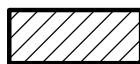




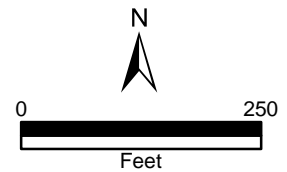
**7-B-20-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**241 E. Oklahoma Ave. 37917**  
**Old North Knoxville H-1**

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

Petitioner: Logan Carpenter





# Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 7-B-20-HZ

**PROPERTY LOCATION:** 241 E. Oklahoma Ave. / Parcel ID 81 L S 013

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

---

**MEETING DATE:** 7/16/2020

**APPLICANT:** Logan Carpenter

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

---

**PROPERTY DESCRIPTION:** New construction, c.1990

One-story residence with a side-gable roof clad in asphalt shingles, with a lower front-gable roof massing projecting towards the façade. Exterior is clad in vinyl siding and house rests on a stuccoed foundation.

---

► **DESCRIPTION OF WORK:**

Construction of accessory structure. Shed to be 14' long by 14' wide and 8' tall, with a side-gable roof clad in asphalt shingles. Exterior is proposed to be clad in "vertical groove wood panel siding" and rest on a poured concrete foundation. Shed will be placed on the northwest corner of the lot, set 5' from the rear property line and 5' from the left side property line. Façade of the shed will feature paired carriage-style doors, centrally located, and flanked by two paired single-light windows. Rear of the shed will have five small single-light windows along the roofline.

---

► **APPLICABLE DESIGN GUIDELINES:**

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

1. The design of outbuildings shall acknowledge and suggest the function of original outbuildings that would have been located in the neighborhood.
  2. The design of features like garage doors that face the street shall mimic carriage house doors from an era consistent with the primary building on the lot.
  3. Garage doors shall be located to the rear of the primary building on the lot.
  4. Materials used in constructing outbuildings or accessory buildings may only use materials and design characteristics selected from the following list: wood lap siding with a four inch lap or board and batten; a 12/12 roof pitch; overhanging eaves; exposed rafter tails; wood windows; masonry but not exposed concrete block or split-face block; garage doors appearing to be carriage doors or plank doors with x-bracing or perimeter reinforcing timbers.
- 

**COMMENTS:**

N/A

**STAFF FINDINGS:**



# Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 7-B-20-HZ

1. 241 E. Oklahoma Ave. is a non-contributing resource to the ONK National Register Historic District and the local overlay, as it was constructed in approximately 1990.
2. The shed is proposed for the rear (northwest) corner of the yard, set 5' from the rear and interior property lines and behind the house. Placement of the shed is appropriate. The shed will be visible from Cornelia Street, as the property is on a corner lot and the shed won't be obscured by a fence.
3. The 14' by 14' shed is modest in size and scale, and could be removed easily without effect on the property or surrounding district.
4. The materials proposed for the shed include an asphalt-shingle roof with a 4/12 pitch (selected to reflect the roof pitch on the primary house), vinyl slider windows, vertical engineered wood siding (LP Smart Siding), and a concrete foundation. The doors are simple paired barn-style doors. While the primary house is not a contributing resource to the historic district, the shed will be visible from the street. The applicant should incorporate more design features from the material suggestions on #4 of the "Auxiliary or Outbuildings" section of the design guidelines

## ► STAFF RECOMMENDATION:

Staff recommends approval of the work as proposed, with the condition that the applicant incorporate additional elements from the material requirements of the ONK design guidelines for outbuildings (ie: wood lap siding or board and batten siding, garage doors with x-bracing or perimeter reinforcing timbers, wood windows).



## DESIGN REVIEW REQUEST

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

Logan Carpenter

Applicant

06/09/2020

July 16, 2020

7-B-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

Logan Carpenter

N/A

Name

Company

241 East Oklahoma Avenue

Knoxville

TN

37917

Address

City

State

Zip

423-557-7338

lbcarpenter456@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Logan Carpenter and Rebekah Moore

241 East Oklahoma Avenue

423-557-7338

Owner Name (if different from applicant)

Owner Address

Owner Phone

241 East Oklahoma Avenue

081LS013

Property Address

Parcel ID

Old North Knox Historic District

Historic

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

6/10/20

Please Print

Date

LOGAN CARPENTER

Digitally signed by LOGAN  
CARPENTER  
Date: 2020.06.09 14:30:22 -04'00'

