



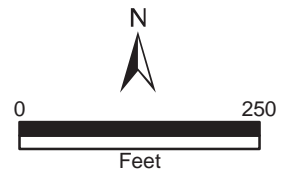
4-G-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



404 E. Oklahoma Ave. 37917
Old North Knoxville H

Original Print Date: 4/6/2021
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Gary and Vicki Koontz



Meeting: 4/15/2021
Applicant: Gary and Vicki Koontz
Owner: Gary and Vicki Koontz

Property Information

Location: 404 E. Oklahoma Ave. **Parcel ID** 81 L P 008
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
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 ridgeline. Rectangular plan. Two entry doors.

Description of Work

Level II Major Repair or Replacement

After-the-fact review of work completed to façade elevation roofline, rear addition, and deck.

Rear addition was removed and reconstructed within the existing footprint (approximately 21' wide by 10' deep). Rear section was a non-original addition with a low-pitch shed roof, clad primarily in T-111 plywood siding, featuring a door on the left (north) side elevation, and three non-historic windows on the rear elevation).

New addition extends flush with the side elevation walls, with a primarily flat roof with a small shed-roof section sloping to the rear. The new addition is clad in wood siding with a ~6-8" overlap (compared to the 4-5" overlap on the existing house) and rests on a stuccoed foundation. A multi-light, fiberglass or vinyl door is located on the rear elevation, adjacent to a one-over-one, double-hung vinyl window.

A new rear deck has also been constructed, described in the application as 11' by 12', and 40-48" off the ground. The deck features square pickets attached to the sides of the rails, and a staircase that extends towards the front of the property line. The applicant is proposing to remove the deck and install a 4' by 4' wood stoop with steps to access a rear entry door (see site plan).

Before roofline modifications, the house featured a primary front-gable roof massing projecting from the right half of the façade, intersecting with a front-gable roof porch projecting from the left half of the façade. The applicant built a new roof section to connect the right-side gable-roof massing with the porch roof. To rectify this, the applicant is proposing 1) keeping the roofline modifications as currently installed or 2) installing a pitched "iceshield" element and covering it with asphalt shingles.

The applicant is also proposing modifications to the front entry. Currently, there are two doors, one facing the street and one on the front-gable massing, perpendicular to the street. The applicant proposes to enclose the right-side door and install a Craftsman-style door (see specifications) on the façade elevation.

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 neighboring buildings. Roof shapes shall be complex, using a combination of gables, dormers where appropriate to the style, turrets, or other features that emphasize the importance of Victorian-era or Craftsman styling.
2. The eaves on additions or new buildings shall have an overhang that mimics existing buildings near the property. A minimum eave overhang of at least eight inches must be retained or used on new buildings or additions to existing buildings.
3. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding, bargeboards, and other unique roof features). Use some of these details in designing new buildings.
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. The color of roofing materials should be a dark green, charcoal gray, black or dark reddish brown to simulate the original roof colors.
6. Roofs that are visible from streets shall retain their original shapes. Do not introduce roof elements such as dormers to a roof shape that is original.

C. Porches

1. Historic porches on houses in ONK 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

1. Entry features which shall be preserved include sidelights and transoms of plain, patterned, beveled, or stained glass, fan light windows and transoms, entablatures, and the original doors.
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.
6. Service (rear) entrances may not be altered to make them appear to be formal entrances by adding paneled doors, fanlights, transoms or sidelights.
7. Secondary entrances must be compatible with the original in size, scale and materials, but clearly secondary in importance.

E. Wood Wall Coverings

4. New construction must incorporate corner and trim boards and appropriate door and window trim to be compatible with adjacent historic buildings.

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 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.
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Comments

Other than the door replacement, all work is after-the-fact. Previous review focused on re-cladding of the roof, enclosing the whole where a brick masonry chimney was removed without permits or a COA.

Staff Findings

1. 404 E. Oklahoma Avenue is a contributing structure to the ONK National Register Historic District and the local overlay.
2. The deck was constructed without an appropriate building permit or a COA. Rader Place, the right-of-way to the immediate rear of the property, is a recorded street, so this block has double street frontage. Per the zoning code, decks are not permitted to encroach into a front yard. Therefore, the applicant will remove the existing deck and replace with a 4' by 4' uncovered wood entry stoop with steps to access the secondary entry. As the new deck did not necessarily meet the ONK design guidelines and does not meet the City zoning code, removal is appropriate. The proposed stoop is a minor element that would not be visible from Oklahoma Avenue. Final specifications of stoop materials, height, support posts, balustrade, and stair rails should be submitted to staff for approval.
3. Citing structural concerns and non-historic materials, the applicant removed the approximately 10' long, shed-roof rear addition and reconstructed a new addition. The 1917 Sanborn Fire Insurance Map shows a footprint which reflects the previous siding details on the rear addition (see photos in application) - the rear left corner was most likely an original interior section, with the right half as a porch which was later enclosed with T-111 siding and non-historic windows.

