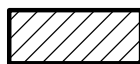




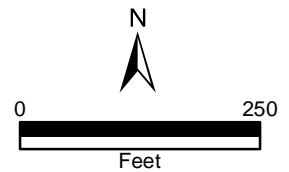
1-D-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



404 E. Oklahoma Ave. 37917
Old North Knoxville H

Original Print Date: 1/13/2021
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Victoria Koontz



Meeting: 1/21/2021
Applicant: Victoria Koontz
Owner: Victoria 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 ridge line. Rectangular plan. Two entry doors.

Description of Work

Level II Major Repair or Replacement

Repair and replacement in patches of existing wood clapboard siding; replacement of existing asphalt shingle roof with new asphalt shingle roof; new gutters.

Previous owner removed the chimney without permits or a COA in fall 2019. The previous COA issued for the property, 12-J-19-HZ, required the roof and chimney details to return to the HZC for further review. The previous owner sold the property in December 2020. Instead of reconstructing the chimney, the new owner (applicant) is proposing to enclose the roof with no chimney.

Applicable Design Guidelines

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

A. Roofs

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 the roofing materials should be a dark green, charcoal gray, black, or dark reddish brown to simulate the original roof colors.

E. Wood Wall Covering

5. Wooden features shall be repaired by patching, piecing-in, or otherwise reinforcing the wood.
7. Replace only deteriorated wood. Reconstructing in order to achieve a uniform or "improved," "new" appearance is inappropriate because of the loss of good historic materials.

F. Masonry Wall Covering

4. Identify and preserve masonry features that define the historic character of the building, including walls, railings, foundations, chimneys, columns and piers, etc.
5. Replace an entire masonry feature that is too deteriorated to repair. Use the remaining physical evidence to guide the new work, and match new to old. Examples can include large sections of a wall, a cornice, balustrade, columns, stairways or chimneys.

Comments

N/A

Staff Findings

1. 404 E. Oklahoma Avenue is a contributing resource to the Old North Knoxville National Register Historic District and the local historic overlay.
2. Repair and replacement in-kind in patches of existing wood clapboard siding and replacement of the existing asphalt shingle roof are in-kind repairs that meet the design guidelines.
3. The chimney in question was a relatively small, modest, square, interior chimney which had been clad in stucco at an undetermined date. No detailing was visible under the stucco cladding.
4. The chimney was removed by a previous owner without permits or a COA in June 2019. The interior fireplace structure below the chimney was also removed. The previous owner completed several reviews by the Historic Zoning Commission (7/2019, 11/2019, and 12/2019), and the most recent COA issued for the property (12-J-19-HZ) requested the roof and chimney details to return to the HZC for further review.
5. The new owner purchased the property in December 2020. The removed chimney has remained as a hole in the roof, covered with a tarp since its removal in summer 2019, which has likely contributed to moisture damage to roof framing and interior features.
6. Previous reviews of chimneys in Old North Knoxville have occurred when applicants request to remove existing chimneys, often due to deterioration caused by deferred maintenance. In this instance, the chimney is already missing, along with the fireplace underneath, and the applicant does not intend to construct an interior fireplace.

Staff Recommendation

Due to the non-character-defining nature of the previous chimney and the potential damage caused by the roof remaining open for over a year, staff recommends approval of the enclosure of the roof without replacing the chimney.



DESIGN REVIEW REQUEST

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

Victoria R Koontz

Applicant

1/04/2021

1/21/2021

1-D-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

Victoria R 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

Owner Name (if different from applicant)

Owner Address

Owner Phone

404 E Oklahoma Avenue

081LP008

Property Address

Parcel ID

Mt View Add Pt 120

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

1.4.21

Please Print

Date

Victoria R Koontz

1/04/2021

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: **The only work I will be doing on the exterior is repair the original siding where needed, paint and install new gutters and a new roof. There is now a hole in the roof where a previous owner removed a fireplace and chimney. There is nothing left.**

The entire chimney and fireplace has been removed down to the ground. The location of the hole is where a new interior bedroom wall will be. I will not be replacing the chimney or the fireplace.

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:		



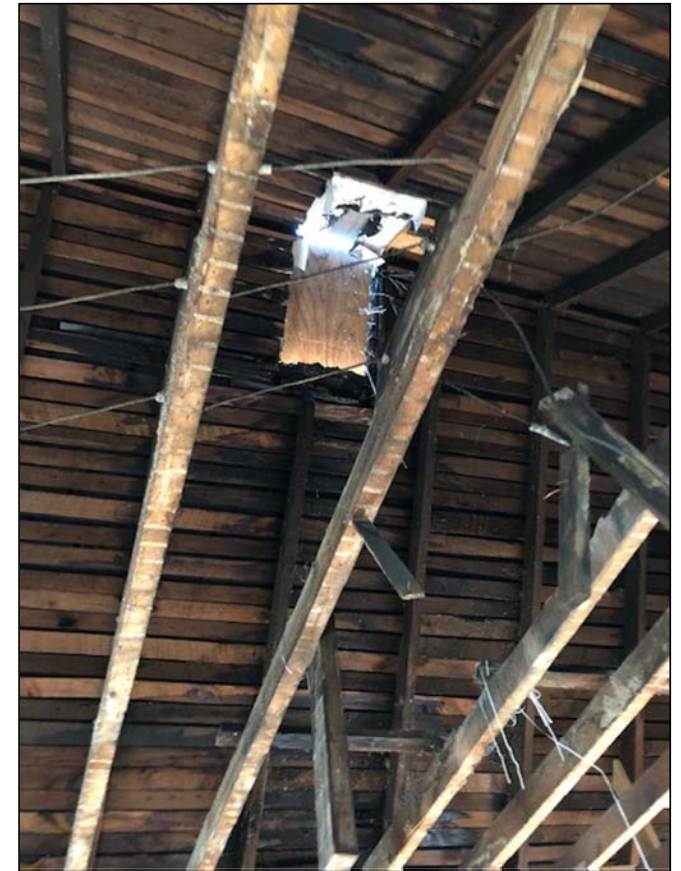
Photos submitted
by applicant



Photo submitted
by past owner



Google Streetview image of previous chimney location



Interior view – chimney and fireplace removed

