



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

**PROPERTY LOCATION:** 317 E Oklahoma Ave /  
Parcel ID 81 L Q 027

**FILE NO.:** 6-M-19-HZ

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

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**MEETING DATE:** 6/20/2019

**APPLICANT:** Brittany & Garrett Bentley (Owner)

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

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

Two-story frame residence featuring a hipped roof with lower cross gables extending toward the front and rear, clad in asphalt shingles. Property features wood siding and a brick foundation. One-story porch extends full length of the façade and features flat roof, wide cornices, and round wood columns. Façade windows are two-over-two double-hung wood sash with wood trim. Front gable features wood fishtail shingles, a round louvered vent, and decorative gable trim.

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► **DESCRIPTION OF WORK:**

Construction of a two-story addition to the rear of the house. The proposed addition will be located above the current kitchen (existing one-story shed-roof addition) and will have a single hipped roof extended off the existing main section of the roof. This will require the removal of an existing rear-facing gabled roof that mirrors the gable on the front of the house. The roof addition will be 30' tall at its highest point (compared to 32' for the existing roof). On the right (northeast) side of the addition, it will be offset from the rear corner of the house 6" to 1'. On the left (northwest) side of the addition, it will not be offset from the rear corner of the house, which is consistent with the existing one-story addition.

Several existing windows on the rear elevation of the house and the existing one-story addition will be reused in the addition. All new windows will match the existing windows in size, material, and profile. Exterior siding will be wood that matches the existing house.

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► **APPLICABLE DESIGN GUIDELINES:**

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

SECRETARY OF THE INTERIORS STANDARDS FOR REHABILITATION

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the property and its environment would be unimpaired.

OLD NORTH KNOXVILLE DESIGN GUIDELINES

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 appropriate 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



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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.
5. Before expanding the size of the historic building with a new addition, try reconfiguring interior space that does not define the historic character of the building in order to accommodate the new space needs.
6. Do not cause a loss of historic character through a new addition.

**COMMENTS:**

**STAFF FINDINGS:**

- 1) The house is a contributing structure in the Old North Knoxville H-1 Overlay and the National Register Historic District.
- 2) The addition is to the rear of the house and will be minimally visible from the public right-of-way. The property consists of two lots with the lot to the right being vacant which makes this portion of the addition more visible than normal. The applicant proposes a 6" – 1' offset to make the addition less noticeable from the street.
- 3) The addition will not destroy significant historic features that are visible from the street. The rear roof gable will be removed but is not visible from the street.
- 4) The existing one-story addition was an early addition to the home but is not a significant feature. The two-story addition is proposed to be constructed over and to the right of the existing one-story addition without its complete removal. It will be integrated into the new addition.
- 5) The addition will be offset ~6-12 inches from the right rear (northeast) corner of the main house and will tie into and align flush with the left rear (northwest) corner of the house. The existing one-story addition is flush with the original left side elevation of the house and it is not practical to offset the second story addition only.
- 6) The use of wood siding that matches the original on the house can be appropriate if the HZC determines the use of siding that mimics the original does not make it difficult to distinguish what is historic versus new. On a new addition, other siding types and styles could be considered as an option to make this distinction more obvious.
- 7) The reuse of the existing windows, and new windows that match the existing, can be appropriate if the HZC determines the use of windows that mimic the original does not make it difficult to distinguish what is historic versus new. According to a 2010 Certificate of Appropriate approval for the house, the full-size second story window on the rear of the house was replaced with a salvaged window that was not original to the house but matches the original. This was determined appropriate because it was going in an original window opening. All new windows or modified window opens on the rear of the house and addition were to be one-over-one double-hung or one light casement. The installation of wood windows that do not match the original in the house could be considered as an option to make the distinction of old versus new more obvious.

► **STAFF RECOMMENDATION:**

Staff recommends approval with the following conditions:

- 1) Offset the addition a minimum of 1' from the right (northeast) corner of the house.
- 2) Submit revised plans to Planning staff to verify consistency with this approval before the issuance of permits.
- 3) Any change of exterior materials, or the inclusion of an offset, on the left (southwest) side of the addition for the purpose of meeting building code requirements, shall be reviewed and approved by Staff for determination of



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consistency with the intent of this approval and the Old North Knoxville Design Guidelines.

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

Please print all information:

1. **NAME OF APPLICANT:** Brittany & Garrett Bentley

Address: 317 East Oklahoma Ave

Telephone: 936 649 2104 E-mail address: brittanydavisbentley@gmail.com

Relationship to Owner: Self

2. **NAME OF OWNER:** Brittany & Garrett Bentley

Address: 317 E Oklahoma

Telephone: 936 649 2104 E-mail address: brittanydavisbentley@gmail.com

3. **LOCATION OF PROPERTY:**

Address: 317 E Oklahoma Tax ID/Lot/Parcel No: 081LQ027

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.)

This application is for an addition to the rear of the house facing away from the street. The addition would add a second story to the current addition as well as widen it to ~~be~~ narrower than the primary house structure to allow for a visible offset. The siding, roof lines and windows will be constructed and placed in a manner consistent with the standards of the Old North Knoxville neighborhood.

6. **SIGNATURE OF APPLICANT:** Brittany Bentley Date: 5/31/19

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	<u>5/31/19</u>	Approved	Disapproved
Date Acted On		Approved As Modified	

**INFORMATION REQUIRED TO BE SUBMITTED BEFORE  
CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION CAN BE ACCEPTED**

**Incomplete applications will not be accepted. All required information must be submitted before the COA application and fee will be accepted for the next available Historic Zoning Commission (HZC) agenda. Checks mailed with an incomplete application will be returned and the application will not be placed on the HZC agenda.**

**A. EXTERIOR ALTERATION OR REPAIR:**

- Circle each work item for which approval is requested:

Accessory structure	Masonry (including painting)	Satellite dish
Architectural feature	Material changes	Shutters
Awning or canopy	Mechanical system unit	Siding
Deck	New construction	Signs
Door	Parking lot (entrance drives, paving, fencing)	Skylights or solar collectors
Fencing and walls	Porch (including any porch elements)	Storm windows or doors
Guttering	Roofing	Windows

*These were accidentally circled  
we are applying  
for level 2  
approval with  
the accompanying  
document.*

- Describe the proposed work in detail and include the following information:
  - a. Sketches, photographs, manufacturer's specifications, illustrations, and detailed drawings are required for major changes in architectural features and materials
  - b. Samples, description, and specifications for proposed materials
  - c. Site plan for fence / retaining wall applications

**B. NEW CONSTRUCTION:**

- Describe the proposed project in detail and include the following information:
  - a. Dimensioned site plan showing building footprint
  - b. Dimensioned elevation drawings that clearly show the exterior appearance of the building
  - c. Samples, description, and specifications for proposed materials and architectural features
  - d. Description and drawings or photos of site improvements such as fences, walls, and paving