Photos of the previous rear addition show a small (under 1 foot) inset on the house's right side. The addition has now been constructed flush with the primary residence, with a flat roofline continuing from the primary hipped roofline.

The Commission should discuss whether the new rear addition is sufficiently differentiated from the primary house, and what other tactics the applicant may take to differentiate the new addition from the original house. At minimum, the applicant should incorporate wood cornerboards (vertical trim piece) to differentiate the new addition from the primary house. The rear addition should also feature an additional window on the left side of the rear elevation, which is currently a large expanse of siding with no transparency. The Commission may choose further recommendations regarding the rear addition to meet the "additions" section of the design guidelines.

4. The roofline modification as completed (proposed as Option 1) does not meet the design guidelines and should be removed. The house is a Folk Victorian, with numerous comparable designs in the block and neighborhood. The 1917 Sanborn Fire Insurance Map shows the porch's original footprint, which was an L-shaped corner porch. Similar houses in the neighborhood feature low-pitch hipped or shed rooflines. The front-gable roof porch, projecting approximately 1' out from the primary house, was a non-historic modification. The front-gable porch roof intersects with the main front-gable roof and creates a flat section without drainage, contributing to roof leaks and deterioration. The small, non-draining section at the roofline intersection is the element the applicant aims to mitigate.

Ideally, the applicant would remove the front-gable roof porch and reconstruct the porch to match the footprint depicted on the 1917 Sanborn map, drawing reference for the porch roof and porch elements from nearby properties on the block. However, the front porch elements are not currently proposed for modification; the work proposed involves mitigation of the small flat section at the intersection of two rooflines.

Further information on Option 2 is needed, including specifications of the "iceshield" element and a rendering showing that the new element and shingles would not be visible from the street.

5. While enclosure of the non-historic door with wood lap siding to match the existing is appropriate, the proposed new door does not meet the design guidelines. The application does not include material specifications and the Craftsman style door is not appropriate for a Folk Victorian/Queen Anne cottage residence. The applicant should submit specifications for a new door which is "compatible with the historic character of the building or adjacent buildings," - for a Folk Victorian, this could include a wood, full-half, or one-third light door.

Staff Recommendation

Staff recommends approval of the removal of the deck and construction of a 4' by 4' wood stoop, with specifications of stoop materials, height, support posts, balustrade, and stair rails should be submitted to staff for approval. Staff also recommends approval of enclosing the recessed corner façade entry and replacement of the plywood enclosing the primary entry with a new door; staff recommends denial of the submitted Craftsman-style door and submittal of a Queen Anne/Folk Victorian-style door to staff for approval.

The Commission should discuss the current rear addition's differentiation from the original house. At minimum, staff recommends the installation of vertical trim mimicking cornerboards to separate the two massings, and the installation of an additional one-over-one, double-hung wood window on the left side of the rear elevation.

Staff recommends removal of the unpermitted roofline modifications and postponement of the review of further modifications to the roofline to allow for further information to be presented to the Commission.



DESIGN REVIEW REQUEST

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

Gary & Victoria Koontz

Applicant

3/29/2021

April 15, 2021

4-G-21-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

Gary & Victoria Koontz

Name

Company

1600 Ashland Springs Way

Knoxville

TN

37922

Address

City

State

Zip

8659732644

vickikoontz@tds.net

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

404 E Oklahoma Avenue

81 L P 008

Property Address

Parcel ID

Old North Knoxville

H2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

3.29.21

Staff Signature

Please Print

Date

Victoria Koontz

Victoria Koontz

3-29-2021

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: See attached page. _____

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:

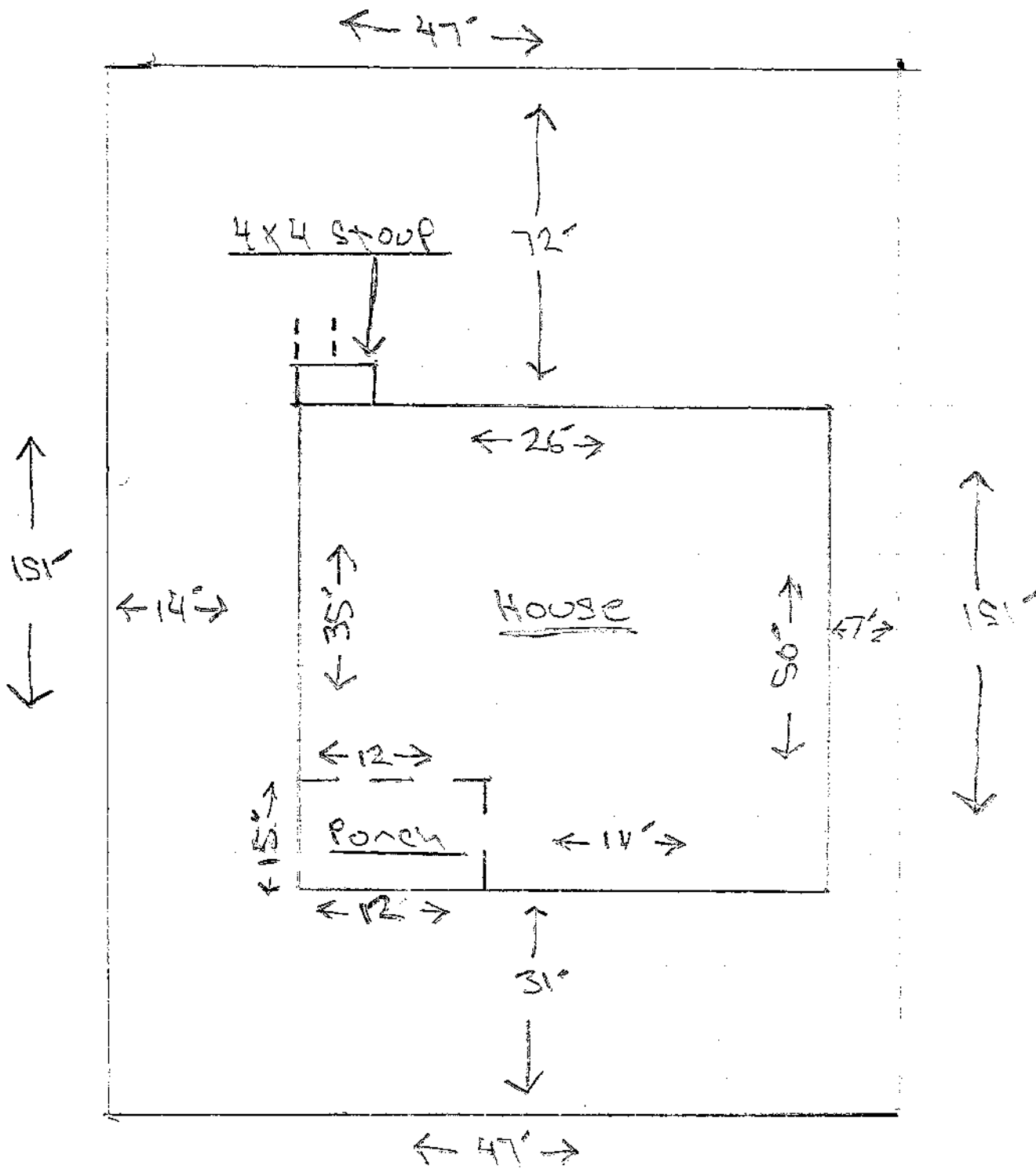
Brief description of work

404 E Oklahoma

In the original HOA, we were planning on repairing the original clapboard siding where needed and replacing it on the back of the house where an 10x21 addition had been added on the back of the house and been clad on the exterior with some cheap vertical particle board siding. When we tried to demo the interior of the back section, we discovered that it didn't even have a foundation under it. What we thought was blocks under stucco was just wood that had been covered up with stucco. The whole thing was so rotten, damaged by water and termites that it literally started falling apart from the demo. So we ended up having to rebuild rather than repair it. It is in the exact same footprint (10x21). We put the window back in it where it was and put a new door in. The old one was an old and rotten wood slab that had been cut off in order for it to open. We are asking for a COA for this. Then we added a 11 x 12 deck on the back of the house which is 40" off the ground in the front and 48" off the ground in the back. We built the deck according to City of Knoxville code. I understand that Historic Zoning has a different code. We are asking for a COA on the deck pending design detail corrections.

