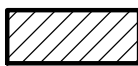




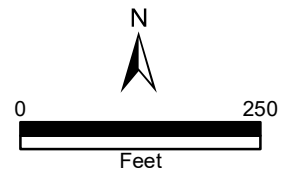
5-G-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



322 E. Oklahoma Ave. 37917
Old North Knoxville H

Original Print Date: 5/5/2021
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Matthew and Caitlin Whitehead



Meeting: 5/20/2021
Applicant: Matthew and Caitlin Whitehead
Owner: Matthew and Caitlin Whitehead

Property Information

Location: 322 E. Oklahoma Ave. **Parcel ID** 81 L P 005
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne Cottage, c.1910

One-story residence with a steeply-pitched, hipped roof with projecting gables, clad in asphalt shingles. Exterior is clad in non-historic brick veneer and rests on a brick foundation. Façade features a gabled portico with square wood posts on wood piers. Two interior offset brick chimneys.

Description of Work

Level I/II Removal of Artificial Siding, Routine Repair, Construction of Addition or Outbuilding, Major Repair or Replacement

Exterior rehabilitation, including new front porch, new two-story deck, and new gable-roof dormer addition. Application also includes new asphalt roof shingles, removal of non-historic "brick-look" cement siding, and repair and replacement in-kind to existing wood siding underneath. All new wood siding will match existing in dimensions, exposure, and placement, along with cornerboards and trim.

Front porch: removal of non-historic front-gable stoop over door. New front porch to reflect similar designs on adjacent Queen Anne cottages in E. Oklahoma Avenue and draw from footprint of 1917 Sanborn map. Front porch will be 5' deep by 29'-1" wide, with a low-pitched hipped roof, and extend almost the full length of the façade, supported by new 4" turned wood posts.

Rear addition: removal of existing shed roof structure over existing one-story rear addition. Reconstruction of roof above addition to add an additional half-story, with a new gable roof measuring 12'-1" tall from existing wall height to roof peak. Gable roof will feature a pitch that matches the main hipped roof, new roof shingles to match existing structure, with lap siding, fascia boards, partial cornice returns, and wood trim to match existing house. The gable field will feature a three-over-one, double-hung wood window, measuring 4'-4" tall by 2'-8" wide. The existing four adjoining single-light windows on the rear elevation will remain, followed by a new entry accessing the deck. The deck will feature two adjoining French doors with sidelights, and wood trim to match existing house. The new rear elevation doors will measure 8'-8" wide by 6'-10" tall.

New screened-in porch and second-story deck: A 23'-3" wide by 10' deep, two-story porch structure to project from rear elevation. The rectangular porch addition will be enclosed with siding (to match existing lap siding) and screened-in, with two screen doors on the rear elevation. Above the screened-in porch, a pressure-treated wood deck will be accessible from the house's main story. The deck will feature square wood pickets and a rail.

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.
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 8 inches must be retained or used on new buildings or additions to existing 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.
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 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.

D. Entrances

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.

Wood

3. Replacement siding must duplicate the original. Trim and patterned shingles that must be replaced must also duplicate the original material.
5. Wooden features shall be repaired by patching, piecing-in, or otherwise reinforcing the wood. Repair may also include limited replacement with matching or compatible substitute materials, when elements remain and can be copied.
6. Wood features that are important in defining the overall historic character of the building shall not be removed.
7. Replace only deteriorated wood. Reconstructed in order to achieve a uniform or "improved," "new" appearance is inappropriate because of the loss of good historic materials.
8. An entire wooden feature that is too deteriorated to repair or is completely missing shall be replaced in-kind. If features are replaced, the materials they are made from shall be compatible with the original in size, scale, and material. Replacement parts should be based on historical, pictorial, and physical documentation.

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.

Comments

N/A

Staff Findings

1. 322 E. Oklahoma Avenue is a contributing resource to the ONK National Register Historic District and the local overlay.
2. Replacement of the asphalt shingle roof is appropriate. The removal of the non-historic brick veneer siding and repair to existing wood lap siding beneath, including replacement in-kind to missing sections, meet the design guidelines. All new wood elements should match the originals in dimensions, exposure, and placement, including cornerboards, trim, and other discovered details.
3. The application cites a 1917 Sanborn map and nearby Queen Anne cottage porch designs for the front porch. The street address numbers have shifted over time; the 1917 Sanborn map depicts a recessed corner porch on the subject house which was likely enclosed in the early- to mid-twentieth century. The National Register nomination dates the modifications to c.1920.

