



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

PROPERTY ADDRESS: 405 E Oklahoma Ave 37917

FILE NO.: 9-G-16-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 9/15/2016

APPLICANT: David Holmes (owner)

LEVEL OF WORK: Level II. Construction of addition or outbuilding

PROPERTY DESCRIPTION: Queen Ann (c. 1910)

One-story frame with weatherboard wall covering. 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)

► **DESCRIPTION OF WORK:**

Level I: 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 wood SDL windows with 2/2 muntins with shadow bar between to match originals, replace non-original front door with wooden half-lite with panel below.

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, stuccoed foundation and asphalt-shingled roof are proposed. The existing rear window will be reused. Add hipped-roofed dormer to rear of house roof.

► **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.
 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:

The applicant would like input from the Commission on the placement and style of a rear hipped roof dormer.



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STAFF FINDINGS:

1. The addition is proposed to be located on the rear elevation which 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, or if it is removed in the future.
5. The proposed wood siding, asphalt roof shingles, and stuccoed foundation match that of the existing house.
6. The hipped roof and 3/12 roof pitch are compatible with those of the main house.
7. The scale of the addition does not overwhelm the back elevation of the house.

► **STAFF RECOMMENDATION:**

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

**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.

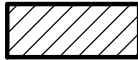
6. SIGNATURE OF APPLICANT:  Date: 08/29/16

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			



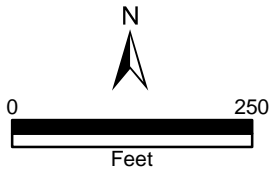
9-G-16-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



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



Level 1 COA:



1. The Queen Anne House has been covered in vinyl siding. Request to remove vinyl siding/shutters and restore/replace the wood plank siding. Window casings will be replaced with historically appropriate trim. (See side picture for Casing/Sill style only) Vinyl Porch ceiling will be replaced with tongue/groove beadboard.



2. Request to use a different accent siding in gable, such as fish scales or thatch. See next door 409 East Oklahoma as example.



3. Window at left is not an original window. The remaining windows are original, 2 over 2 windows. Request to replace with Jeld-Wen 2500 Series All Wood Window in 2/2 grill configuration.



4. Brick foundation and chimneys require repointing. Request to repoint brick foundation and chimney, and repaint brick foundation.



5. Concrete stairs poorly refinished. Request to repair/replace stairs with wood or concrete.



6. Porch has been recently replaced, but does not appear to have been sealed/treated/coated and is showing buckling and separation. Request to repair/replace with tongue/groove planks.



7. Request to add Balustrade to front porch. Though not required by code, it would improve the appearance of the house to have low railings at height of window sill, of a style to match

existing rounded posts, similar to railings next door. Holes in the posts indicate railings were previously installed.



8. New Attic windows (2). As an attic renovation is planned, Request to add windows in front and right side gable areas similar to the house next door to have natural light in attic space. Gable at right rear of house would have a similar window. Windows will be all wood and match 2 over 2 style. I am open to other alternative window styles besides double hung if something else is more appropriate.



9. Request to the replace the front door with similar all wood stained half-lite door. Woodgrain Brand, style 567 would match the existing style. They offer several similar half-lite doors with different paneling below, and I would defer to staff recommendation for the most appropriate style. The existing door will be reused as a rear entrance.

Level 2: Rear Addition



The rear of the house appears to have been modified heavily from the original state. A rear addition was added as a composite of the original house framing and porch.



The original framing is evident in the blue highlighted areas above. The remaining areas are newer studs with just the vinyl siding attached.



