



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

PROPERTY ADDRESS: 225 E Oklahoma Ave 37917

FILE NO.: 11-H-18-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 11/15/2018

APPLICANT: John Hart Beth Bostrom (Owner)

LEVEL OF WORK: Level II. Construction of outbuilding

PROPERTY DESCRIPTION: Queen Anne (c. 1900)

Two-story frame with weatherboard wallcovering . Hip roof with lower cross gables, asphalt shingle covering. Double-hung one-over-one windows. One-story wrap-around front and side porch with later-added round wood posts on brick piers and turned wood balustrade. Recessed sidelights and transom at front entry. Brick foundation. Irregular plan. (contributing)

► **DESCRIPTION OF WORK:**

Construction of a detached hipped-roof garage opening onto the rear alley. The structure is proposed to be 24' wide x 22' deep (480 sf) if a BZA variance is provided for a 6-foot setback from the alley. If a BZA setback variance is not approved, the setback would be 12 feet from the alley and the structure would be reduced to 18' x 16' (288 sf). The side setback would be 5 feet. Overhead door to be constructed of steel and allude to carriage house doors. Pedestrian door to be 4-panel and the material is to be painted fiberglass. 1/1 single-hung wood or fiberglass windows to be similar to those of the house and the asphalt roof shingles will match those on the house. The foundation is to be of smooth-finish stucco.

► **APPLICABLE DESIGN GUIDELINES:**

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

Auxillary or Outbuildings: HISTORIC CHARACTERISTICS

Auxiliary or outbuildngs were often used in Old North Knoxville, although many of them have deteriorated or been destroyed over the years. Typical outbuildings would have included carriage houses, barns outhouses or servants' quarters, often more than one story stall and built with steeply pitched gable roofs or combined gable and shed roofs, with weatherboard or board and batten wall covering. Smaller work sheds were also located in the neighborhood. New houses in the district might have had garages, with the same roof shapes and wall coverings, or with wall coverings that matched the primary building on the lot.

M. Auxiliary or Outbuildings

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.

3. Garages shall be located to the rear of the primary building on the lot.



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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 12/12 roof pitch; overhanging eaves; exposed rafter tails; wood windows; masonry but not exposed concrete block or split-face block; garage doors appearing to be carriage doors
..

COMMENTS:

The approval of the BZA and will needed to approve setbacks of less than twelve feet from the alley when the garage door opens onto the alley.

STAFF FINDINGS:

- 1) The house is a contributing structure within the Old North Knox H-1 and National Register historic districts.
- 2) Either the 22x24 or 18x16 sq ft size of the garage would be appropriate for a carriage house or garage. Both square footages are less than 30 percent of the house footprint.
- 3) The 5- or 6-foot setback for the garage would be more appropriate for the historic development pattern along the alley than would a 12-foot setback, which is not typical in the historic district overlays.
- 4) The garage is to be appropriately located to the rear corner of the lot on top a former concrete garage pad (14x14). It is close to the side lot line as was typical (~5 feet).
- 5) The features and details such as the hipped roof, 1/1-light window, and Craftsman panelled wood doors are appropriate details for a shed of a period later than the Victorian-era house.
- 6)The proposed shed construction materials (wood siding and windows, asphalt shingle roofing, and a stuccoed foundation) are appropriate for the era of the historic main house.

► **STAFF RECOMMENDATION:**

Approval of either a 22x24 garage setback 5 to 6 feet as approved by the BZA or a 18x16 garage setback 12 feet as per the by-right zoning code.

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

Please print all information:

1. **NAME OF APPLICANT:** John Hart & Beth Bostrom

Address: 225 E Oklahoma Ave

Telephone: 865-200-9902 E-mail address: john.hart@aol.com

Relationship to Owner: Owner

2. **NAME OF OWNER:** John Hart & Beth Bostrom Effective 11/1/2018

Address: 225 E Oklahoma Ave

Telephone: 865-200-9902 E-mail address: john.hart@aol.com

3. **LOCATION OF PROPERTY:**

Address: 225 E Oklahoma Ave. 37917 Tax ID/Lot/Parcel No: 081LS017

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

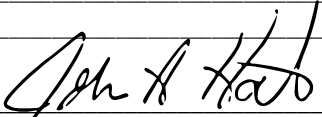
Level II Major replacement of materials or architectural elements; construction of addition or outbuilding

