



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

**PROPERTY ADDRESS:** 517 Oklahoma Ave 37917

**FILE NO.:** 11-H-17-HZ

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

**MEETING DATE:** 11/16/2017

**APPLICANT:** Nick Shaffer (owner)

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

**PROPERTY DESCRIPTION:** Colonial Revival (1933)

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 with 2015 rear addition.(Contributing)

► **DESCRIPTION OF WORK:**

Construction of two-story frame 14'x28' x 20' front-gabled frame garage with wood siding to rear south of house on the site of former accessory structure at head of driveway. Install double-hung wood windows in dormers and fiberglass-clad doors. The main roof pitch is proposed to be 8/12. The roof is to be sheathed in 5v-groove metal sheathing. Two sets of wooden or fiber-cement louvred shutters to be installed on south side of garage. Framed board wood barn door to be installed on north side. A 28'x7' color-tinted 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 metal-sheathed shed roof supported by four 6x6 wood columns. Garage entrance on front façade to be side-hinged framed board wood doors. Decorative louvred vent to be installed in front gable. (Revised previously approved garage design for this location dated 4-7-2016 and approved 5/9/2016.)

► **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.

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**COMMENTS:**

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 was granted BZA for a height variance and setback variances in a former approval for a garage at this location in May 2016. The HZC also approved this height and setback at that time.

**STAFF FINDINGS:**

- 1) Typical outbuildings in Old North Knox (ONK) 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. The proposed garage footprint is ~35% 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 evoke carriage house doors.
- 5) The materials proposed in constructing the garage buildings are those listed in the guidelines: wooden windows and doors, wood board-and-batten, overhanging eaves, and masonry foundation.
- 6) The two sets of wooden or fiber-cement louvered closed shutters to be installed on south side of garage will address the blank façade on that side since there are no actual window or door openings.
- 7) The proposed main roof pitch 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.
- 8) 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:**

Staff recommends approval of the proposal.

Certificate (File) No: 12-H-15-H2

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

Please print all information:

1. **APPLICANT NAME:** Nick Shaffer

Address: 517 E Oklahoma Ave

Telephone: 865 322 5107 E-mail address: nick.e.shaffer@gmail.com

Relationship to Owner: (owner)

2. **OWNER NAME:** Nick Shaffer

Address: 517 E Oklahoma Ave

Telephone: 865 322 5107 E-mail address: nick.e.shaffer@gmail.com

3. **LOCATION OF PROPERTY:**

Address: 517 E Oklahoma Ave Tax ID/Lot/Parcel No: \_\_\_\_\_

4. **LEVEL OF WORK** (circle Level)

Level I Routine repair; replacement of deteriorated materials in-kind; removal of artificial siding; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure or a late addition; renewal of COA

**Level II** Major replacement of materials or architectural elements; construction of an 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.)

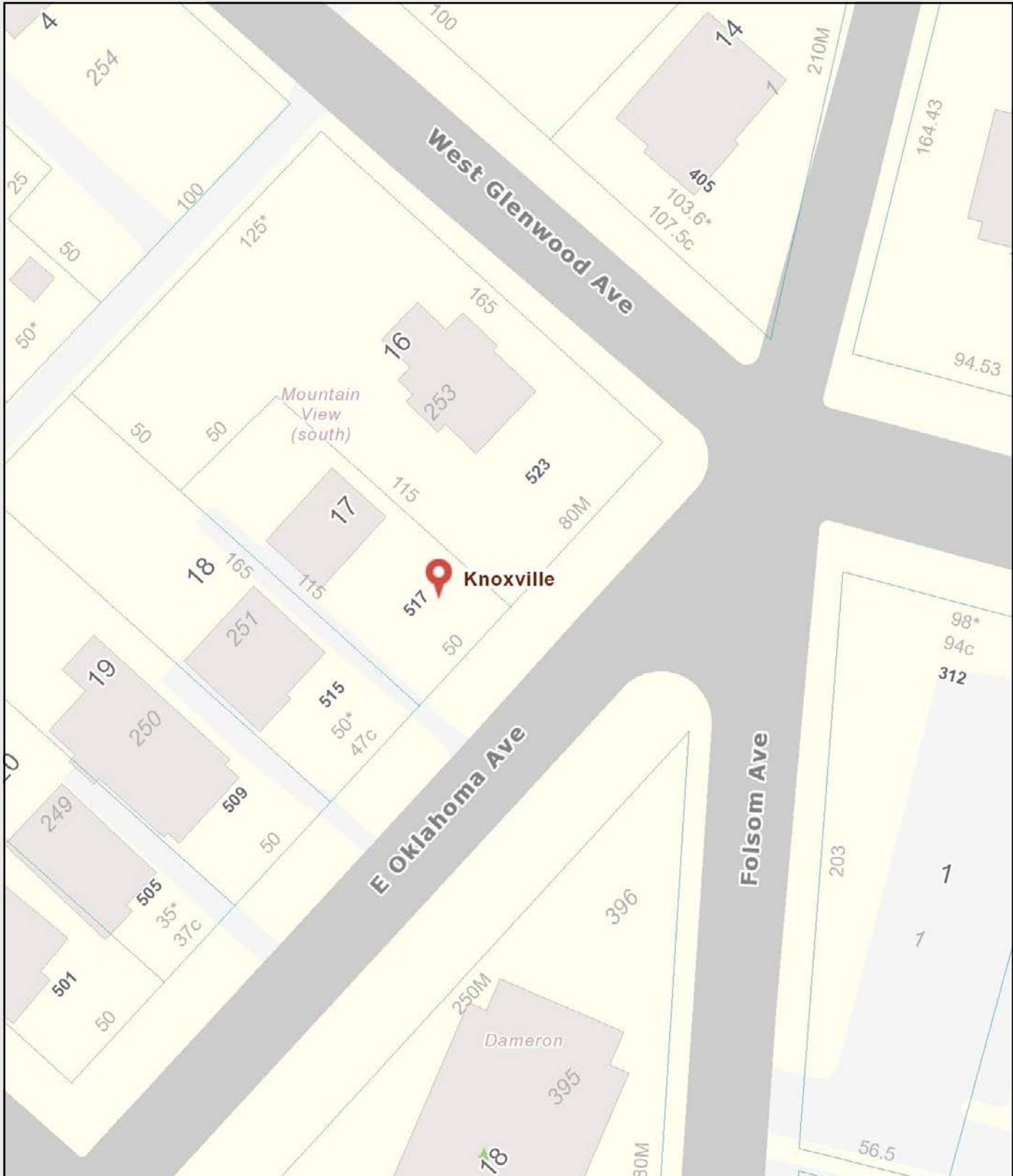
Modify approved accessory structure per attached plans.

