



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

PROPERTY ADDRESS: 401 E Oklahoma Ave 37917

FILE NO.: 3-D-18-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 3/15/2018

APPLICANT: David Holmes (owner)

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

PROPERTY DESCRIPTION: Queen Anne Cottage (c. 1910)

One-story frame with hipped roof with cross gables. Asbestos shingled wallcovering. Asphalt shingle roof covering and imbricated wood shingles in gable ends. Double-hung one-over-one windows with cottage window on front façade. One-story one-half front porch with replacement metal roof supports. Two interior offset brick chimneys. Brick foundation. Irregular plan. Projecting bay on north elevation. (Contributing)

► **DESCRIPTION OF WORK:**

WORK ON MAIN HOUSE BLOCK

The fiberglass shingle siding will be removed and the old wood lap siding restored. The front has shake siding in the gable and sawn wood vent which will be repaired and restored. The front porch will be restored with beadboard ceiling, and the non-original metal scrollwork supports and balustrade will be replaced with turned wooden posts to match the engaged post existing on the house and a turned balustrade to match that of the adjacent north sister house (but with 1.85" balusters.) Additionally, both front and rear doors are fiberglass and would be replaced by solid wood half-lite doors, Woodgrain model 567, which approximates style of the retained interior doors and matches the adjacent north sister house.

WORK ON REAR ADDITION

Replace existing 26"x52" metal windows in the rear porch enclosure with 4 double-hung 1/1 wood windows at 26"x58" to create a sunporch appearance (Jeld Wen W-2500). Replacement back door to be full wood half-lite. An additional window is proposed on the western side of the enclosure-- a wood casement window (Jeld Wen W-4500) with a 1/1 appearance at approximately the same dimensions of the other proposed windows and sized to meet egress requirements. The beadboard wainscotting on the bottom portion of the porch would be 1x6 nominal size with each strip actually being 2'-6". A simple flat wooden trim piece will separate the wainscot from the siding on the top portion.

► **APPLICABLE DESIGN GUIDELINES:**

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

WINDOWS

2. If replacement windows are necessary, they shall be the same overall size as the originals, with the same pane division and the same muntin depth, width and profile. They shall be the same materials as the original windows, which were generally wood.

5. It can be appropriate to design and install additional windows on the rear or another secondary elevation. The design must be compatible with the overall design of the building.



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7. Storm windows can be allowed as a way to increase the energy savings of a historic house. Interior storms should be considered. Exterior storms can be appropriate, if they are designed so their meeting rail duplicates that of the original window, and if they are wood or color clad metal, matching the building's trim. Exterior storm windows shall not be used unless they do not damage or obscure the original window and frames.

9. Burglar bars or other security devices that are more obvious or visually intrusive than storm windows are not allowed.

PORCHES

2. 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.

4. 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.

DOORS

The doors originally used on Old North Knoxville's houses were wooden, and a majority had beveled, or stained glass inserts.

6. Service (rear) entrances may not be altered to make them appear to be formal entrances by adding paneled doors, fanlights, transoms or sidelights.

7. Secondary entrances must be compatible with the original in size, scale and materials, but clearly secondary in importance.

WALLCOVERING

5. Wooden features shall be repaired by patching, piecing-in, or otherwise reinforcing the wood. Repair may also include limited replacement with matching or compatible substitute materials, when elements remain and can be copied.

6. Wood features that are important in defining the overall historic character of the building shall not be removed.

7. Replace only deteriorated wood. Reconstructing in order to achieve a uniform or "improved," "new" appearance is inappropriate because of the loss of good historic materials.

COMMENTS:

STAFF FINDINGS:

1) The c. 1910 Queen Anne cottage is a contributing property in the Old North Knoxville Historic District Overlay and the National Register District.

2) All historic wooden materials remaining on the house will be repaired and restored.



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- 3) Both the front and rear doors, which are currently fiberglass, would be replaced by solid half-lite doors with wood panels below, which is an appropriate style for the era. These doors will reflect the panel pattern of the original doors retained on the interior.
- 4) There is physical evidence as to the original design of the porch posts and balustrade in the existing engaged turned post on the house sufficient to simulate the new posts and balusters. The current metal porch roof supports and balustrade have no historic significance.
- 5) The hipped roof porch on the rear was enclosed at a late date and is not historically significant.
- 6) Replacing the metal storm-type windows with wood double-hung windows that are 6 inches taller, and adding a wooden beadboard wainscoting will create a more appropriate sunporch appearance. The 1/1 window style will not replicate the 2/2 original windows, with the difference signifying that the porch enclosure is a later modification to the house. The taller windows are more proportionately appropriate and the 1/1 lights are more typical of a sunporch.

► **STAFF RECOMMENDATION:**

Staff recommends approval with the conditions that 1) a section detail through the proposed wooden trim on the wainscot on the rear be provided to show the relationship of the trim to the beadboard below and the horizontal wood siding above; and 2) the size of the proposed casement window on the rear north side be provided.