**C. RELOCATION OF STRUCTURE:**

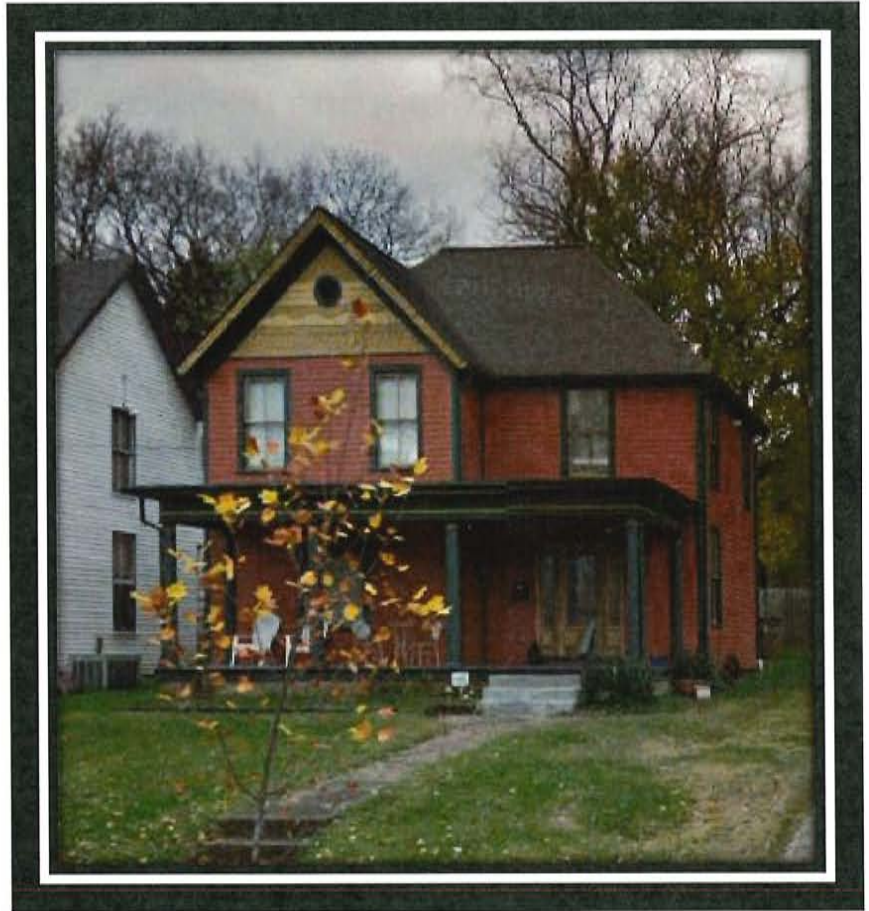
- a. Description of structure and its condition and reason for relocation
- b. Photographs of the structure at existing location
- c. Site plan for, and photos of, proposed location
- d. Description of any site features that will be disturbed such as topography, retaining walls, fences

**D. DEMOLITION OF CONTRIBUTING STRUCTURE:**

- a. Description of the structure and its condition of the structure and reason for proposed demolition
- b. Photos of overall structure and its details



Revised: 6/4/2019



*317 East Oklahoma Ave*

## **Bentley Residence**

Knoxville Historic Commission Submission Level 2 -  
Addition to a Home in Old North Knoxville

Brittany & Garrett Bentley

[Brittanydavisbentley@gmail.com](mailto:Brittanydavisbentley@gmail.com)

[Bentley.Garrett@gmail.com](mailto:Bentley.Garrett@gmail.com)

(936)649-2104 or (573)268-5362

June 20<sup>th</sup>, 2019

## **Property History**

"This late Victorian home, circa 1897, has been fully restored in the last 12 years, including a new entry way and detailed exterior restoration. In extreme disrepair, a near-by neighbor purchased the home in 2004 and began an intensive restoration that even included foundation work under the original kitchen. In 2005, the home was sold as a project to an out of town owner, who finished the restoration and sold it to it's current owners in 2015.

Originally built as a single family home, the home was converted into two apartments during the Great Depression in the 1930's. Like many of the area homes, past residents worked in the surrounding mills and for the railroads. The family of Carl K. Robinson owned the home from 1915 into the 1920's. Mr. Robinson was a machinist with the nearby Southern Railroad."

*From the 2018 Old North Knoxville Home Tour Calendar*

## **Design Narrative**

As described in the property's history, prior to our purchase, there were numerous renovations to our home; we have been told by former neighbors that at one time the home was close to being condemned. The known renovations include a significant addition in the distant past (there is a cedar shingled roof beneath our current roof), a kitchen addition onto the rear of the house, and two major conversions: from a single-family home to a duplex and then back to a limiting 2-bedroom single-family home. There are few original features existing in the house as most were removed at some point during previous renovations; we believe some of the floors and some of the windows are the only components original to the house.

To make this home more livable for our growing family, the addition will add a much needed third bedroom upstairs and a laundry room and linen closet downstairs. The new addition will be above the current kitchen as well as extend to the width of the house (minus a 6 inch or 1 foot inset to meet guidelines requiring the addition be distinguishable from the existing structure). This addition will enlarge the footprint slightly, but the scale of the house will remain similar to the current structure. It will also make the current addition look more appropriate for the house as well as better align our home, in terms of home to lot size, with our immediate neighbors.

While we do not believe the existing roof line is original, to maintain the existing eave line we plan to extend the current gabled roof back and then create a second slightly shorter hipped roof that does not extend above the current roof.

To be as authentic as possible with the current windows (upstairs are tall while the downstairs addition windows are short) we will leverage existing windows and purchase historic ones for the two new windows upstairs. We will also move the existing stained-glass window downstairs and relocate the current windows facing our neighbor's house to the back side of the house.

We will maintain the existing wood materials and apply parging to the exposed foundation of the addition. The addition will be painted to match the current red brick color of the house with yellow trim.

Because of the size of our lots, both 1.5 lots, our home and our neighbors to the right have driveways that provide more of a view to the back of our home than is seen of houses that are closer together. To reduce the visibility to the addition, we will plant trees to reduce the visibility from the street.

With this addition we will move a portion of the fence to accommodate the addition.



