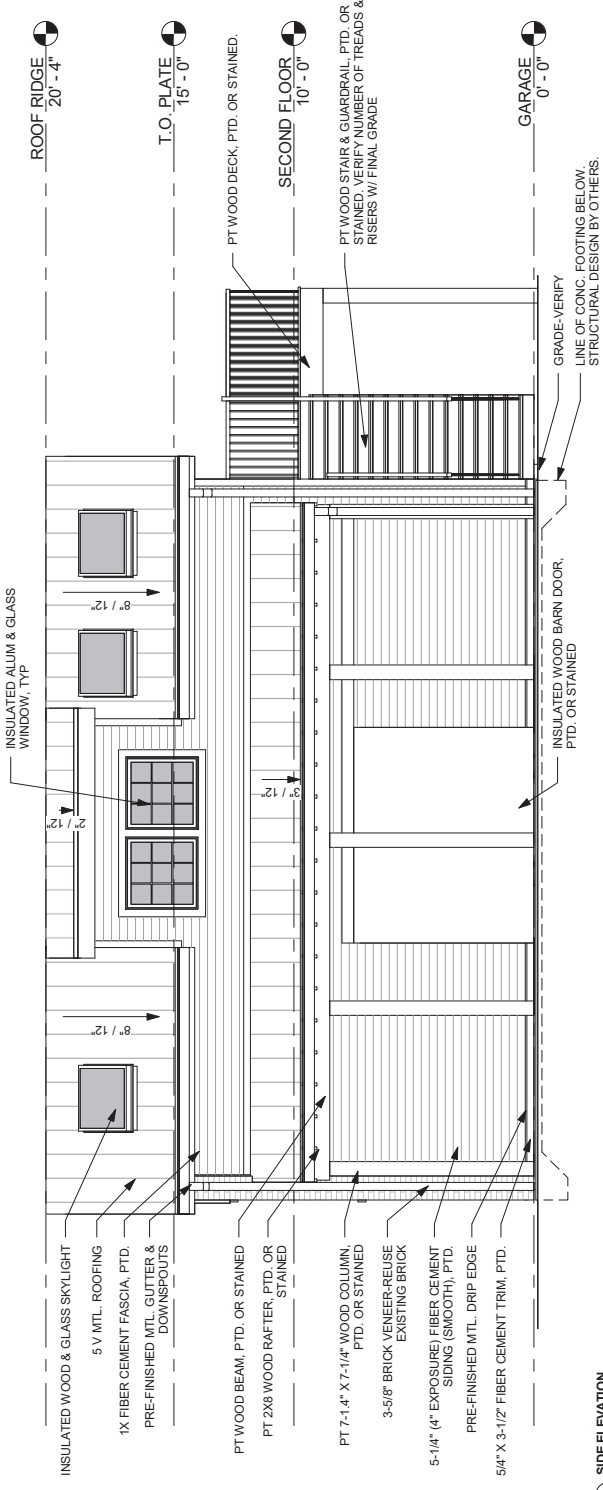
NICK SHAFFER

BUILDING
ELEVATIONS

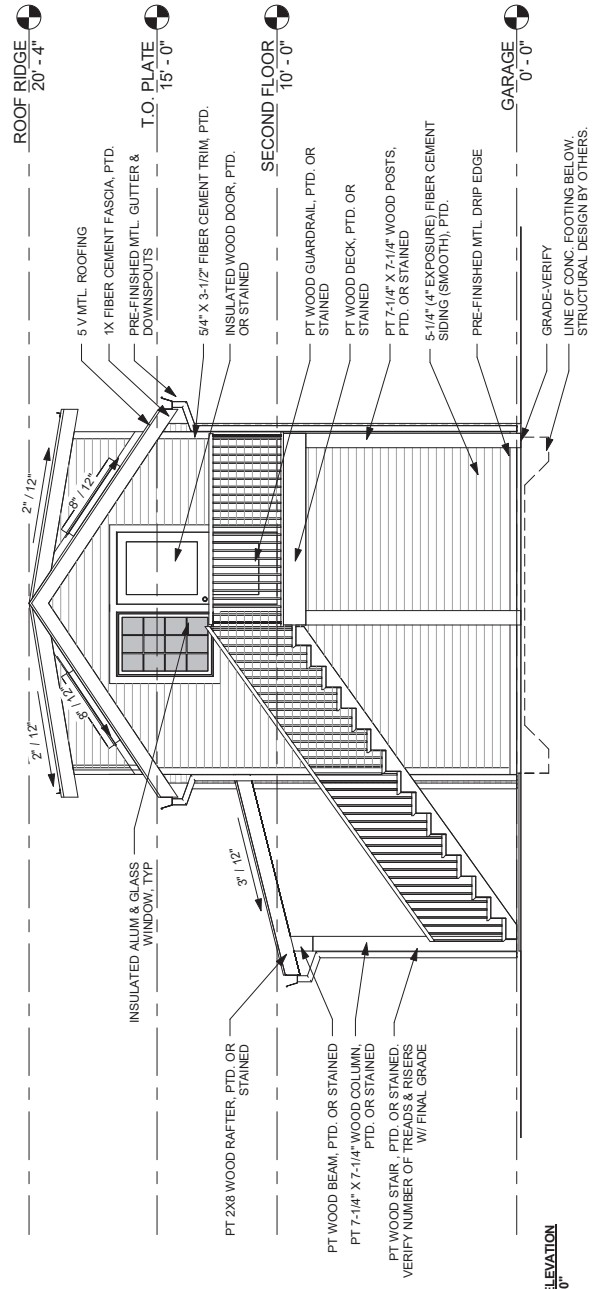
Project number 517
Date 11/30/2015
Drawn by Author

