



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

**PROPERTY ADDRESS:** 405 E Oklahoma Ave 37917

**FILE NO.:** 9-G-16-HZ

**DISTRICT:** Continued - Old North Knoxville H-1

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**MEETING DATE:** 10/20/2016

**APPLICANT:** David Holmes (owner)

**LEVEL OF WORK:** Level II. Construction of additions (revised for 10-20-2016 HZC meeting)

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**PROPERTY DESCRIPTION:** Queen Ann (c. 1910)

One-story frame with weatherboard wallcovering. Hip roof with cross front gable with sawn wood attic vent. Double-hung two-over-two and cottage-style windows. One-story three-quarter front porch with sawn wood columns and balustrade. Two interior offset brick chimneys. Brick foundation. Irregular plan. (Contributing)

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► **DESCRIPTION OF WORK:**

Level 1: Remove vinyl siding, repair/replace wood siding, repair original windows, add turned wood balustrade to original height, repoint brick foundation, replace non-original window on front-gabled portion with original window salvaged from rear or side of house. Replace salvaged window with wood SDL windows with 2/2 muntins with shadow bar between to match originals, repair original front door.

Level II: Add single-story frame hipped roof addition to rear of house. The addition is to project 11 feet into rear yard from the existing addition, with the length being 25 feet across the back of the existing addition. The hipped roof of the addition will begin projecting out one foot below the main house roof at a pitch of 3/12. The materials of wood siding, painted brick foundation and asphalt-shingled roof are proposed. The existing rear window will be reused.

DORMER (added 10-20-2016)

Construct a dormer on rear with either a gabled or hipped roof to match the hipped roof pitch of the main house roof and so as not to be visible from the street. (As per drawings submitted for the 10-20-2016 HZC meeting). Dormer is to be constructed to accommodate a single wooden double-hung window or wood casement window for egress. The materials of the dormer will match those of the main house, and the window is to be a double-hung 1/1 window. However, given the fire-code, the window may need to be a single-light casement window.

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► **APPLICABLE DESIGN GUIDELINES:**

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

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 historic 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.

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4. New additions should not be visible from streets.
  5. Do not cause a loss of historic character through a new addition.
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**COMMENTS:**

Added 10-20-2016) Since the last application on 9/18/2016, the applicant has added aerial views with dimensions to show the footprint of the existing and proposed additions. Also added are an aerial view of the roof structure with slope lines and color coding of the ridges, hips, and valleys.

**STAFF FINDINGS:**

ADDITION (9-18-2016):

1. The addition is proposed to be located on the rear elevation which already has a later addition and does not exhibit distinctive architectural features.
2. The addition will not be visible from the street.
3. The existing late rear addition does not contribute to the historic character of the house.
4. No historic materials will be removed or lost by constructing the addition, and will not if it is removed in the future.
5. The proposed wood siding, asphalt roof shingles, and painted brick foundation match that of the existing house.
6. The proposed hipped roof with 5/12 roof pitch are compatible with that of the hipped roof of main house.

ADDITION (added 10-20-2016):

1. The two additions together appear to overwhelm the back elevation of the house and create a complex roof system.
2. The walls of the addition on the back and southeast sides include a large proportion of blank wall space that is not typical on historic houses.

DORMER (added 10-20-2016):

1. A gabled dormer of the sized just large enough to accommodate a 28-inch-wide window would be appropriate for the rear of the house, with a gabled dormer having a pitch to match that of the main house roof.
2. The ridge of the gabled dormer may be slightly visible when approaching the house from the northeast, but appears that it can be lowered slightly so as not to be visible.
3. The materials of the dormer match those of the main house. Given the fire-code, the window in the proposed dormer will need to be a casement window to allow for a sufficient sized egress opening. A casement window with a 2/2 is appropriate given that the windows in the main house are 2/2.

► **STAFF RECOMMENDATION:**

RECOMMENDATION (9/18/2106): Staff recommends approval of an addition, with any revisions to the window and door placement to be approved by staff. Staff recommends that although an addition and rear roof dormer would not be inappropriate, a more complete and dimensioned proposal be submitted at a later meeting date.

RECOMMENDATION (10/20/2016): It is staff's opinion that the existing addition should be removed to allow for the design of a more appropriate rear addition. Retaining the earlier addition and adding another to it create a massing



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that is overly complex for the house. Other conditions for approval are: 1) That the dormer not be visible from the front of the house; 2) that the proposed windows on the addition have 2/2 simulated-divided-lights to match those on the main house; and 3) that the addition have two 2/2 double-hung windows on the back as well as on the southwest side rather than only one as shown on the drawings.

