



KNOXVILLE HISTORIC ZONING COMMISSION STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION

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

FILE NO.: 11-G-19-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 11/21/2019

APPLICANT: Kenneth Hamilton Good Guys Construction (Contractor)

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

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 line.

► **DESCRIPTION OF WORK:**

- Chimney replacement: reconstruction of chimney on front-gable roofline where historic chimney was removed without the proper permits. Proposed chimney will be constructed from "salvaged brick found on the property or a match thereof" and match original size and height. Proposed chimney is a faux chimney without a fireplace below.
- Front porch: proposed installation of turreted porch section projecting from the facade; installation of horizontal porch railing system, comparable to example provided of porch system installed on Grainger Avenue (outside of H-1 overlay).
- Replacement of front door: proposed replacement front door is a Craftsman-style design.
- Rear addition: proposed for the rear (southeast) elevation, to measure 10' long by 22.5' wide. Existing roofline and pitch to be extended and wood clapboard siding to be continued onto addition. Side and rear elevations of addition to feature one-over-one, double-hung wood windows.
- Kitchen window on northeast elevation proposed to be reduced in height by 10"

► **APPLICABLE DESIGN GUIDELINES:**

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

A. Roofs

1. The shape of replacement roofs or roofs on new construction shall imitate the shapes of roofs on neighboring existing houses or other houses of the same architectural style. Roof pitch shall duplicate the 12/12 pitch most often found in the neighborhood or replicate the pitch of a neighboring building. Roof shapes shall be complex, using a combination of hips with gables, dormers where appropriate to the style, turrets, or other features that emphasize the importance of Victorian-era or Craftsman styling.
3. Repair or replace roof details (chimneys, etc).
4. Materials used in roofing existing buildings or new construction shall duplicate the roofing materials originally found in the neighborhood. Asphalt or fiberglass shingles can be appropriate, as are wood, slate, standing seam metal, or metal shingle or tile roof coverings.



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B. Windows

1. Original windows shall be reused if possible. It will be much less expensive and much better historically to retain the original windows, and it is inappropriate to replace them with new windows that differ in size, material, or pane division.
2. If replacement windows are necessary, they shall be the same original size as the originals, with the same pane division and the same muntin depth, width, and profile. They shall be the same materials as the original windows, which were generally wood.
6. Windows may not be blocked in. They must retain the full height and width of the original opening.

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 compatible in size, scale, or material.

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:

Porch railing and chimney were removed without proper HZC review and permits prior to the current applicant (contractor)'s involvement in the project.

Work on the property was previously reviewed in July 2019, where the HZC reviewed proposed replacement fiber cement board siding (denied and wood was approved).

STAFF FINDINGS:

1. The house is a contributing structure to the Old North Knoxville H-1 Overlay and National Register Historic



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District.

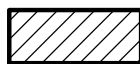
2. The chimney was removed without the proper permits or HZC review. While reconstruction may be appropriate, more information is needed on the bricks to be used for reconstruction, and the height and width of the proposed chimney in comparison to the historic chimney.
3. The porch was proposed for enclosure in the July 2019 application for a COA, but removed from the final application due to staff recommendations. No further work on the porch was reviewed by staff or the HZC. More information is needed on the proposed porch construction and railing design.
4. The proposed replacement Craftsman-style door is not appropriate for the style of the house.
5. Placement of the proposed addition at the rear of the house is appropriate. The one-story massing and materials, including wood siding, wood cornerboards, and wood double-hung windows are all appropriate within the guidelines. As proposed, the rear addition would continue the existing roofline and be flush with the existing walls. According to the guidelines, additions should be distinguishable from the historic building; a hyphen or offset of the exterior walls would suffice to distinguish the new construction from the existing house. More information is also needed on the placement and measurements of windows on the addition.
6. Guidelines state that windows "must retain the full height and width of the original opening." Evidence has not yet been provided that the window proposed for partial enclosure is not visible from the public right-of-way.

► **STAFF RECOMMENDATION:**

Staff recommends postponement of HZC review until the December meeting, so the applicant may provide more thorough information on the proposed porch work, addition, and chimney reconstruction.