H2.02

Scale 1/4" = 1'-0"



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



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

CUSTOM DETACHED
ACCESSORY BUILDING

517 OKLAHOMA AVE
KNOXVILLE, TN 37917

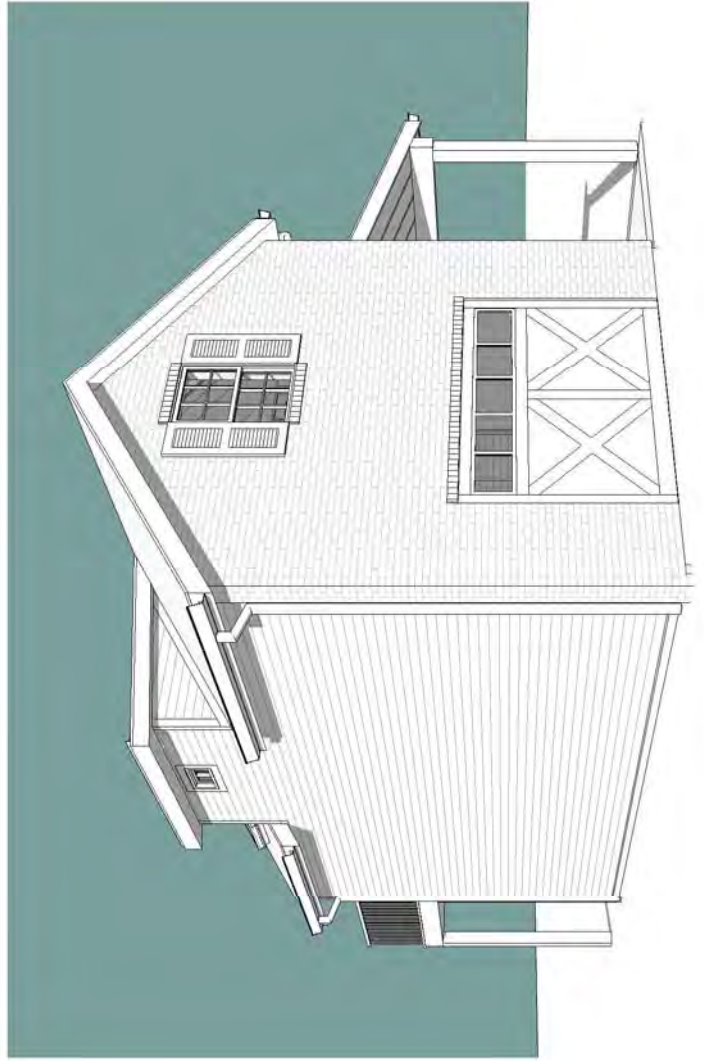
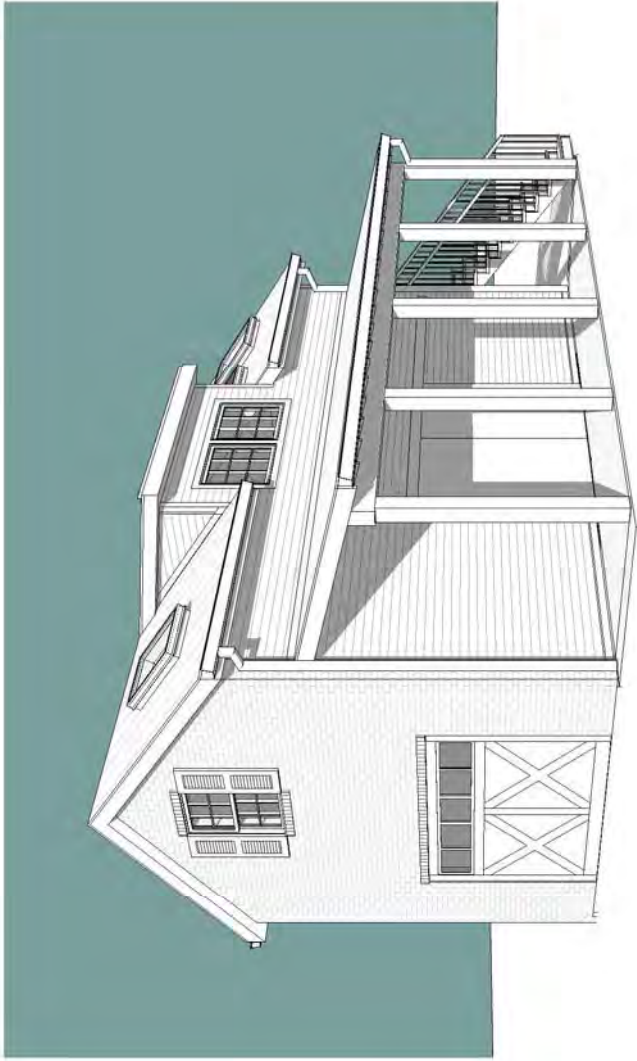
NICK SHAFFER