**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: 401 E Oklahoma Ave Tax ID/Lot/Parcel No: 081LQ024

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: repair/replace wood siding, add porch columns/balustrade, Replace non-original windows in porch enclosure with wood window to match original style, replace front and rear door with wood half-lite.

Level II: Add window to existing rear porch enclosure

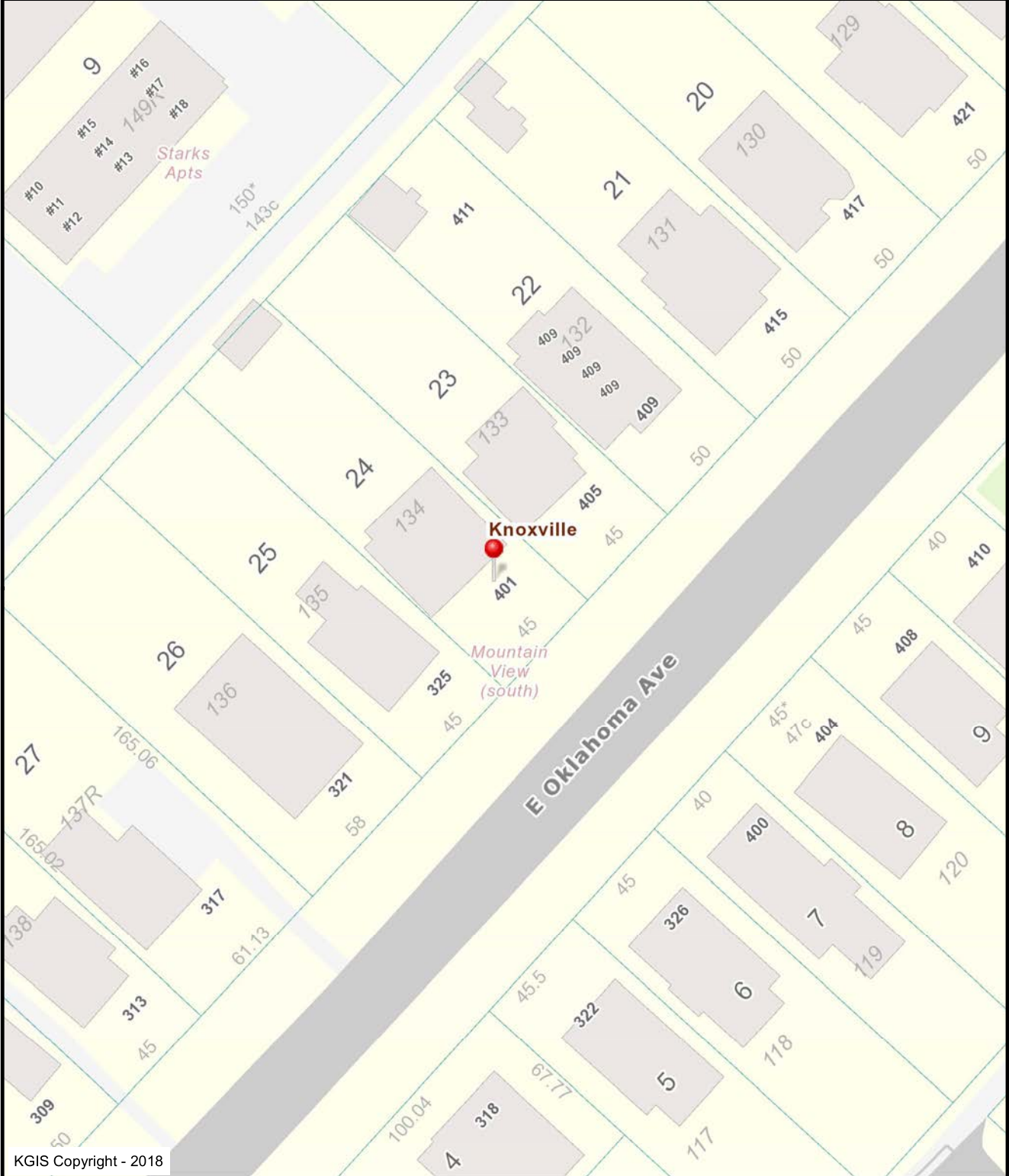
6. SIGNATURE OF APPLICANT: David A Holmes Date: 02/01/18

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 _____ .



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401 OKLAHOMA AVE

Old North Knoxville H-1

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Knoxville - Knox County - KUB Geographic Information System

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401 E Oklahoma

Certificate of Appropriateness Application



Applicant: David Holmes

The original wood 2/2 windows currently have burglar bars installed that will be removed.

Applicant seeks approval for a type of storm window to be installed in the future. Storm window will match existing window configuration and specific type/materials be approved by staff before ordering/installation.

The fiberglass shingle siding will be removed and the old wood lap siding restored. The front has shake siding in the gable and sawn wood vent which will be restored. The front porch will be restored with beadboard ceiling, and t h e non-original metal scrollwork supports and balustrade will be replaced with turned wooden posts to match the engaged post existing on the house and a balustrade to match that of the adjacent north sister house.