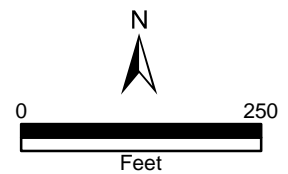
11-G-19-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



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

Original Print Date: 11/12/2019
 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

11/21/2019

11-G-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

1333 Gatewood Lane

Company

Knoxville

TN

37919

Address

(865) 313-5333

City

contactus@goodguys.us.com

State

Zip

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

FEE 1:

FEE 2:

FEE 3:

TOTAL:

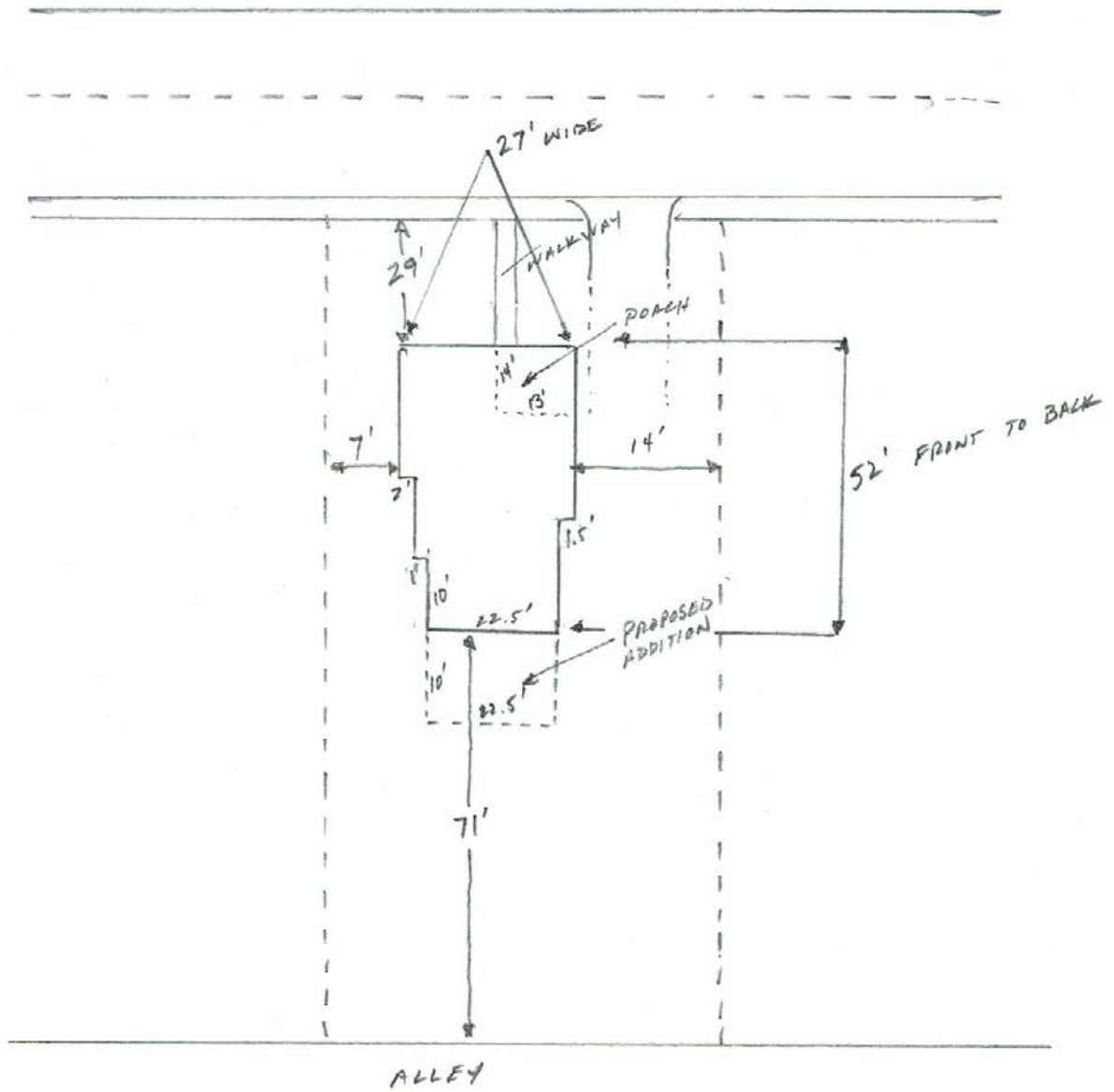
**Attachment to APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION**

