



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

**PROPERTY LOCATION:** 404 E. Oklahoma Ave. /  
Parcel ID 81 L P 008

**FILE NO.:** 12-J-19-HZ

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

---

**MEETING DATE:** 12/19/2019

**APPLICANT:** Kenneth Hamilton Good Guys Construction (Contractor)

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

---

**PROPERTY DESCRIPTION:** Folk Victorian (c.1910)

One-story frame residence, resting on a brick foundation, clad in wood clapboard siding. Cross-gable roof clad in asphalt shingles. One-story, one-bay front porch with square wood columns.

---

► **DESCRIPTION OF WORK:**

Postponed from November 19, 2019 meeting.

- Removal of 10' non-historic shed-roof addition on rear.

- Addition: proposed addition to rear of house (after removal of 10' non-historic addition). New addition to measure 22' wide by 20' long and extend toward rear (southeast) of property. Addition to be offset by 1' on the left side and 6" on the right side, and feature a gable roofline with a 6/12 pitch, set 14" lower than the existing roofline. Addition will rest on a concrete block foundation, and feature wood clapboard siding to match existing and an asphalt shingle roof. Right (northeast) side proposed to feature a half-light wood door, accessible by wood steps with a wood, square picket handrail to meet codes. Rear elevation to feature two one-over-one, double-hung wood sash windows. Windows will measure 30" wide by 57" tall and be placed towards left side of rear elevation. Rear gable field will be clad in wood clapboard siding and feature a rectangular louvered wood vent.

- Porch elements: After-the-fact review of removal of tongue-and-groove wood porch flooring and replacement in-kind, and removal and replacement of square wood porch columns in-kind.

---

► **APPLICABLE DESIGN GUIDELINES:**

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

C. 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.

D. Entrances

3. It may be appropriate to design or construct a new entrance if the historic one is completely missing. Any restoration shall be based on historical, pictorial, or physical documentation, if available. It shall be compatible with the historic character of the building or with adjacent buildings.
4. A replacement entrance shall not create a false historic appearance. A new entrance or porch must be



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

**PROPERTY LOCATION: 404 E. Oklahoma Ave. /  
Parcel ID 81 L P 008**

**FILE NO.: 12-J-19-HZ**

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

compatible in size, scale, or material.

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

**L. Additions**

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 historic 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.
6. Do not cause a loss of historic character through a new addition

**COMMENTS:**

While reconstruction of the chimney and partial enclosure of a side elevation window were also included on the previous application for a COA, evaluation of those items remains postponed and will be reviewed at a future HZC meeting.

**STAFF FINDINGS:**

1. The 10' long, rear, shed-roof addition is non-historic, does not contribute to the overall character of the house, and is sufficiently deteriorated to warrant removal. Demolition of the rear 10' addition is appropriate within the guidelines.
2. The proposed rear elevation placement and one-story height of the proposed addition are appropriate. With removal of the shed-roof rear addition, the house's footprint will only extend 10' beyond its current footprint, and the rear addition will be offset on the left (southwest) elevation by 1' and on the right (northeast) elevation by 6". The addition will also be differentiated from the existing house by a gable-roof height that is 14" lower than the original roofline. Height, scale, and massing of the proposed addition are appropriate.
3. The asphalt-shingle roof, wood clapboard siding, and wood trim are appropriate materials for the rear addition. The proposed foundation material of concrete masonry unit is appropriate and should be stuccoed to match the existing house's foundation.
4. A secondary entry is proposed for the right (northeast) elevation, which will feature a wood multi-light door, wood steps, and a wood picket-style railing and handrail to meet codes, all appropriate within the guidelines. Two windows should be provided on the left (southwest) elevation to provide additional transparency and be more compatible with the overall design of the building. Rear (southeast) elevations should be centered more evenly on the rear elevation wall.
5. While review is after-the-fact, replacement in-kind of wood tongue-and-groove porch flooring and porch columns is appropriate within the guidelines.