## Existing Structure Views



*Street angle view of home.*



*Rear angle view of home.*



*Rear view of home.*



*Side view of home.*





*Side of house to highlight existing kitchen addition.*



*Wood shingle roof remaining inside of existing attic is evidence of major change to roofline in past. This section of the roof is the opposite side of the existing gabled section of the current roof. Best analysis of historic aerial photos leads to an estimate of change prior to 1935.*

## Materials, Components and Features



*Existing siding will be matched to existing material.*



*Windows will be matched to historic materials, size and design.*





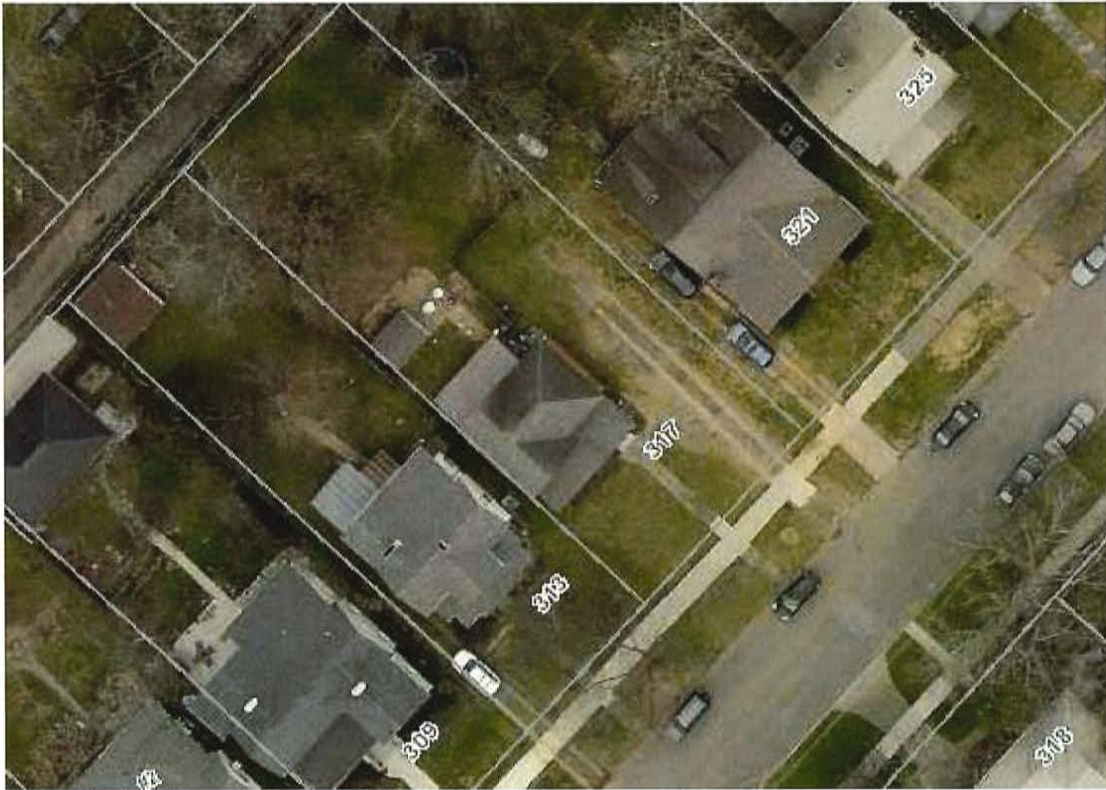
*Eaves will be matched to existing dimensions.*

**Lot Layout**

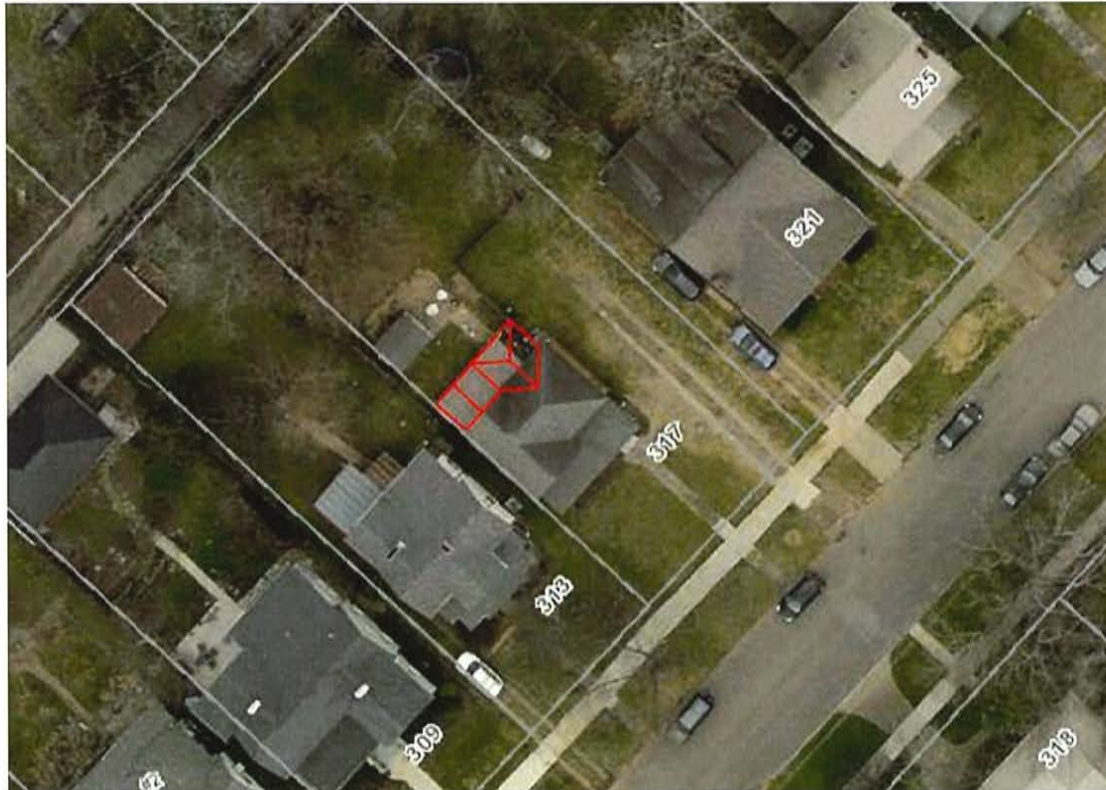


*KGIS Aerial Map of existing home and lot compared to surrounding homes and lots.*