Although the Sanborn maps do not provide a clear reference for the proposed porch's footprint, in the opinion of staff, comparable original front porches on Queen Anne cottages (on E. Oklahoma Avenue and throughout Old North Knoxville) provide sufficient support for the proposed front porch's design and placement.

The proposed front porch dimensions should be compared with the adjacent property to confirm similar proportions. The proposed porch should incorporate tongue-and-groove wood floors and a low-pitched hipped roof comparable to the roof on adjacent 326 E. Oklahoma Ave. The Commission should discuss the turned wood posts versus more simple square posts.

4. The application includes sufficient documentation of the deteriorated rear shed roof to warrant replacement/reconstruction.

Guidelines note that roofs that are visible from the street shall retain their original shapes, recommending "do not introduce roof elements such as dormers to a roof shape that is original." Guidelines also recommend that "new additions should not be visible from the streets."

Rear dormer additions have been approved on a case-by-case basis in Old North Knoxville, provided the rear dormers/roofline modifications are modest in size and minimally visible from the street. The proposed modification to the roofline is appropriate as the rear shed-roof section is not part of the original house. However, the proposed roofline modification is significantly large in size, measuring approximately 26'-7" wide (the width of the existing shed-roof section) and 12'-1" tall from the bottom of the gable to roof peak. In the opinion of staff, the proposed gable roof modification/dormer addition could be appropriate, but should be reduced in scale to be less visible from the street.

5. The proposed two-story deck is also relatively large in relation to the primary house, measuring 10' deep by 23'-3" wide. However, it will be installed on a rear addition, which is significantly lower than the front of the house due to the site topography, and will not be visible from the primary right-of-way. The rear deck and screened-in porch will not require the removal or alteration of any character-defining features.

6. The four adjoining-double-hung windows which will be replaced by paired French doors and sidelights are not original to the house. This section was likely a corner sleeping porch which was enclosed at a later date. Removal of the windows to be replaced with the French doors and sidelights is appropriate. While the French doors with sidelights are not necessarily "secondary in importance" per the guidelines, they will not be visible from the right-of-

way and will not detract from the overall integrity of the house.

If additional fenestration is to be added to the rear elevation to access the screened-in porch, new documentation should be submitted to staff or the Commission.

Staff Recommendation

Staff recommends approval of the proposed project, with the following conditions:

- 1) any new wood elements introduced on siding and trim should match originals in dimensions, exposure, design, and placement;
- 2) reduce the size and massing of the rear roofline modification/dormer addition to minimize visibility from the street;
- 3) if new fenestration is to be added to the rear elevation to access the screened porch, new documentation should be submitted to staff or the Commission as necessary.



DESIGN REVIEW REQUEST

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

Matthew and Caitlin Whitehead

Applicant		
5/2/2021	5/20/2021	
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

Matthew Whitehead

Name	Company		
322 E Oklahoma Ave	Knoxville	TN	37917
Address	City	State	Zip
828-551-5291	mcwhiteh@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

Owner Name (if different from applicant)	Owner Address	Owner Phone
	081LP005	
Property Address	Parcel ID	
	RN2/H	
Neighborhood	Zoning	

AUTHORIZATION

	Lindsay Crockett	5.3.21
Staff Signature	Please Print	Date

	Matthew Whitehead	5/2/2021
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: _____

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:	100.00	TOTAL: 100.00
FEE 2:		
FEE 3:		

Matthew and Caitlin Whitehead are seeking a Certificate of Appropriateness for repairs and renovations to 322 E Oklahoma Avenue. The design plan for the project was done by Reagan Design and Construction. The project consists of 5 distinct yet related sections that are interconnect in some way.

Siding:

- Current conditions: The house is currently sided with an a-historical 'brick-look' asphalt siding. It has tested negative for asbestos. This siding has noticeable seams, is deteriorating in several places, and is falling off completely in other places. Water is beginning to infiltrate the siding. The original siding is underneath and the condition of that siding is currently unknown.