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

**PROPERTY LOCATION: 404 E. Oklahoma Ave. /  
Parcel ID 81 L P 008**

**FILE NO.: 12-J-19-HZ**

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

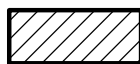
---

**► STAFF RECOMMENDATION:**

Staff recommends approval of the in-kind replacement of porch materials, demolition of the non-historic rear addition, and rear addition, with the following conditions: 1) the foundation be clad in stucco to match the existing, 2) two windows be installed on the left (southwest) elevation of the addition, and 3) revision of placement of the rear elevation windows, with approval by staff.



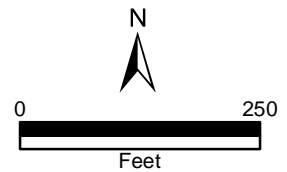
**12-J-19-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**404 E. Oklahoma Ave. 37917**  
**Old North Knoxville H-1**

Original Print Date: 12/10/2019  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Kenneth Hamilton Good Guys Construction





# DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Kenneth R. Hamilton, Good Guys Construction, Inc.

Applicant

11/4/2019

postponed to 12/19/19 meeting

12-J-19-HZ

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner    Contractor    Engineer    Architect/Landscape Architect

Kenneth R. Hamilton

Good Guys Construction, Inc.

Name

Company

1333 Gatewood Lane

Knoxville

TN

37919

Address

City

State

Zip

(865) 313-5333

contactus@goodguys.us.com

Phone

Email

## CURRENT PROPERTY INFO

Rahman Muneera

2118 Elm Grove Lane, Knoxville, TN 37932

(865) 963-9920

Owner Name (if different from applicant)

Owner Address

Owner Phone

404 East Oklahoma Avenue, Knoxville TN 37917

081LP008

Property Address

Parcel ID

Old North Knoxville

Historic Zoning

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett  
Please Print

11/4/19  
Date

*Kenneth R. Hamilton*  
Applicant Signature

Kenneth R. Hamilton  
Please Print

11/4/2019  
Date

# REQUEST

DOWNTOWN DESIGN

**Level 1:**

- Signs     Alteration of an existing building/structure

**Level 2:**

- Addition to an existing building/structure

**Level 3:**

- Construction of new building/structure     Site design, parking, plazas, landscape

*See required Downtown Design attachment for more details.*

Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

HISTORIC ZONING

**Level 1:**

- Signs     Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

**Level 2:**

- Major repair, removal, or replacement of architectural elements or materials     Additions and accessory structures

**Level 3:**

- Construction of a new primary building

**Level 4:**

- Relocation of a contributing structure     Demolition of a contributing structure

*See required Historic Zoning attachment for more details.*

Brief description of work: Please see attachment.  
 \_\_\_\_\_  
 \_\_\_\_\_

INFILL HOUSING

**Level 1:**

- Driveways, parking pads, access point, garages or similar facilities     Subdivisions

**Level 2:**

- Additions visible from the primary street     Changes to porches visible from the primary street