**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

Telephone: 423-231-8290 E-mail address: dholmes24@gmail.com

Relationship to Owner: Owner

**2. NAME OF OWNER:** See Above

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail address: \_\_\_\_\_

**3. LOCATION OF PROPERTY:**

Address: 405 E Oklahoma Ave Tax ID/Lot/Parcel No: 081LQ023

**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.)

See COA application for complete details.

Level I: Remove vinyl siding, repair/replace wood siding, refurbish original windows, add balustrade, repoint brickwork, Replace non-original window with wood window to match original style, replace front door with wood half-lite.

Level II: Add single story addition to rear of of house, add hipped roof Dormer to rear of house.

**6. SIGNATURE OF APPLICANT:**  Date: 08/29/16

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			



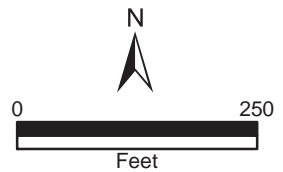
**9-G-16-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**405 E Oklahoma Ave 37917**  
**Old North Knoxville H-1**

Original Print Date: 9/8/2016  
 Metropolitan Planning Commission - City / County Building - Knoxville, TN 37902

Petitioner: David Holmes



COA Application:

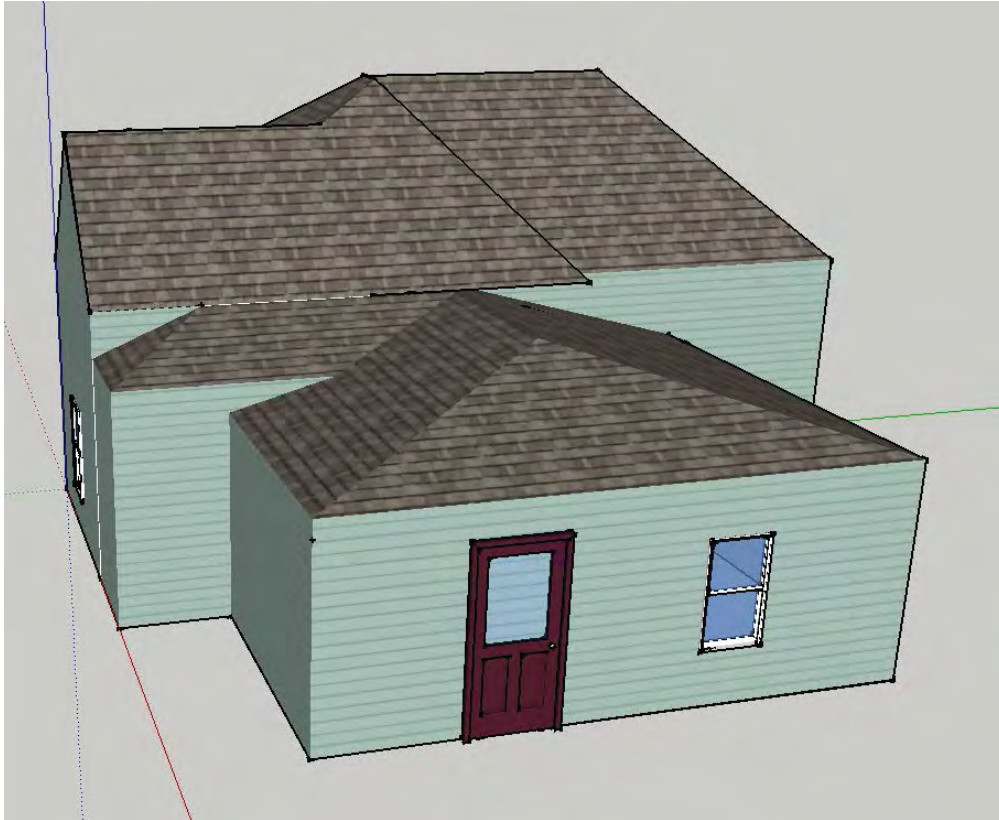
405 E Oklahoma Ave



## Supplemental COA Application:

405 E Oklahoma Ave

### Rear Addition Detail Drawings

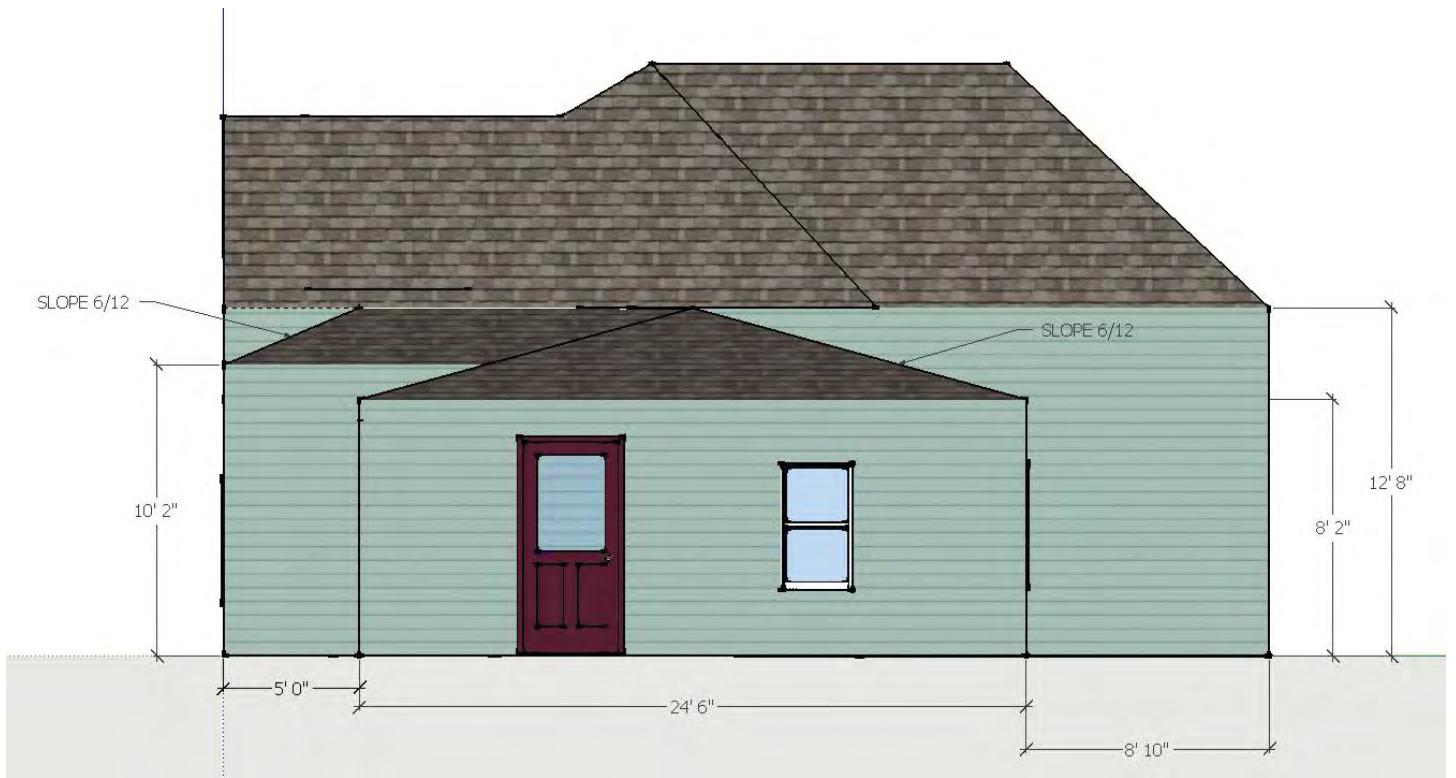


Additional details/elevations of the addition proposed and postponed at the September meeting are presented in this supplement. The basic concept of the addition has not changed since the last meeting, but the hipped roof structure design has been refined and the elevations are clearly detailed.

The scope of this addition is to extend the existing addition out an additional 11 feet from the current 7 ft, to give a total addition size of 18 ft from the rear of the house. As detailed in the previous COA, the east most 5ftx5ft portion of the existing addition will be maintained at its current size, as it is original to the main house. The eaves on the addition will match the existing eaves on the remainder of the house.