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

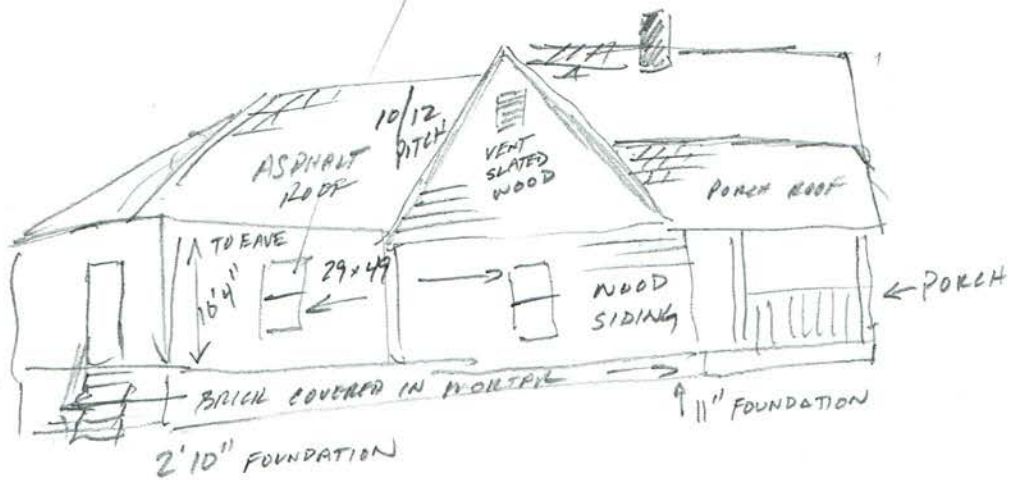
This attachment in reference to page 2 of the application (or) Design Review Request and is being submitted to address Brief description of proposed work.

1. Install a chimney top where the original chimney was removed prior to this contractor performing any work to the property. A replacement chimney will be added to the existing opening of the original chimney. Salvaged brick exists on the property or a match thereof will be used to replace the chimney from roof line up to the original size and height. See attached photo from Google. This will be a free chimney and will not have a fireplace.
2. Railing added to the porch rebuild under COA File number 7-E-19-HZ. Railing removed prior prior to this contractor performing any work to the property was 2x6 cap and picket design according to Google photos. We strongly believe that this was not the style and type to the original. Attached is a photo of a porch railing system this contractor replicated on a previous job on Leonard street. See attached photos. We would like to duplicate this type of railing bench type system, however if approval is not given we will replace with the 2x6 and picket system that was recently removed. A brick fascia will be added to the porch foundation as required by the HZC guidelines.
3. Replace front door. Replacement (currently there is no door which was removed prior to this contractor doing any work to property) customer has selected a wooden door similar to that outlined in Appendix H, Doors. This door appears to match the 'CRAFTSMAN 6-LITE & PANEL' If this door is not approved we will replace with a door that is approved by the HZC.
4. Addition to rear of structure. 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 denied and the porch was repaired to original state using the guidelines provided (picture attached). We are requesting to extend the rear of home 10' back towards ally of home and stretching the existing 22.5' width of current building. 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 would further extend the roof to cover this addition in the originally built manner (hip rafter roof at same pitch to match current roof).
5. Kitchen and bathroom window to be replaced with shorter height window as to accommodate a window over sink. Contractor will follow all replacement guidelines for wood window replacement.
 - A. Trim work in need of replacement (if any) will be replaced to the original style and type of material. Example: Vertical and horizontal trim 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).