**Level 3:**

- New primary structure  
 Site built     Modular     Multi-Sectional

*See required Infill Housing attachment for more details.*

Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

STAFF USE ONLY

**ATTACHMENTS**

- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

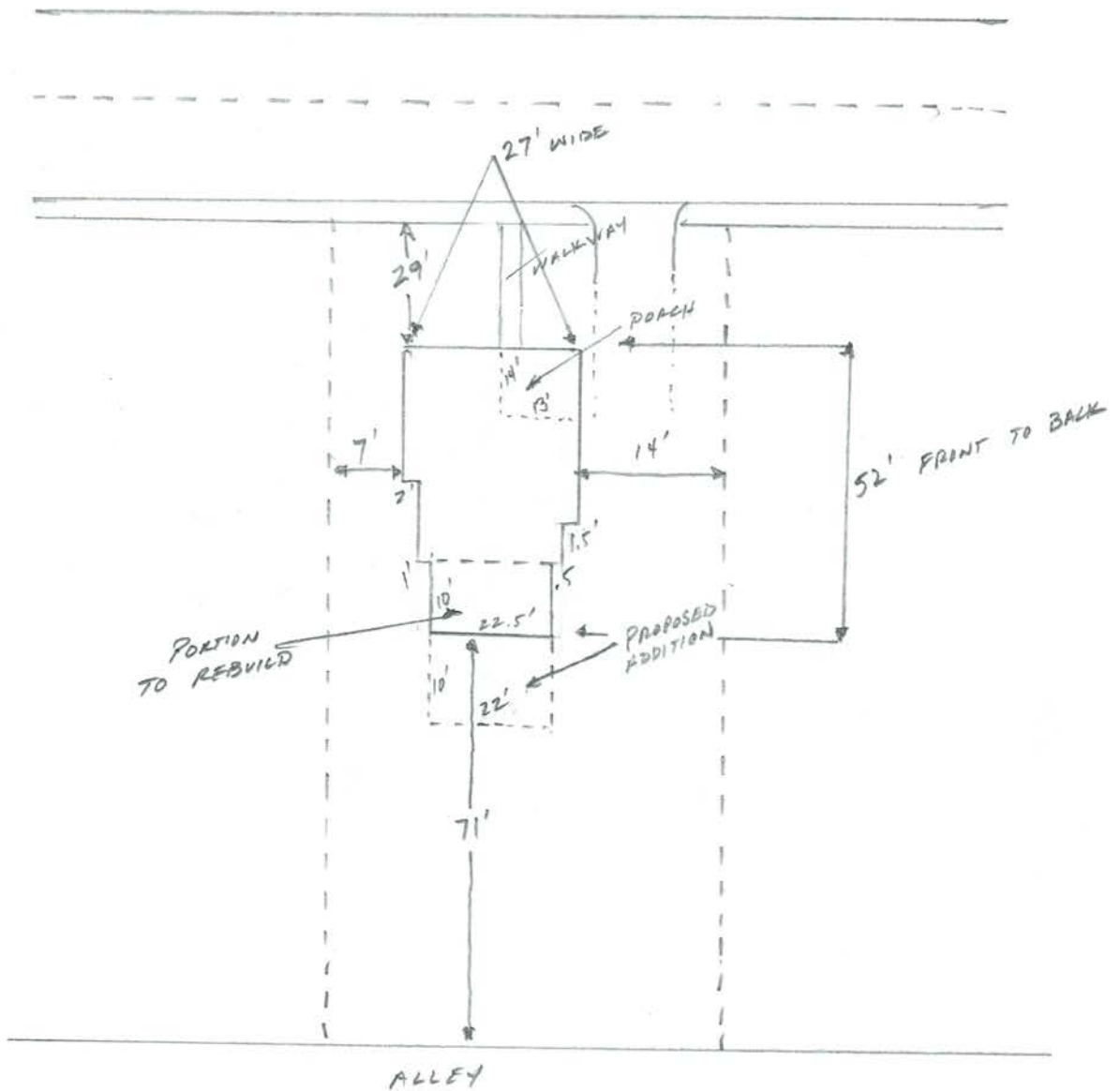
**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