Level III Construction of a new primary building; subdivision of individually designated property

Level IV Demolition or relocation of a contributing structure

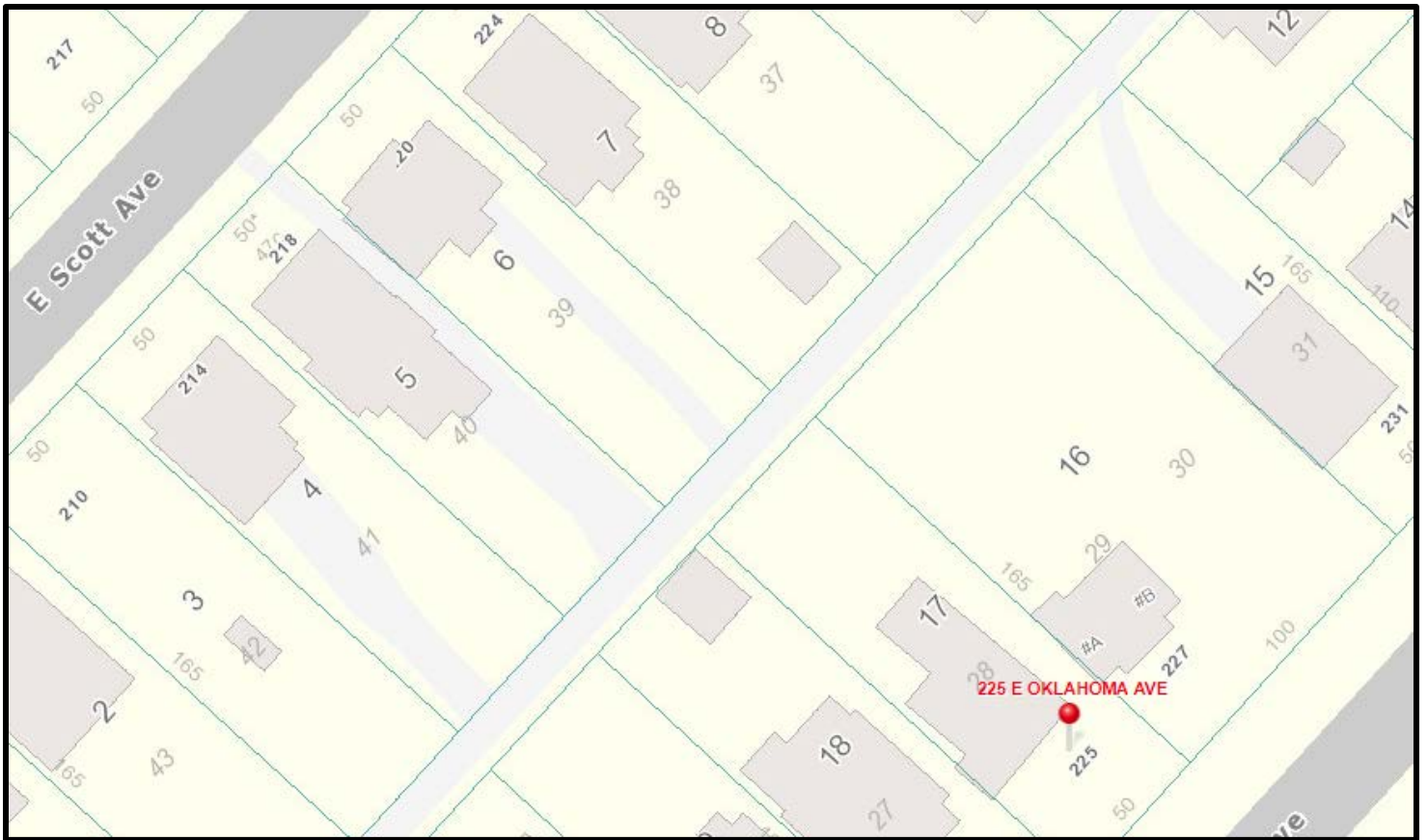
5. **DESCRIPTION OF WORK:** (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