- Proposal: Remove the existing 'brick-look' siding and repair or replace the existing siding beneath. All required replacement siding will match the existing siding. Existing windows and doors will remain, and door and window trim will be repaired or replaced (using matching material) if needed.

Roofing:

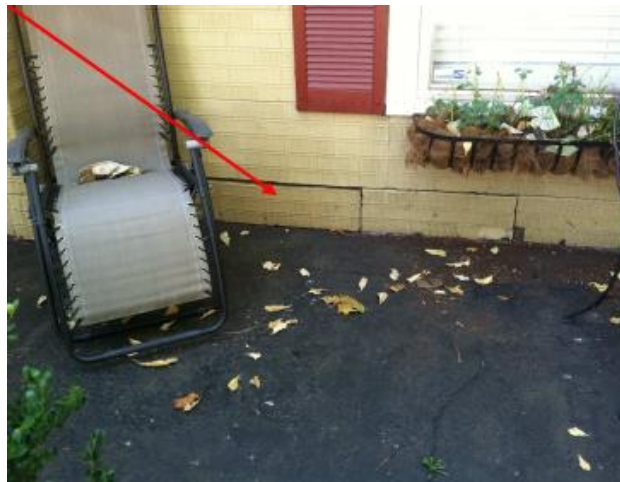
- Current conditions: The age of the current roof is unknown, however there are several areas that are indicating possible roof failure. There are areas that sag on either side of the house. There are also several locations where the soffit has fallen into disrepair, likely due to roof conditions. On the back side of the house, there is an a-historic addition that has significant issues, mostly related to poor build quality. The a-historic shed roof has experienced a critical failure that needs to be addressed promptly. Replacing this section of roof will be covered in greater detail in the Gable Roof section.



- Proposal: Replace the entire roof with like material in a color and pattern that would have been found in the neighborhood originally. Repair or replace soffit and gutters where necessary.

Front Porch:

- Current condition: There is currently an a-historical front door pergola. The flashing is on the outside of the 'brick-like' siding and the pitch does not match to roof line. The concrete floor of the original porch is largely exposed. Water damage has been caused by the exposed concrete. The previous owner also had issues regarding the exposed floor (<https://archive.knoxmpc.org/historic/comm/agendas/2011/october/101011ONK.pdf>).



- Proposal: Using Sanborn Insurance maps from 1917 obtained from the University of Tennessee, it has been determined that a covered front porch was in the original construction of the house. Using the neighboring house (326 E Oklahoma) as reference, which shares almost an identical design and layout of 322, a roof will be added to the porch in a similar style to 326. Also, using the Old North Design Guidelines, 'the Queen Anne cottage has a large front porch'. The construction will include turned wood columns, consistent with the Old North Design Guidelines. See Reagan design doc for more details.

Back Deck:

- Current condition: See Reagan design doc for picture of the back of the house.
- Proposal: Construction of a back deck that exits on the main floor over a screened in porch that is accessible from the lower level of the house. The deck is on the back side of the house and is not viewable from E Oklahoma. The construction will use design elements and materials consistent with the original house. Existing windows will remain aside from two windows that will be replaced with French doors for accessing the top deck. See Reagan design doc for more information.

Gable Roof:

- Current condition: The back side of the house has an a-historic ~26'7" by ~10' addition. The build quality of this portion of the house is considerably worse than the original house. A shed style roof covering this section has contributed to severe water damage (see above). This has caused significant interior damage as well.
- Proposal: Restore any interior and exterior damage caused by the roof failure. Replace existing (failing) a-historical shed roof with a gable roof that matches the pitch of the existing roof line and is consistent with the Queen Anne Cottage descriptions found in the Old North Design Guidelines. All materials will be consistent with the original house. The addition of this gable roof is on the back side of the house and will not be visible from E Oklahoma. See Reagan design doc for more details.