*KGIS Aerial View of Existing Structures*

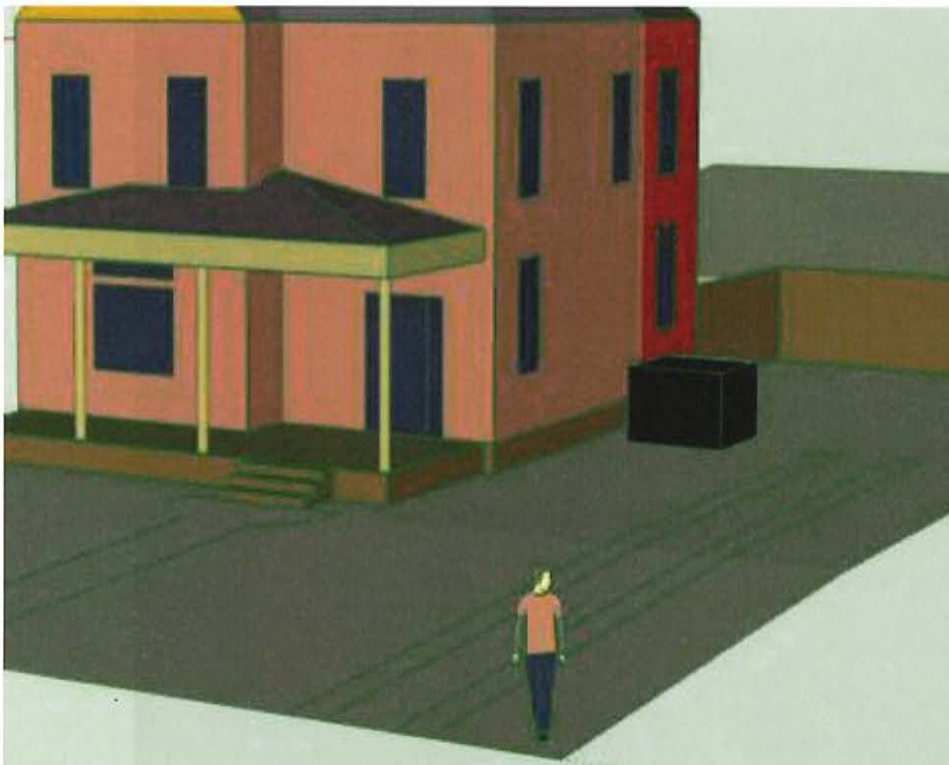


*KGIS Aerial View of Home with Proposed addition (Rooflines)*

## Renderings of Existing Structure Compared to Proposal

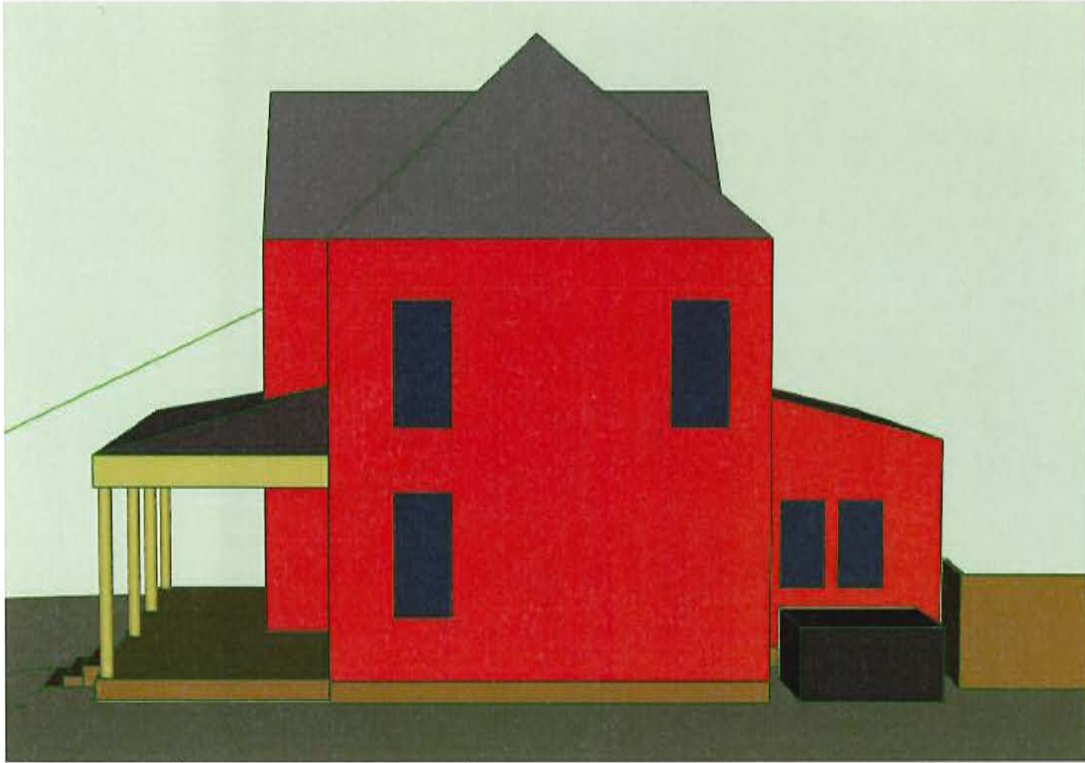


*Rendering of Existing structure, street angle view.*

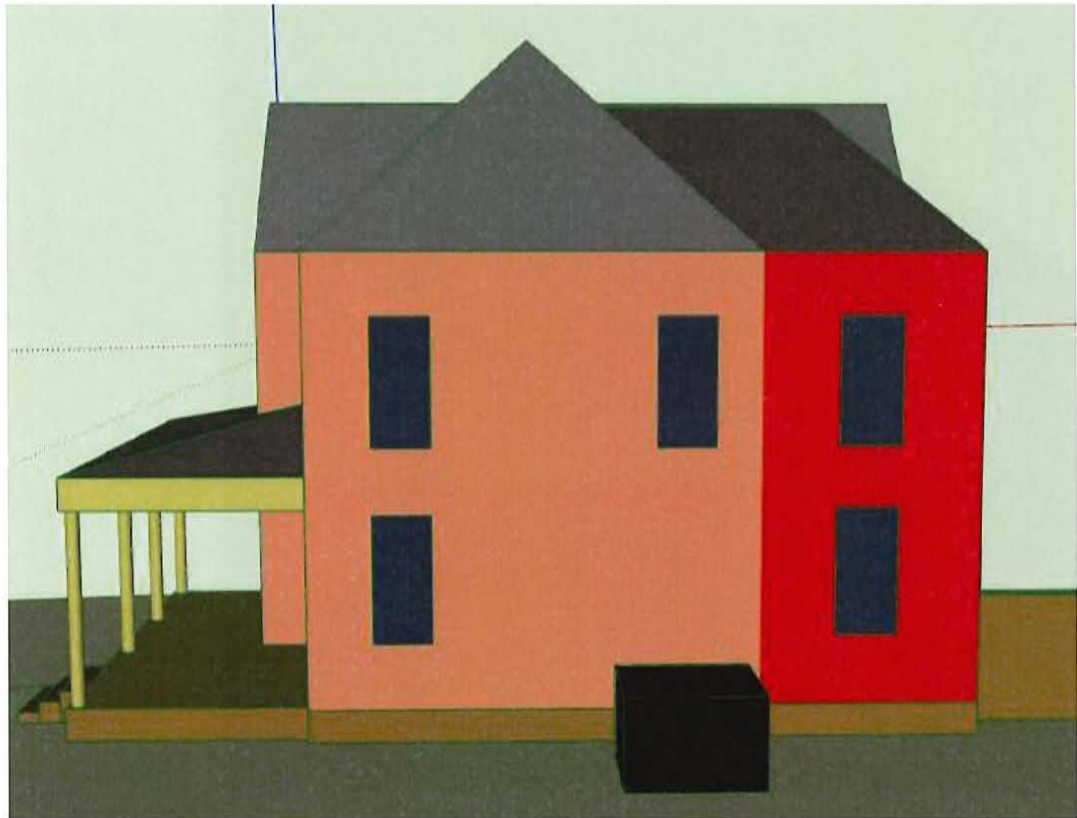


*Rendering of Proposed structure, street angle view (salmon color is existing wall structure).*



