



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

PROPERTY ADDRESS: 221 Oklahoma Blvd 37917

FILE NO.: 1-A-19-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 1/17/2019

APPLICANT: Gariy and Catherine Shteynberg (owners)

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

PROPERTY DESCRIPTION: Queen qnne (c. 1900)

One-story frame with wood lap siding. Hip roof with lower cross gables and asphalt shingle roof covering. One story three-quarter front porch with fluted round columns with Ionic capitals. Brick foundation. Irregular plan. Recessed transom and sidelights at front entry. Projecting bay on south elevation.

► **DESCRIPTION OF WORK:**

The owners are proposing to utilize their attic for two bedrooms. In order to meet egress requirements, they are proposing the addition of a casement window to an existing gable vent, an egress skylight in the master bedroom, and solar tubes over the staircase & two baths for natural light. The gable vent and skylight are both somewhat visible from the street. The vent opening would need to be enlarged by 1.5" in each direction for a total of 3" for egress. The mullions would match those of the original window that was in the vent. The skylight projects 3 to 4 inches off the surface of the roof, & has been approved in its location in a past HZC application. (8-6-2012) The solar tubes would protude to the extent of a plumbing vent.

► **APPLICABLE DESIGN GUIDELINES:**

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

ROOFS

5.Do not place solar collectors or modern skylights on roof areas that are visible from the street,and do not install them where they interfere with decorative roof elements.

WINDOWS

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.

COMMENTS:

Staff report showing previous approval of gable window and skylight on August 6, 2012 is included in this information package.

STAFF FINDINGS:

1. The house is a contributing structure within the Old North Knoxville H-1 and National Register Historic Districts.
- 2.The gable vent and skylight are both only somewhat visible from the street (with the gable vent being on the southwest side and the skylight on the northeast side). Due to the low elevation of the sidewalk, the skylight behind the chimney would not be highly visible from the sidewalk at the front.



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3. The vent opening on the southwest gable would need to be enlarged only by 1.5" in each direction for a total enlargement of 3" for egress. The existing wood vent in the does not appear to be original. A window found in the attic fits the opening. It is believed to be early or original based on the fact that the existing complete frame and casing in the opening appears to have held a window at one time.

4. The skylight projects only 3 to 4 inches off the surface of the roof, & was approved in its location in a past HZC application on August 6, 2012.

5. The solar tubes would protude to the extent of a plumbing vent.

► **STAFF RECOMMENDATION:**

Approval

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

Please print all information:

1. NAME OF APPLICANT: Garry and Catherine Shteynberg

Address: 221 E. Oklahoma Ave., Knoxville, TN 37917

Telephone: (202) 286-6644 E-mail address: gshteynberg@gmail.com

Relationship to Owner: owner

2. NAME OF OWNER: Garry & Catherine Shteynberg

Address: 221 E. Oklahoma Ave., Knoxville, TN 37917

Telephone: (202) 286-6644 E-mail address: gshteynberg@gmail.com

3. LOCATION OF PROPERTY:

Address: 221 E. Oklahoma Ave. Tax ID/Lot/Parcel No: 081LS018

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

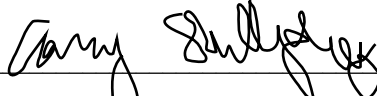
Level III Construction of a new primary building; subdivision of individually designated property

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.)