322 EAST OKLAHOMA - EXISTING FRONT ELEVATION
NEW/EXTENDED ROOF LINE NOT VISIBLE



322 EAST OKLAHOMA - EXISTING REAR ELEVATION
NEW/EXTENDED ROOF LINE NOT VISIBLE

APPROXIMATE LOCATION OF NEW/EXTENDED ROOF LINE AT REAR OF HOUSE; LOW VISIBILITY FROM STREET



VIEW FROM EAST OKLAHOMA



VIEW FROM EAST OKLAHOMA



VIEW FROM EAST OKLAHOMA

1 EXISTING CONDITIONS
NTS



326 EAST OKLAHOMA



310 EAST OKLAHOMA



321 EAST OKLAHOMA

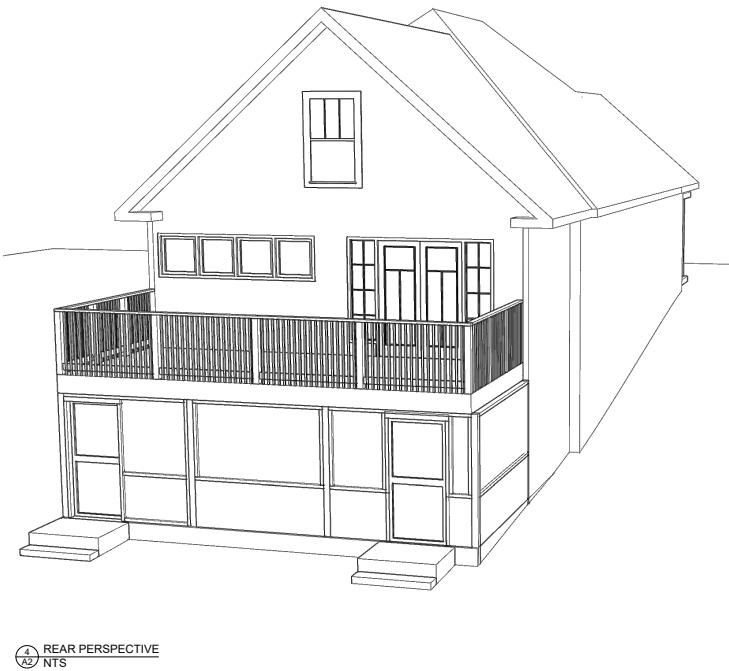
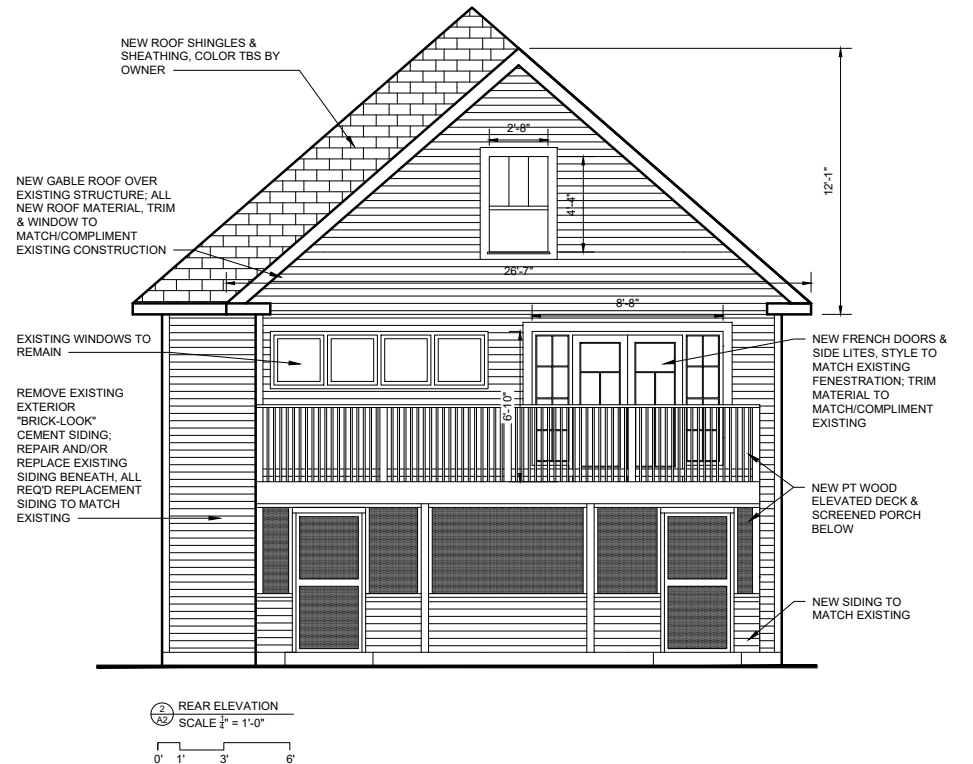
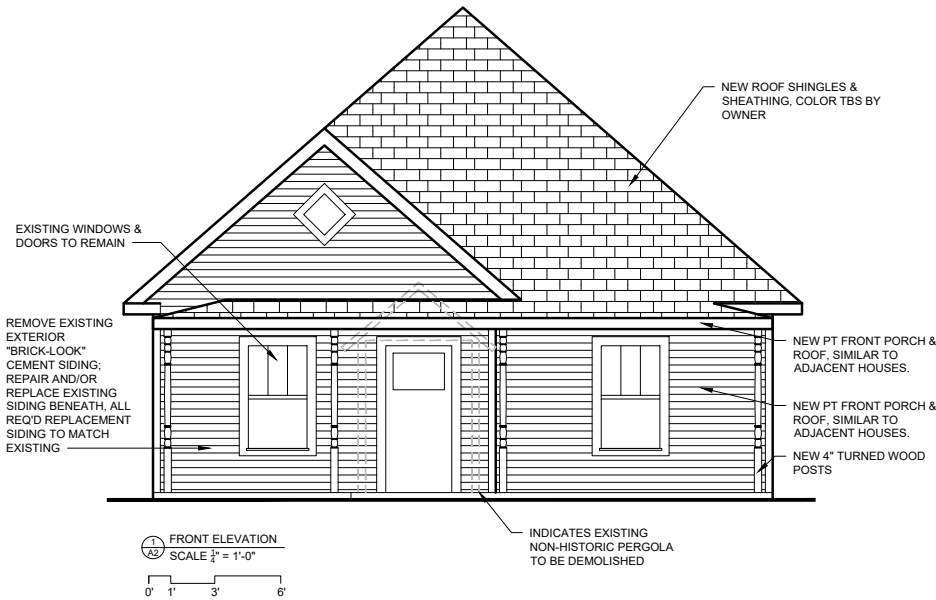
2 ADJACENT PRECEDENTS
NTS