Currently the front porch has a non-original metal post/railing, but a turned half post is visible on the house. Applicant proposes to find replacement replica posts to restore posts/balustrade, and restore balustrade similar to approved at sister house next door at 405 Oklahoma.



Top Choice (Common:; Actual: 1.75-in x 1.875-in x-in) Pressure Treated



Additionally, both front and rear doors are fiberglass and would be replaced by solid wood half lite doors approved by HZC before purchase. Applicant suggests Woodgrain model 567 which approximates style of retained interior doors. Additionally, this style matches the sister house next door at 405.



Model: 567

Type: New, Sash

Style:

Options: Glass

Thickness: 1-3/4", 1-3/8"

Width: 2/0, 2/4, 2/6, 2/8, 3/0

Height: 6/8, 7/0, 8/0

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[Technical Drawing](#)

[Distributor Locator](#)

The existing house has a pre-existing rear porch enclosure at west of rear.



Applicant requests to replace the current metal windows in this porch enclosure with 4 double-hung 1/1 wood windows to create a sunporch appearance. (Jeld Wen W-2500 or W-4500) The existing window size is 26"x52".

Applicant is open to other recommendations from HZC on window style/size/placement.

Replacement door to be full wood half-lite per previous page.

Additionally, to allow the use of the porch enclosure as a sleeping area in the future, an additional window is proposed on the western side of the enclosure. This window will be a casement window in the same size, style, materials as the other 4 windows (~26"x52") and will meet egress requirements.



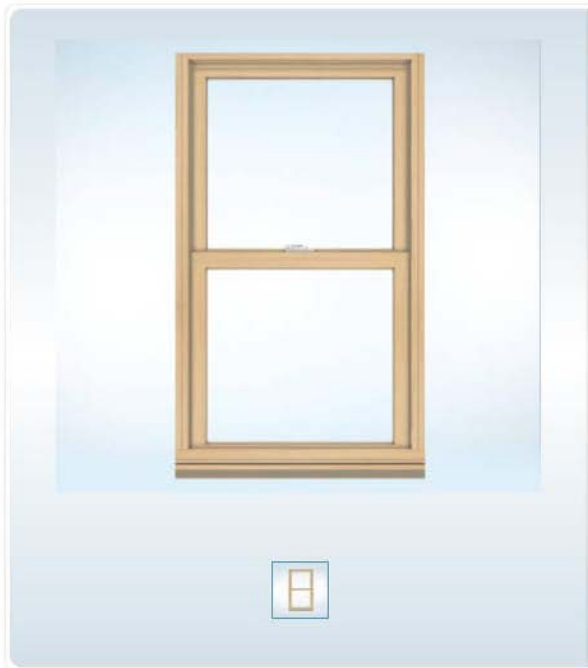



401 Oklahoma - Proposed windows and siding on rear







Beadboard wainscot siding for rear addition





W-2500 WOOD DOUBLE-HUNG WINDOW




Options [View product details for more options](#) Price Range: \$ 

Model   

Standard Interior 

Grille Designs    

Top Down Grille

Wood Options 

Pine

WAYS TO BUY THIS PRODUCT

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Product Overview

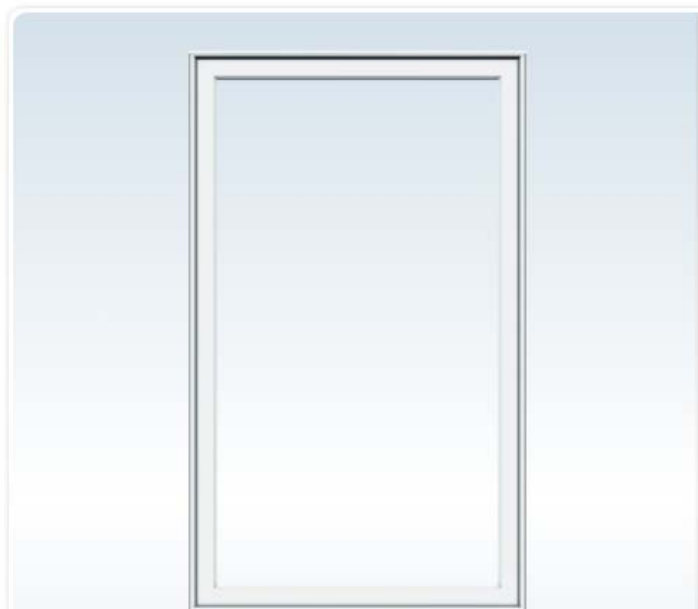
Design Options

Glass Options



Build & Installation

Built from Auralast® Wood (Pine) for guaranteed 20-year protection against wood rot and termites.





W-4500 WOOD CASEMENT WINDOW







Options [View product details for more option](#)





Model  

Clad Exterior

Grille Designs    

Top Down Grille

Exterior Color Options    

Sage Brown    

401 E. Oklahoma Avenue window specifications



OPERATOR - VERTICAL SECTION