404 East Oklahoma
Plot Plan



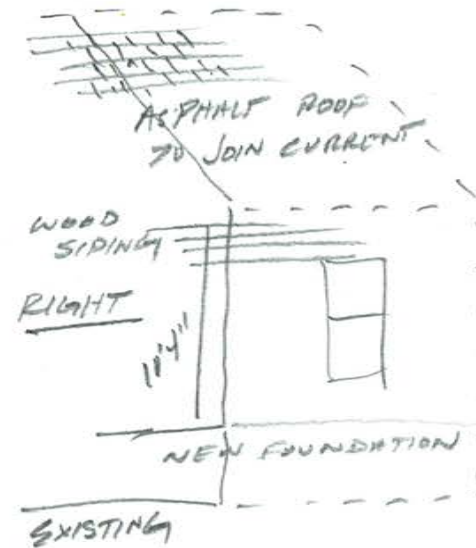
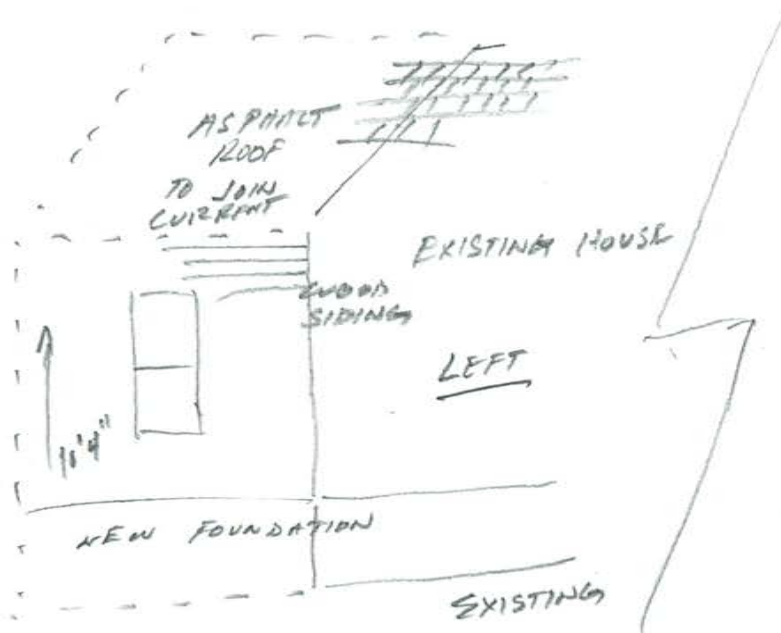
WINDOW TO BE SMALLER BY 10" IN HEIGHT



A hand-drawn sketch of a building facade with various annotations. The roof is labeled "10/12 PITCH" and "ASPHALT ROOF". The left side is labeled "WOOD SIDING". A vertical arrow on the left indicates a height of "10'4\" TO SAVE". In the center, there are two window diagrams; the left one is labeled "29x49 WINDOW" with arrows pointing to it. To the right of the windows is a "POWER METER" box. On the far right, a vertical line with an arrow points upwards, labeled "PROPOSED ADDITION". The bottom right corner is labeled "2'11\"". The bottom center is labeled "RIGHT FROM STREET".

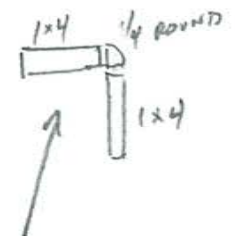
FOOTER - CONCRETE WITH #5 REBAR
BLOCK FOUNDATION W BRICK IF NECESSARY
WOOD SIDING TO MATCH HOME
WOOD WINDOWS
ASPHALT ROOF

404 E OAKLAND AVE



SAME FLOOR LEVEL

SAME ROOF LEVEL



MATCH ROUNDED CORNERS
* TRIM TO MATCH EXISTING HOUSE





WONDERBOARD® LITE

THE DURABLE PERFORMANCE

WONDERBOARD® LITE

100% LIGHTER - SAME DURABLE PERFORMANCE
PERFECT FOR WET AND DRY AREAS
FOR DECOR AND OUTDOOR USE
CONTAINS NO WOOD FIBER OR STAIN

DERBOARD® LITE

100% LIGHTER - SAME DURABLE PERFORMANCE
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NEW 2014
- FOR 100%
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Search