BLACK - WHITEHEAD RESIDENCE
PROPOSED RENOVATION
HISTORICAL ZONING COMMITTEE REVIEW



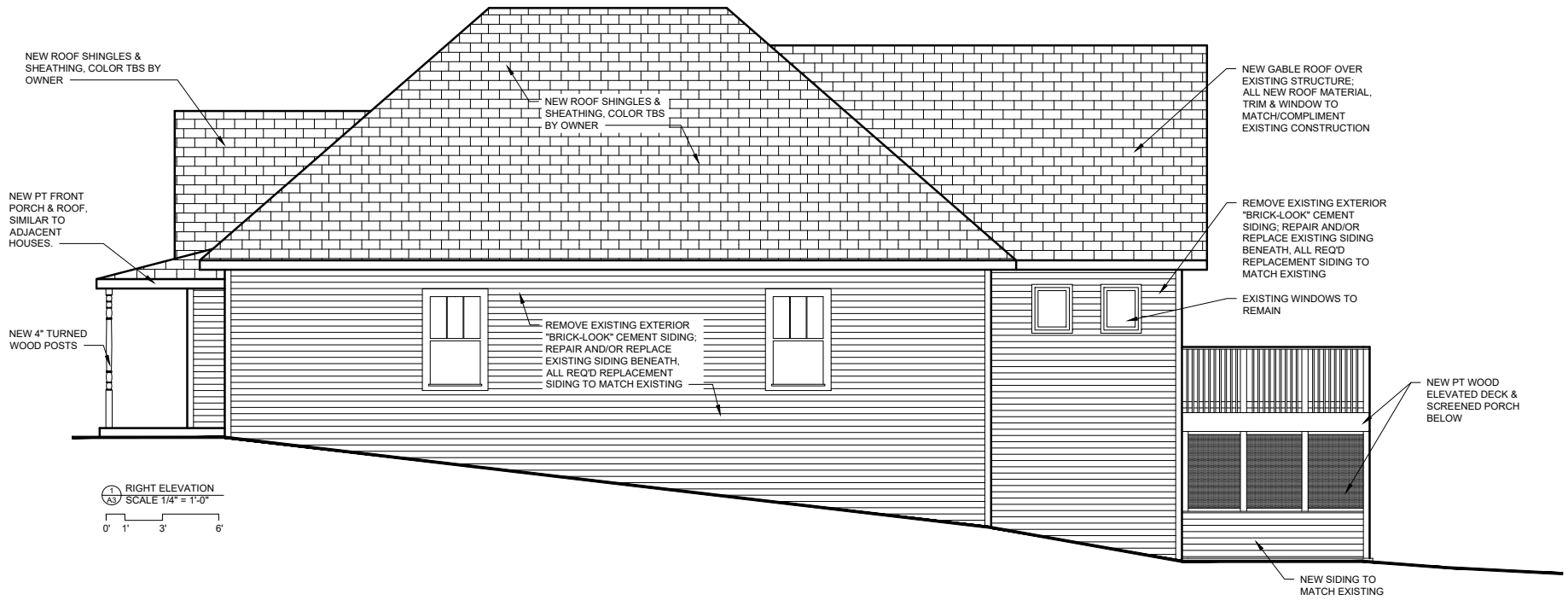
