



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

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

**FILE NO.: 7-E-19-HZ**

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

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**MEETING DATE:** 7/18/2019

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

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

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

One-story frame residence, resting on a brick foundation, clad in weatherboard siding. Cross-gable roof clad in asphalt shingles. One-story, one-bay front porch with square wood columns. Interior brick chimney centered on ridge. Rectangular plan. Two entry doors.

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► **DESCRIPTION OF WORK:**

Applicant is proposing replacement of existing wood clapboard siding with smooth-faced fiber cement boards, to match existing wood siding in board size, shape, overlap, and pattern. Applicant proposing exterior grade wood clapboard siding as second option if the fiber cement boards are not approved.

Repair and replacement of trim work as necessary, including roof gables and vertical corners of house.

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► **APPLICABLE DESIGN GUIDELINES:**

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

E. Wood Wall Coverings

1. Synthetic siding is inappropriate and is not allowed either as replacement siding on existing buildings or new siding in new construction.
3. Replacement siding must duplicate the original. Trim or patterned shingles that must be replaced must also duplicate the original material.
4. New construction must incorporate corner and trim boards and appropriate door and window trim to be compatible with adjacent historic buildings.
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.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
  5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
  6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities, and, where possible, materials.
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**COMMENTS:**

The original submitted application involved a proposed porch enclosure, which has been removed from proposed work.

Applicant (contractor) was hired by owner after a stop work order was issued by the City. Interior brick chimney was removed without a permit.

Applicant has stated that the owner has selected fiber cement board siding instead of wood clapboard as a replacement due to financial concerns and interest in the material's longevity.

**STAFF FINDINGS:**

1. The house is a contributing resource to the Old North Knoxville Historic District.
2. Contractor submitted five photographs of deteriorated siding. The siding on northeast elevation appears in most significant need of repair/replacement. Photos do not show full extent of the existing siding's conditions.
3. There is no precedent for replacement of existing wood clapboard siding with fiber cement board in the Old North Knoxville neighborhood. In Old North Knoxville, use of fiber cement board has been approved in 2015 for a new garage and addition, and in 2018 for a rear addition.
4. Applicant has proposed wood clapboard siding as a replacement for the existing siding, as a second option if fiber cement boards are not approved by the Commission.
5. Treatment of chimney and roof are not addressed in this application and will have to be reviewed further by staff and/or the HZC.

**STAFF RECOMMENDATION:**

Staff recommends denial of proposed replacement fiber cement board siding, and approval of the second option proposed by applicant, wood clapboard siding. New wood clapboard siding to be used to repair where possible, and replacement as necessary.

Certificate (File) No: 7-E-19-HZ

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

Please print all information

1. NAME OF APPLICANT: KENNETH HAMILTON w/ GOOD GUYS CONSTRUCTION  
Address: 1333 GATWOOD LANE, KNOXVILLE TN 37919  
Telephone: 865-313-5333 E-mail address: contactus@goodguys.us.com  
Relationship to Owner: CONTRACTOR LIC# 7255

2. NAME OF OWNER: RAHMAN MUNEERA  
Address: 2118 ELM GROVE LN KNOXVILLE TN 37932  
Telephone: 865-963-9920 E-mail address: \_\_\_\_\_

3. LOCATION OF PROPERTY:  
Address: 404 E OKLAHOMA AVE Tax ID/Lot/Parcel No: 081LP008

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
- Level II Major replacement of materials or architectural elements; construction of addition or outbuilding; renewal of COA
- Level III Construction of a new primary building; subdivision of 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 ATTACHED

6. SIGNATURE OF APPLICANT:  Date: 7/1/19

Return application to: Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902. **Incomplete applications will not be accepted.**

FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			

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

**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.)

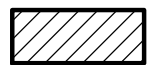
This application is being submitted to address 3 areas of proposed work.

This element has been removed from the proposed scope of work.

1. ~~Requesting an exception to Section C. Porches #5 to enclose current porch and turn into livable space. We feel the proposed work will be keeping with the original design and style of the original build. The attached sketch shows enclosing the porches outer two walls. Installing siding, trim and gables that will be installed and completed to the original style, while the proposed addition of a 8' deep x 10' wide front porch and gabled porch roof will be build to exact style of the current/original gabled look as described in 3A and give a finished look as it may have been originally finished if done during the original build. New porch will meet the requirements outlined in Section Porches C. #2, #3, #4 and #6. Applicant is requesting COA for the repairs outlined below in 2 and 3 and move forward for approval should the porch portion need further review or if proposed new porch enclosure and new porch not be approved.~~
2. Floor system repairs: Carrier beams and floor joists in front and rear sections of home need to be replaced. Work consists of removal of rotten wood beam and floor joists and be replaced with new wood and will be attached to outer foundation wood carrier wood wall as it was originally build. Work will follow current codes where grade and distance from grade pertains to distance From ground to bottom of carrier beams and floor joists. Pressure treated wood will be used in all areas where the minimums are not met, however most (if not all) meet the minimum distance. Vapor barrier will be installed prior to framing inspection and subfloor installation. Original foundation will remain untouched.
3. Siding repairs: Building is in need of siding replacement to all elevations. Customer is requesting approval of Hardie Board lap siding for longevity of exterior. Proposed material is smooth faced cement fiber boards spaced as current/original wood lap siding to achieve same look of reveal. Should this commission not approve Hardie Board, second choice will be exterior grade wood lap siding as used during its original construction. Siding to all elevations is in need of replacement.
  - A. Trim work in need of replacement (if any) will be replaced to the original style and type of material. Example: all gables will be repaired using finished sheathing and rough/ sawn cut baton strips matching size and design (as seen in photos on front gable). Vertical corners will be replaced (if needed) using 3/4 cut board with 1/4 round center joint (to match original rounded corner look of all vertical trim that meets siding. Building will braced with temporary racking on exposed interior walls to install OSB sheathing, moisture barrier and commission approved lap siding.

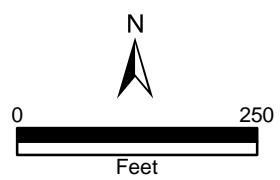


**7-E-19-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

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

Original Print Date: 7/9/2019  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Kenneth Hamilton Good Guys Construction





CURRENT HOUSE

Photos of existing siding, submitted by contractor July 8, 2019



Photos of existing siding, submitted by contractor July 8, 2019





## HardiePlank® Lap Siding Product Description

HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in to 12 in. create a range of exposures from 4 in to 10 3/4 in

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.



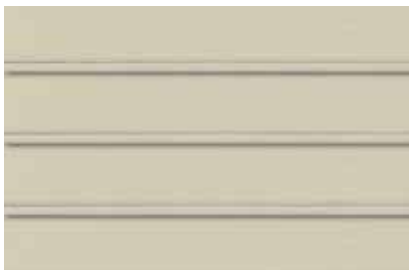
Select Cedarmill®



Smooth



Beaded Cedarmill®



Beaded Smooth



Custom Colonial Roughsawn®



Custom Colonial Smooth®