6. **SIGNATURE OF APPLICANT:** Nick Shaffer Date: 10/26/17

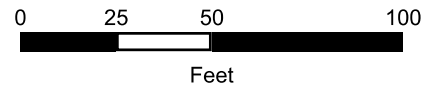
**Incomplete applications cannot be accepted.**

Mail 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; or E-mail to [Kaye.Graybeal@knoxmpc.org](mailto:Kaye.Graybeal@knoxmpc.org)  
Phone: (865) 215-3795

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



**517 E. Oklahoma Avenue**  
 Old North Knox H-1

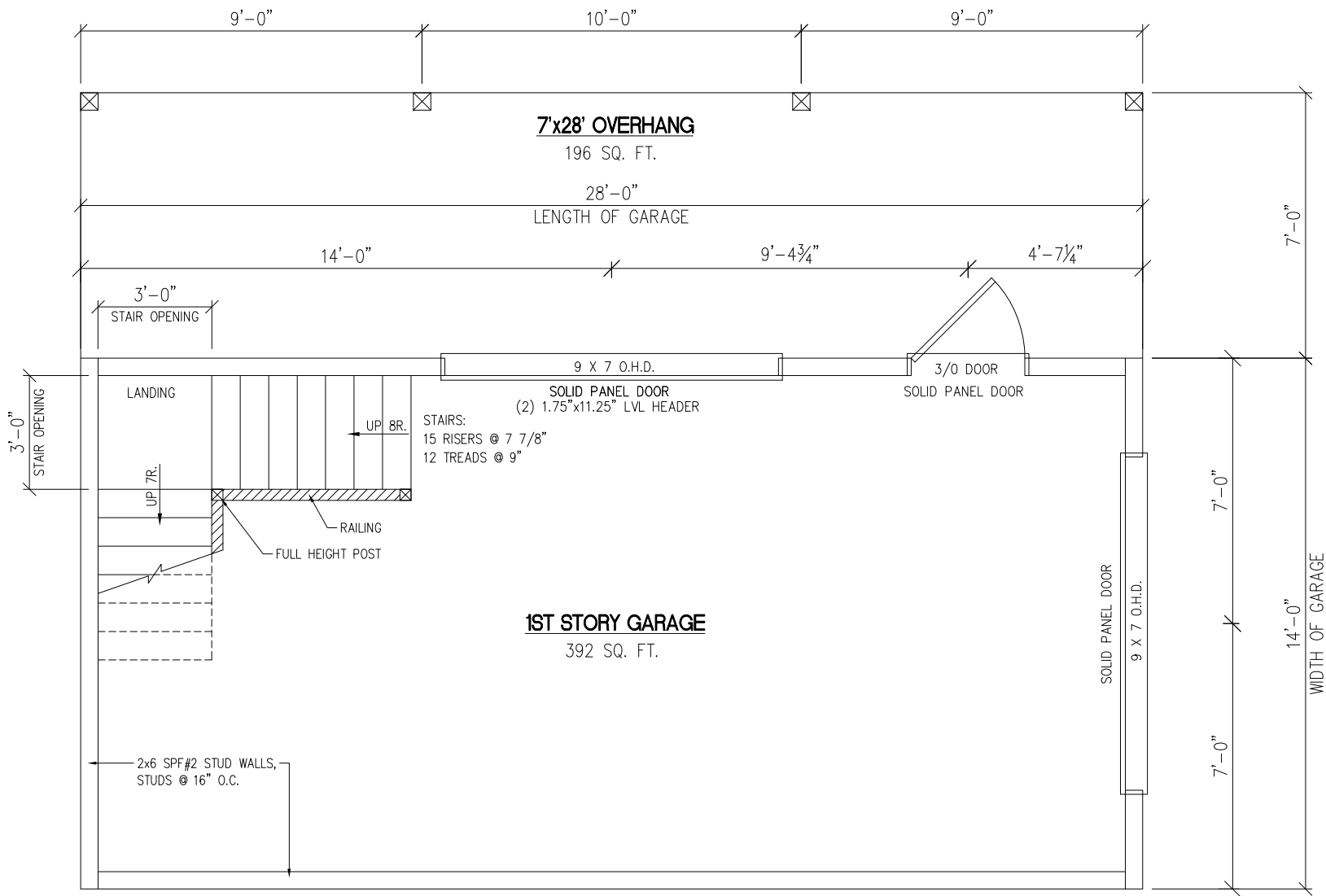


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WOODTEX

REV	DATE	BY	REVISIONS	CHKD BY

SCALE: 3/8" = 1'-0"

DATE: 10-20-17

DRAWN BY: NML

CUSTOMER/PROJECT: NICK SHAFFER

BUILDER: WOODTEX  
HARDWOOD, NY 14862

FILE: .

SHEET: 784

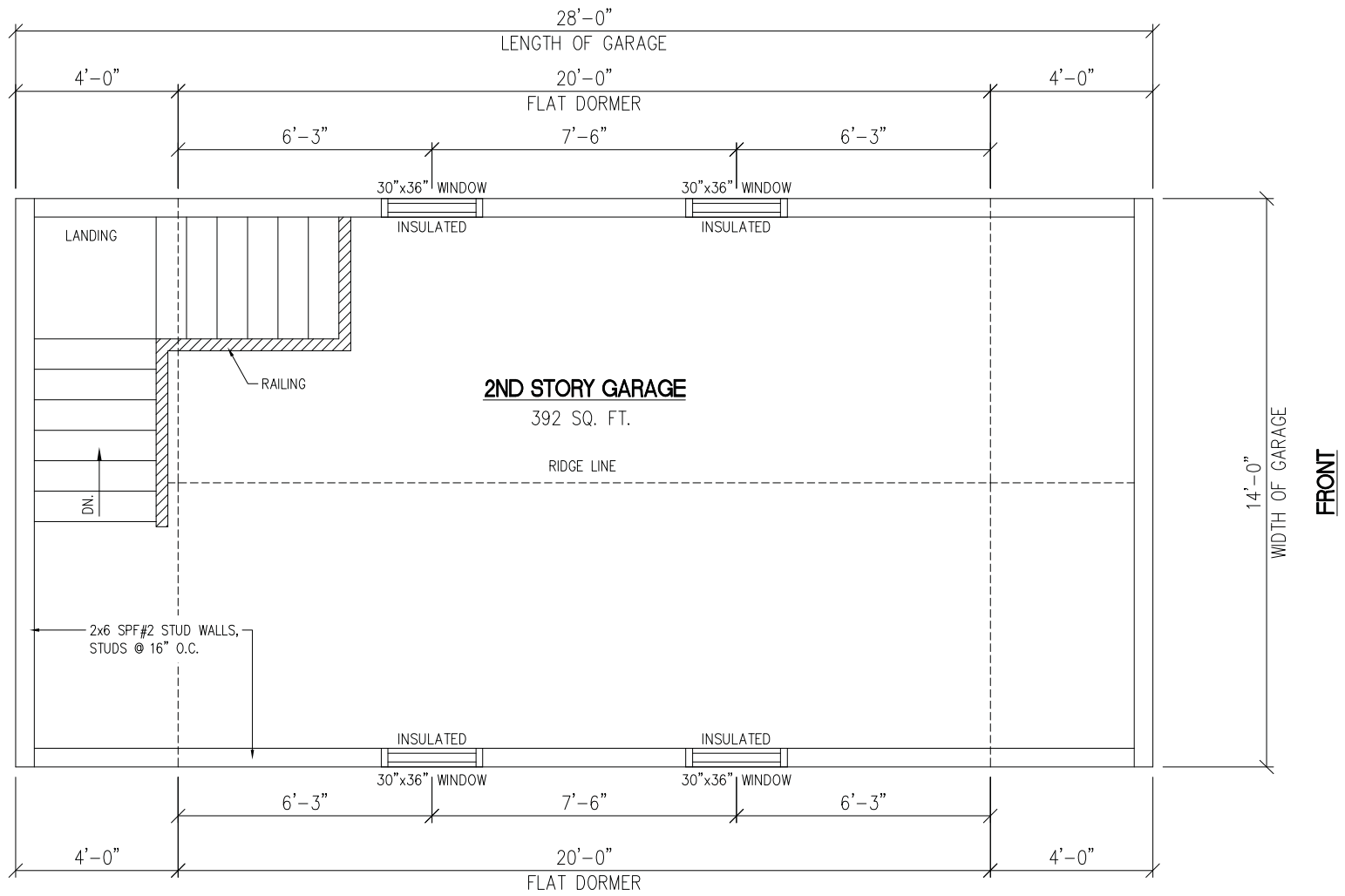
STATE: .