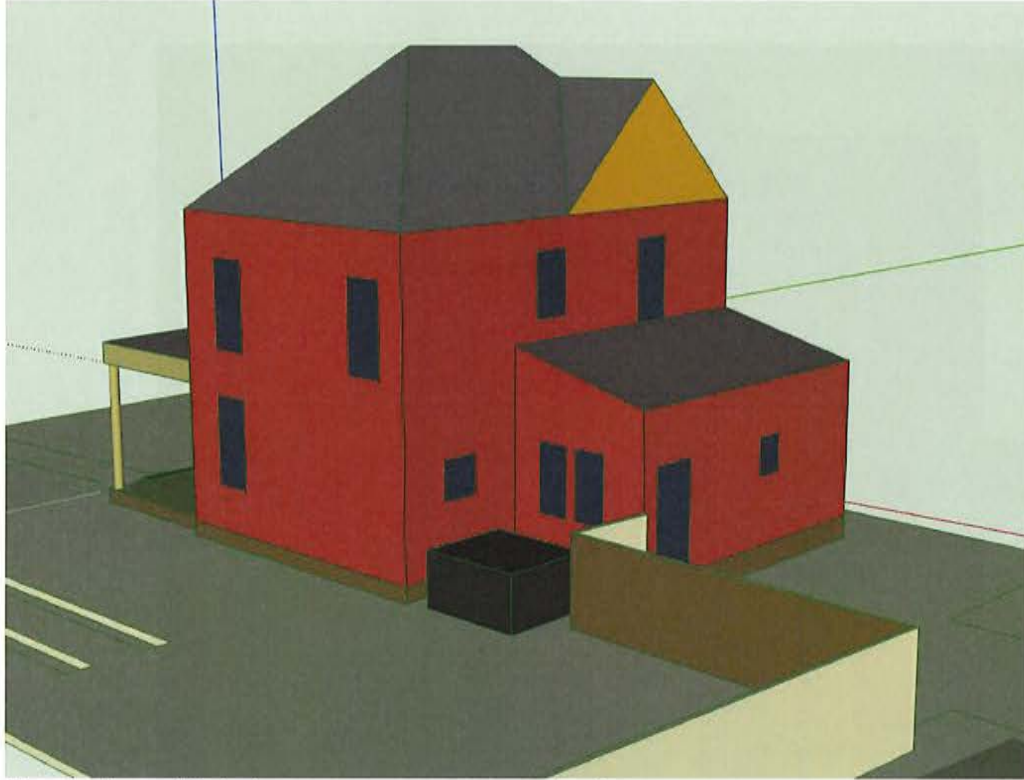


*Rendering of Existing structure, side view.*

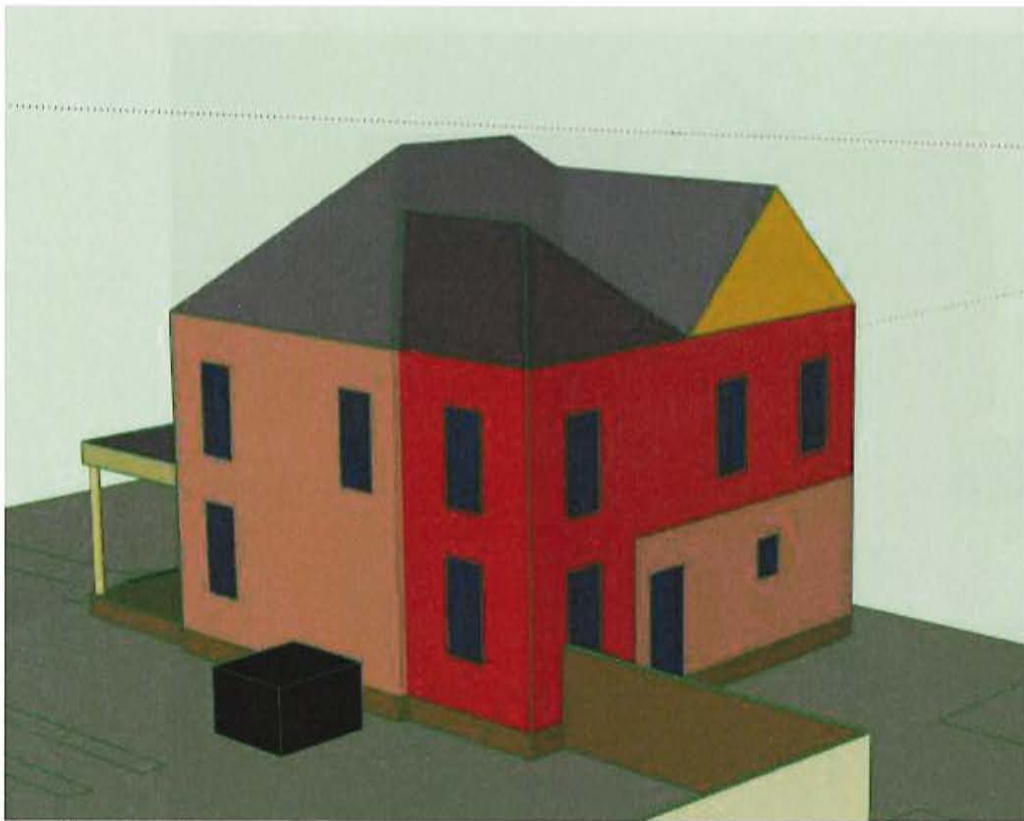


*Rendering of Proposed structure, side view (salmon color is existing wall structure).*