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

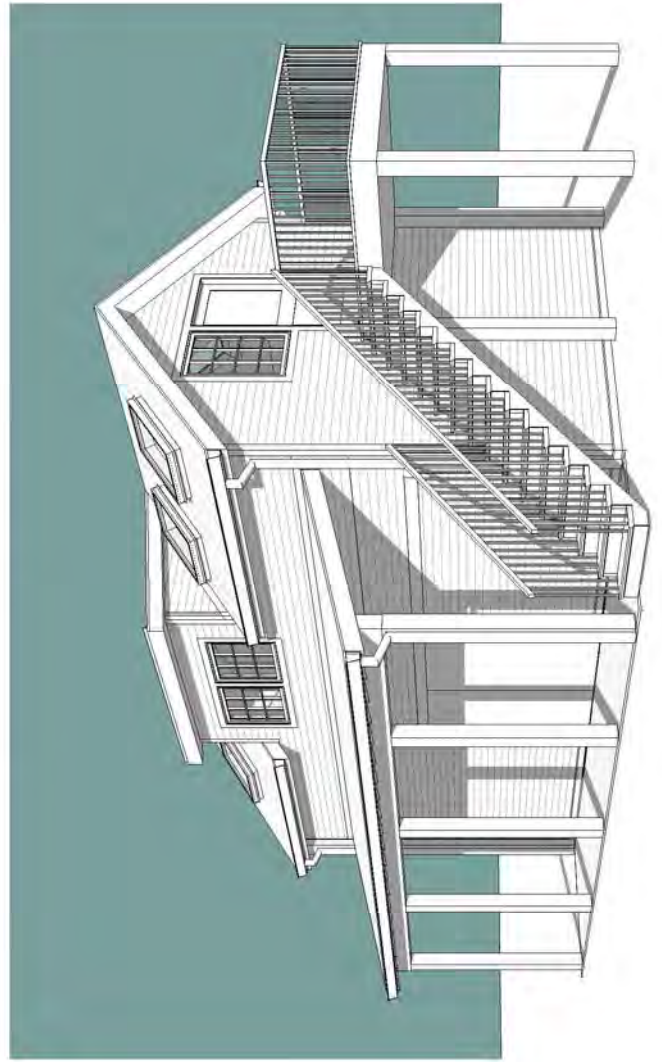
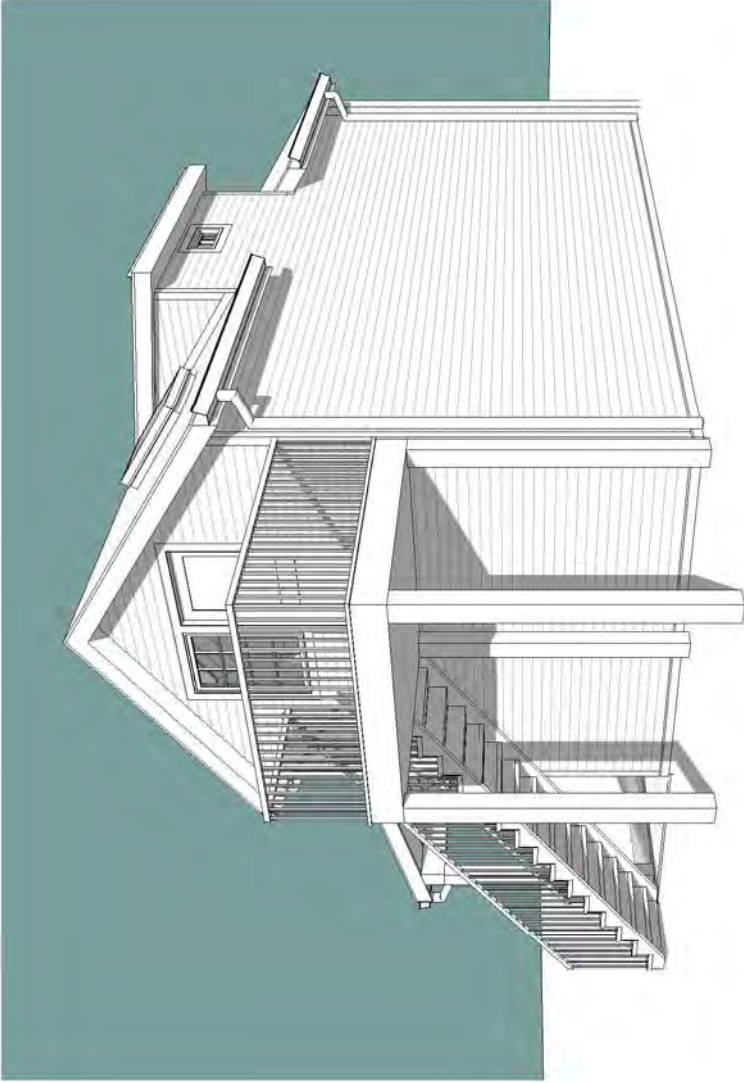
NICK SHAFFER