TYPE: GARAGE

MODEL: 14'x28'

DRAWING: 1ST STORY FLOOR PLAN

SHEET: 2



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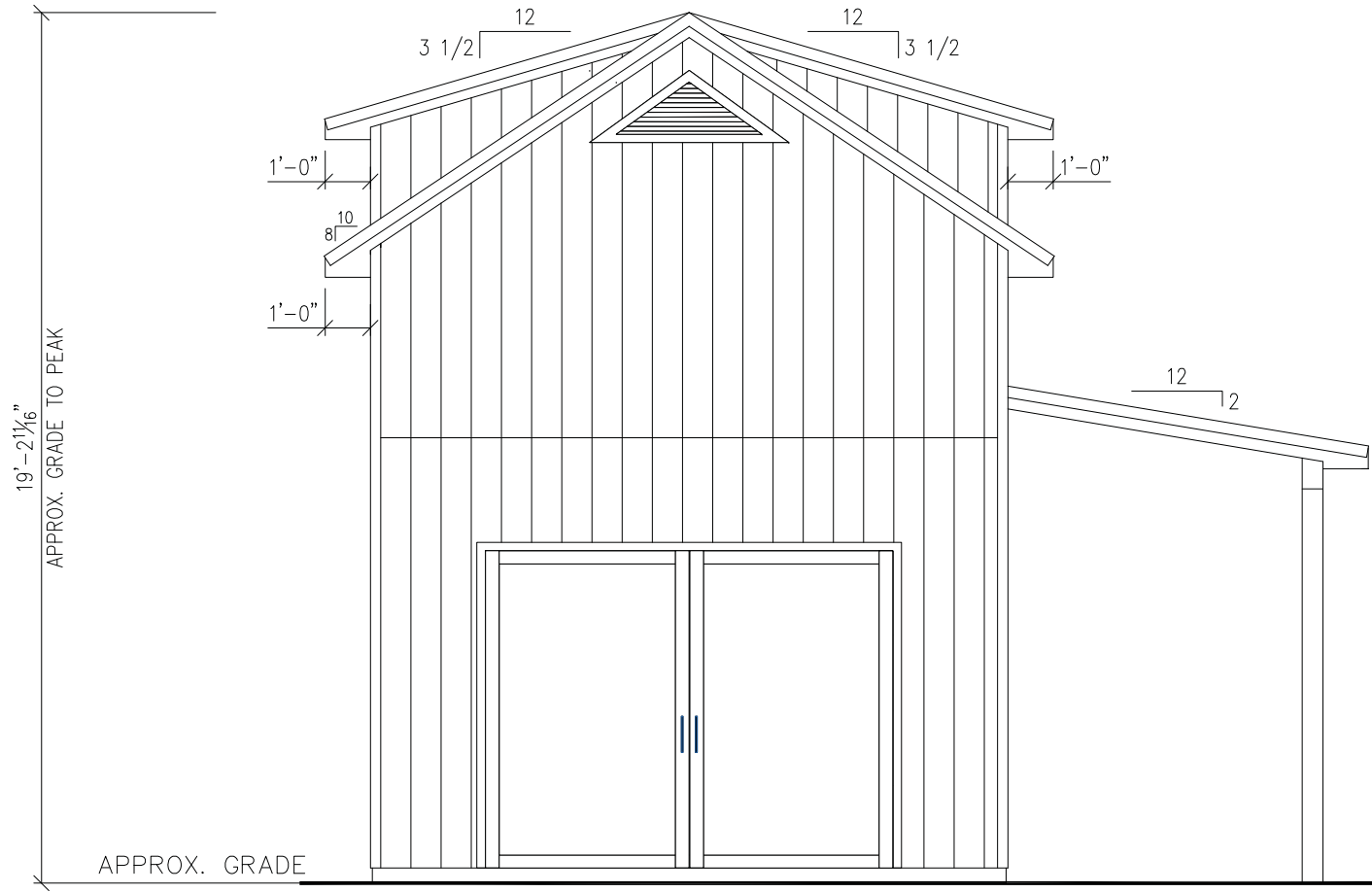
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REV	DATE	BY	REVISIONS	CHKD	DATE

SCALE: 3/8" = 1'-0"  
 DATE: 10-20-17  
 DRAWN BY: NML  
 CHECKED BY: .