In the original HOA we applied to put on a new roof and not replace the old chimney which had been removed by a previous owner which was approved. When we were attempting to put on a new roof, my roofer made me aware of a large (approx. 17 x 24) flat spot in the center of the house. It was created at some point in time by an addition. This flat spot was what had caused major damage and rotting to the house below. Previous owners just keep putting layers of roofing on there. We took off 4 layers but the water was still getting under there and coming in the house. I was surprised to learn this because you couldn't see it from the ground. He showed me a photo taken with a drone camera which I have included. The only way to correct it and get the water off the roof was to meet the rise of the existing rooflines, therefore taking the flat spot out the providing proper drainage. Since I'm not a roofer, I was depending on his knowledge of roofing and experience and I told him to go ahead and fix it. Truthfully, I didn't know it was even going to be visible since the flat spot wasn't visible but after studying the before and after pictures I realize now this is the only way you can get the water off the house. So we are asking for a COA on the roof.

Also, at some point in time, someone added a 2nd front door off the front porch (probably to rent part of the house). We need to ask for a COA to enclose this door and cover with matching clapboard siding to match the rest of the house and just use the original front door location. Is it OK to buy a new front door? There is just a piece of plywood there now. I would like to install a craftsman door with 3 windows at the top. I will send a picture of it.