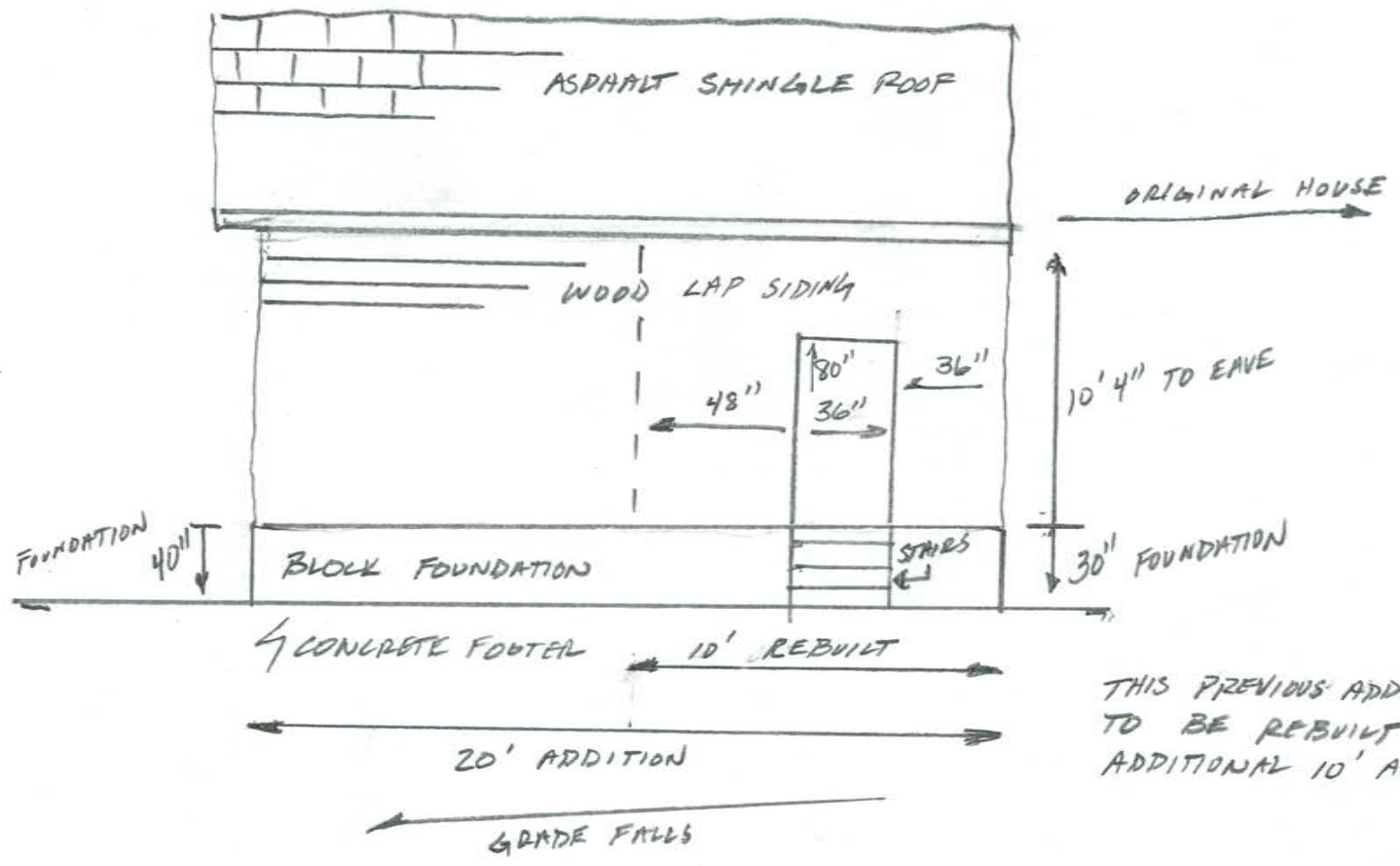
**Level 1:** \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