CUSTOMER/PROJECT: NICK SHAFFER  
 BUILDER: WOODTEX  
 ADDRESS: HAMDEN, CT 06430

FILE: .  
 SHEET: 784  
 STATE: .  
 TYPE: GARAGE  
 MODEL: 14'x28'  
 DRAWING: 2nd STORY FLOOR PLAN  
 SHEET: 2A



19'-2 1/16"  
APPROX. GRADE TO PEAK

APPROX. GRADE

# FRONT ELEVATION

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**WOODTEX**

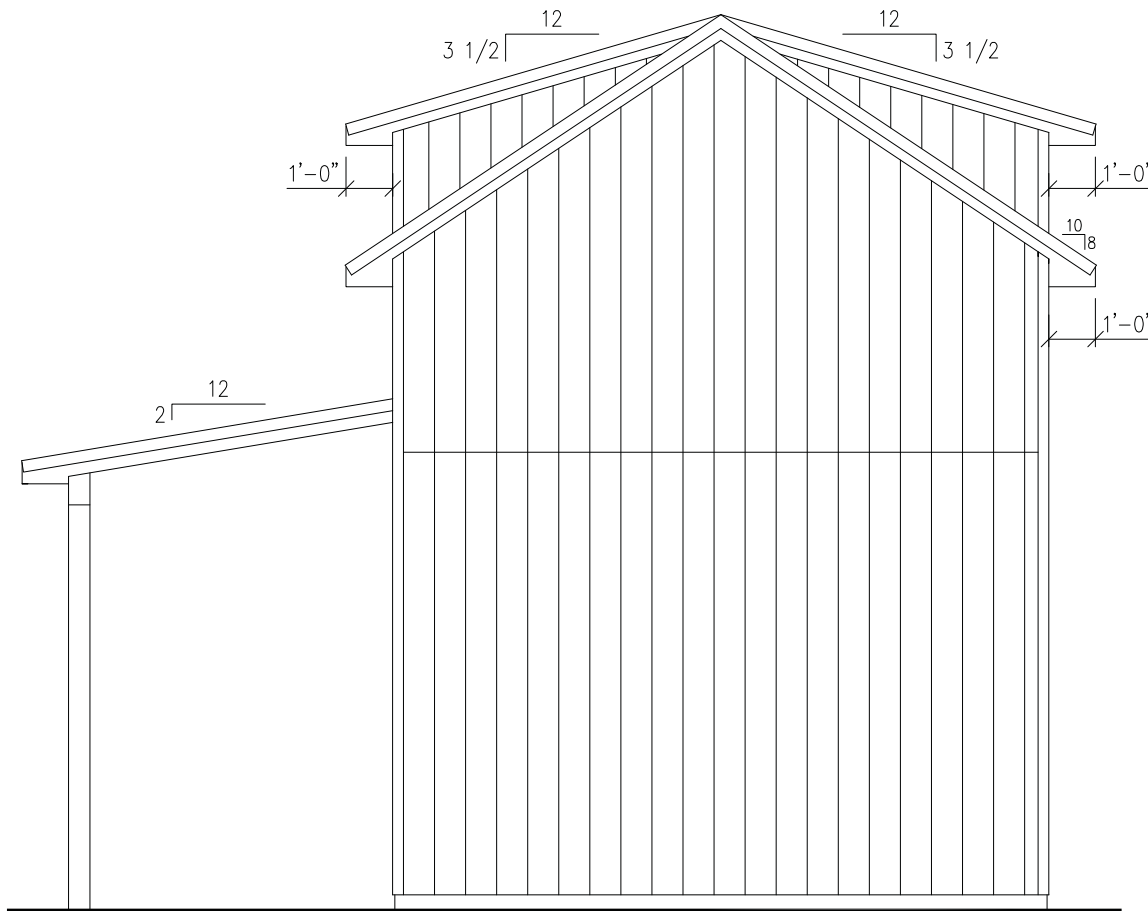
REV	DATE	DESCRIPTION	BY

CUSTOMER/PROJECTS:	NICK SHAFFER
FILE:	
SCALE:	7/8"
STATE:	
TYPE:	GARAGE
MODEL:	14'x28'
DRAWING:	FRONT ELEVATION
SHEET:	3

DATE:	10-20-17
DRAWN BY:	NML
CHECKED BY:	
SCALE:	3/8" = 1'-0"

DATE:	10-20-17
DRAWN BY:	NML
CHECKED BY:	
SCALE:	3/8" = 1'-0"





