



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

**PROPERTY ADDRESS:** 313 N Oklahoma Ave 37917

**FILE NO.:** 7-K-18-HZ

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

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**MEETING DATE:** 7/19/2018

**APPLICANT:** Brian Youree (owner)

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

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**PROPERTY DESCRIPTION:** Queen Anne

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► **DESCRIPTION OF WORK:**

Reconstruct front porch balustrade and roof support posts based on early documentary photograph. Post and balustrade will be of turned wood. The balustrade will be 36 inches high to meet code. Beveled 1x4 handrail will be set on top of a 2x4 for added height. 1x4 tongue-and-groove flooring. 2x2 turned balusters and 4x4 turned posts. The balusters will be set into the top and bottom rails of the balustrade.

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► **APPLICABLE DESIGN GUIDELINES:**

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

A.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.

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**COMMENTS:**

**STAFF FINDINGS:**

- 1) The house is a contributing structure within the Old North Knoxville H-1 and National Register District.
- 2) The applicant has provided a documentary photograph that depicts the type of the original 13 turned porch posts and balustrade, including a spindled frieze band across the top. The applicant is proposing to replace the posts and balusters only.
- 3) The proposed posts and balusters will also be turned and be nominally sized at 4x4 and 2x2 respectively. However, the porch balustrade will be required to be 36 inches high building code compliance, which will be taller than the original.
- 4) The proposed 1x4 tongue-and-groove porch floor will match the original

► **STAFF RECOMMENDATION:**

Staff recommends approval with an option for the applicant to work with staff on a double top rail if desired, in order to reduce the apparent height of the balustrade.

Certificate (File) No: 7

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



Please print all information:

1. APPLICANT NAME: Brian Youree  
Address: 313 E. Oklahoma Avenue Knoxville, TN 37917  
Telephone: (865) 748-5457 E-mail address: briyou2@gmail.com  
Relationship to Owner: Owner

2. OWNER NAME: Brian Youree  
Address: 313 E. Oklahoma Avenue Knoxville, TN 37917  
Telephone: (865) 748-5457 E-mail address: briyou2@gmail.com

3. LOCATION OF PROPERTY:  
Address: 313 E. Oklahoma Avenue Tax ID/Parcel No: 081LQ-028

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.)

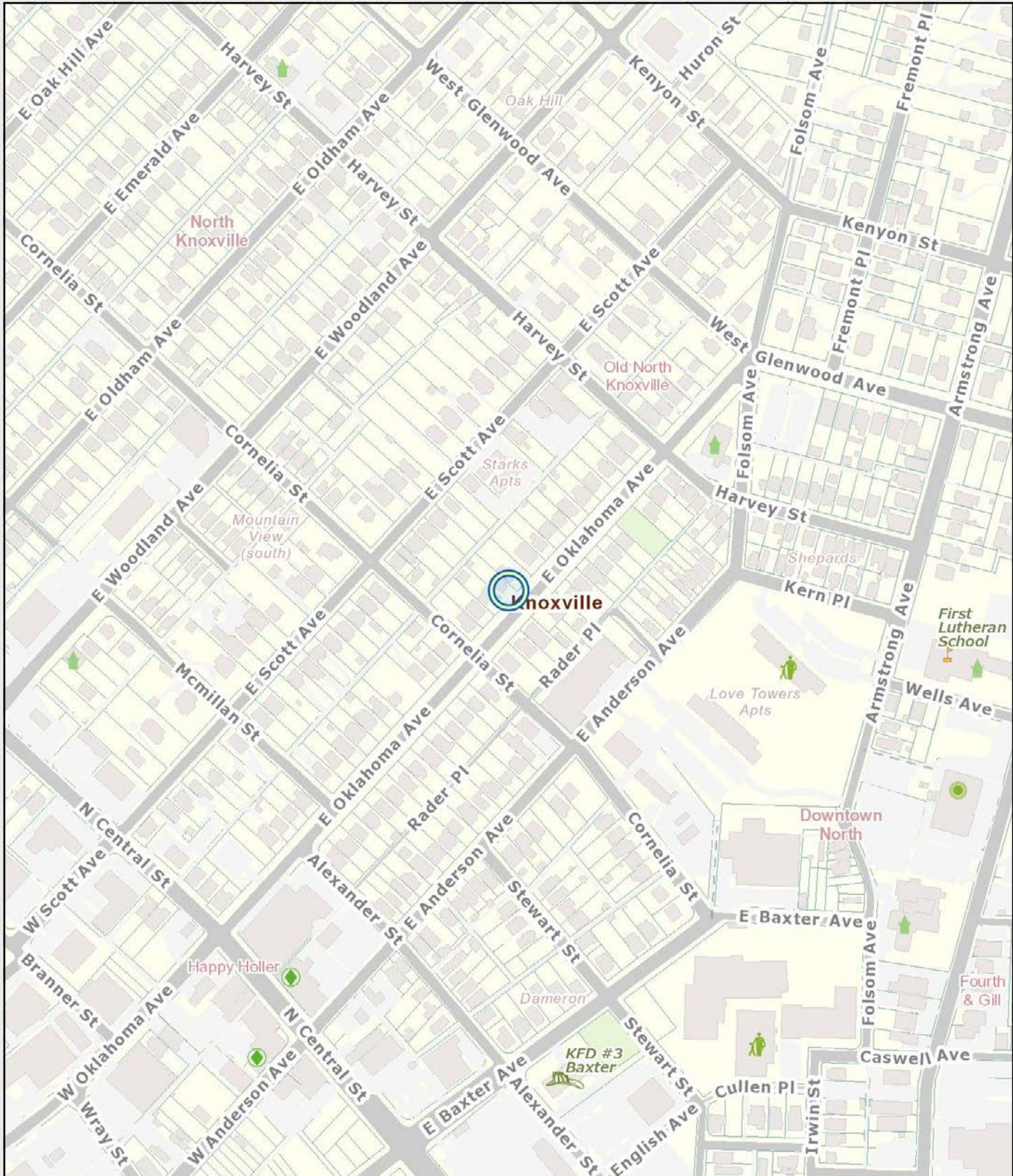
Replacement of flooring, posts, and balustrade of front porch

6. SIGNATURE OF APPLICANT: Brian Youree Date: 7/4/18

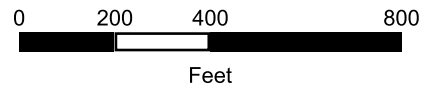
Incomplete applications cannot be accepted.

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

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Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			



**313 E. Oklahoma Avenue**  
Old North Knoxville



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313 e. Oklahoma - Front facade



313 Oklahoma – Front façade in early documentary photo



313 Oklahoma - Proposed porch supports and balustrade



313 Oklahoma – Proposed baluster



313 Oklahoma – Proposed porch support





313 Oklahoma – Beveled top rail