REAGAN
DESIGN + CONSTRUCTION

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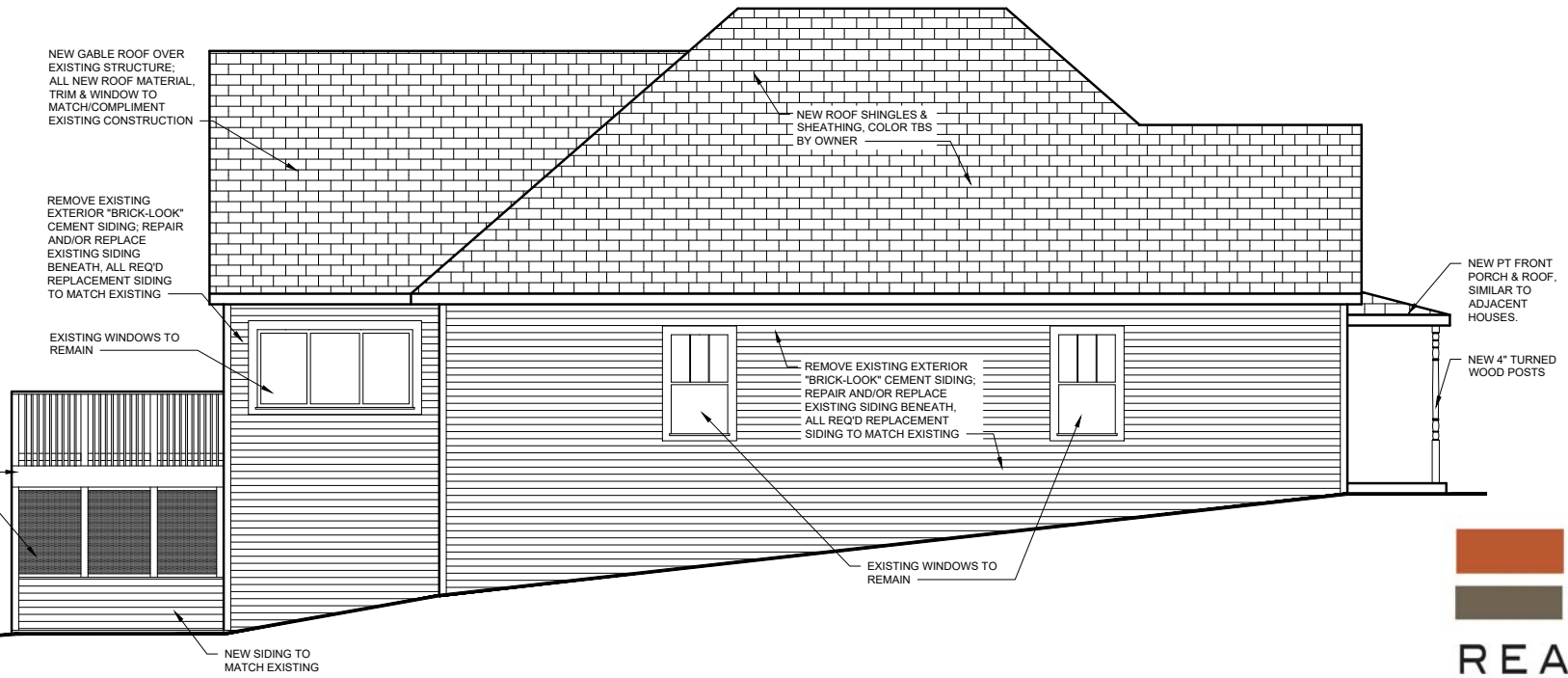