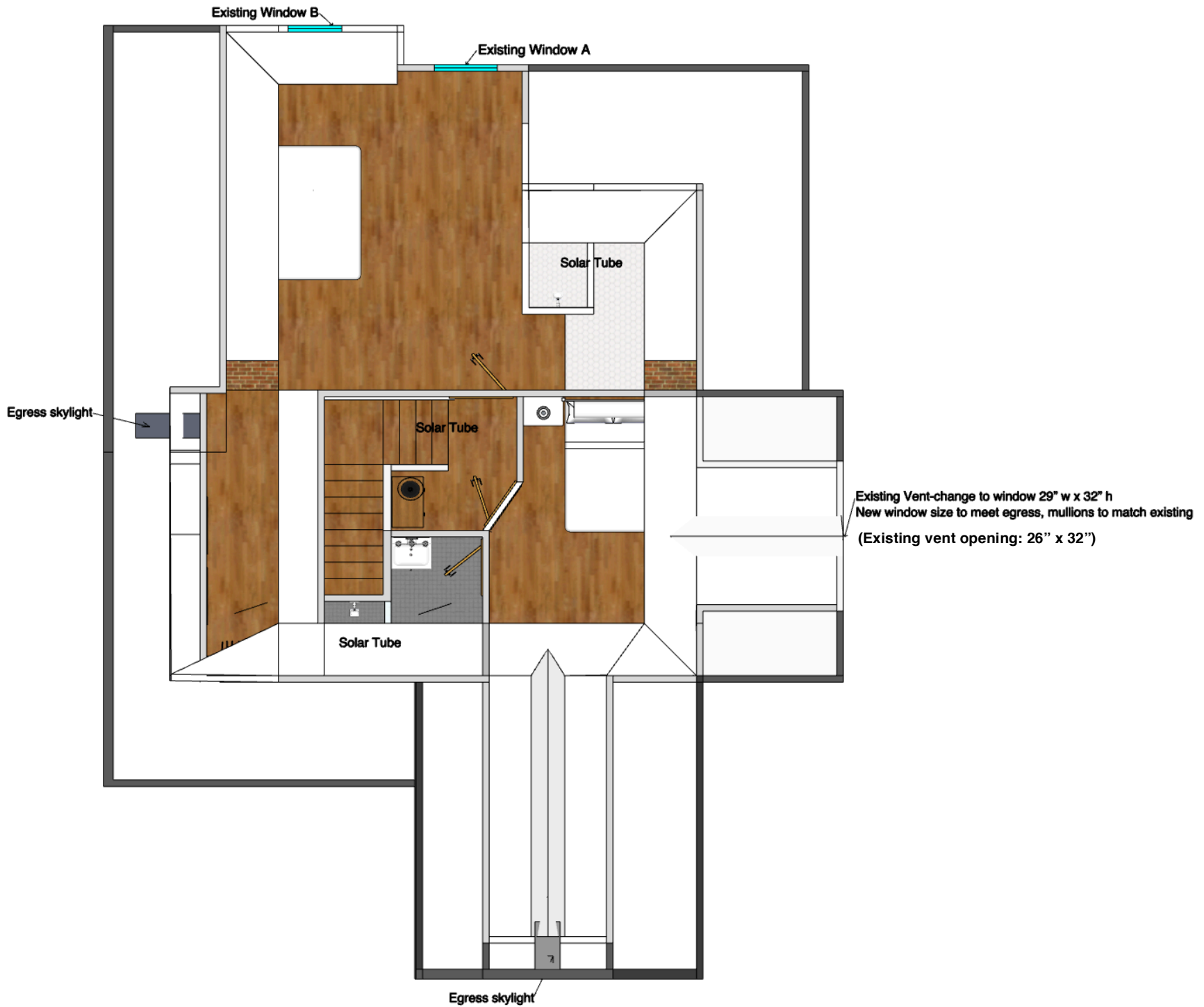
The owners are proposing an addition to their attic to add two beds and two baths. In order to meet egress requirements and to disturb the original design elements as little as possible (i.e. not build a dormer), they are proposing the addition of a casement window to an existing vent, an egress skylight in the master bed, and solar tubes over the staircase & two baths for natural light. As the application demonstrates, the vent and skylight are both somewhat visible from the street. There's evidence that the vent was originally a window and a casement has been approved there in a past HZC application.

The owners would need to enlarge the vent opening by 1.5" in each direction for a total of 3" for egress & the mullions would match the original window that was in the vent. The skylight only sits a few inches off the surface of the roof, & has been approved in its location in a past HZC application. Solartubes only protrude as much as a plumbing vent.

6. SIGNATURE OF APPLICANT:  Date: 12/30/18

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			





No change on windows in front of house.

Egress through vent casement window



Propose to enlarge side gable window for egress. The horizontal dimension will only need to change 1.5" in each direction for total of 3".



Gable vent that was originally a window. See photo above from previous owner with original window (now missing) on right. New casement window will have the same mullions.