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

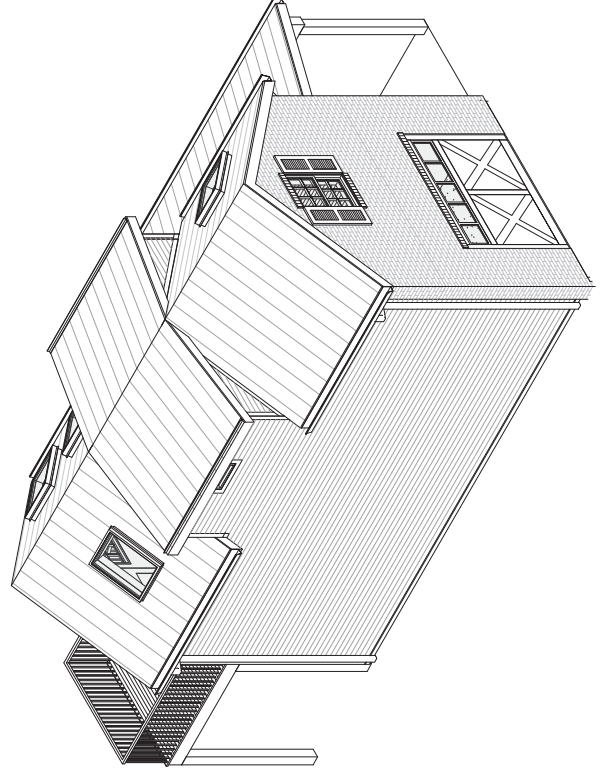
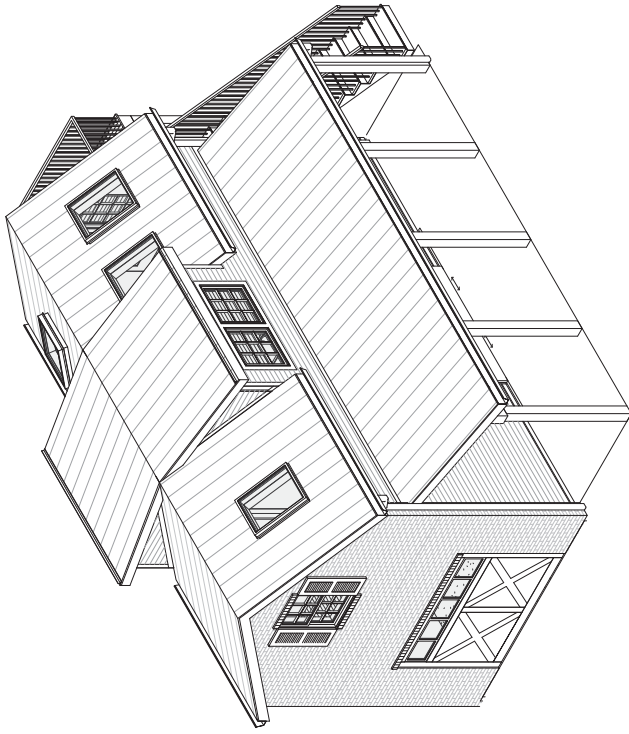
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3D VIEWS