Construction of a detached carriage house/garage: Located on the back of the property accessible by the rear alley. It is intended to be constructed to compliment the existing home. The structure will be 24' wide x 22' deep. Overhead door to be constructed of steel and maintain a carriage house door aesthetic. Overall Structure, Windows and doors will mimic the windows of the original home (see attached details). The location of the structure will be in accordance to R1- A zoning. Siding to be 4" exposed smooth-finish fiber cement board to mimic home, and shingles will the Owens corning Sierra Gray Architectural to mimic the home.

6. **SIGNATURE OF APPLICANT:**  Date: 10/25/2018

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 _____			



225 Oklahoma Avenue – garage to south located next to alley



KGIS map shows existing accessory structures located close to alley

225 E. Oklahoma Ave

Front of house.



225 E. OKLAHOMA AVE.

Side walk leads to where outbuilding once
stood. Area measures about 14' x 14'
Back right of yard.



225 E. OKLAHOMA AVE.

Existing Lot

50' x 165'
(8250 sqft)

Home footprint
1600 sqft
(19.4% structure)





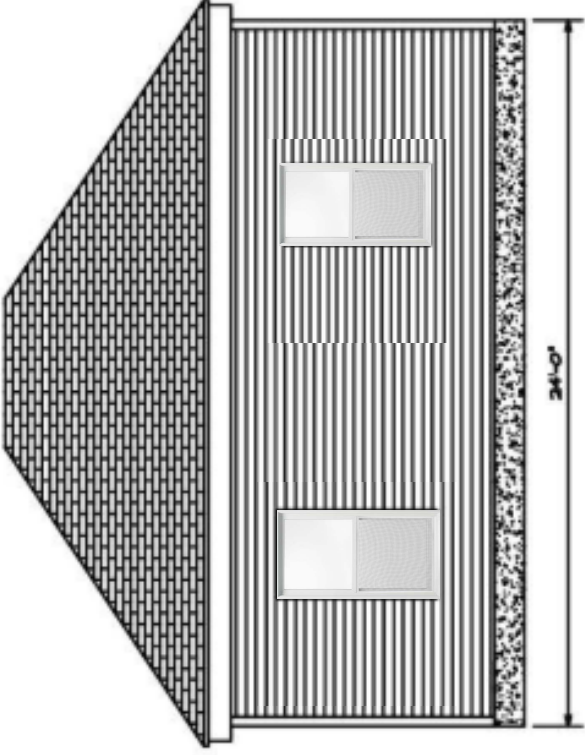
Preferred Location

24' x 20' (480 sqft)
garage placed in
accordance to R1 - A
Zoning

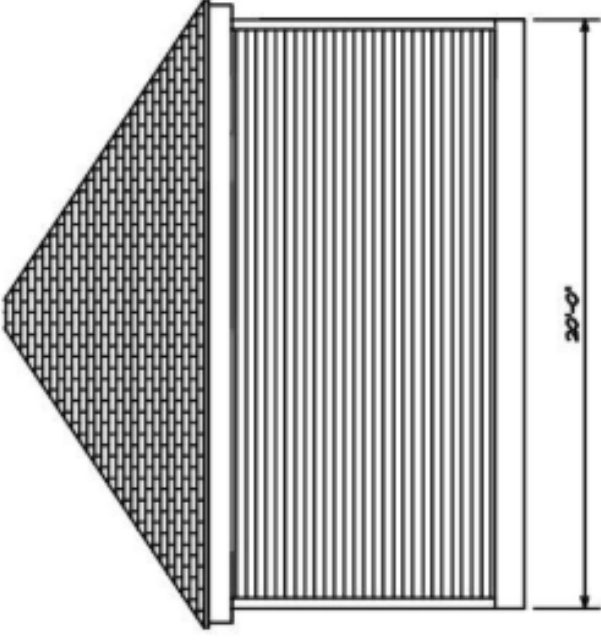
Combined structure
footprint 2080 sqft
(~25.2%)