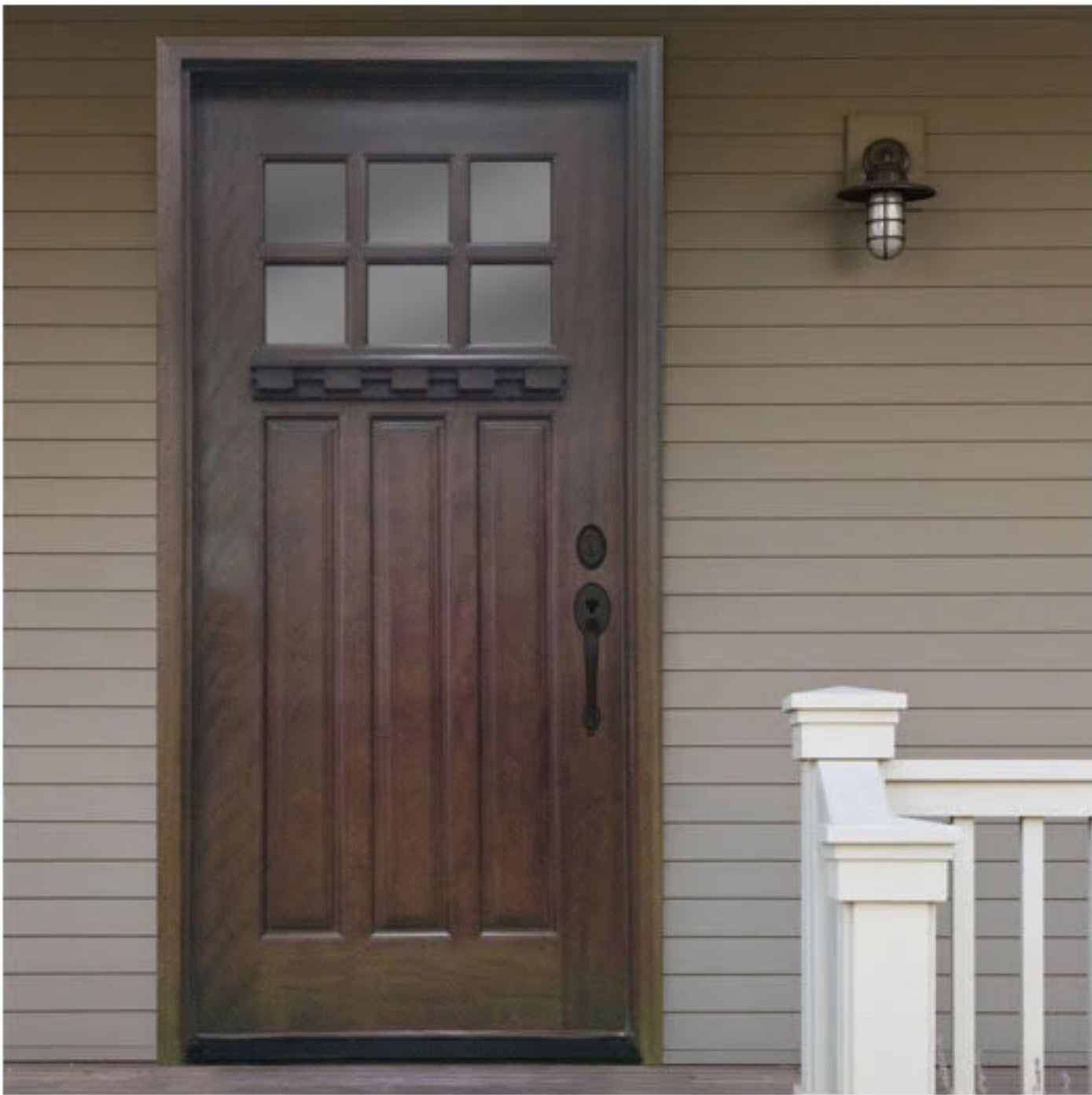
1

Home / Doors & Windows / Exterior Doors / Front

Steves & Sons >

36 in. x 80 in. Craftsman 6 Lite Stained Mahogany Wood Prehung Front Door

★★★★★ (76)



Color/Finish: **Hickory**



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

