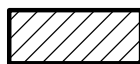




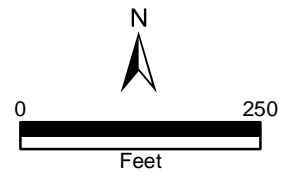
**5-J-21-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**404 E. Oklahoma Ave. 37917**  
**Old North Knoxville H**

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

Petitioner: Gary and Victoria Koontz



**Meeting:** 5/20/2021  
**Applicant:** Gary and Victoria Koontz  
**Owner:** Gary and 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

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 Construction of Addition or Outbuilding

New rear addition. Applicant previously removed and reconstructed rear addition; new rear addition design proposed after April 2020 HZC meeting. Rear addition will measure 10' by 22', and feature a gable-roof clad in asphalt shingles, new wood lap siding with a 5" reveal, and 1.5" by 1.5" quarter-round cornerboards, and a concrete masonry unit foundation clad in cement-wash stucco. The gable-roof will feature a pitch to match existing house. Soffit of new rear addition will step down 12" from existing hipped-roof addition on house, creating a stepped-down roofline. The rear addition will feature two one-over-one, double-hung windows, followed by a half-light fiberglass door, with a 16" by 24" tall rectangular louvered vent on the gable field. The secondary entry will be accessed by a 4' by 4' wood stoop with a 36" tall railing with square wood pickets set into the top and bottom rails and a handrail on each side of stairs.

---

## Applicable Design Guidelines

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

### 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.
-

## Comments

N/A

---

## Staff Findings

1. 404 E. Oklahoma Avenue is a contributing resource to the ONK National Register Historic District and the local overlay.
  2. The previously-constructed addition was denied at the April 2021 HZC meeting, and the applicant was recommended to resubmit a new design which more clearly meets the design guidelines.
  3. The proposed application is relatively minor in size, measuring 10' deep by 22' wide. The revised drawings include a 1' offset on the right side (southwest) elevation, and a 12" step-down in the soffits so the roof pitch is also stepped down from the original house. The rear addition will be further differentiated from the existing a quarter-round molding and trim board on the southwest elevation.
  4. The proposed siding is described as wood lap siding with a 5" reveal as applied on the original house. Siding and new window trim should reflect the dimensions and design of the historic house. The asphalt shingle-clad roof and stuccoed foundation are appropriate for a new addition on a rear elevation.
- 

## Staff Recommendation

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

- 1) accurately scaled site plan with dimensions, setbacks, and square footage calculations be submitted to staff and permitting;
- 2) siding exposure on addition to match exposure width of historic siding.



# DESIGN REVIEW REQUEST

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

Gary & Victoria Koontz

Applicant

May 3, 2021

May 20, 2021

5-K-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	37917
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	81 LP 008	
Property Address	Parcel ID	
Old North Knoxville	H2	
Neighborhood	Zoning	

## AUTHORIZATION

<i>Lindsay Crockett</i> Staff Signature	Lindsay Crockett Please Print	5.3.21 Date
<i>Victoria Koontz</i> Applicant Signature	Victoria Koontz Please Print	5/3/2021 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: Rebuilding back of house. See Attached drawings.  
 \_\_\_\_\_  
 \_\_\_\_\_