<b>FEE 1:</b>		<b>TOTAL:</b>
<b>FEE 2:</b>		
<b>FEE 3:</b>		

404 East Oklahoma  
Plot Plan



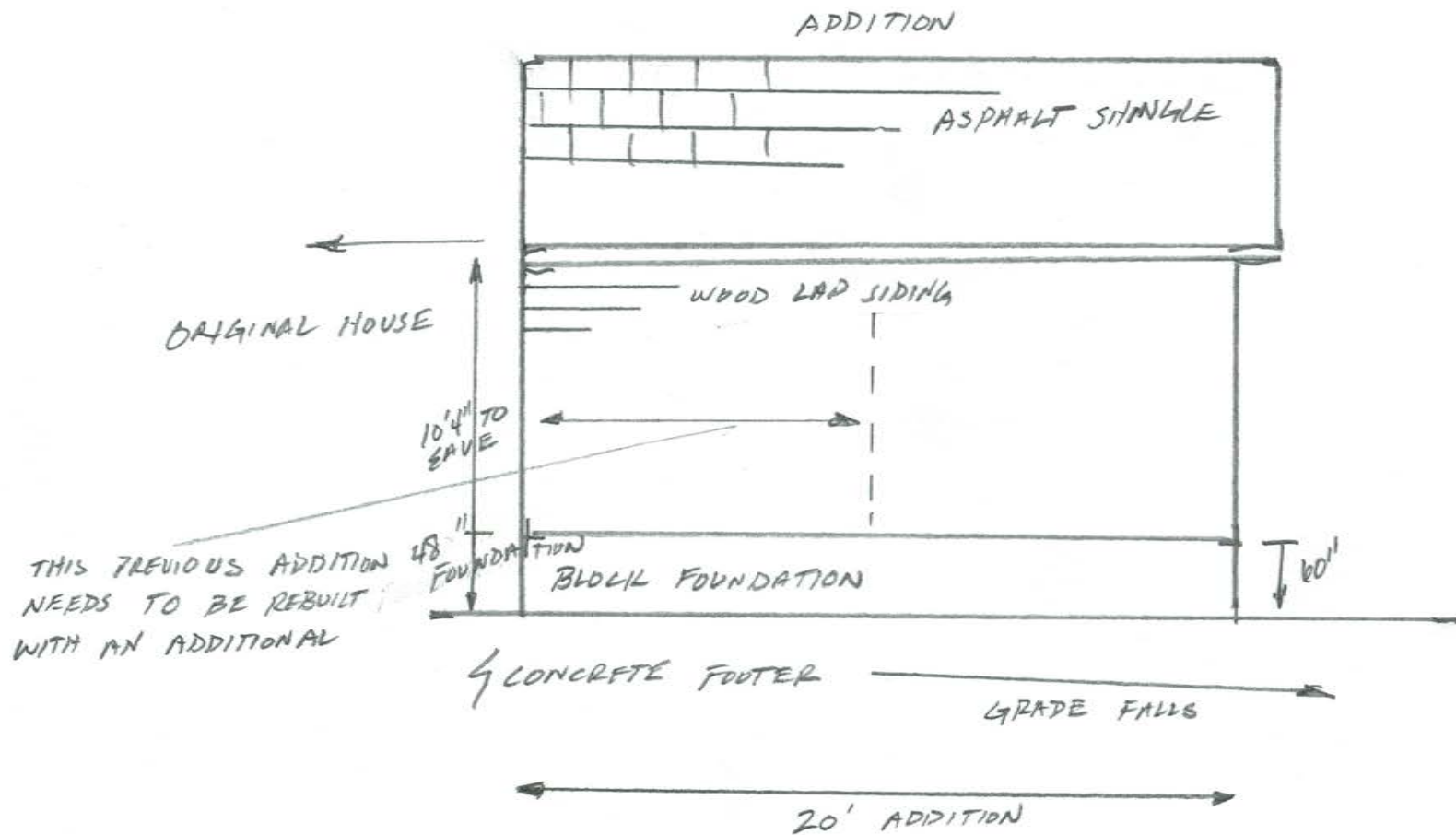
RIGHT SIDE ELEVATION





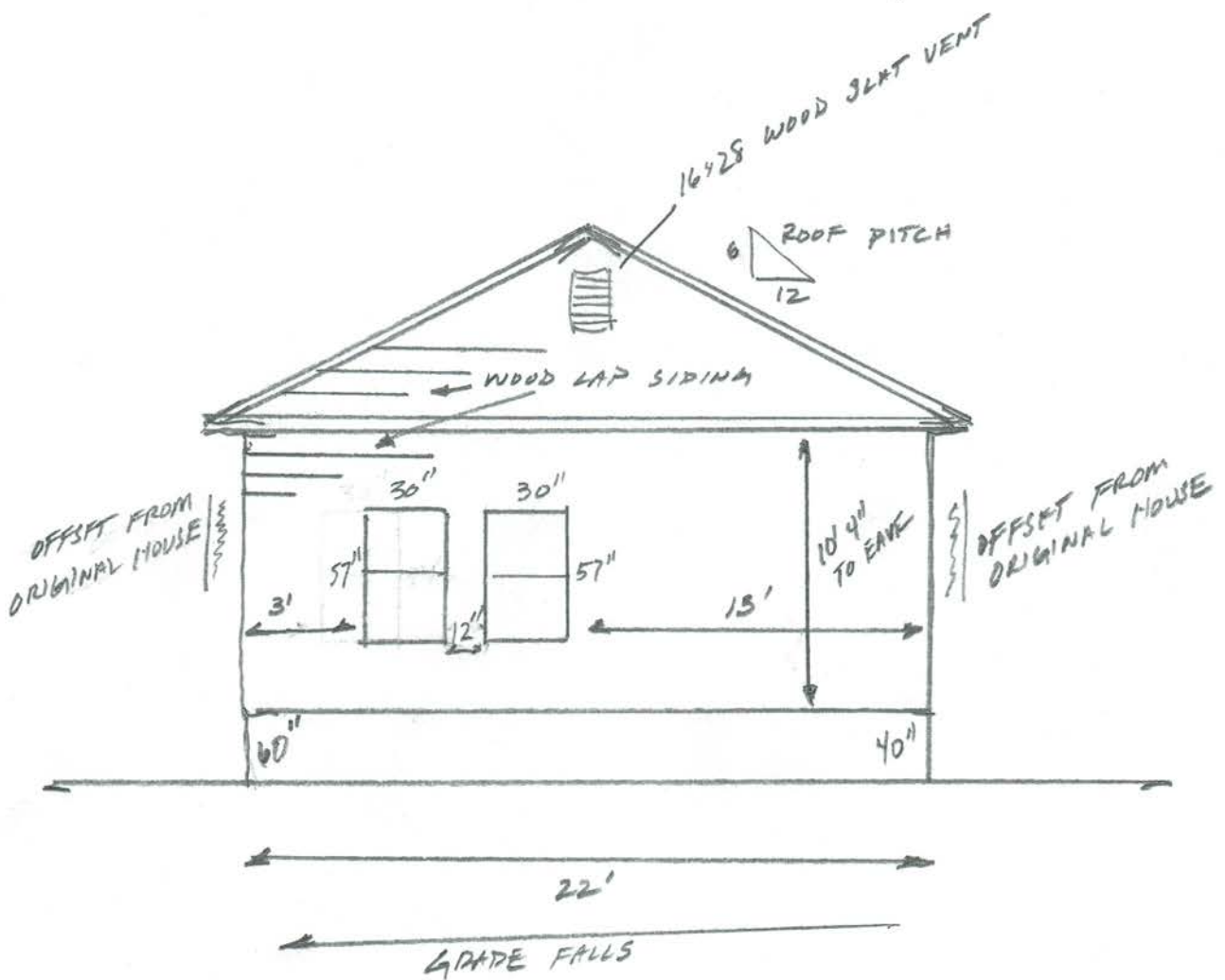
404 EAST OKLAHOMA

LEFT SIDE ELEVATIONS



404 EAST OKLAHOMA

REAR ELEVATION  
ADDITION



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

**Request, Historic Zoning, Level 1 and 2** Brief description of work.

This attachment in reference to page 2 of the application (or) Design Review Request and is being submitted to address Brief description of proposed work.

1. In a previous application resulting in File Number 7-E-19-HZ a request was made to enclose porch to gain additional square footage. Request was removed and the porch floor was repaired to original state using the guidelines provided (pictures attached). We are requesting review on the materials used in the repair/replacement of porch floor and columns. The flooring material used was "in-kind" specifically tongue and groove exterior grade wood flooring. The columns were repaired/replaced using "in-kind" material specifically 1x wood and built to the exact measurements duplicating the 8" square column that were rotted.
2. Addition to rear of home. We are requesting to extend the rear of home 10' back towards ally of home and stretching the existing 22' width of current building. 10" of this addition currently exists but is worn and rotted beyond repair. We are requesting to rebuild the previous addition (currently part of footprint and photos attached) and extend the additional 10" to have a final 20" addition. It appears to meet the "appropriate addition" category since the addition will not disturb the sides of home and run directly off the back. The original home currently has the offsets on both the NE side (1@2' and the second at 1.5') and as well as the SW side (1@1.5'). We propose to gable the roof line off the back but dropping 14" lower as to keep the original roof line off the home and the addition roof line distinctive to original home vs. addition.
  - A. Trim work on new addition will be replicated to the original style and type of material. Example: wood lap siding at 4.25 reveal. Vertical and horizontal trim will be replaced using 3/4 cut board with 1/4 round center joint (to match original rounded corner look of all vertical trim that meets siding.