BLACK - WHITEHEAD RESIDENCE
PROPOSED RENOVATION
HISTORICAL ZONING COMMITTEE REVIEW

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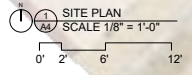
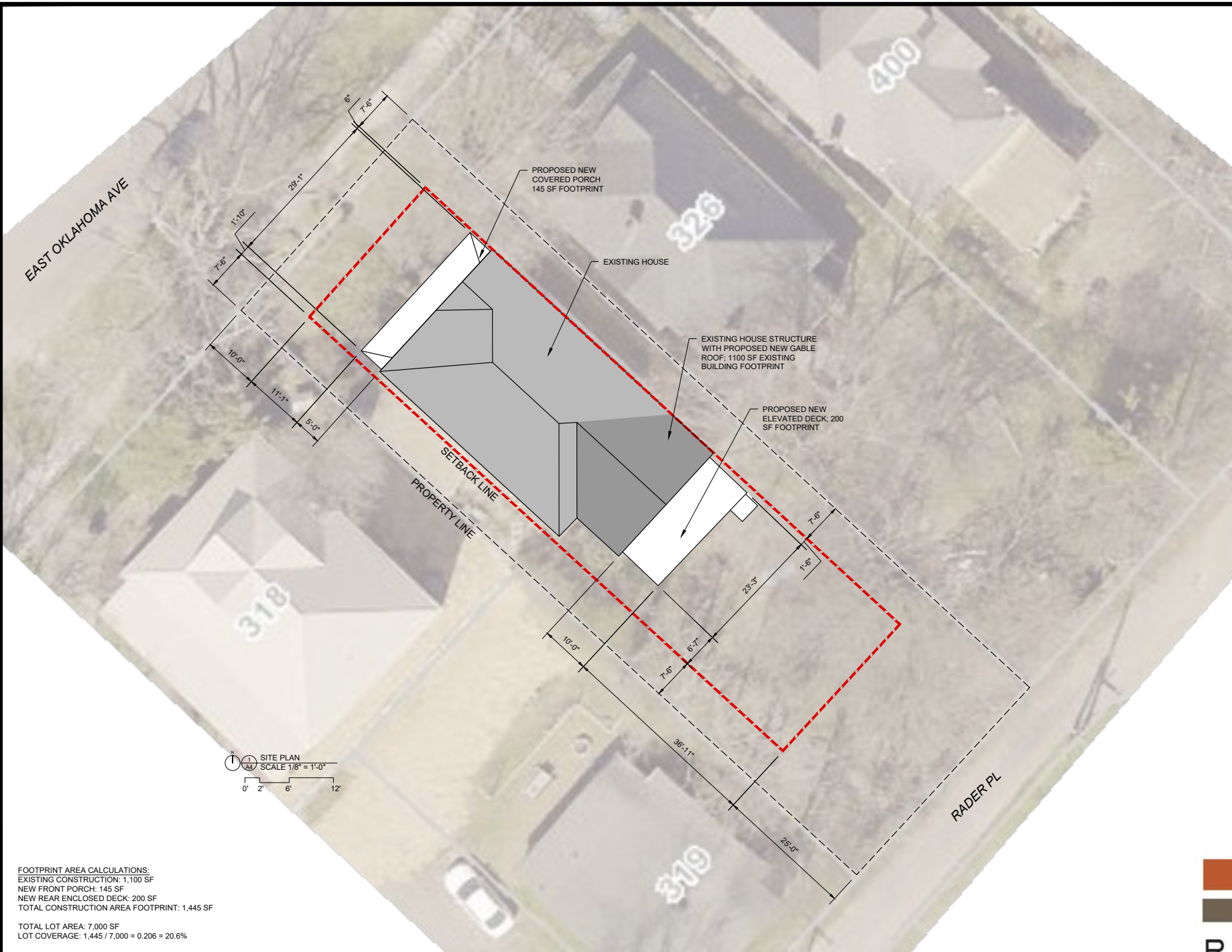