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

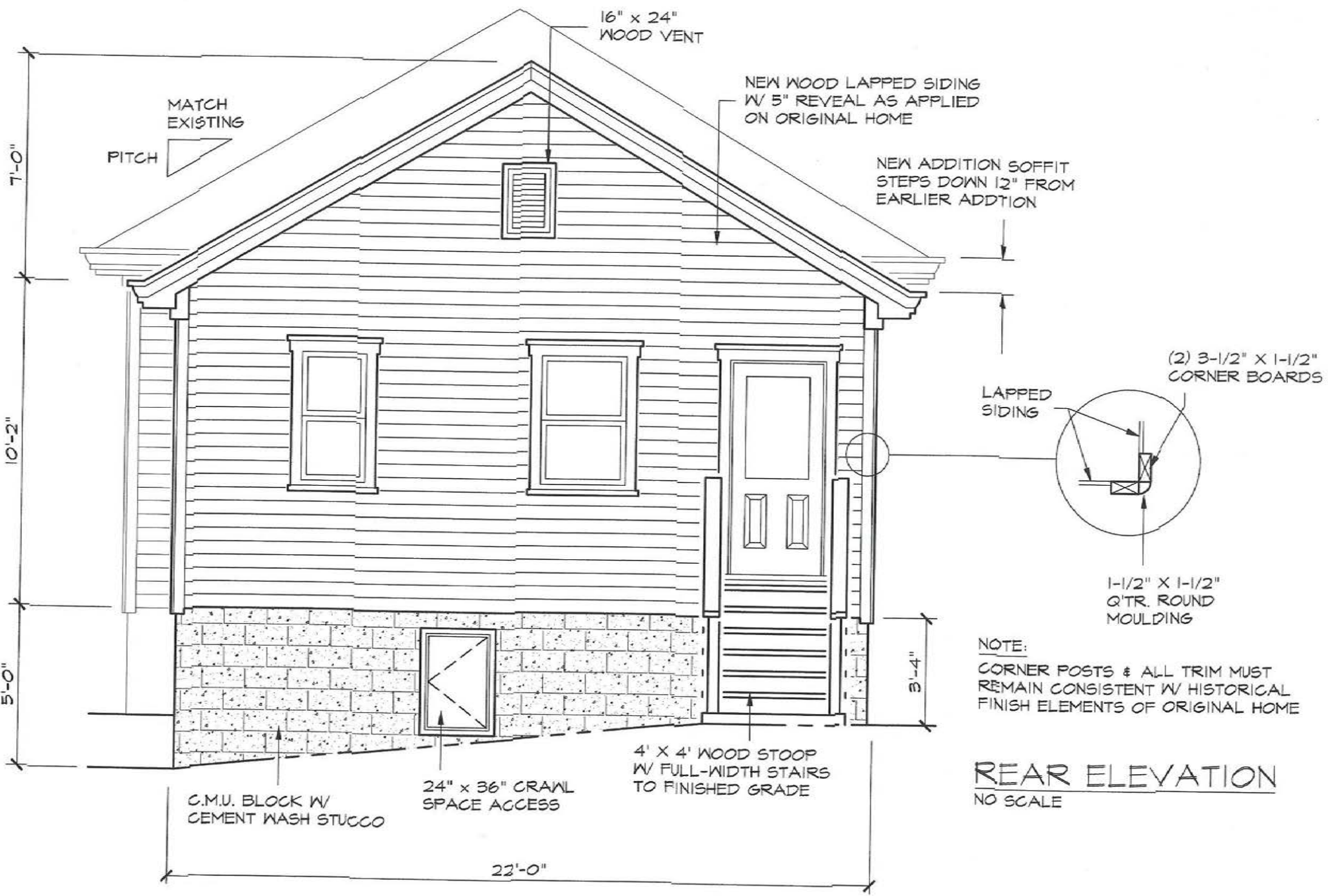
**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