221 E. Oklahoma Ave – Front elevation



221 E. Oklahoma Ave – View of north side

Proposed egress placement, behind the chimney, rear of east side

Egress through Skylight-

Velux makes various egress skylights:

PRODUCT INFORMATION					Dimensional Requirements Met?
VELUX PRODUCT	OUTSIDE FRAME DIMENSION (W x H)	RESCUE OPENING DIMENSIONS		NET CLEAR OPENING	
		W	H		
GPL / GPU MK06	30-3/4 in X 46-1/2 in	27-3/8 in	30-3/8 in	5.78 ft ²	YES
GPL / GPU MK08	30-3/4 in X 55-1/8 in	27-3/8 in	36-3/8 in	6.92 ft ²	YES
GPL / GPU PK10	37 in X 63 in	33-3/4 in	41-7/8 in	9.83 ft ²	YES
GPL / GPU SK06	44-7/8 in X 46-1/2 in	41-5/8 in	30-3/8 in	8.76 ft ²	YES
GPL / GPU UK08	52-3/4 in X 55-1/8 in	49-1/2 in	36-3/8 in	12.49 ft ²	YES
GXU FK06	26 in X 46-3/8 in	21-1/8 in	42-1/2 in	6.23 ft ²	YES
US Model Code Requirements		20"	24"	5.7 ft²	

NOTE: Code also requires 44" Maximum - Finished Sill Height from Finished Floor



VELUX Sun Tunnel Skylights capture daylight and deliver it to the interior of your home without the need for complex construction.

- 1** Clear UV resistant light capturing dome
- 2** Pivoting tunnel system for easy assembly
- 3** One-piece waterproof flashing assembly
- 4** Flexi Loc™ tunnel assembly system for quick and easy installation
- 5** Two 45-degree elbows, one 24" tunnel section, additional available
- 6** Energy efficient diffuser assembly with several diffuser options

VELUX Sun Tunnel Skylights

- Flat Glass - TLR
- Curb-Metal Flashing - TCR
- Rigid Pitched - TMR
- Rigid Low Profile - TGR

Kits included two 12" 45 degree adjustable elbows and one 24" tunnel extension. All kits can be ordered with a solar night light by adding "SL" to the product code.



Benefits:

- Ultra low profile glass design creates a stealth appearance on any roof line.
- Perfect for developments where local ordinance do not allow domed skylights.
- Provides maximum daylight on southern exposures.
- One piece pan flashing for easy installation.



Model TLR	014
Overall flashing	25 3/8" x 30 1/8"
Rough opening (ceiling)	15"
Rough opening (roof deck)	14 1/2"
Minimum installable length	4"
Maximum recommended install length (orientation dependent)	30"

*Do not cut into framing

CITY HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION

MEETING DATE: 8/16/2012

► FILE NO.: 071812ONK

APPLICANT: Arin Streeter (architect-agent)

ADDRESS OF PROPERTY: 221 E Oklahoma Ave 37917

HISTORIC DISTRICT: Old North Knoxville H-1

TYPE OF WORK: Level II. Replacement/repair/additions

► DESCRIPTION OF WORK: Phase I: Existing heavily altered rear porch to be removed. Reconfigured and slightly larger rear sun porch addition to be constructed. The ceiling is wood beaded board, which will be salvaged and reused for the reconfigured sun porch. Existing corner board at joint between addition and existing house will be retained to demarcate new from old. Corner details, frieze, soffit, casing dimensions, and siding exposure will match existing, using wood lap siding. Small inset porch with protective cover for new rear door will be constructed, using simplified classical detailing; wood tongue and groove porch flooring. Wood French doors and casement windows with transoms to be installed.

Phase 2: Addition of a dormer to the rear slope of the existing roof, stepped down from the main peak in two gables. Roof pitch over the sun room in this phase will match the pitch of the main roof. A skylight may be installed in the new roof area above the two center windows. The existing wood vent in the west gable (not believed to be original) will be replaced with a window sash (believed to be the original use for this frame), using the original casing. A skylight will be added to the east sloping roof, behind the existing chimney.

PROPERTY DESCRIPTION: Queen Ann Cottage (c. 1900)

One-story frame with wood lap siding. Hip roof with lower cross gables and asphalt shingle roof covering. One story three-quarter front porch with fluted round columns with Ionic capitals. Brick foundation. Irregular plan. Recessed transom and sidelights at front entry. Projecting bay on south elevation.

► APPLICABLE DESIGN GUIDELINES:

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

► STAFF RECOMMENDATION:

APPROVAL for demolishing non-contributing rear sun porch and constructing new porch addition and roof dormer as per submitted drawing. Install skylight behind rear chimney. Install sash window in place of vent in west roof gable.

COMMENTS:

STAFF FINDINGS

1) Due to the low elevation of the sidewalk the skylight behind the chimney, the modification to the bottom back roof edge and the new dormer would be not be highly visible or not visible at all from the sidewalk at the front.