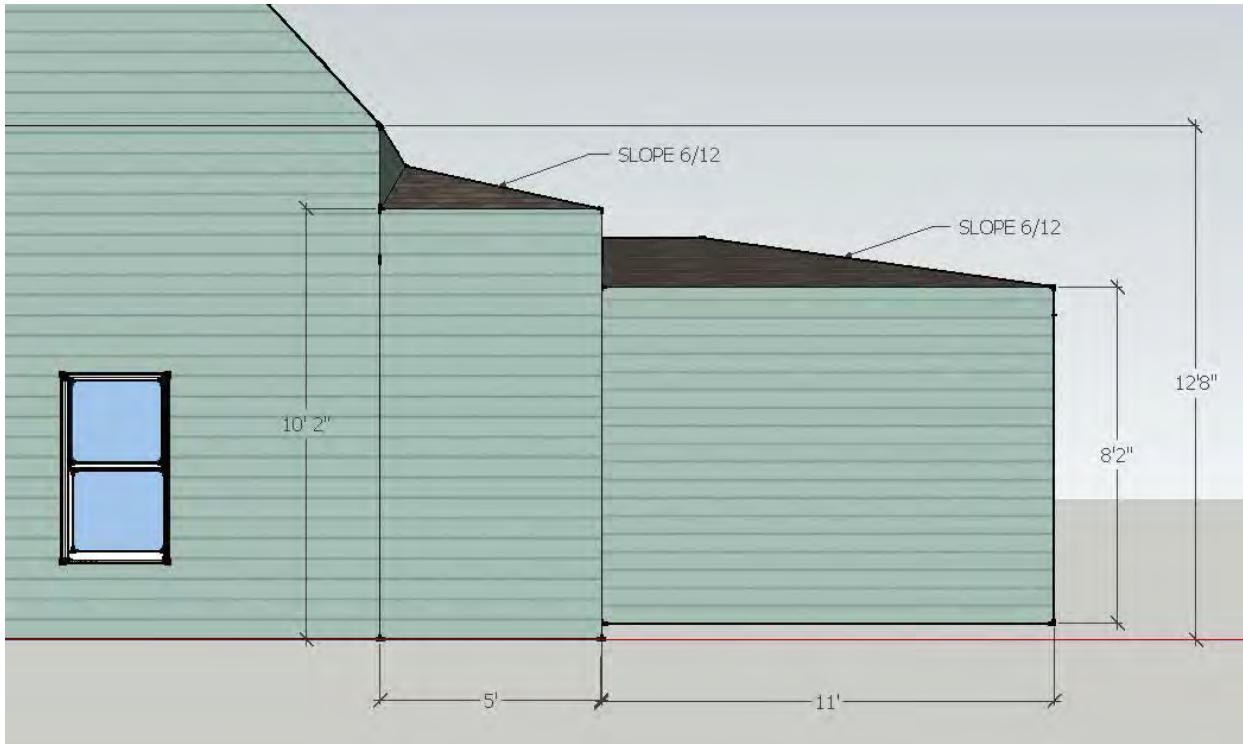
The addition will add 2 windows (wood, double hung, 2over2) and replace the existing vinyl door with a historically appropriate door. The final location of windows and door will be approved by HZC staff.