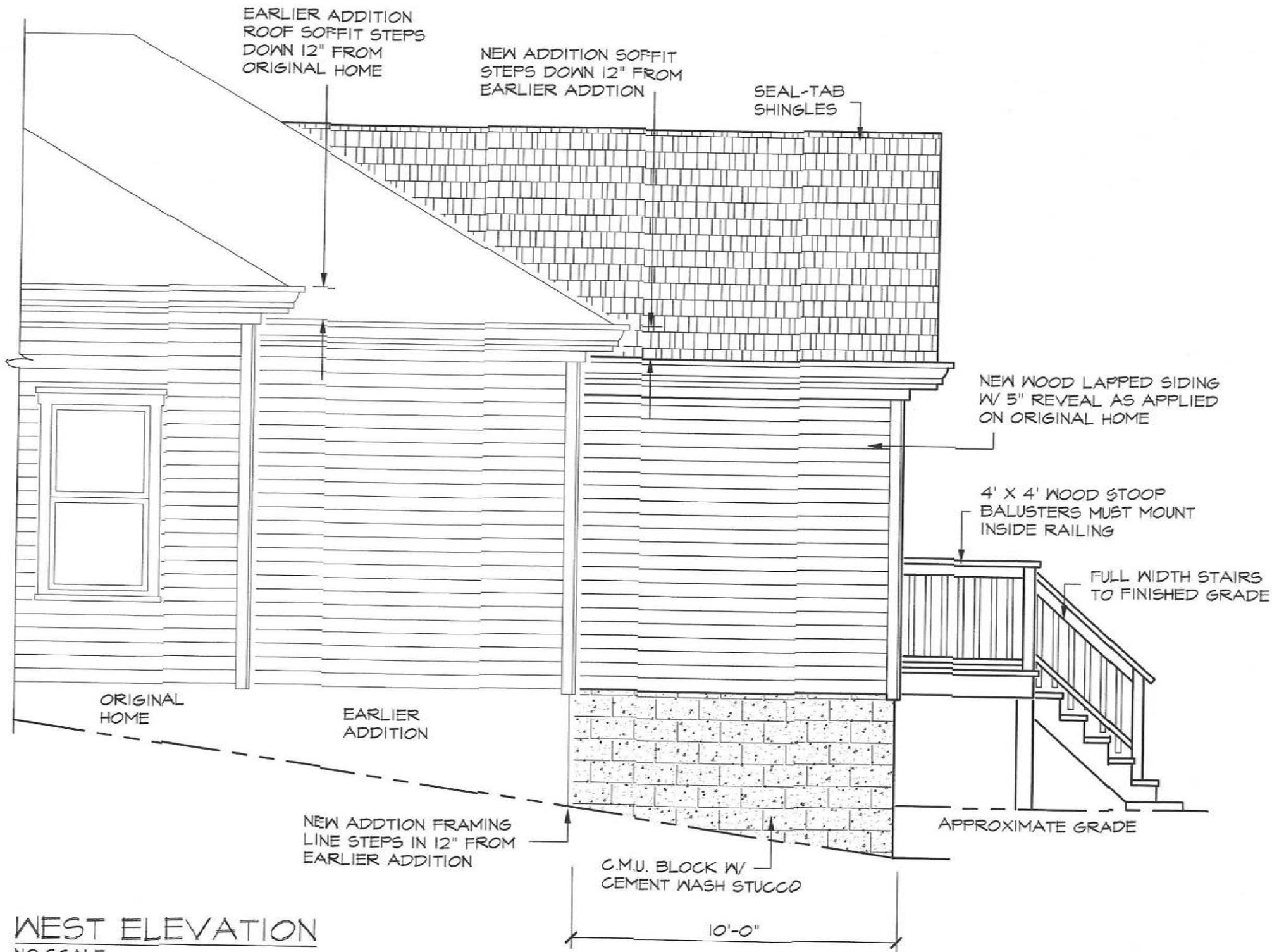
**Level 1:** \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