#### RIGHT SIDE ELEVATION PHOTO

This is an existing addition (not original to house) and has a rotted floor system and a shed roof. We will need to demo this 10' section and become half of the proposed 20'. Intend to rebuild with offset as per HZC guidelines.

In the last meeting it was brought to our attention that we could not continue a roof line off original roof line of house. Roof plans are to gable off original house 14" lower than original house roof over the addition.

Steps off the addition door of the addition will be made of exterior grade wood specifically whichever is required by HZC guidelines. Tongue and groove wood can be used for the steps. City of Knoxville will require railing and we propose to recreate the existing picket type railing however will have to add an hand rail to meet current code which states one must be able to grab with fingers and thumb and be returned and terminated to both ends of railing.

404 East Oklahoma



ADDITIONAL RIGHT SIDE ELEVATION PHOTO



#### LEFT SIDE ELEVATION PHOTO

This is an existing addition (not original to house) and has a rorted floor sysyem and a shed roof. We will need to demo this 10' section and become half of the proposed 20'.

In the last meeting it was brought to our attention that we could not continue a roof line off original roof line of house. Roof plans are to gable off original house 14" lower than original house roof over the addition.



#### LEFT SIDE ELEVATION PHOTO

This is an existing addition (not original to house) and has a roted floor sysyem and a shed roof. We will need to demo this 10' section and become half of the proposed 20'. It currently has the offset which will be duplicated.

In the last meeting it was brought to our attention that we could not continue a roof line off original roof line of house. Roof plans are to gable off original house 14" lower than original house roof over the addition.

404 East Oklahoma



#### REAR ELEVATION PHOTO

This is an existing addition (not original to house) and has a roted floor sysyem and a shed roof. We will need to demo this 10' x 23.5' section and become half of the proposed 20'.





window



[Home](#) / [Doors & Windows](#) / [Windows](#) / [Double H](#)

**JELD-WEN** >

29.375 in. x 56.5 in. W-2500 Series White Painted Clad Wood Double Hung Window w/ Natural Interior and Low-E Glass

★★★★☆ (11)



Exterior View



Width (in.) x Height (in.): **29.375 x 56.5**

29.375 x 56.5 

Windows for addition

**JELD-WEN** >

36 in. x 80 in. 9 Lite Unfinished Wood  
Prehung Right-Hand Inswing Front Door  
w/Primed Rot Resistant Jamb and  
Brickmould

★★★★☆ (8)



Door Size (WxH) in.: **36 x 80**

32 x 80 | **36 x 80**

Door for addition.