404 E. Oklahoma Ave.



Previous rear addition

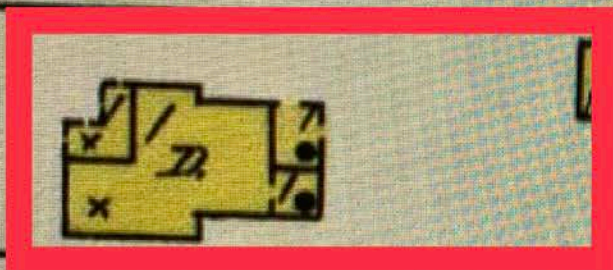


Rear addition and deck

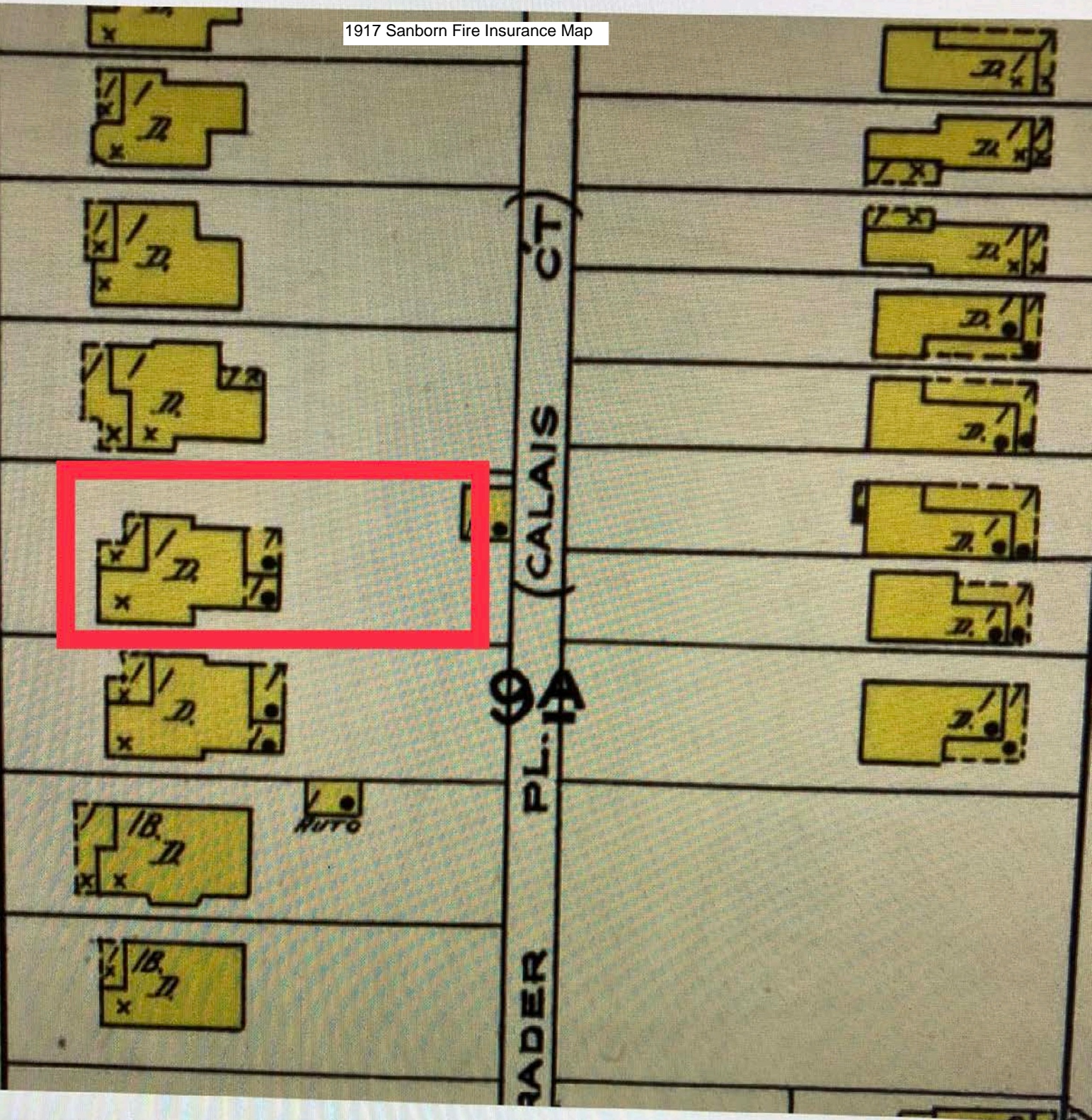


Roofline modifications

320
322
325
328
330
332
334



GRADER PL. 1A
(CALAIS CT)

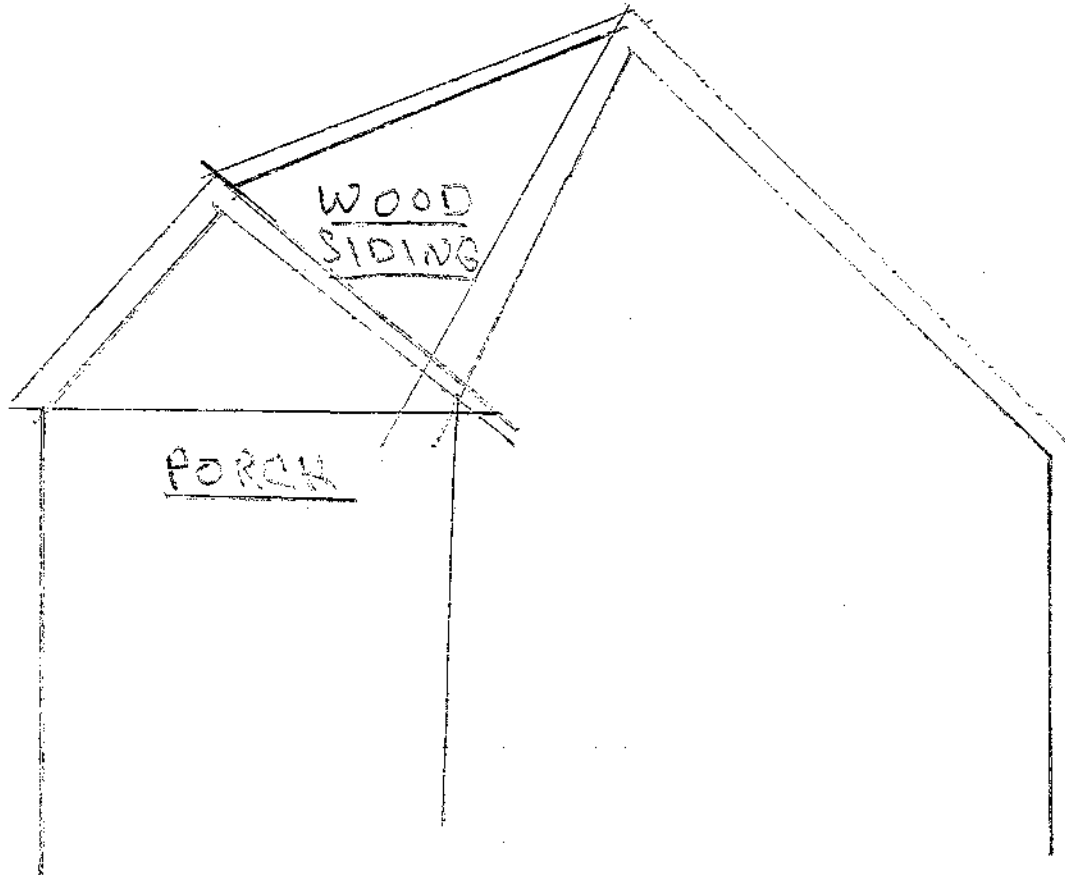




KDPH
Professional
Dry Cleaning
2015-1527

See pictures of
roofs on additional
emails.