2) The addition of a dormer to the rear slope of the existing roof is proposed to be stepped down from the main peak in two gables so that the original form of the main roof is still legible.

3) Some portions of the rear sunporch are early, but the overall structure is heavily altered and inappropriate to the style of the house.

4) The existing rear porch floor structure is wood and sits too close to the ground to be reliably maintained as un-treated wood.

5) The roof covering (shingle) is new and the roof structure is unknown, but it interacts poorly with the roof edge of the original back portion of the house, as evidenced by water damage and rot.

6) No early porch details exist as the walls of the porch have been rebuilt most recently using aluminum sliding doors.

7) The existing corner board at the joint between the proposed addition and existing house will adequately demarcate the new from the old, in addition to the proposed simplified classical detailing. The proposed French doors and casement windows with transoms are of a design that would be compatible with, but differentiated from, the existing original windows.

8) The existing wood vent in the west gable does not appear to be original. A window sash is believed to be original based on the fact that the existing complete frame and casing appears to have held a window at one time. The window is proposed to be installed on a secondary elevation.

9) Due to the low elevation of the sidewalk the skylight behind the chimney will be not be visible from the front sidewalk.

10) The proposed simulated divided light windows in the rear dormer will adequately evoke double-hungs.

4th AND GILL DESIGN GUIDELIES

NEW ADDITIONS

1. Locate attached exterior additions at the rear or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building. Proportion is very important.

2. Design new additions in a manner that makes 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. Design for the new work may be contemporary or may reference design motifs from the historic buildings. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, size, texture, scale, relationship of solids to voids, and color.

4. Place new additions, such as balconies or solar greenhouses, on non-character-defining elevations, and limit the size and scale in relationship to the historic building.

7. New work should not appear to be as old as the historic building. Do not duplicate the exact form, material, style, and detailing of the historic building in the new addition.

8. New additions should not cause a lessening or loss of historic character, including the historic building's design, materials, workmanship, location, or setting.

WALLCOVERINGS p.14

3. New construction should use wood materials rather than aluminum or vinyl siding. . . . Concrete composition planks may be appropriate for new construction.

WINDOWS

1. Vinyl and aluminum replacement windows should not be used.

4. . . . False muntins or grids should not be used.

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

**MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF AUGUST 16, 2012**

City HZC Present

Sean Bolen
Scott Busby
Faris Eid
Lorie Matthews
Sandra Martin
Melissa McAdams
Andie Ray
Melynda Whetsel
Jason Woodle

County HZC Present

Linda Claussen
Steve Cotham
Charles Faulkner
Kenneth Gresham
Carol Montgomery

Others Present:

Kaye Graybeal
Arin Streeter
James Pierce
Greg Peterson
Scott Schimmel
Dori Caron
Lisa Hatfield
Melvin Wright

Members Absent

none

Members Absent

none

Commission Chair Scott Busby called the meeting to order and noted there was a quorum. Comm. Chair Busby stated that the meeting was being televised and recorded. He also asked that speakers limit their presentations to 5 minutes. Comm. Chair Busby then swore in all visitors and applicants that planned to speak on any Agenda item. Roll call was taken. Comm. Chair Busby then introduced Monte Stanley, who is the Mayor's nominee for the HZC, but not yet confirmed by the County Commission. Mr. Stanley was present to observe the Commission proceedings.

Comm. Chair Busby then introduced Dan Brown, the Certified Local Government (CLG) Coordinator with the Tennessee Historical Commission and noted that Mr. Brown would be presenting the work session information immediately following this meeting.

Action: A Motion was made by Comm. Whetsel and seconded by Comm. McAdams to approve the July 19, 2012 Minutes with the correction. The Motion carried unanimously.

Reports to Commission: Melvin Wright, Lisa Hatfield, Chair Scott Busby: There were no reports to the Commission.

Staff Reports (Levels I, II, III & IV): Kaye Graybeal, MPC Historic Preservation Planner

introducing storm windows would increase the energy efficiency of properly maintained wooden windows which would further maintain the original look of the house. Mr. Pierce also stated that with regard to the dormers, the neighborhood would like to avoid any change in pitch in the roof and they would support the application of a membrane to address the moisture issue. He further stated that gutter repair should be addressed as well and since the house has half-round gutters presently that half-round gutters need to be used as replacements.