404 East Oklahoma



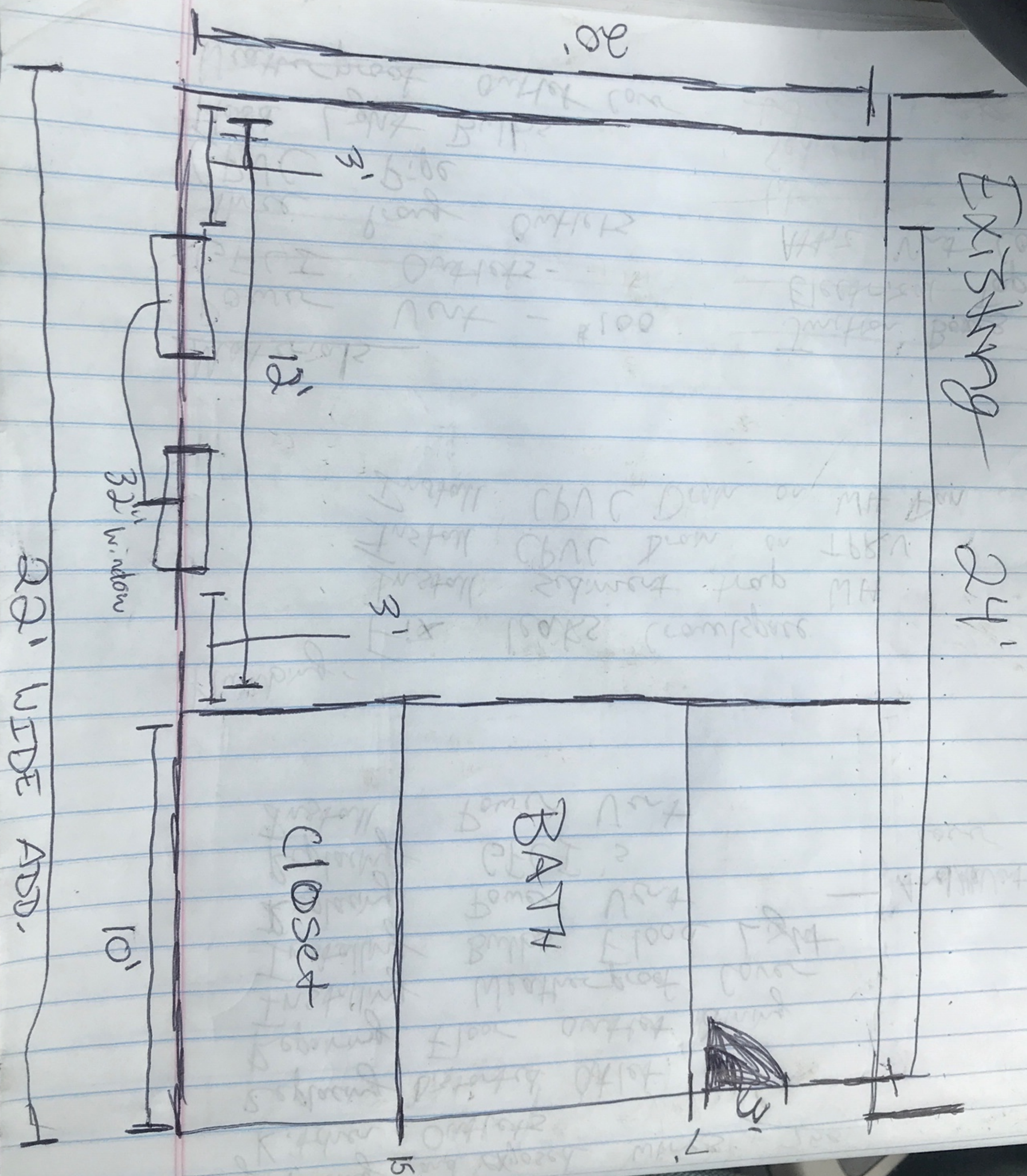
1x wood used on columns and built exactly the way the rotten columns were that were replaced.

404 East Oklahoma



After floor system was replaced tongue and groove exterior grade wood flooring was used when new floor was installed as per HZC guidelines.

8500  
12/15  
14





WITT BUILDING MATERIAL CO. INC.  
 1242 E. WEISGARBER ROAD  
 KNOXVILLE, TN 37909

(865) 588-5331

CUST NO: \*1                      JOB NO: 000  
 CUSTOMER: \*\*\*\* CASH \*\*\*\*

DOCUMENT NUMBER  
 164242/1

PAGE NO  
 1

CREATED BY	SALESPERSON	DATE / TIME
DRW	DUSTIN WILHOITE	12/2/19 3:33
TERMINAL	REFERENCE	
93		

# ESTIMATE

EXPIRATION DATE
12/9/19
TAX
001 TENNESSEE SALES TAX

LN#	ITEM	UM	DESCRIPTION	QUANTITY	LOCATION	PRICE	PER	EXTENSION
2	1814CBTT	PC	1X8X14 SEL/QUAL BEV CDR SDG TT	90	SHED1	25.668	/PC	2310.12

TAXABLE                      2310.12  
 NON-TAXABLE                0.00  
 SUBTOTAL                    2310.12

TAX AMOUNT                213.69  
 TOTAL AMOUNT              2,523.81

X \_\_\_\_\_  
 ACCEPTED BY