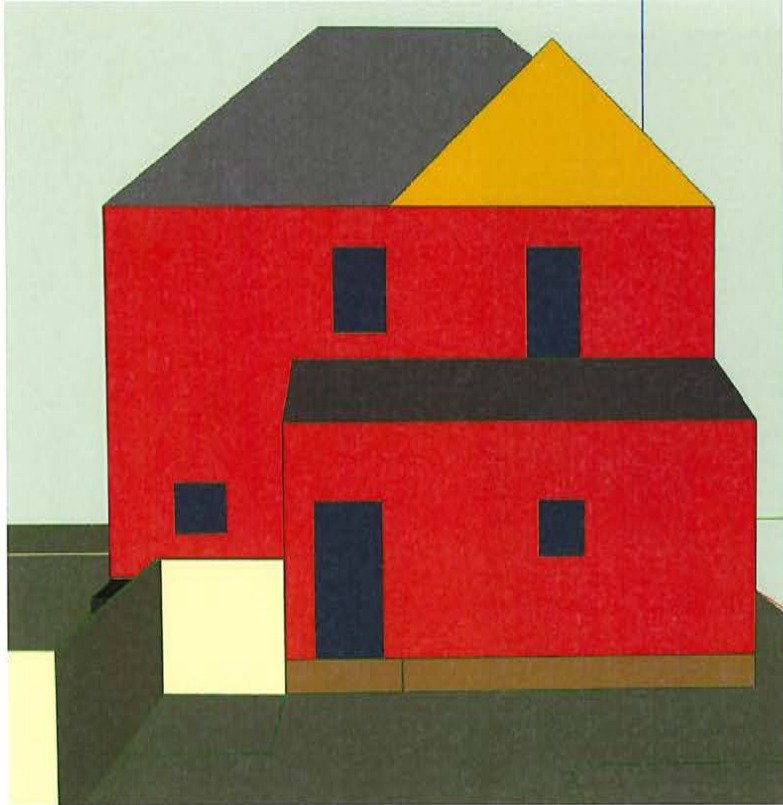




*Rendering of Existing structure, rear angle view.*



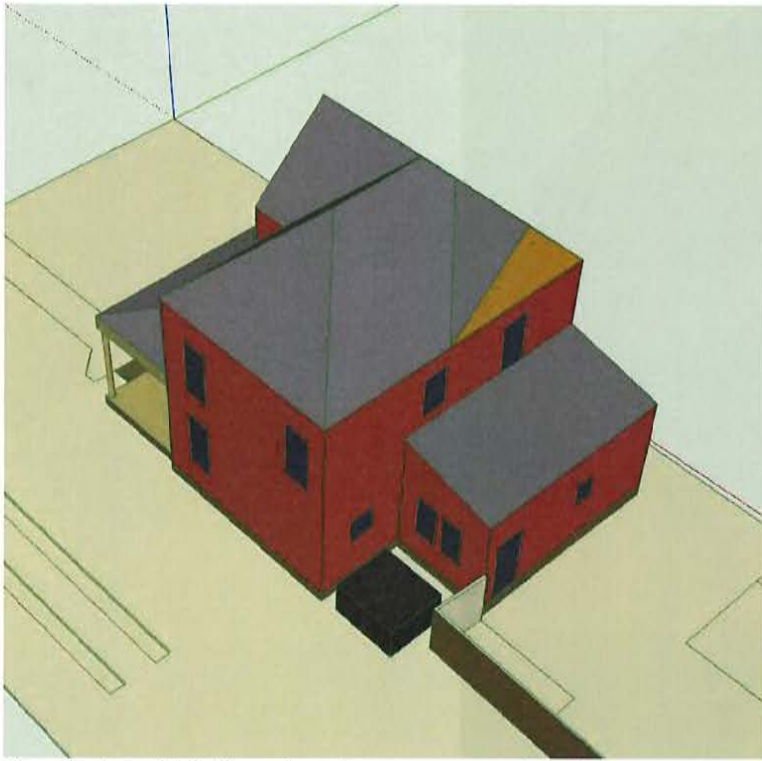
*Rendering of Proposed structure, rear angle view (salmon color is existing wall structure).*



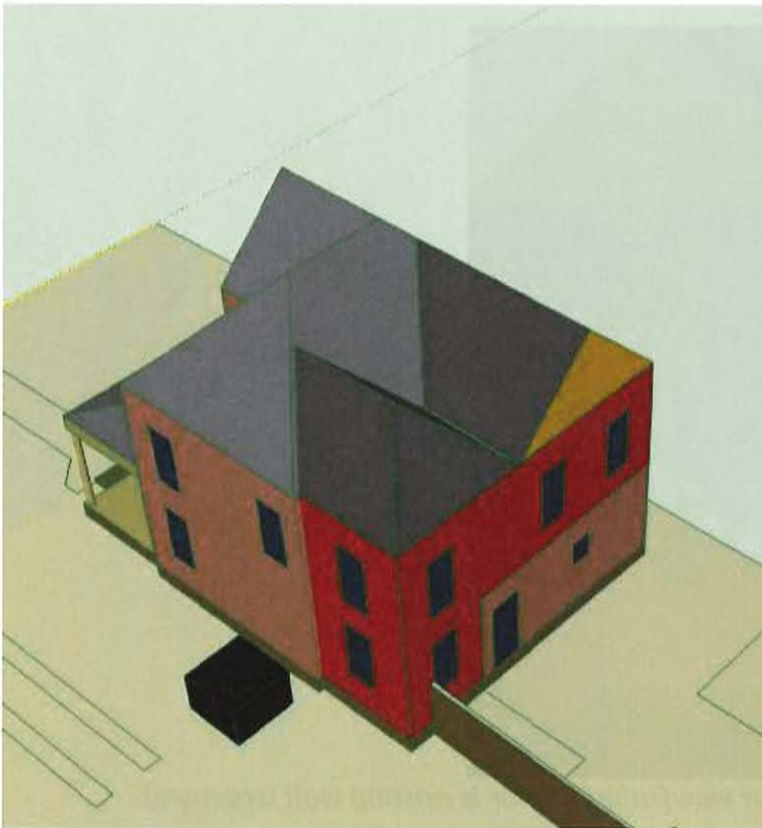
*Rendering of Existing Structure, rear view.*