View from Rear

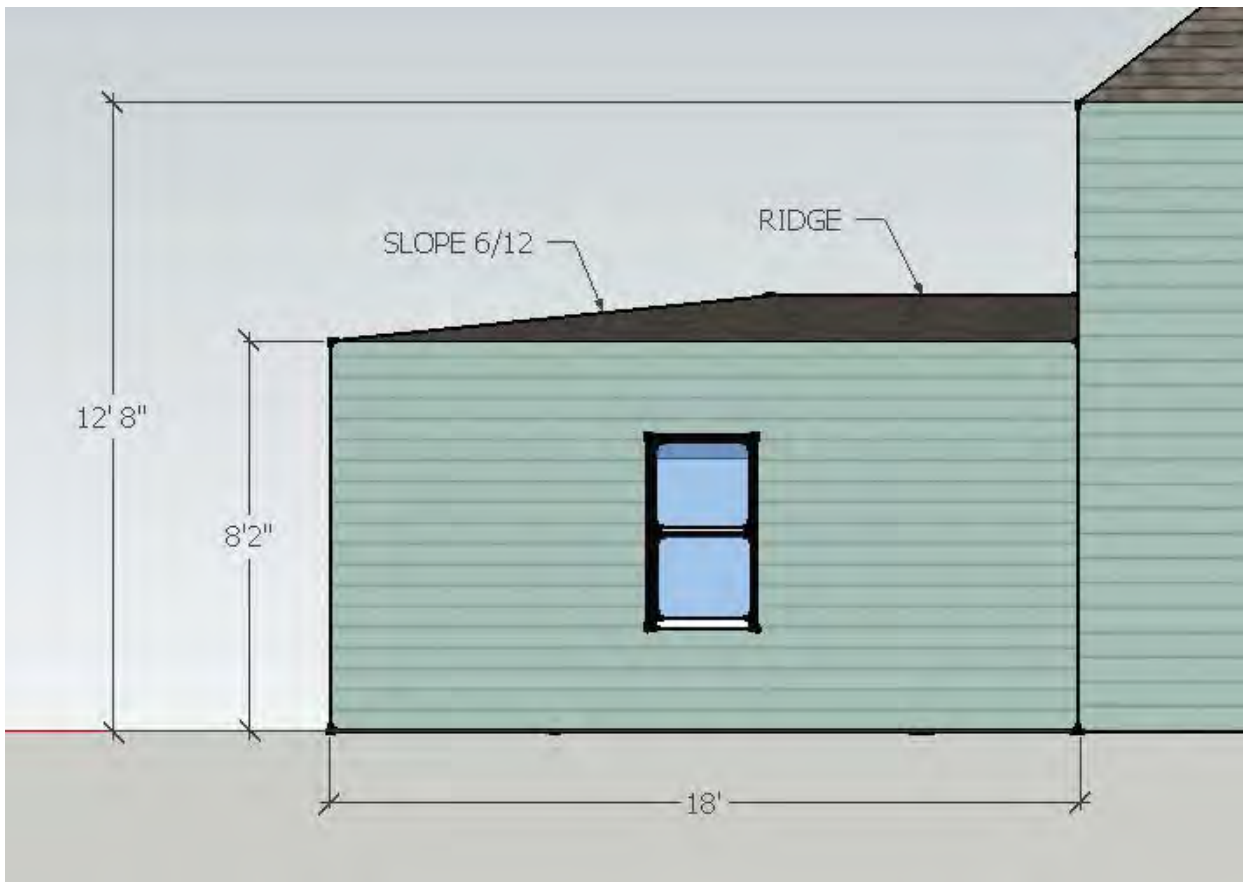




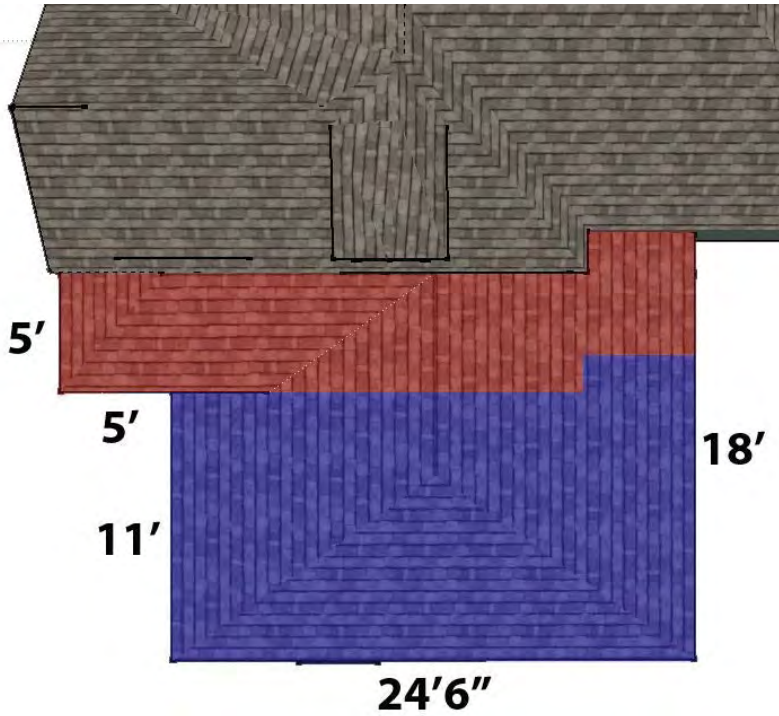
View from East



View from West

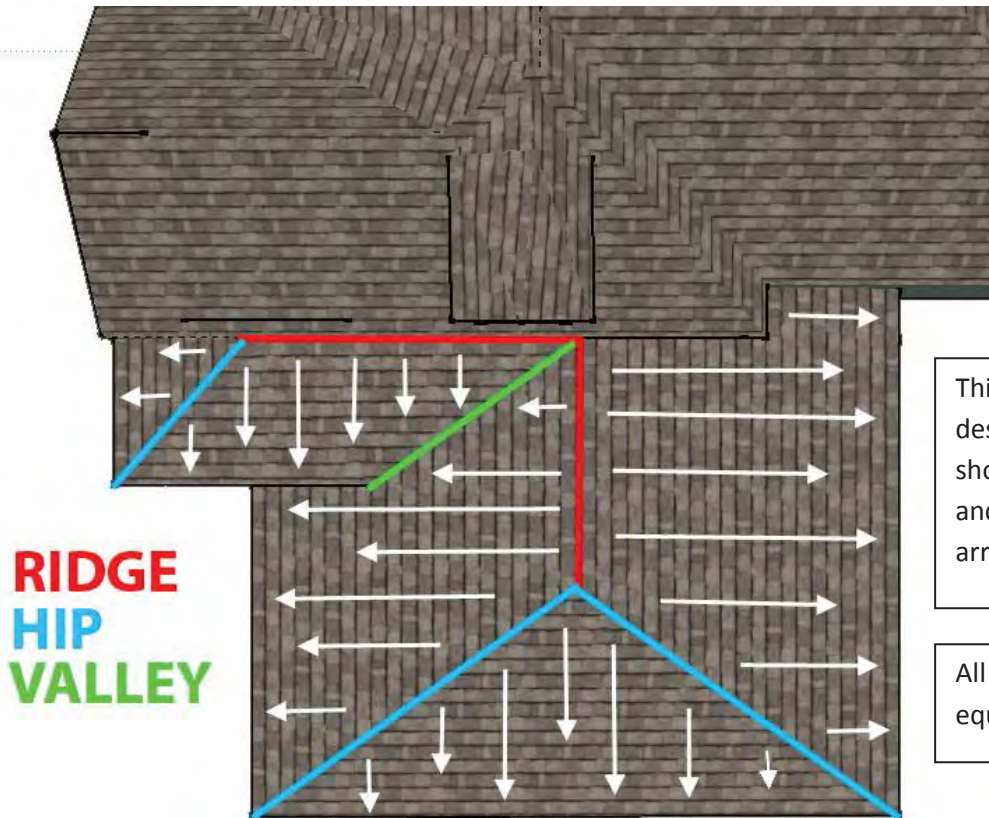


**Aerial Views**



Existing addition footprint in red  
Total proposed addition footprint combined red and blue  
Dimensions shown for proposed addition.

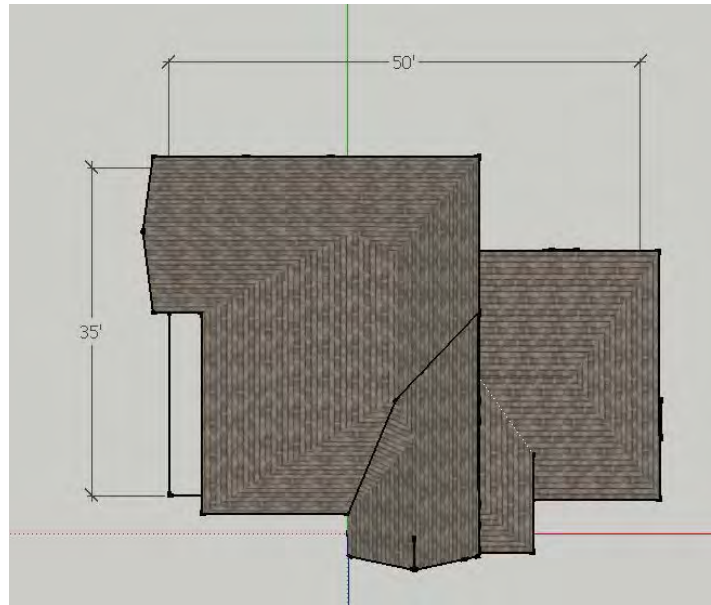
**Roof Detail**



This diagram details the roof design with color coding to show Ridges (red), Hips (blue), and Valleys (green), and white arrows to show slope direction.

All roof pitches on addition are equal to 6/12

## Lot Coverage Calculation



PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE						Source: KGIS
MAP DEPARTMENT - OWNERSHIP CARD						
ACTIVE		NORMAL		10/06/2016		
District	Map	Insert	Group	Parcel	Ward	Property Location
	81	L	Q	23	11	405 E OKLAHOMA AVE
Subdivision				Block	Lot	Plat
MOUNTAIN VIEW ADD PT 133				-	-	5-296
Dimensions ( shown in ft. )						Acreage
45 X 165						0.00 - A.C. Deeded
						0.00 - A.C. Calculated

The above sketch is a simplified representation of the shape of the house that conservatively puts the coverage of the house at 1750 sq ft with the addition. The lot per KGIS is 45x165 or 7425 sq ft. The estimated lot coverage is 1750/7425 or 23.6% after the addition is added. This lot coverage is well under the 30% coverage guideline.