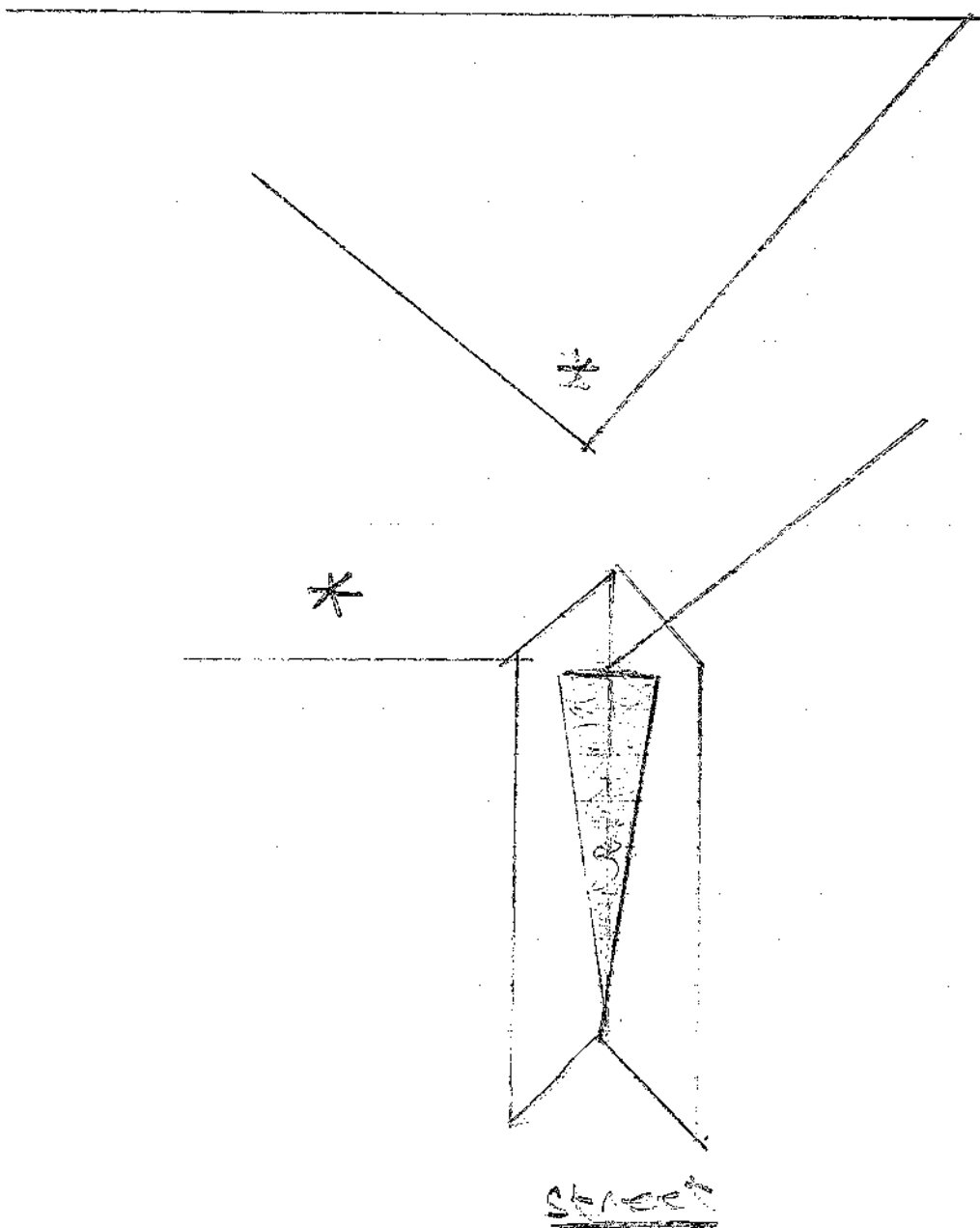
OPTION 1



This is the way it is now.
See similar homes in this
neighborhood with like
roof lines. Several framers
and roofers we have consulted
with. All agreed this is the best
way to solve the water and
roof drainage problem, and comply
with design guidelines.

OPTION 2

put back like it was with Icesfield
and covered with shingles with
slight pitch, not visible from street.



Before