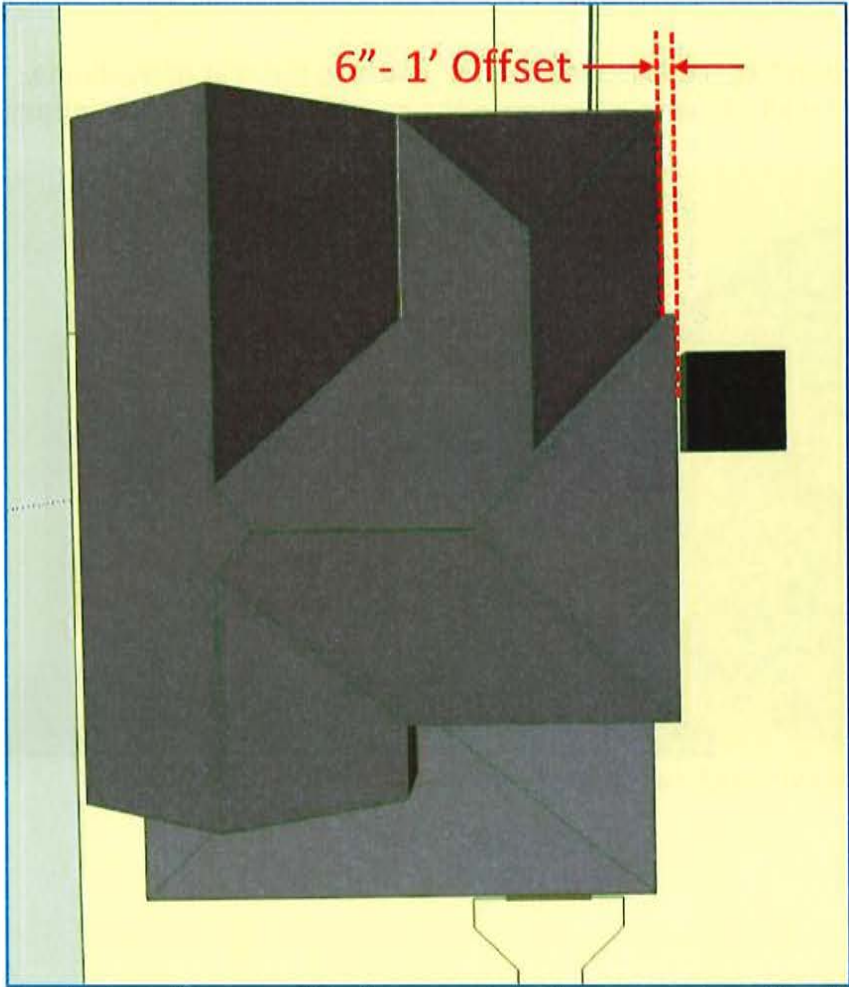
*Rendering of Proposed structure, rear view (salmon color is existing wall structure).*



*Rendering, Existing structure, rear aerial view.*



*Rendering, Proposed structure, rear aerial view(salmon color is existing wall structure).*

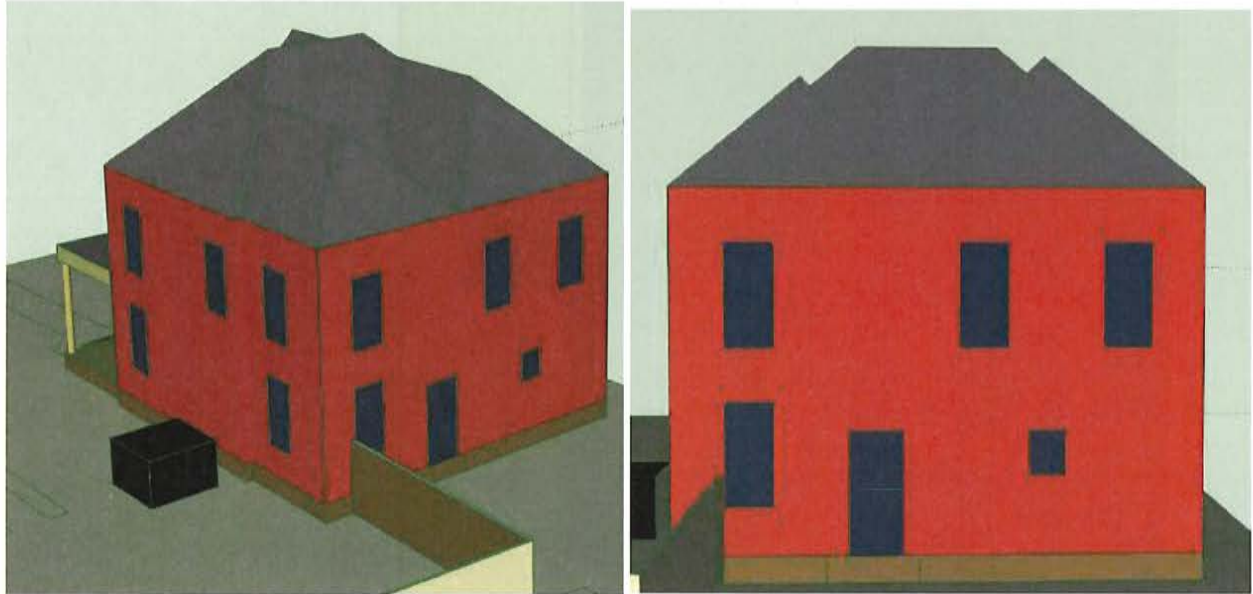


*Rendering of Proposed Design, top view, demonstrating offset from existing structure on NE side.*



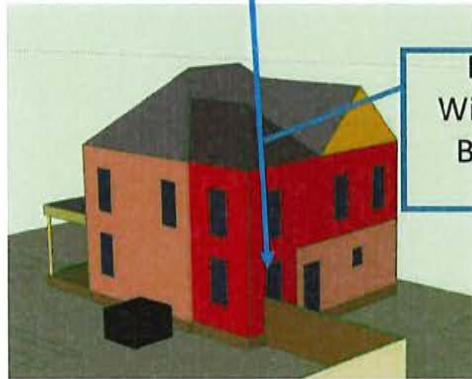
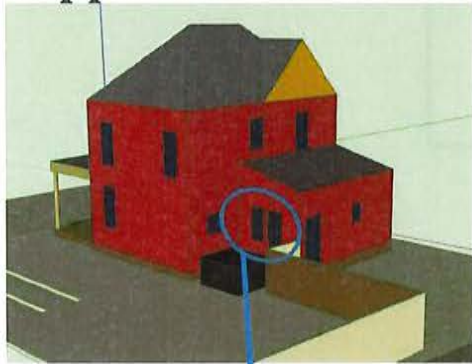
## Alternate Concept for Roof Line

As an alternate proposal to extending the existing gable structure to the rear of the home, both the new roof structure as well as the rear section of the existing gable could be hipped.