REAR ELEVATION

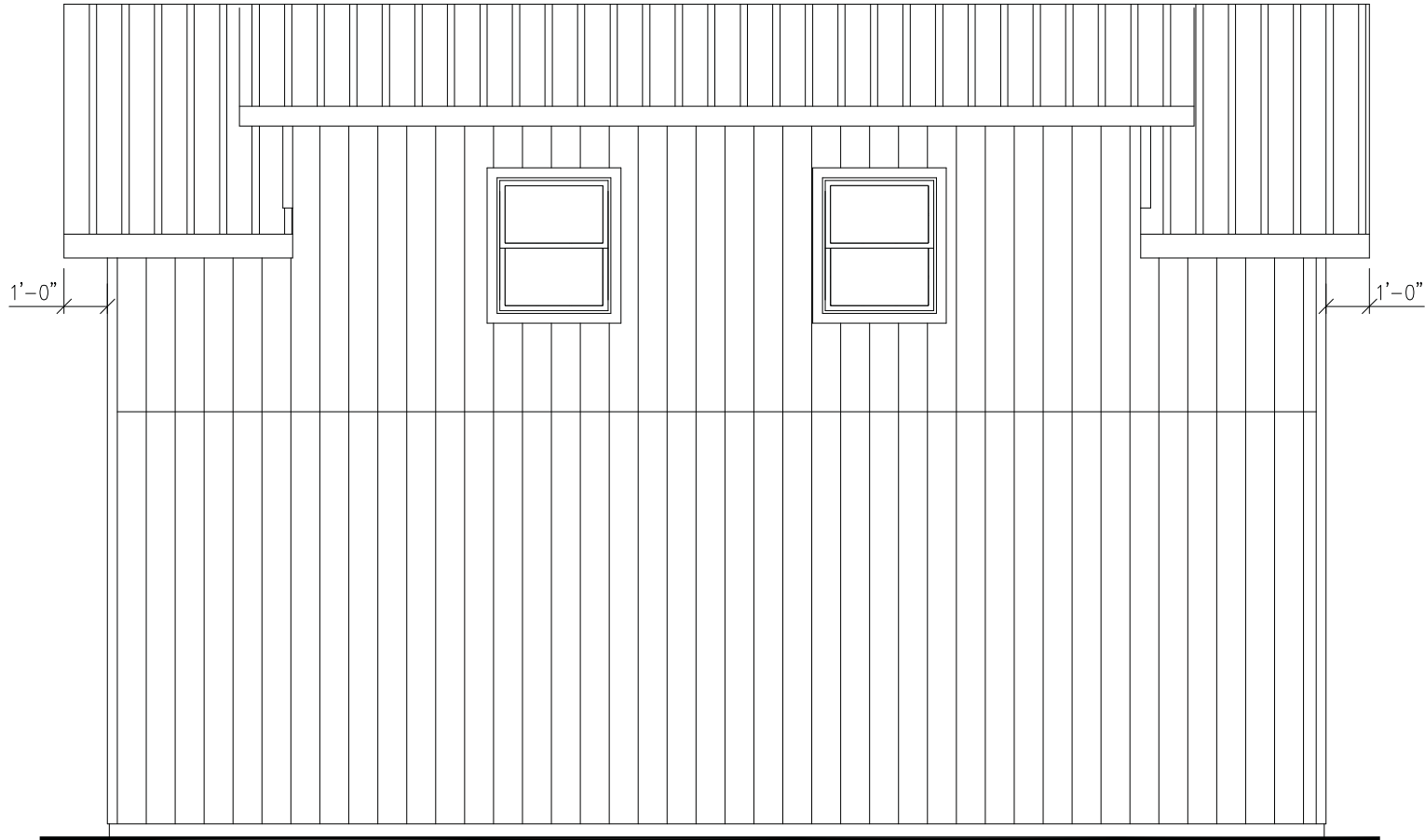
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**WOODTEX**