<b>FEE 1:</b>		<b>TOTAL:</b>
<b>FEE 2:</b>		
<b>FEE 3:</b>		

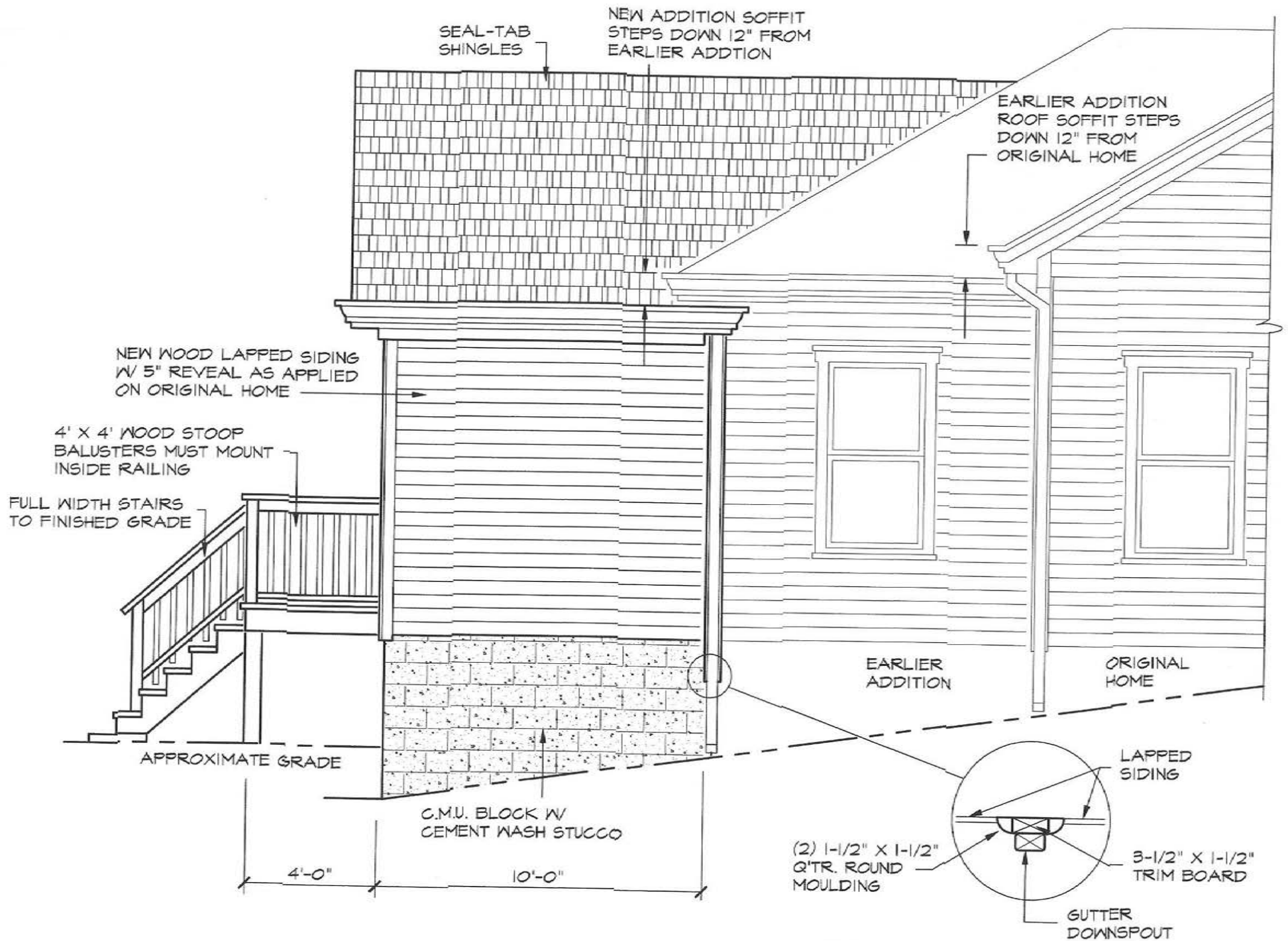




**REAR ELEVATION**  
NO SCALE



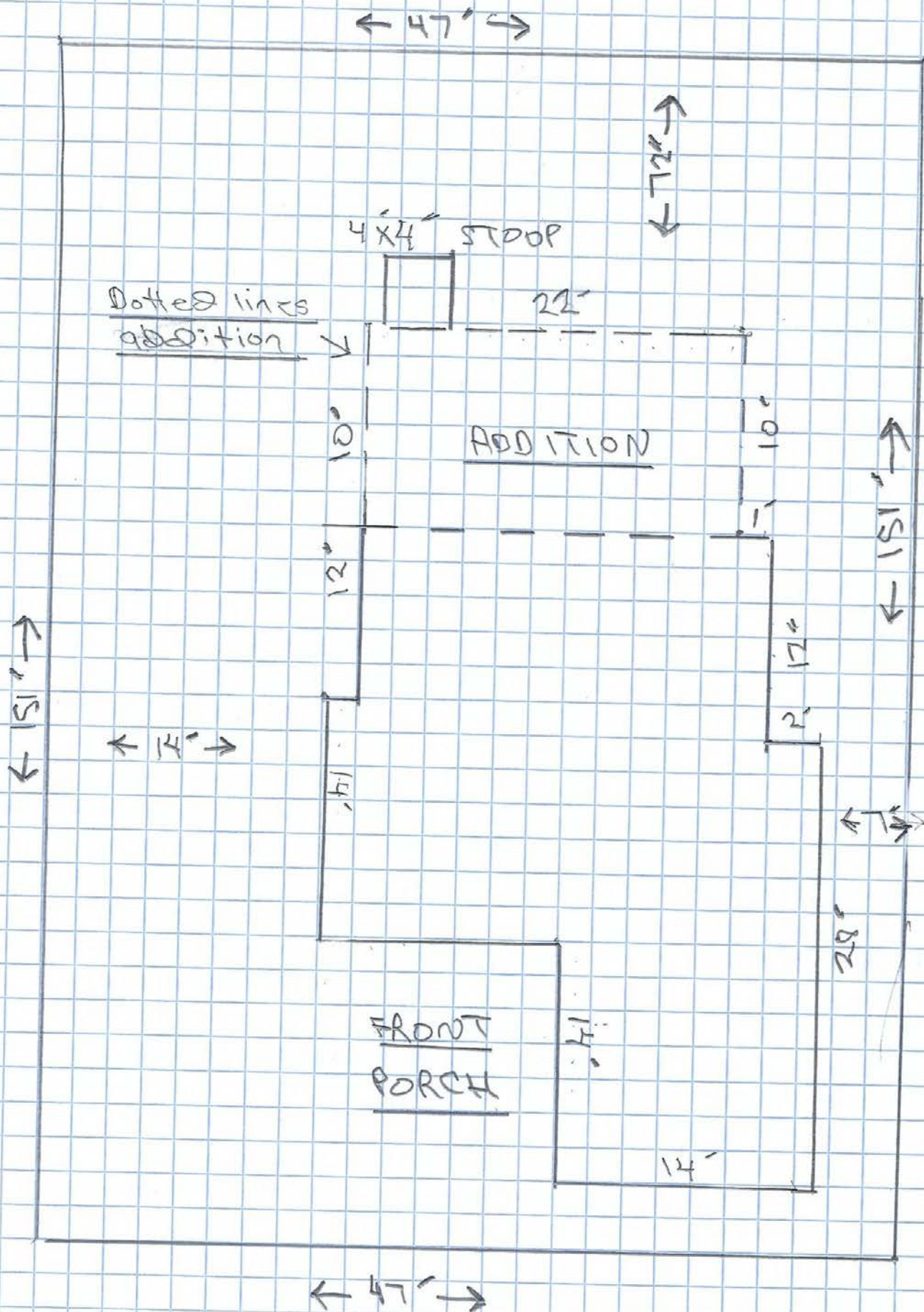
**WEST ELEVATION**  
NO SCALE



**EAST ELEVATION**  
NO SCALE

**NOTE:**  
INTERSECTING TRIM BOARD MUST REMAIN CONSISTENT W/ HISTORICAL FINISH ELEMENTS OF ORIGINAL HOME





404 E. OKLAHOMA AVE





Previous rear addition





Rear addition and deck (built and will be removed for revised addition)