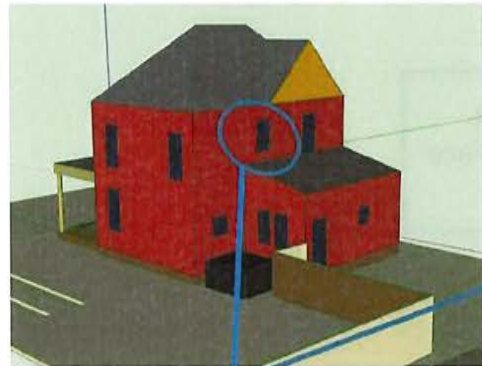


*Alternate roofing design to addition, with two hipped roof structures, views from rear of home.*

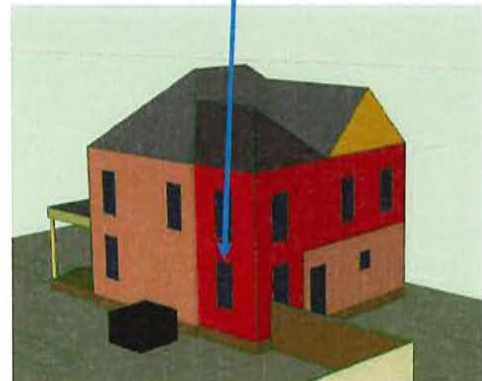
# Supplemental Information-*Window Locations*



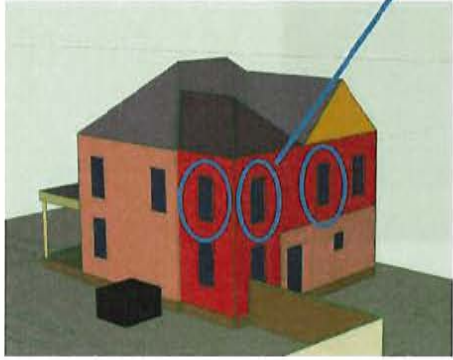
Existing Double Windows Moved to Back Side of First Story



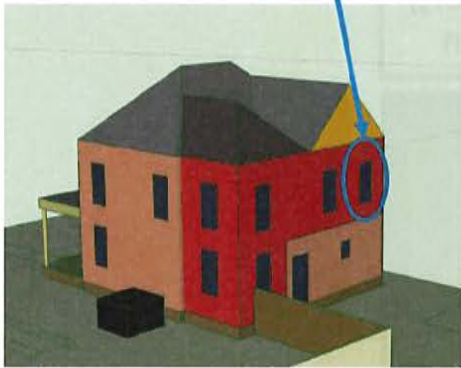
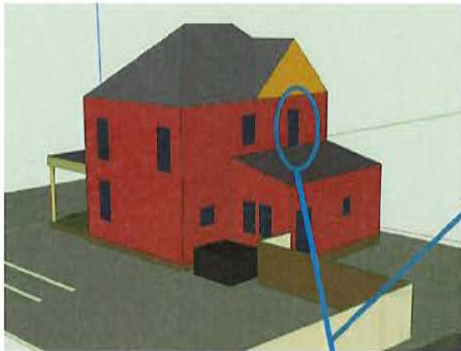
Stained Glass Window Moved to First Story, Side of Addition



3 New Windows,  
Wood Frame, to  
Match Existing  
Construction

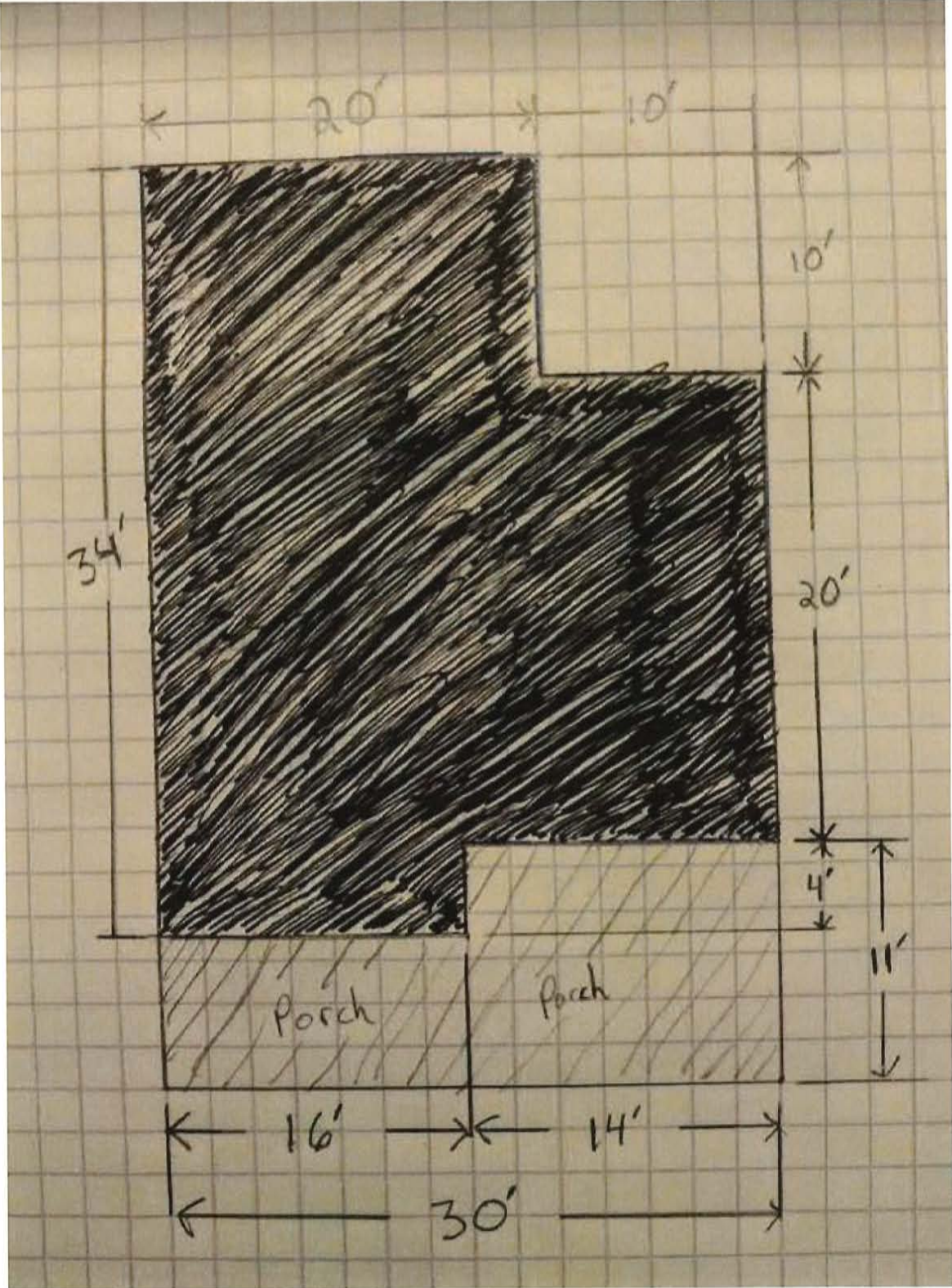


Move Existing  
Window to Rear Face  
of Addition





**Supplemental Information-Foot Print**  
*Existing Foot Print (1<sup>st</sup> Story)*





Proposed Foot Print (1<sup>st</sup> Story)