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

H3.03

Scale



CUSTOM DETACHED
ACCESSORY BUILDING

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KNOXVILLE, TN 37917

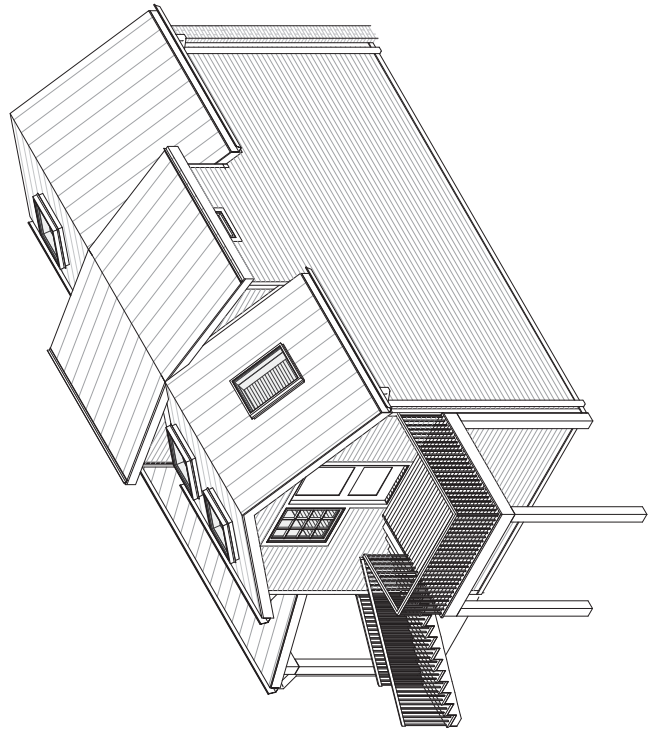
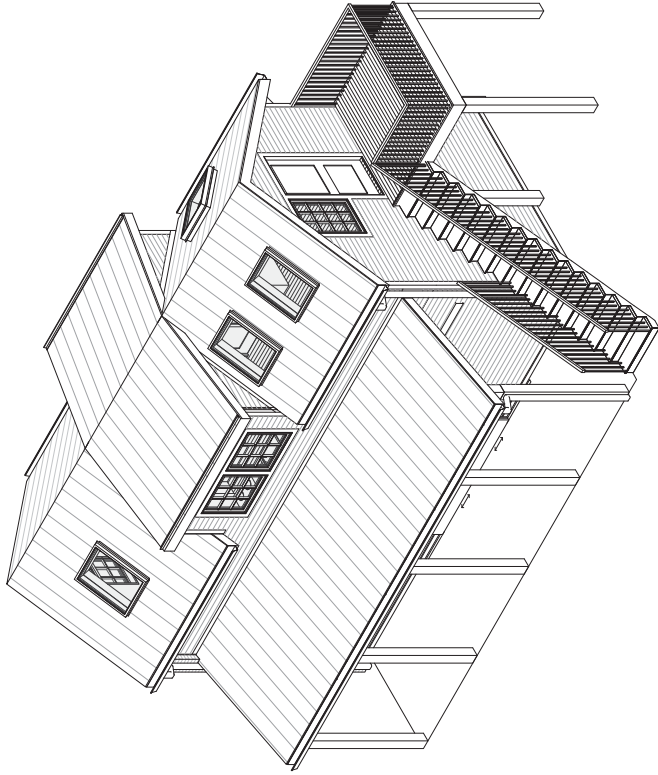
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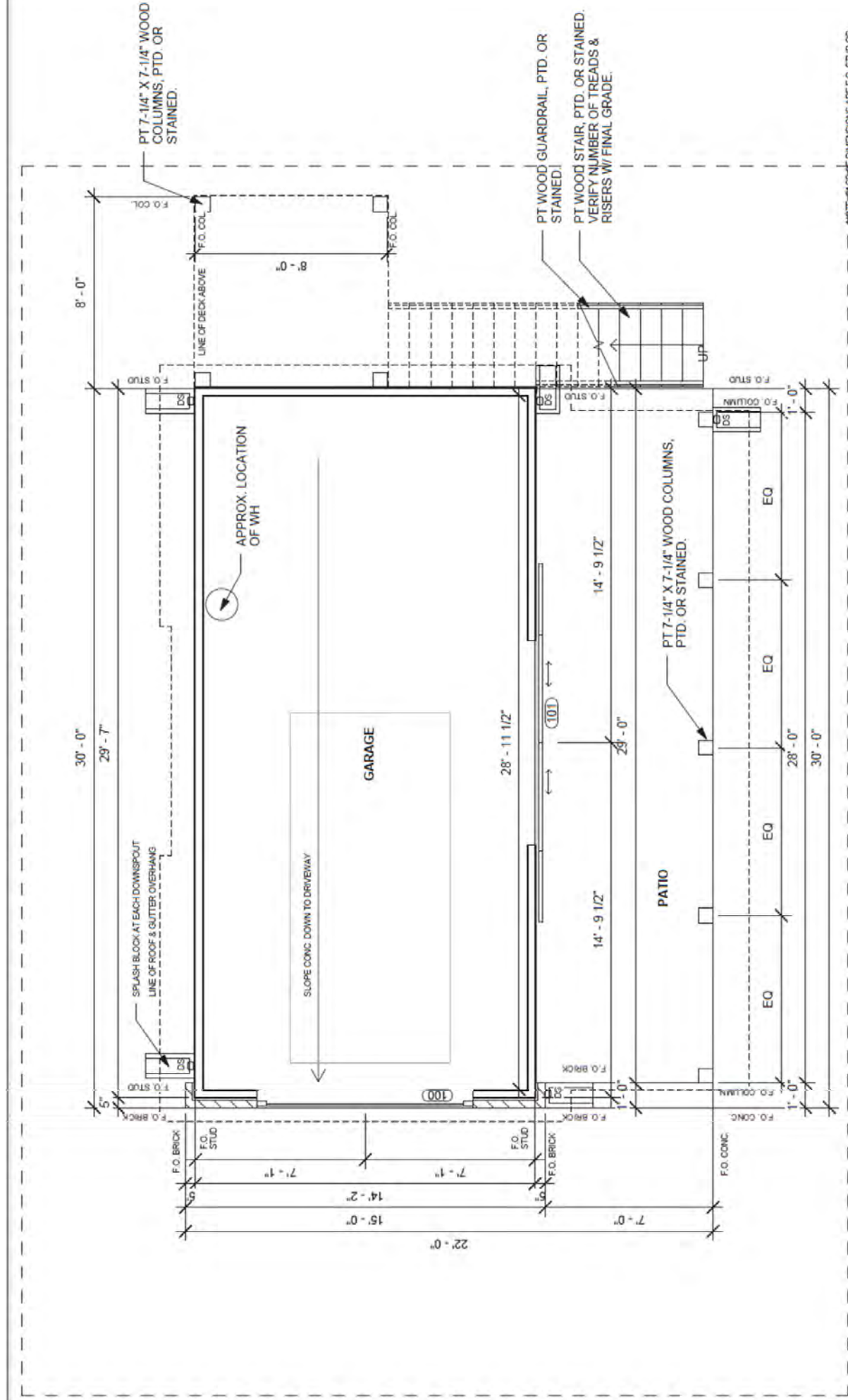
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Project number	517
Date	11/30/2015
Drawn by	Author