REV	DATE	BY	REVISIONS	SCALE	DATE	ORDER NO.
				3/8" = 1'-0"	10-20-17	

CUSTOMER/PROJECT: NICK SHAFFER  
 BUILDER: WOODTEX  
 HAMDEN, NY 14842

FILE: .  
 SUFF: 784  
 STATE: .  
 TYPE: GARAGE  
 MODEL: 14'x28'  
 DRAWING: REAR ELEVATION  
 SHEET: 3A



LEFT SIDE ELEVATION

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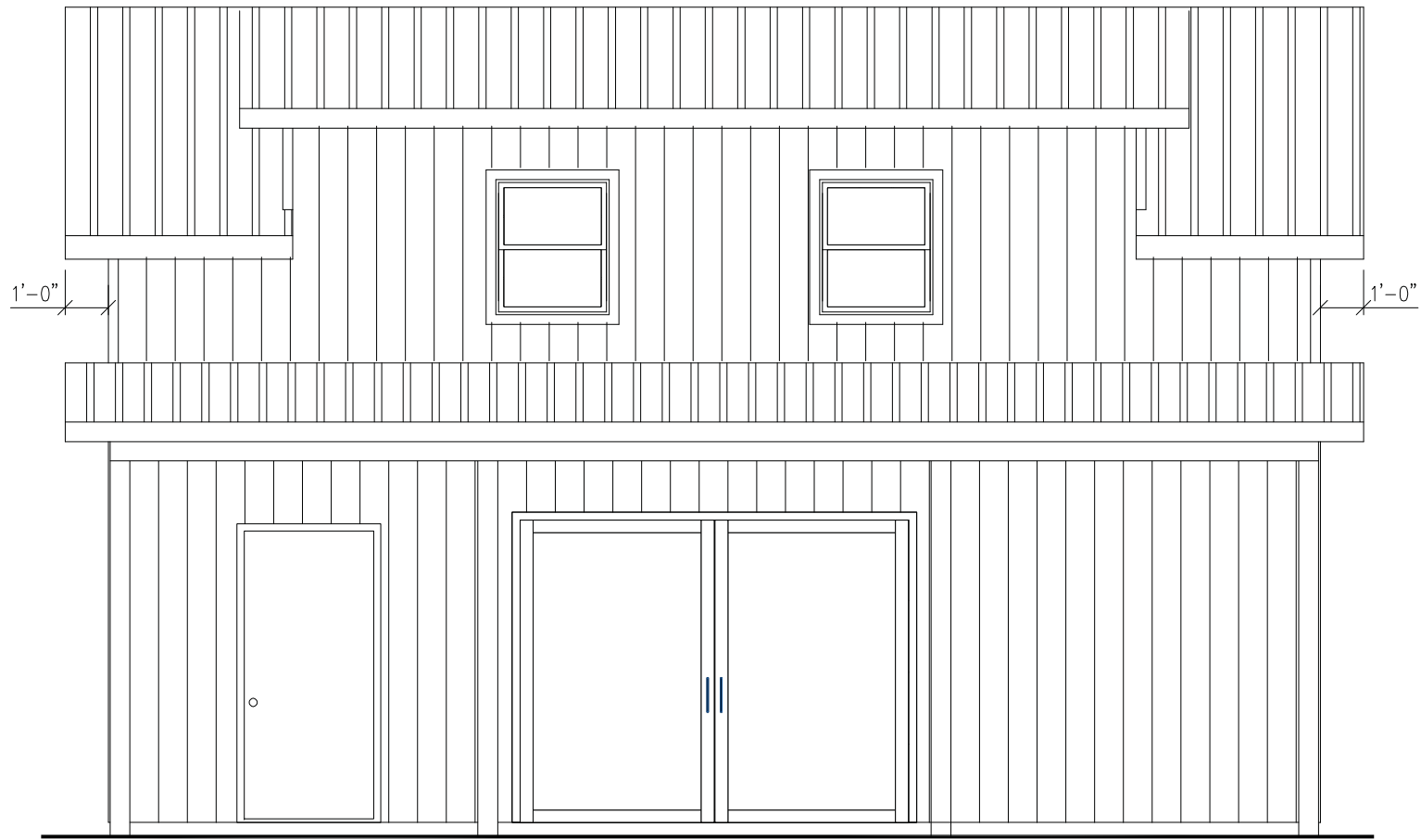
**WOODTEX**

REV	DATE	REVISIONS	BY

SCALE: 3/8" = 1'-0"  
 DATE: 10-20-17  
 DRAWN BY: NML  
 CHECKED BY: .

CUSTOMER/PROJECT: NICK SHAFFER  
 BUILDER: WOODTEX  
 HAMDEN, CT 06430

FILE: .  
 SUFF: 784  
 STATE: .  
 TYPE: GARAGE  
 MODEL: 14'x28'  
 DRAWING: LEFT SIDE ELEVATION  
 SHEET: 3B



RIGHT SIDE ELEVATION

WOODTEX  
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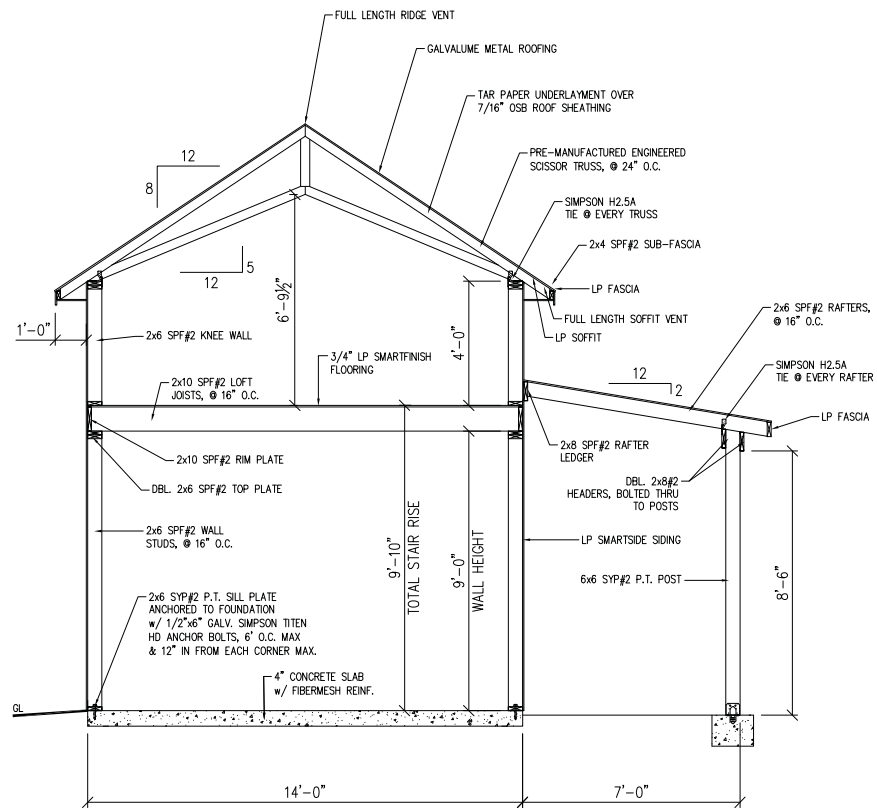
WOODTEX