Comm. Bolen noted that the Commission addressed some issues with this home approximately a year ago and dormers were discussed at that time. His recollection was with respect to what was identified as a design flaw, that the Commission approved a slight change in roof slope below the window and that this would still be acceptable. Comm. Bolen noted that the Commission cannot deny the replacement of windows with in-kind windows although he agreed that blanket replacement may not be as ideal as repairing and restoring the original ones. Mr. Peterson stated they would use half round gutters but he would like to change the way the gutters are directed. It was clarified that gutter replacement would only require a Level 1 approval. Mr. Peterson also stated he would be replacing the railings with identical (in-kind) railings that he will build. He further noted that the house has been painted approximately ten times and stated he would use cedar shingles.

Action: Comm. Bolen moved that the submitted application be denied based on the evidence submitted and the information provided in the staff report. Comm. Bolen further moved to approve the replacement of the windows in-kind with wooden double-pane simulated- divided- lights of the same size and configuration with shadow bars or with single pane true divided lights, approve replacing the shingle siding in-kind with cedar shingles and same reveals, and approve the use of a rubberized membrane on the roof above the front dormers maintaining the current slope. Comm. Bolen encouraged the Applicant to meet with MPC staff and review the approved slope below the dormers. Comm. Bolen further moved to approve the replacement of half-round gutters in-kind. It was clarified that the owner can paint or stain the new cedar shingles. Additionally, it was clarified that the entire replacement window and sash need to be the same as the original profile. Mr. Peterson stated that he would not install the rubberized membrane at this point but proposed that he use copper over the dormers that matches the half-round gutters. The Motion was seconded by Comm. Eid. The Motion carried unanimously.

221 E. Oklahoma Avenue # 071812ONK

APPROVAL for demolishing non-contributing rear sun porch and constructing new porch addition and roof dormer as per submitted drawing. Install skylight behind rear chimney. Install sash window in place of vent in west roof gable.

It was clarified that the staff report notes 4th and Gill Guidelines but the applicable actually guidelines are those of Old North Knoxville.

Discussion: Owner representative, Arin Streeter was present. Mr. Streeter noted that in discussion with the neighborhood representative, James Pierce, the most pressing issue with the Application is the visibility of the corner of the proposed skylight. Mr. Streeter stated he feels the small amount of the corner of the skylight, visible only from one particular angle, is minor given the increased usability of the home it would provide. He further stated that no original materials will be removed with the installation of the

skylight. Mr. Pierce was present and stated the neighborhood agreed with staff recommendation to approve the addition as it meets all requirements of the design guidelines. He noted the guidelines state that a skylight should not be visible from the street; however, deferred to the Commission to decide if it was acceptable. He further noted that he did not get any input from the neighborhood regarding the skylight. Ms. Graybeal noted that staff is recommending approval of the skylight as the visibility is minimal and has little effect on the integrity of the streetscape or the house. It was clarified that the rendering of the skylight is hand-drawn and approximate. Mr. Streeter noted the skylight will be colored to match the shingles and further noted that it will be the narrowest profile available. He also stated that a smaller skylight would not be effective and the one proposed is the smallest practical skylight for the room. Comm. Busby noted that the skylight corner was not continuously nor prominently visible. It was further stated that it is on the side of the roof, not the front.