Logan Carpenter

06/09/2020

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: Construct a 14L x 14W frame storage shed in the rear yard facing South East into the yard. The materials of the shed are as follows:  
Painted Vertical Groove Wood Panel Siding, 3-Tab Shingle Roofing, Concrete Foundation (existing driveway)  
\_\_\_\_\_  
\_\_\_\_\_

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

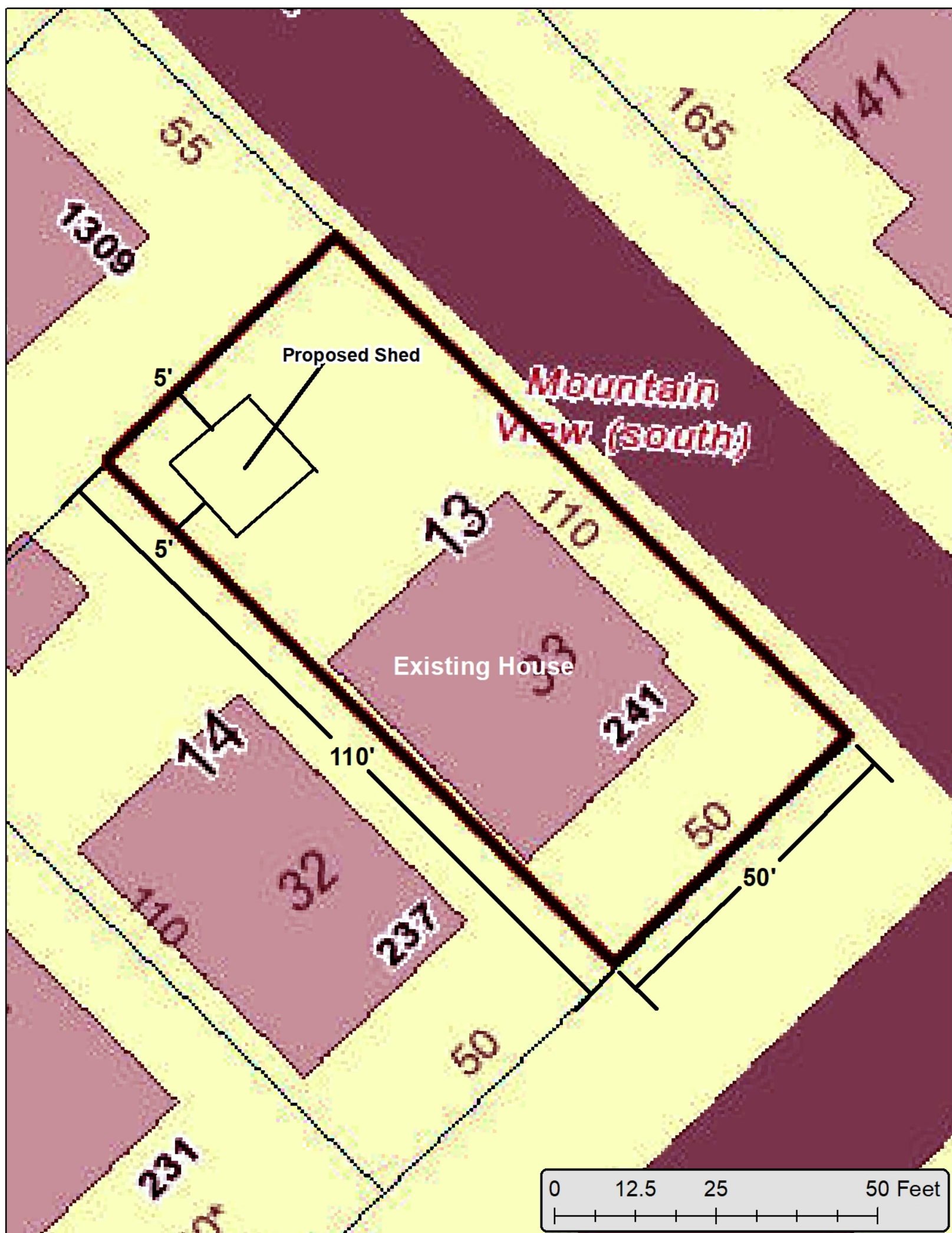
Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500

FEE 1:

FEE 2:

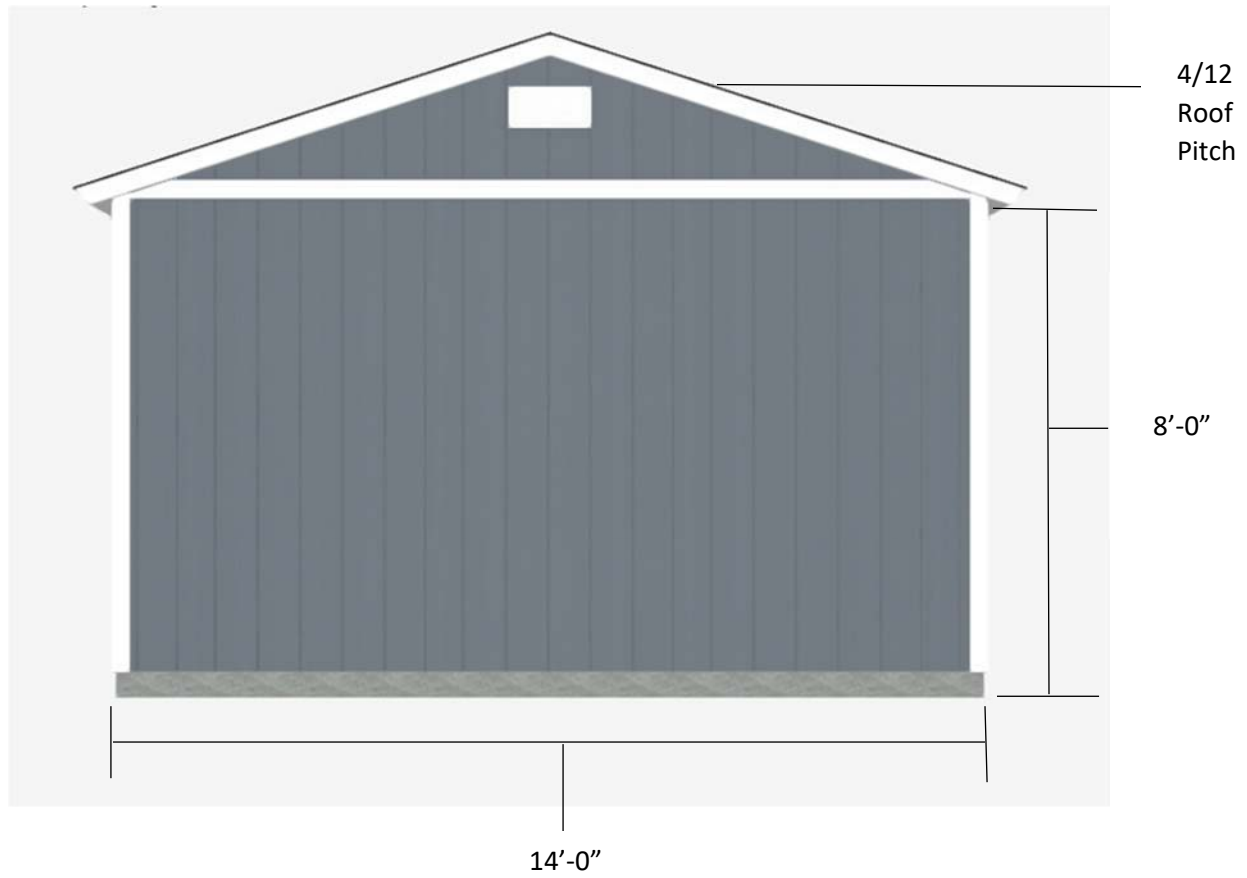
FEE 3:

TOTAL:



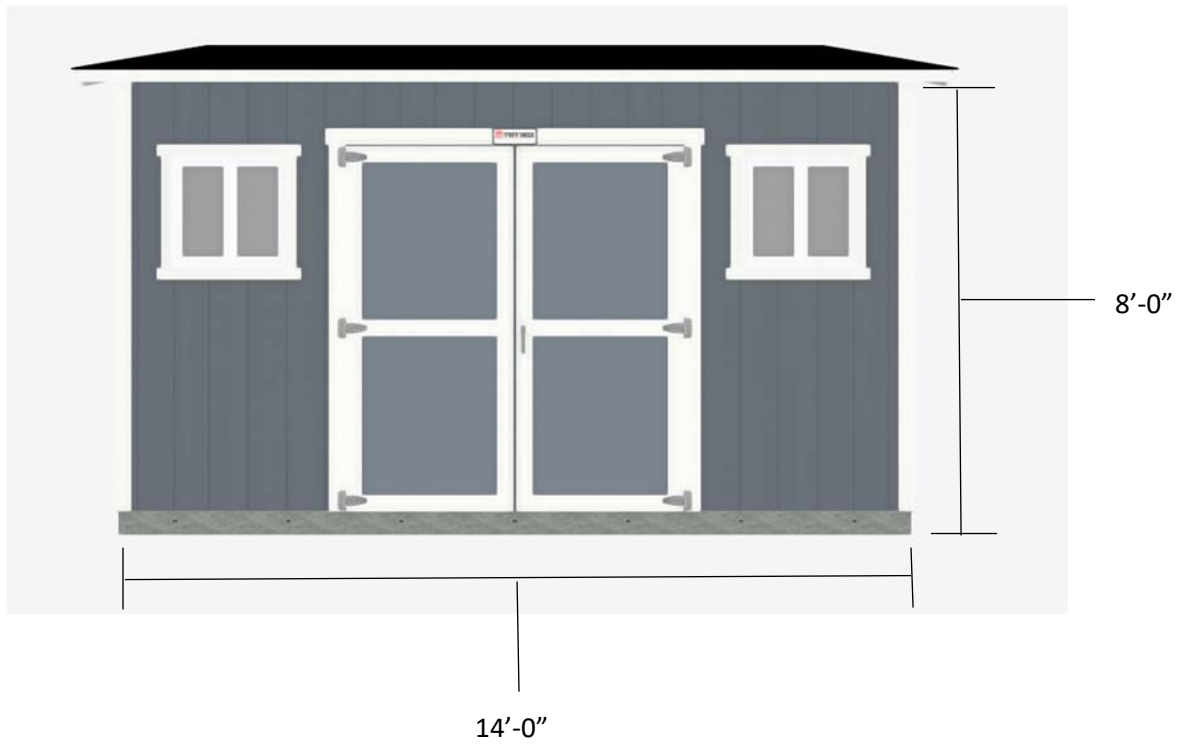
## Side Elevation

Scale Factor= 56:1



## Front Elevation

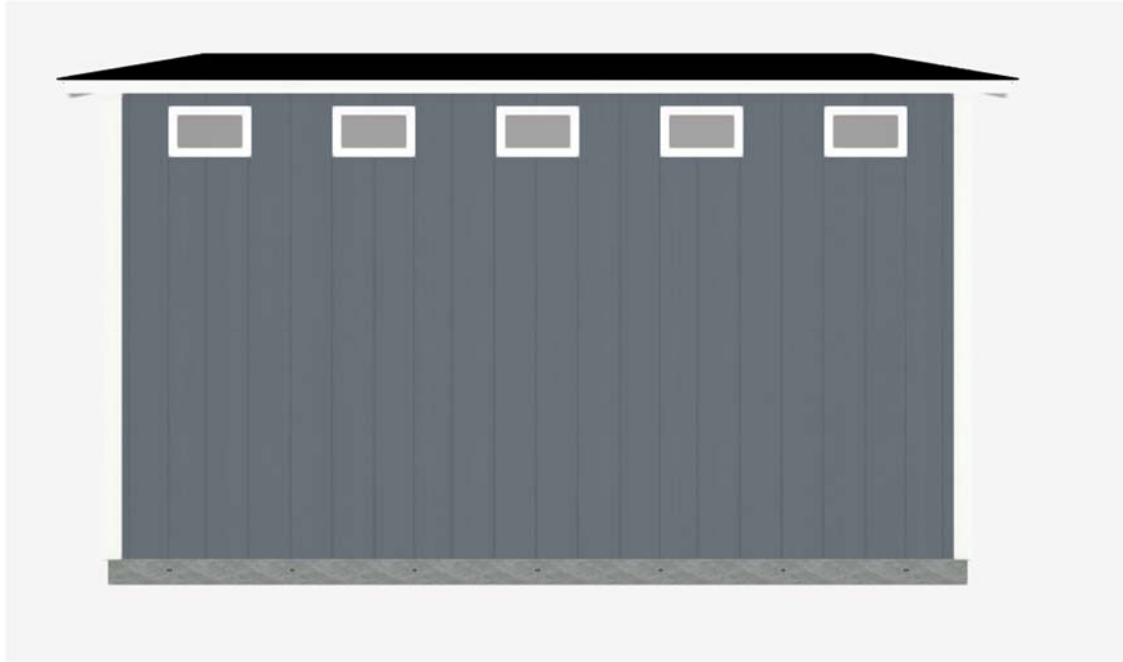
Scale Factor= 56:1

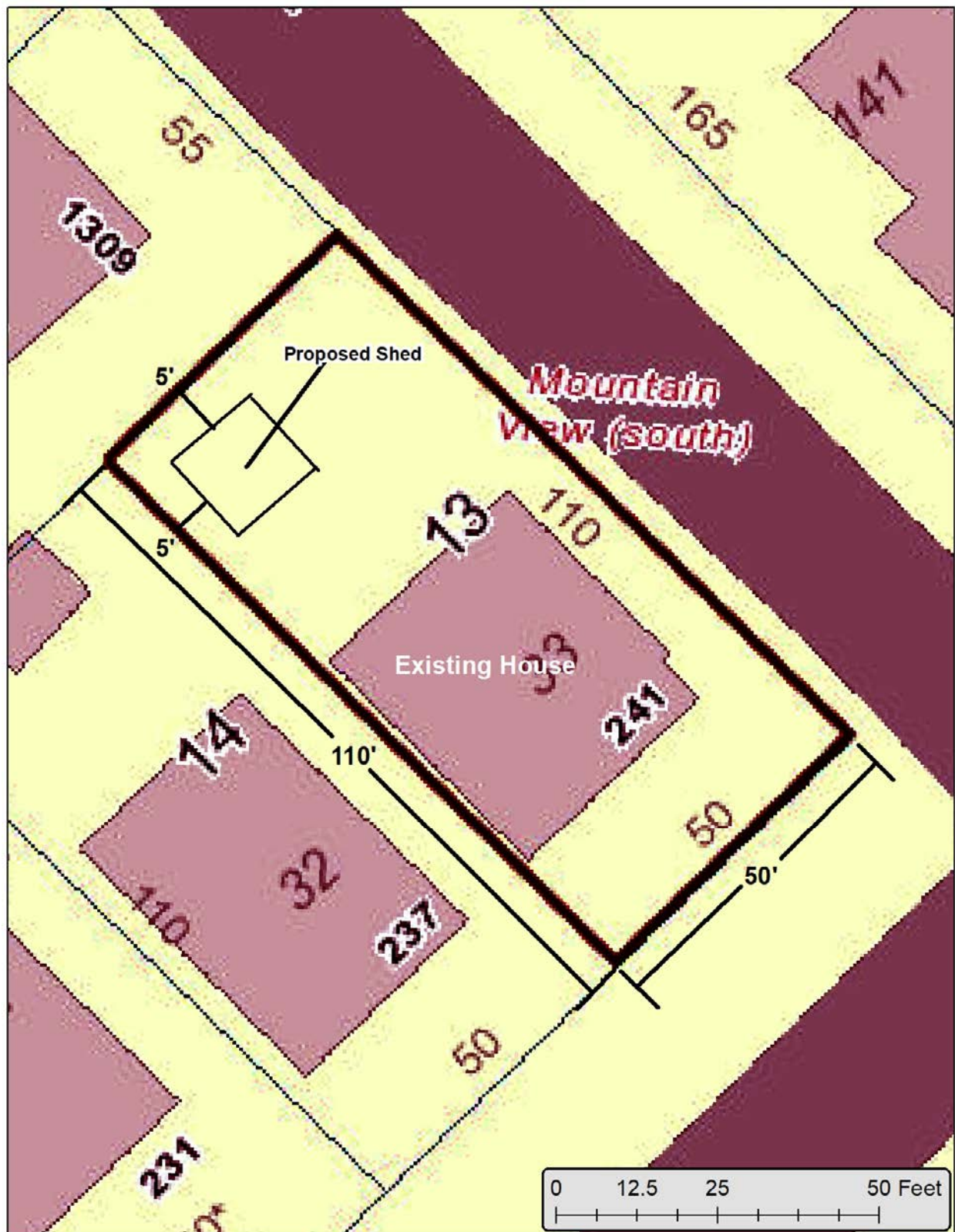




Rear Elevation

Scale Factor= 56:1













Shed will be placed on top section of driveway and face the backyard. The section of fence on the right will be removed when shed is built.



Front of 241 E Oklahoma, built in 1990.