Elevation drawings

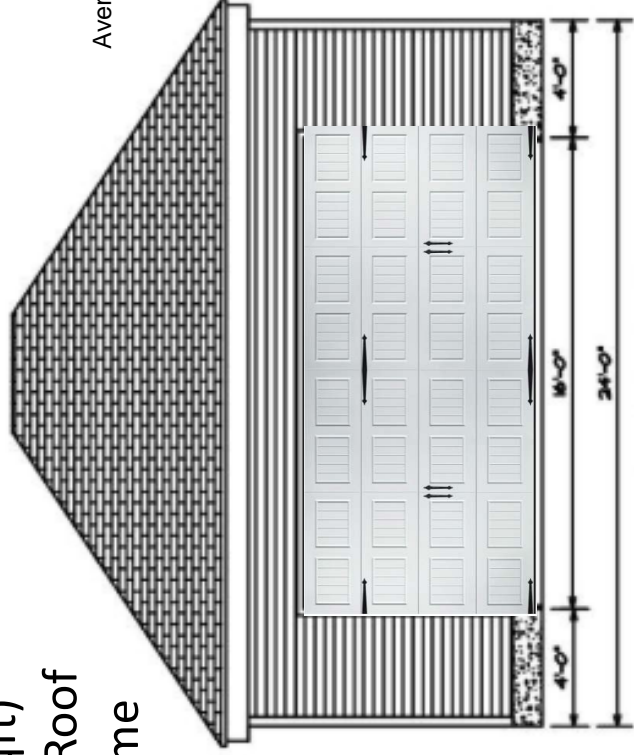
24' x 20' (480 sqft)
18' to ridge Hip Roof
to mimic our home



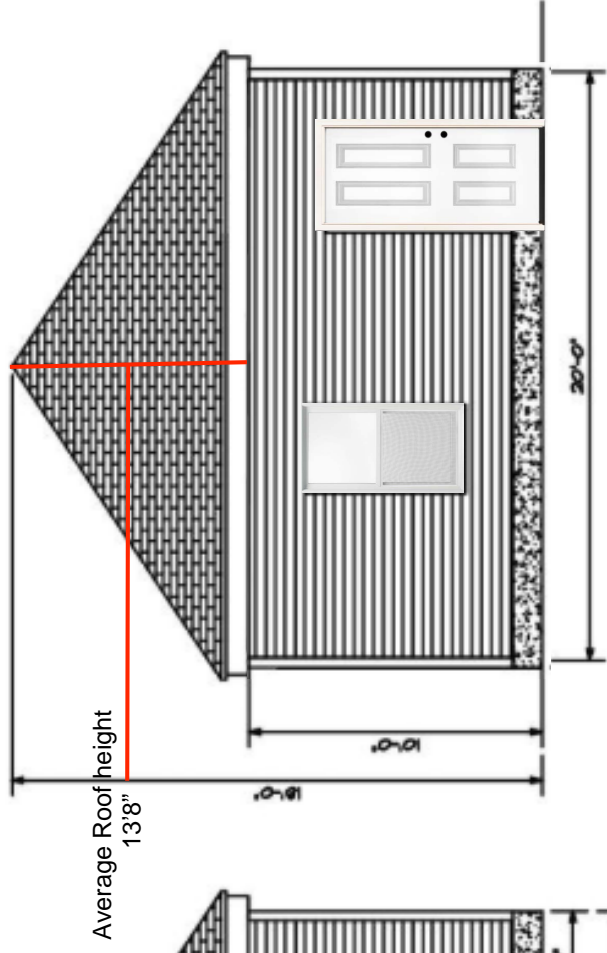
Proposed Rear Elevation Plan
Scale: 1/4"=1'-0"



Proposed Left Elevation Plan
Scale: 1/4"=1'-0"



Proposed Front Elevation Plan
Scale: 1/4"=1'-0"



Proposed Right Elevation Plan
Scale: 1/4"=1'-0"

4 panel Steel
Service Door



Single Hung
Wood Framed
Windows



Exterior View



Interior View

Carriage Style Steel
Overhead Door



HardiePlank HZ10
Fiber Cement Smooth Lap Siding
Painted to match the color of the house

