



Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 7-F-20-HZ

PROPERTY LOCATION: 417 E. Oklahoma Ave. / Parcel ID 81 L W 020

DISTRICT: Old North Knoxville H-1

MEETING DATE: 8/20/2020

APPLICANT: Gary and Vicki Koontz

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

PROPERTY DESCRIPTION: Queen Anne cottage

One story frame with weatherboard wall covering. Hip roof with lower cross gables, asphalt shingle covering, diamond shaped wood shingles in gable. Oriel window with console brackets in gable. Double hung one over one windows. One story, two-thirds front porch with projecting turret, turned wood columns, sawn wood brackets, sawn wood frieze and balustrade. Brick foundation. Irregular plan. Plan is noted in Barber's "Art in Architecture" on page 203 as a design by Barber & Klutz, Architects.

► **DESCRIPTION OF WORK:**

Proposed replacement of nine original or historic wood windows. Five windows are 1/1 double-hung wood sash, and four windows are 2/2 double-hung wood sash. Applicant states that the windows have deteriorated from "water and termite damage," "could never provide adequate energy efficiency," and are not "economically feasible for repair."

REVISED for 8.20.20 MEETING: Applicant has proposed to repair the original wood windows. Sashes will be removed from frames and moved offsite for restoration. Glass to be removed and cleaned. Portions of the window sashes that have rot or deterioration from metal screws will be replaced and the sashes will be rebuilt, conditioned with linseed oil/turpentine mix, and primed. Glass will be set into reconstructed sash and glazed and windows will be reinstalled after the curing period.

► **APPLICABLE DESIGN GUIDELINES:**

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

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 overall 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.
3. True divided lights shall be used in replacement window sashes with more than one pane.



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7. Storm windows can be allowed as a way to increase energy savings of a historic house. Interior storms should be considered. Exterior storms can be appropriate, if they are designed so their meeting rail duplicates that of the original window, and if they are wood or color clad metal, matching the building's trim. Exterior storm windows shall not be used unless they do not damage or obscure the original window and frames.

8. Reuse existing, serviceable window hardware.

Maintenance Suggestions: make windows weather-tight by recaulking, replacing broken panes, and installing weather-stripping, increasing the window's thermal efficiency.

COMMENTS:

N/A

STAFF FINDINGS:

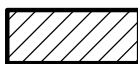
1. 417 E. Oklahoma Ave. is a contributing resource to the ONK National Register Historic District and local overlay.
2. The five 1/1 and four 2/2 double-hung wood windows are either original to the house or historic replacements, and character-defining elements of the house. Repairing the original wood windows will meet the intent of the design guidelines and preserve a major character-defining feature of the house.

STAFF RECOMMENDATION:

Staff recommends approval of the revised application.



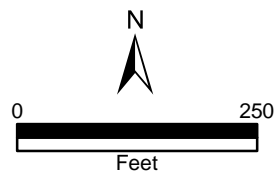
7-F-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



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

Original Print Date: 6/30/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Gary and Vicki Koontz





DESIGN REVIEW REQUEST

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

Victoria and Gary Koontz

Applicant

June 16, 2020

July 16, 2020

7-F-20-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

Victoria Koontz

Name	Company		
1600 Ashland Springs Way	Knoxville	TN	37922
Address	City	State	Zip
865 973 2644	vickikoontz@tds.net		
Phone	Email		

CURRENT PROPERTY INFO

Same

Owner Name (if different from applicant)	Owner Address	Owner Phone
417 E Oklahoma Avenue	081LQ020	
Property Address	Parcel ID	
Old North Knoxville	Residential	
Neighborhood	Zoning	

AUTHORIZATION

	Lindsay Crockett	6/26/20
Staff Signature	Please Print	Date
Victoria R Koontz	Victoria R Koontz	June 16, 2020
<small>Digitally signed by Victoria R Koontz Date: 2020.06.16 15:29:48 -04'00'</small>		
Applicant Signature	Please Print	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: There are a total of 9 windows in the house that have been heavily water and termite damaged and have deteriorated to the point of no longer being feasible to repair. There are huge gaps between the window and window sill and therefore could never provide any adequate energy efficiency. In addition to the existing windows not being energy efficient, I checked with a window repair company and it would not economically feasible .

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:	TOTAL:
FEE 2:	
FEE 3:	



Windows to be replaced: photos submitted by applicant.



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Examples of deterioration: photos submitted by applicant.



Examples of deterioration: photos submitted by applicant.

417 E. Oklahoma Window Restoration Proposal

This proposal is to restore the original wood windows at 417 E. Oklahoma Ave. A majority of the sashes have rot and other damages, including damage from screws to hold the sashes in place. Any part of the sash that is damaged due to rot will be replaced. This involves disassembling the sash, replacing the damaged parts, and rebuilding the sash.

Scope of Work

Sashes will be removed from the frame and brought back to our shop for restoration. Openings will be boarded up temporarily while the work is being done. Sashes will have all paint and putty stripped. The glass will be removed and cleaned. At this point any damage to the sash will be addressed. Once the sash is rebuilt they will be conditioned with a linseed oil/turpentine mix and primed with 2 coats of an oil based primer. Glass is then set into the sash and glazed. Glazing takes 3-5 days to cure. Once cured the sashes will be given a minimum of 2 coats of paint on the interior and 3 coats to the exterior. If you chose for us to restore the frames, they will be given the same attention as the sashes. Once this is ready, the windows will be installed using Samson #8 spot cord. The current hardware is a mix of new and old, with some damage to the old hardware. We recommend replacing hardware (unless any of the original hardware is in good condition) with new hardware. House of Antique Hardware has a great selection that we can look over and pick out appropriate hardware to match the home. Prices average around \$25 per window. This should be decided on prior to starting the work.

Timeline

Work can begin on August 20th, 2020 and should take 3-4 weeks to complete.
*Weather, Covid-19 shutdowns, or any unexpected event that is out of our control may alter the timeline.