RIGHT ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"

BLACK - WHITEHEAD RESIDENCE
PROPOSED RENOVATION
HISTORICAL ZONING COMMITTEE REVIEW

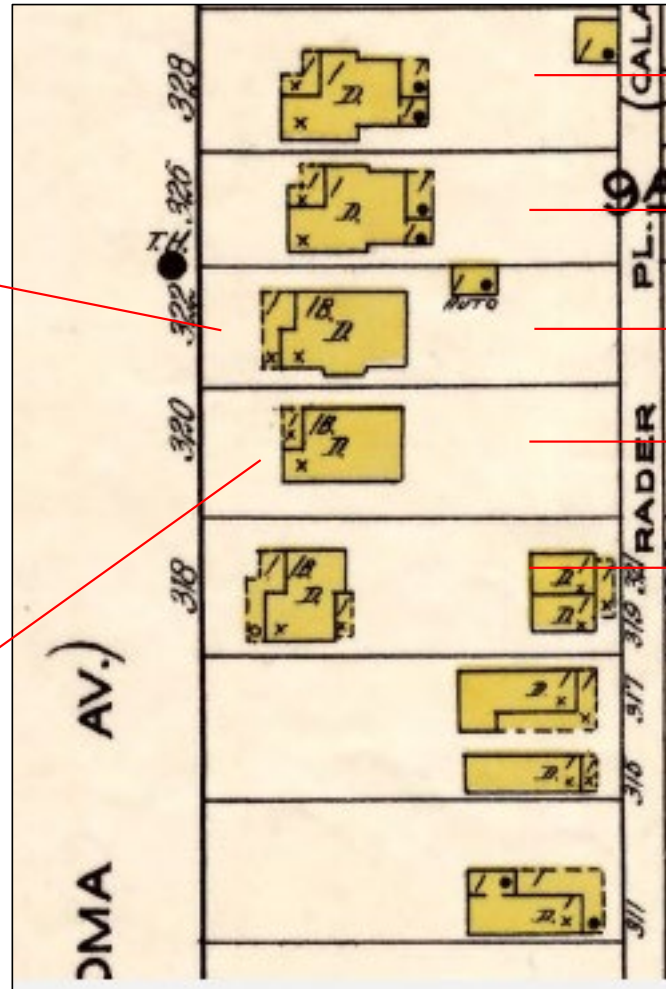


FOOTPRINT AREA CALCULATIONS:
 EXISTING CONSTRUCTION: 1,100 SF
 NEW FRONT PORCH: 145 SF
 NEW REAR ENCLOSED DECK: 200 SF
 TOTAL CONSTRUCTION AREA FOOTPRINT: 1,445 SF

TOTAL LOT AREA: 7,000 SF
 LOT COVERAGE: 1,445 / 7,000 = 0.206 = 20.6%

BLACK - WHITEHEAD RESIDENCE
PROPOSED RENOVATION
HISTORICAL ZONING COMMITTEE REVIEW

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404 E. Oklahoma

400 E. Oklahoma

326 E. Oklahoma

322 E. Oklahoma

318 E. Oklahoma (new const.)

258. 322 East Oklahoma Avenue. Queen Anne Cottage with Colonial Revival entry. (c.1910, c.1920). Steeply pitched hip roof with gables and asphalt shingle covering, sawn wood attic vent. Double hung three over one windows. Gabled portico with exposed rafters, square wood posts on wood piers. Two interior offset brick chimneys. Brick foundation. Rectangular plan. (C)

Additional documentation from staff