



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

PROPERTY ADDRESS: 303 E Oklahoma Ave 37917

FILE NO.: 10-K-16-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 10/20/2016

APPLICANT: Margaret Lon-Britton (owner)

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

PROPERTY DESCRIPTION: Queen Anne (c. 1910)

Two-story frame with aluminum siding. Hip roof with lower cross-gables and asphalt shingle covering. Double-hung 2/2 windows with multi-light bordered Queen Ann-style windows within the canted front bay. One-story two-thirds front porch with wood columns with Doric capitals. Interior offset brick chimney. Brick foundation. Irregular plan. (Contributing)

► **DESCRIPTION OF WORK:**

Replace non-original wood sided balustrade on second-level balcony with 2-inch (actual size) wooden turned balusters similar to those on first-level porch.

Construct balustrade with molded or beveled double top-rail to meet building code height, so that the balustrade equals 30 inches to the lower top rail, and 36 inches to the upper top rail.

The square tops and bases of the proposed balusters will be cut so that they match the 4" and 5" heights respectively of those baluster tops and bases on the lower-level porch. The removed excess square ends will be utilized as supports for the top rail, with spacing to align with the top of every other baluster.

► **APPLICABLE DESIGN GUIDELINES:**

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

PORCHES

1) Historic porches on houses in Old North Knoxville should be repaired, or may replicate the original porch if documentation of its size and design can be discovered.

2) Design elements to be incorporated in any new porch design must include tongue and groove wood floors, beadboard ceilings, wood posts and/or columns and sawn and turned wood trim when appropriate. If balustrades are required, they must be designed with spindles set into the top and bottom rails.

COMMENTS:

STAFF FINDINGS:

1) The c. 1910 Queen Anne house is a contributing resource within the Old North Knox H-1 Historic District.

2) Although the balusters on the first level are not original based on 1990s file photographs, they are appropriate for the style of the house.

3) The proposed balusters are consistent with those on historic porches in the neighborhood and appropriate for the style and era of the house.



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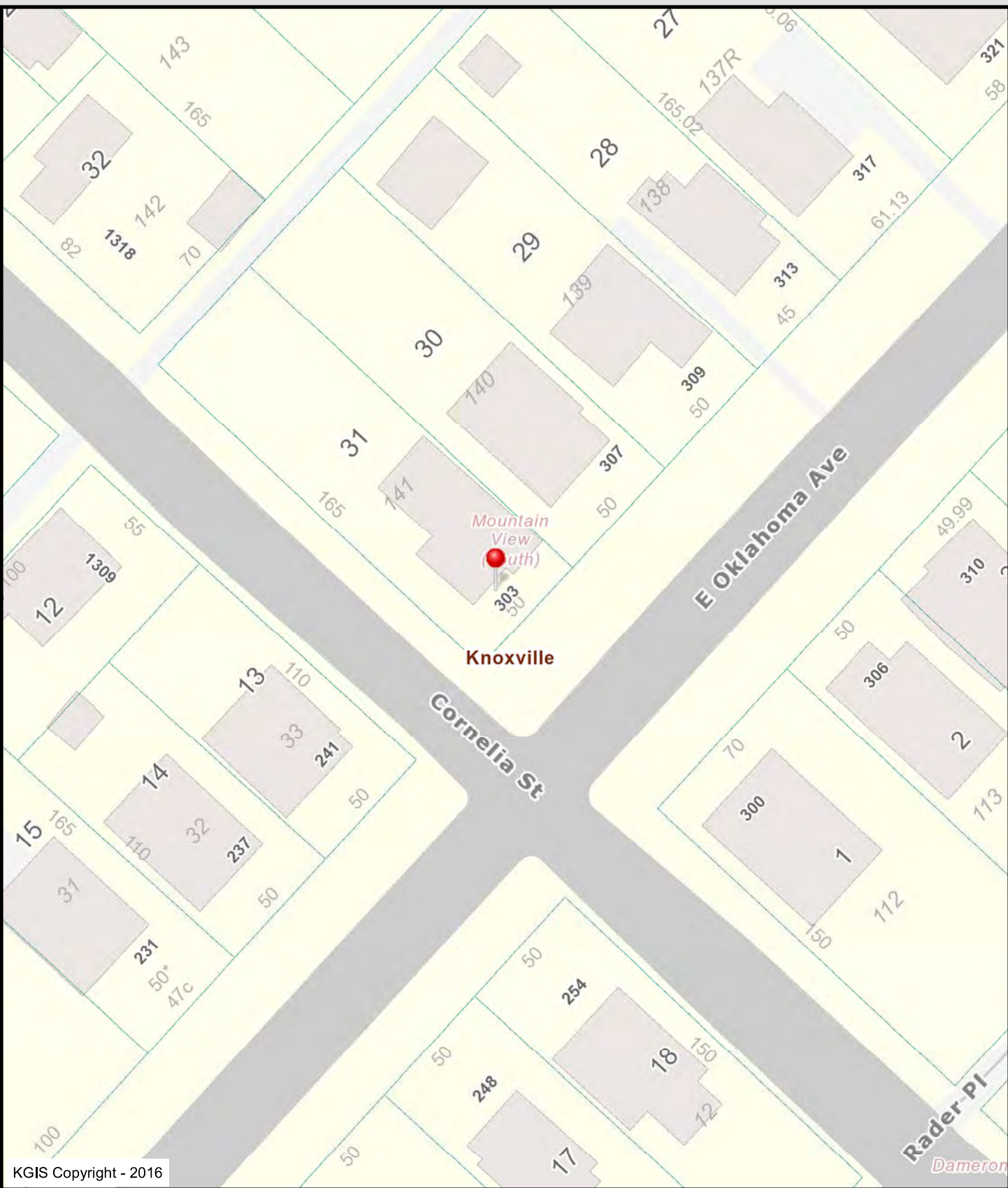
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- 4) The 2-inch width of the baluster proposed for the balcony matches the 2.5" width of the existing lower-level porch baluster sufficiently as viewed from ground-level. The two balustrades are sufficiently far apart such that the two sizes of balusters will not appear mis-matched.

 - 5) The existing first-level porch railing is 30 inches high. The balusters are 21'-5" inches high. The double top-rail design will reduce the apparent height of the proposed balustrade and create a more historically appropriate appearance of proportion by allowing the balcony balusters to be the same height as the porch balusters.

▶ STAFF RECOMMENDATION:

Approval with an initial mock-up of the double top-rail design provided for staff review and approval on-site with condition that balcony balusters match the height of the existing porch balusters.

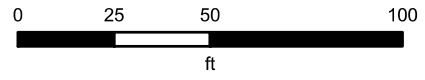


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303 E. Oklahoma Avenue
 Luttrell Street
 Old North Knox H-1

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303 E. OKLAHOMA AVE - 1992



303 E. OKLAHOMA AVE. 1996



303 E. Oklahoma – Front façade showing upper balcony with no balustrade



303 E. Oklahoma – Existing first-level porch balustrade



303 E. Oklahoma Avenue – proposed balcony baluster next to existing first-level porch baluster



303 E. Oklahoma - Mock-up of balcony balustrade viewed from street



303 E. Oklahoma - Mock-up of balcony balustrade viewed from inside the balcony