REV	DATE	DESCRIPTION	BY

CUSTOMER/PROJECT:	NICK SHAFFER
FILE:	
SCALE:	7/8" = 1'-0"
STATE:	
TYPE:	GARAGE
MODEL:	14'x28'
DRAWING:	RIGHT SIDE ELEVATION
SHEET:	3C

DATE:	10-20-17
DRAWN BY:	NML
CHECKED BY:	

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GARAGE SECTION 'A'

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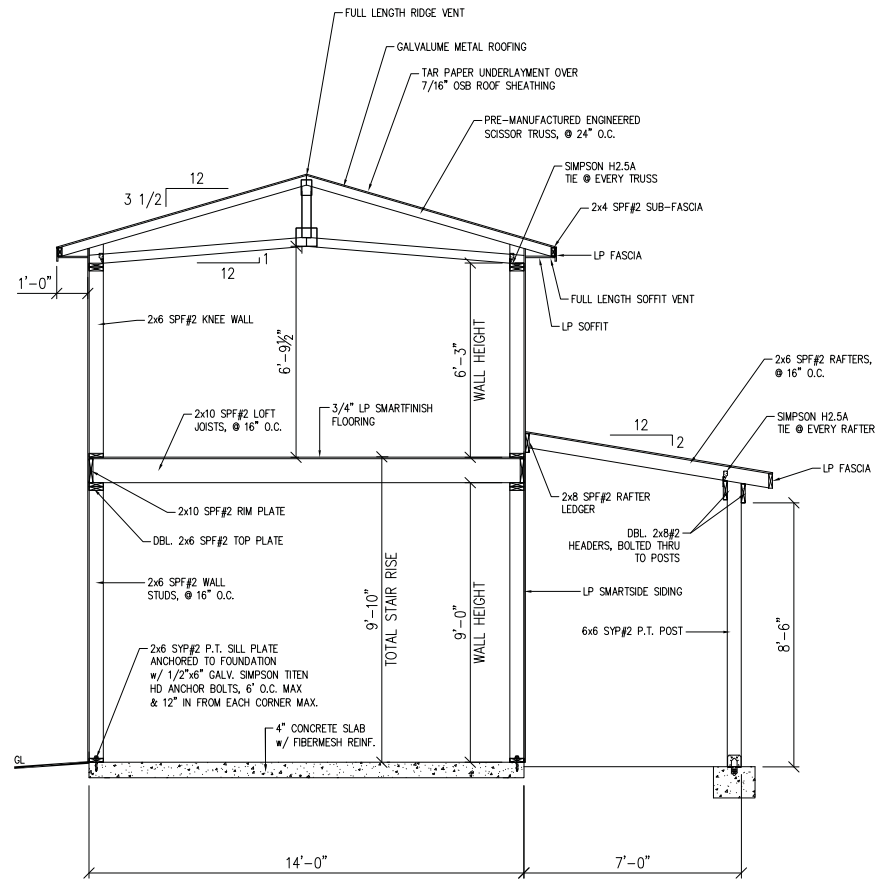
**WOODTEX**

REV	DATE	BY	REVISIONS	CHKD	DATE

SCALE: 1/4" = 1'-0"  
 DATE: 10-20-17  
 DRAWN BY: NML  
 CHECKED BY:

CUSTOMER/PROJECT: NICK SHAFFER  
 BUILDER: WOODTEX  
 HARRISON, NY 14862

FILE:  
 SHEET: 784  
 STATE:  
 TYPE: GARAGE  
 MODEL: 14'x28'  
 DRAWING: CROSS SECTION  
 SHEET: 4



GARAGE SECTION ' B '  
(DORMER)

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WOODTEX

REV	DATE	BY	REVISIONS	CHKD	DATE

CUSTOMER/PROJECT:	NICK SHAFFER
FILE:	
SOFT:	784
STATE:	
TYPE:	GARAGE
MODEL:	14'x28'
DRAWING:	CROSS SECTION
SHEET:	4A

SCALE:	1/4" = 1'-0"
DRAWN BY:	NML
DATE:	10-20-17
CHKD BY:	
DATE:	



Board and Batten (1x2s) siding (1" x12")



Custom framed board side-hinged garage doors without cross-bracing.

## 517 Oklahoma Avenue siding and garage doors



Shutters (closed) for south side of 517 Oklahoma garage