**Supplemental COA Application:**

**405 E Oklahoma Ave**

**Rear Dormer Detail Drawings**



A rear gabled dormer is proposed to allow egress from the attic bedroom. The gabled dormer will be centered in the existing peak of the roof, and the gable will share the slope of the existing roof peak. A casement window with 2over2 grills will provide for necessary egress and match the style of the rest of the house. The dormer will be setback from the existing roof by 1 ft at the roof peak and lower extent.

Rear View:



The casement window will be 28" x 48", which will meet egress requirements of width, height, and square footage of opening. The grilles will be 2over2 to match the existing window style of the house.

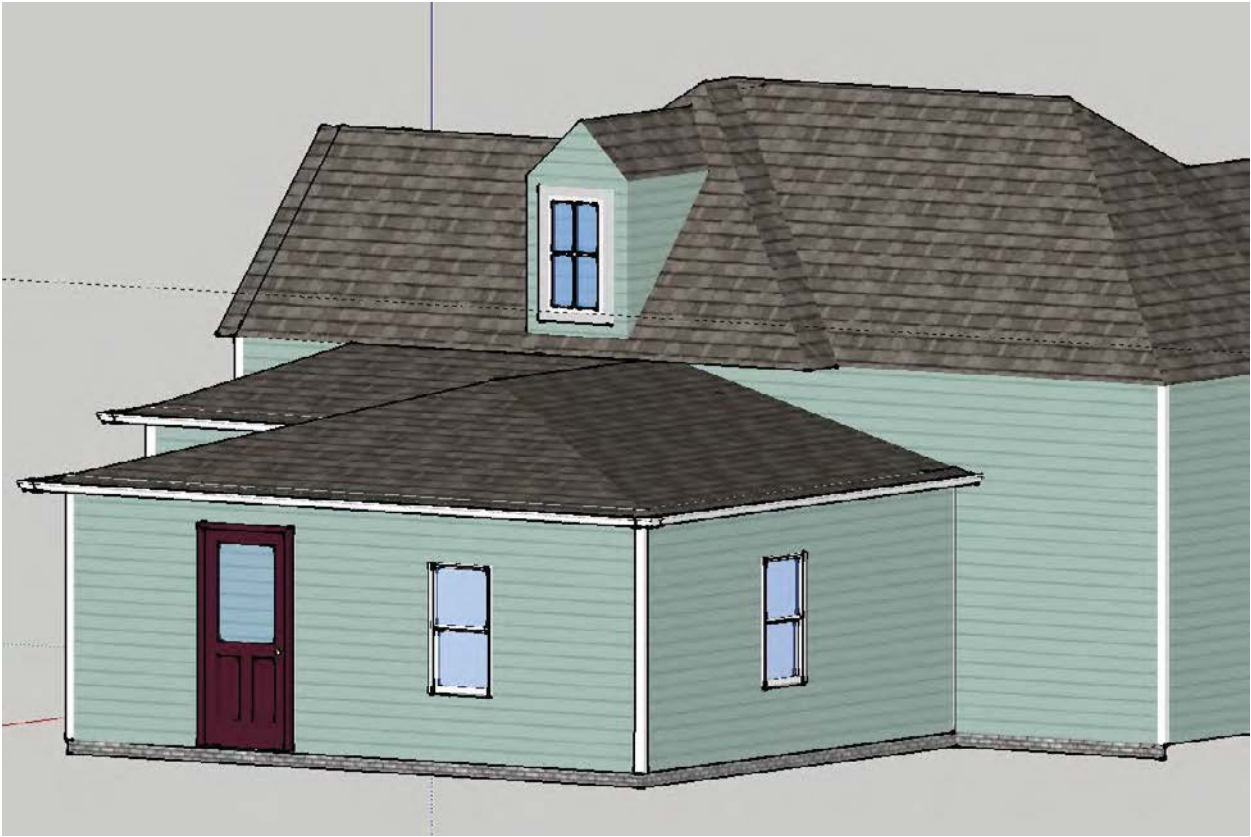
View from East:

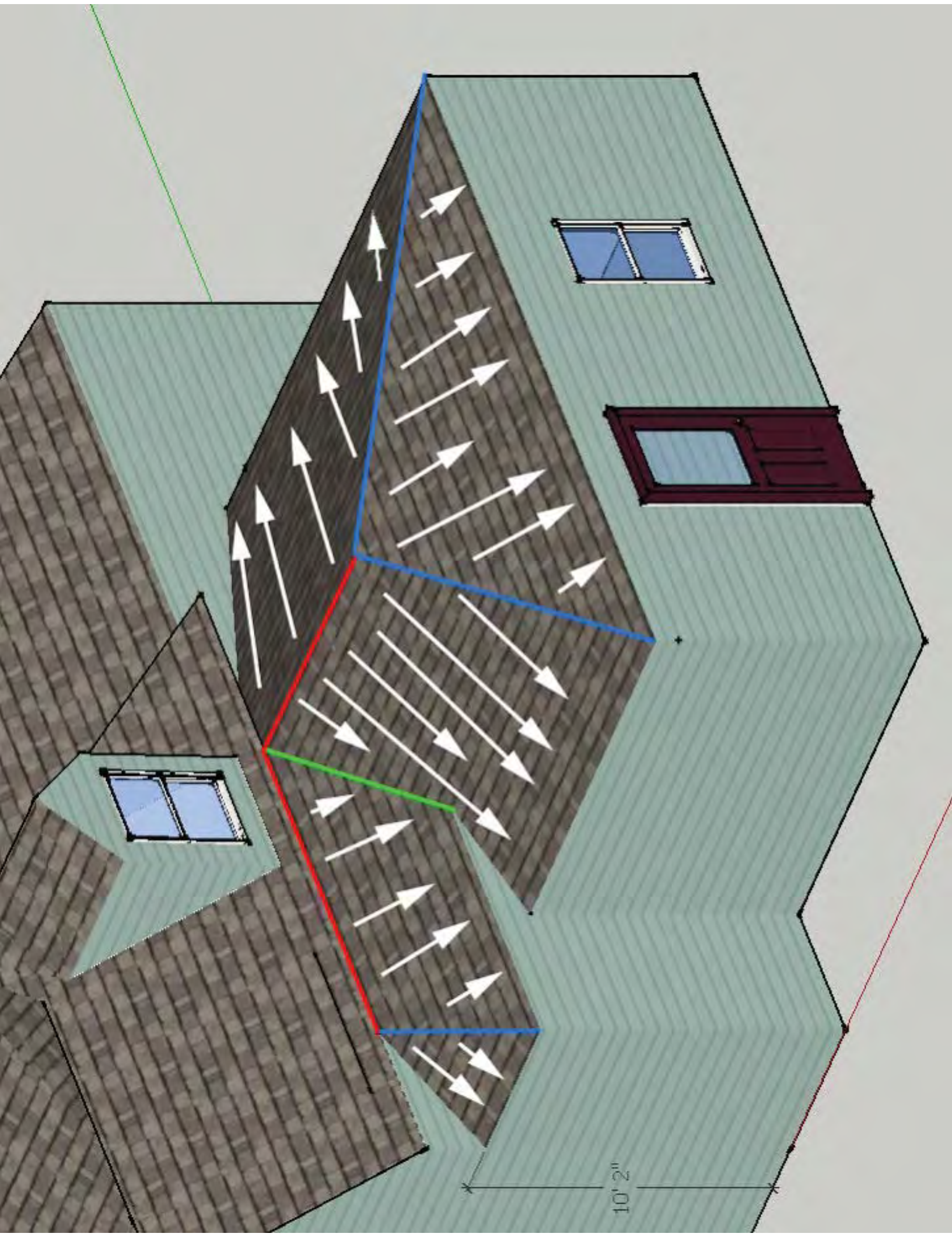


View from West:



Additional Perspective view:









Due to the placement of neighbor houses/fencing, it was difficult to take pictures of the sides of the existing and planned addition. The aerial photo above gives a scale of the proposed addition compared to neighboring houses.

This addition will not result in a variance of the 30% lot coverage, as the lot is a large 45x165. The addition will only add 11 ft x 25 ft = 275 sqft or 3.7% of lot.



The house next door has a similar addition as proposed, but it takes up the entire width of the back, as opposed to the proposed addition which will be setback from the existing original structure on each side.



405 E. Oklahoma showing NE side gable

03/01/2016

# 405 E. Oklahoma NW side showing rear addition



405 East Oklahoma NW side showing rear addition