Highlight above left, original studs



Unhighlighted area at window, new studs

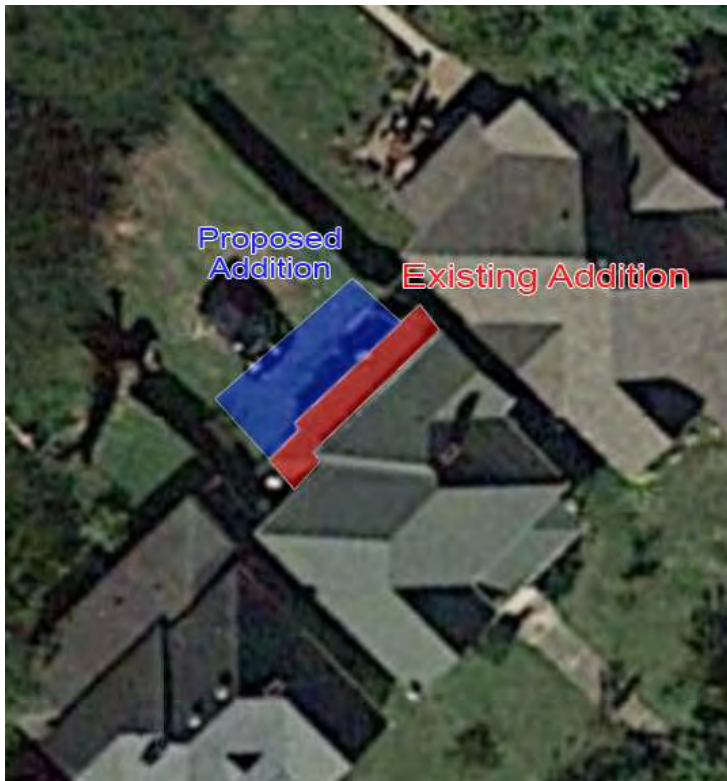


As the rear has been heavily modified, it is desired to refine and replace the hipped roof addition in a way that better maintains the original character of the house. The original blocking and square window to the left of the image will be retained, along with the original portion on the right side. The existing addition roof is 24 inches below the main house roofline, this will be increased by 1 foot. The remaining modified areas will be extended from the current 7 ft to 18 ft from the main house, with a hipped roof pitch of 3/12. Proposed dimensions in green above.

The existing window will be reused, and the existing rear entrance will be replaced with the repurposed existing front entry door. Any additional recommended windows by staff will be Jeld-Wen W-2500 Series All-Wood double hung in a matching 2over2 style. See level 1 request for picture of front door to be repurposed as rear entrance. The rear entrance will step out to a patio. As an interior layout has not been finalized and a rear patio is planned, I would like to request the final approval of the number of and location of window(s) and rear entrance to be approved by staff.

The corners of the addition will be 1x planks and quarter round to match existing house corners. Siding will be either plank siding, or an accent siding similar to requested for the front gable. The foundation will either be parged concrete block or painted brick to match the existing house. I am open to either option for siding or accent, depending on whether staff feels

it is best to match the addition to the existing house, or to use different siding/foundation style to delineate the addition from the existing structure.



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.

Additional Views of Planned Addition



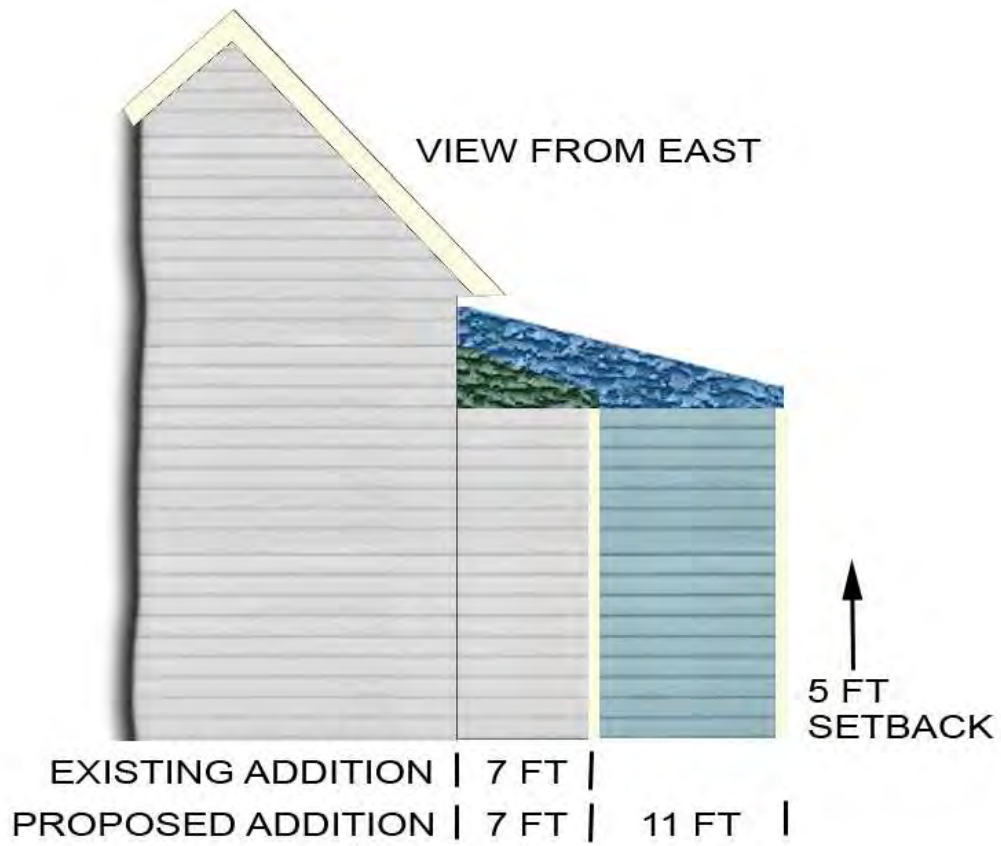
Rendering of completed addition



VIEW FROM WEST



VIEW FROM EAST



Level 2: Hipped Roof Dormer



An attic conversion is also planned for this residence. The addition of a hipped roof dormer to the rear of the residence would help to increase the living space, and provide code-required egress to the 2nd floor. The hipped roof would have the same pitch as the existing roof, and the windows would be sized to meet egress requirements. The width of the dormer is ~ 12 ft.

The interior attic will meet code required headroom of 7 feet. The attic joist structure of the existing first floor ceiling is being replaced, and the lower level height is being decreased from 10 ft to 9 ft to provide more headroom in the attic.