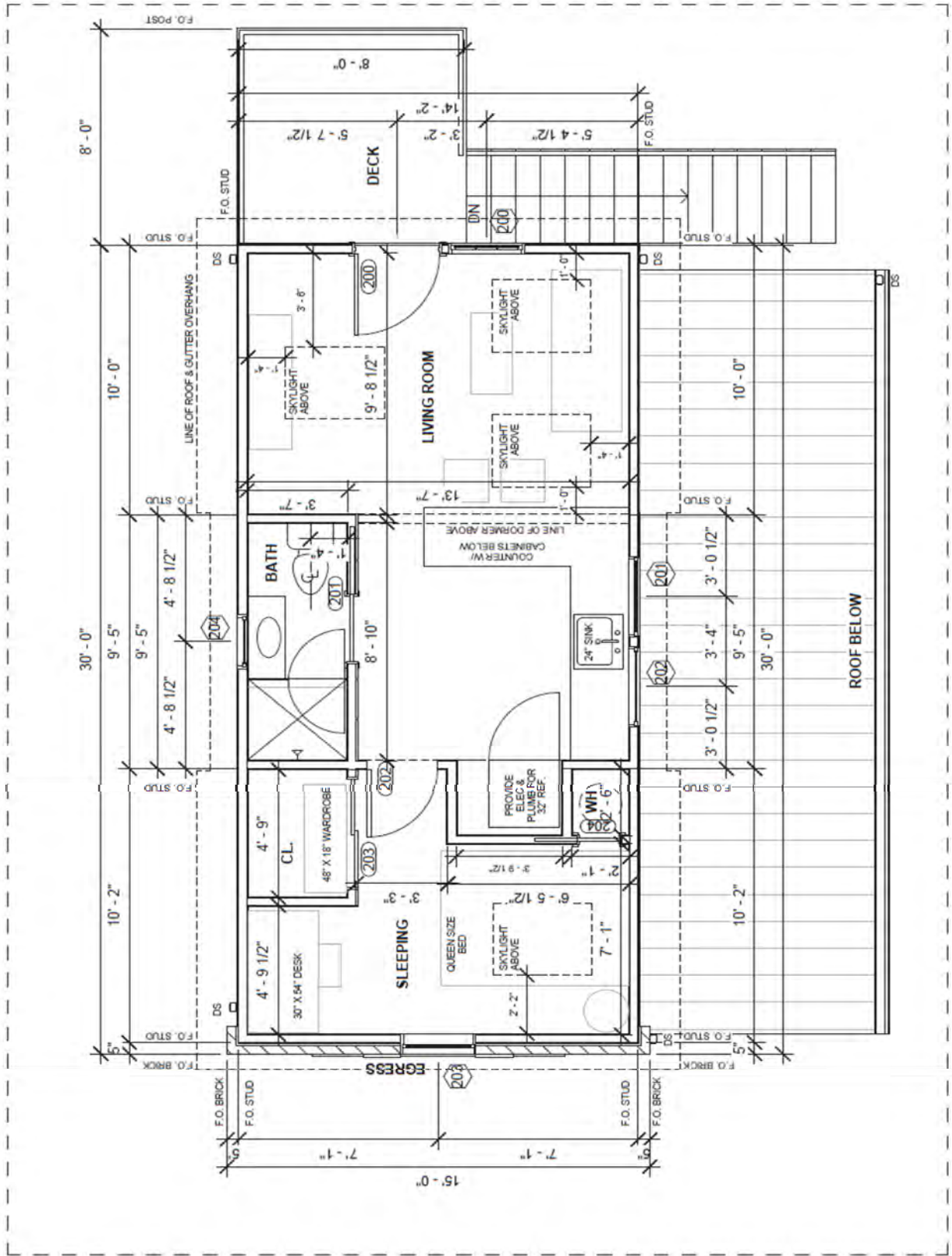
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