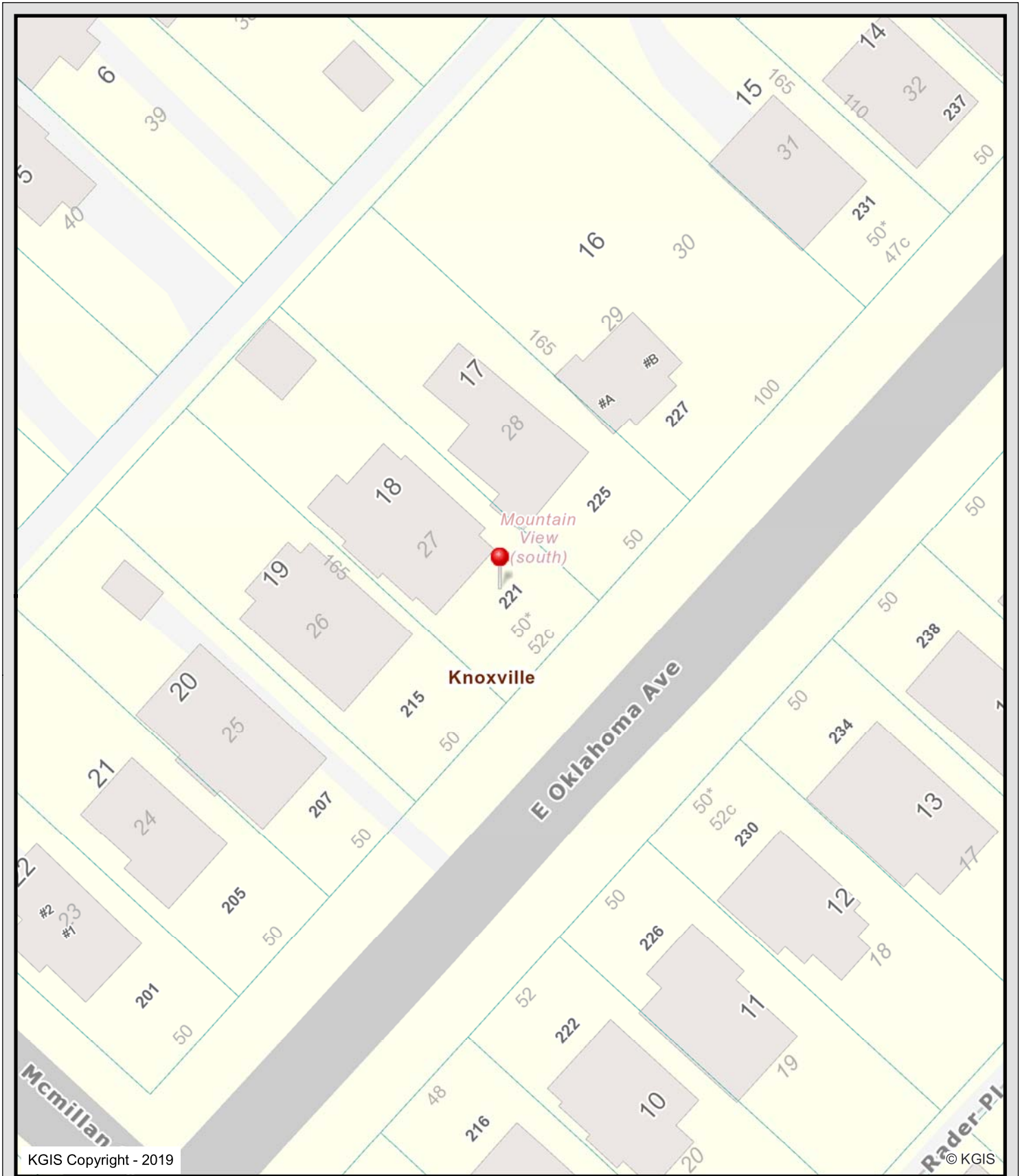
Action: Comm. McAdams moved that the submitted application be approved based on the evidence submitted and the information provided in the staff report. The Motion was seconded by Comm. Martin. Comm. Woodle restated that the rendering of the skylight was only an estimation of visibility not a photo of the actual one proposed. The Motion carried with Comms. Bolen, Whetsel and Woodle voting no.

Fourth and Gill Neighborhood (H-1)

930 Luttrell Street #0730124G

APPROVAL to replace front door, balcony balustrade and two inappropriate windows on north side w/wood 1/1 double-hung windows. Add triptych wood 1/1 double-hung windows on rear and fill in late rear window opening. Add lattice-type brickwork at front porch foundation.

Discussion: Scott Schimmel, owner and Applicant, was present. Mr. Schimmel passed out additional photos. He noted they would be glad to keep the diamond shingle-pattern on the balustrades. He stated that the front door had been re-hung with a narrower one sometime in the past and they believe the opening would actually accommodate a wider door. It was noted that the voids in the foundation were not approved and the proposed lattice-type brickwork at the front porch foundation was much more appropriate. It was further noted that there is no evidence that the current door was original and the proposed door replacement was also appropriate. Mr. Schimmel stated the porch would be redone at a later date. It was clarified that the windows replaced on the left side of the house will be wood and of the same size configuration as other original window on the house and the windows on the right elevation would be shorter to match more closely the ones on

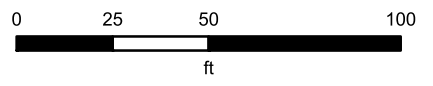


221 E. Oklahoma Ave

Knoxville - Knox County - KUB Geographic Information System



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