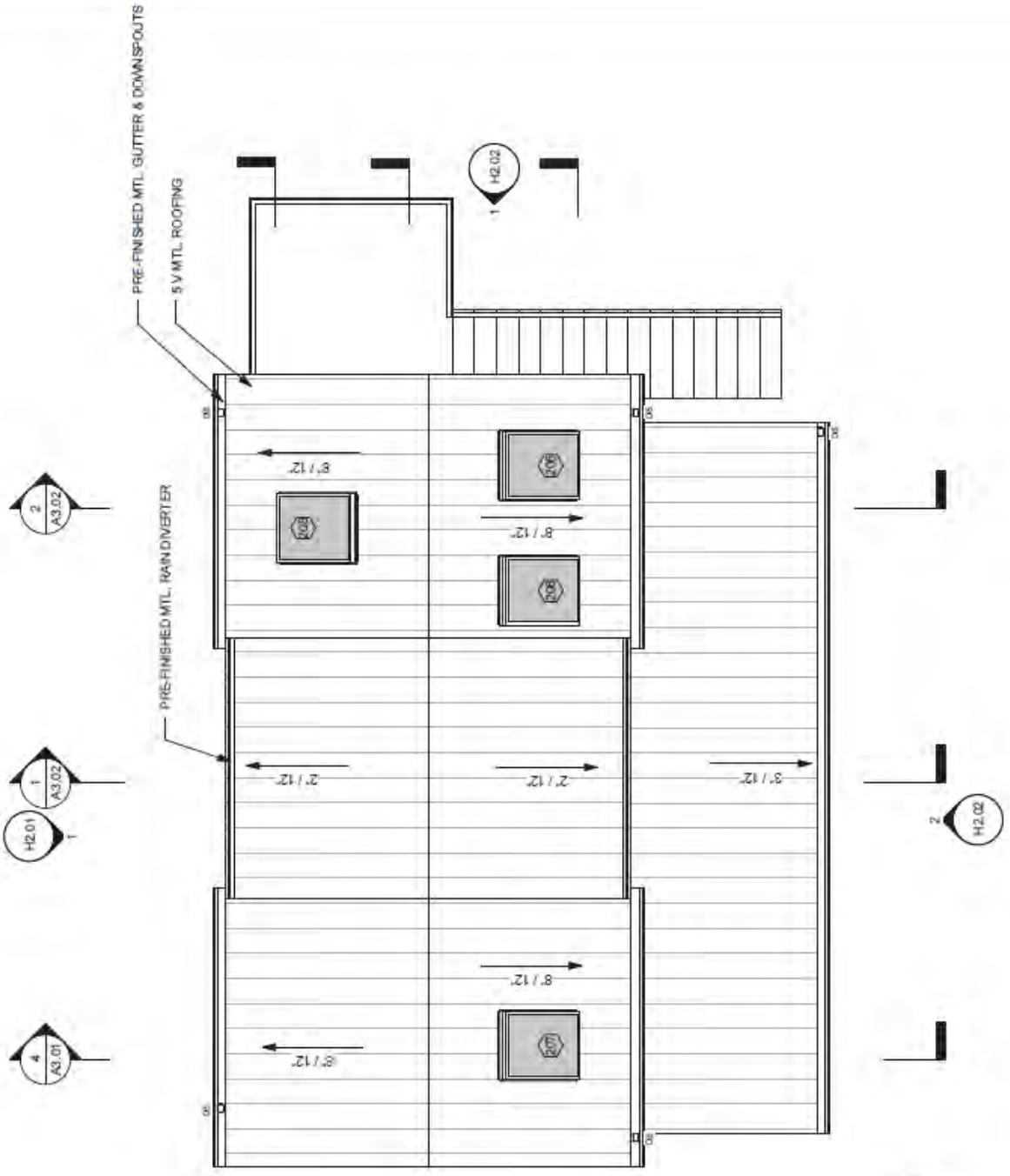




1 FIRST FLOOR PLAN
1/8"=1'-0"



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



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

DOOR SCHEDULE			
NUM.	TYPE	WIDTH	HEIGHT
100	INSULATED GARAGE DOOR-MANUAL	9' - 0"	7' - 0"
101	BARN DOOR	8' - 6"	7' - 0"
200	EXTERIOR WOOD & GLASS	3' - 0"	6' - 8"
201	POCKET-PANELED	2' - 6"	6' - 8"
202	PANELED	2' - 6"	6' - 8"
203	SLIDING	4' - 0"	6' - 8"
204	POCKET-PANELED	1' - 6"	5' - 0"

WINDOW SCHEDULE				
NUM.	TYPE	WIDTH	HEIGHT	HEAD HEIGHT
200	DOUBLE HUNG	2' - 8"	4' - 0"	6' - 8"
201	FIXED	3' - 0"	3' - 0"	7' - 0"
202	FIXED	3' - 0"	3' - 0"	7' - 0"
203	DOUBLE HUNG	2' - 8"	4' - 0"	6' - 8"
204	FIXED	2' - 0"	1' - 0"	8' - 0"
205	SKYLIGHT-FIXED	2' - 8"	3' - 6"	
206	SKYLIGHT-FIXED	2' - 8"	3' - 6"	
207	SKYLIGHT-OPERABLE	2' - 8"	3' - 6"	
208	SKYLIGHT-FIXED	2' - 8"	3' - 6"	

Window and door schedules

517 Oklahoma Avenue garage