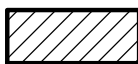




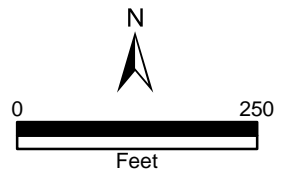
**6-E-23-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



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

Original Print Date: 6/7/2023  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Jordan Herche





# Staff Report

Knoxville Historic Zoning Commission

File Number: 6-E-23-HZ

**Meeting:** 6/15/2023  
**Applicant:** Jordan Herche  
**Owner:** Jordan Herche

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## Property Information

**Location:** 409 E. Oklahoma Ave. **Parcel ID** 81 L Q 022  
**District:** Old North Knoxville H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Queen Anne, c.1910

One-story residence with a hipped roof with lower projecting gables, an exterior of wood lap siding, and a brick foundation. Partial-width, hipped roof porch projects from the right half of the façade. Windows are two-over-two, wood, double-hung.

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## Description of Work

Level II Demolition/Relocation of Noncontributing Structure

Demolition of non-contributing secondary structure. Two-story building features a front gable roof clad in asphalt shingles, an exterior of concrete block, and wood lap siding in the gable fields. Two garage doors front the alley, while a pedestrian door on the east elevation provides access to the second-story interior space. Windows include a single-light picture window and metal multi-light windows.

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## Applicable Design Guidelines

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

The Old North Knoxville design guidelines lack specific guidelines relating to demolition. Guidance for demolition from other overlays is displayed below. These design guidelines are not the adopted guidelines for Old North Knoxville, but can assist in guiding a discussion of the proposed demolition.

Fourth & Gill H Overlay:

Demolition creates a permanent change in the historic district, removing part of the neighborhood's historic and architectural significance. Demolition should only be considered when all other opportunities have been discounted.

1. Demolition of any original feature or part of a historic building should be avoided.
2. Demolition of any building which contributes to the historic or architectural significance of the Fourth & Gill neighborhood should not occur unless public health and safety require the removal of the building or structure.
3. Demolition may be considered if the building does not contribute to the historical or architectural character of the district.

Fort Sanders NC Overlay:

1. Physical Condition: The Historic Zoning Commission may allow demolition of a building that has been condemned by the City of Knoxville for structural reasons. Demolition may also be allowed if the Historic Zoning Commission finds that structural problems and the costs to address those problems warrant demolition; the decision shall be

based on an assessment by a licensed structural engineer or architect.

2. Architectural Integrity: The Historic Zoning Commission may allow demolition if the original design is so compromised that historic architectural integrity is lost and cannot, in the Commission's view, be reasonably reestablished.

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## Comments

N/A

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## Staff Findings

1. 409 E. Oklahoma Avenue is a contributing structure to the Old North Knoxville National Register Historic District and local overlay. The NRHP nomination lists the outbuilding as a contributing structure but describes a "one-story frame garage with asbestos shingle wall covering." The structure's CMU construction and window details indicate a c.1940 or 1950 construction date, different from the primary structure's Queen Anne design. In the opinion of staff, the outbuilding does not contribute to the property or the overall district.
  2. Photos provided by the applicant show moisture intrusion on the exterior concrete blocks, collapsed concrete and wood stairs, and openings at the attic level.
  3. The application relates to demolition of the secondary building only. Any new secondary structures on the property would be reviewed by the HZC.
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## Staff Recommendation

Based on the building's non-contributing nature, staff recommends approval of the demolition as proposed.



# DESIGN REVIEW REQUEST

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

Jordan Heche

Applicant

5/26/2023

June 15, 2023

6-E-23-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

Jordan Herche

Name	Company		
409 East Oklahoma Avenue	Knoxville	TN	37917
Address	City	State	Zip
901-605-2465	jordanherche@outlook.com		
Phone	Email		

## CURRENT PROPERTY INFO

Jordan Herche and Chasity Hobby	409 East Oklahoma Avenue	901-605-2465
Owner Name (if different from applicant)	Owner Address	Owner Phone
409 East Oklahoma Avenue	081LQ022	
Property Address	Parcel ID	
Old North Knox	Historic Zoning	
Neighborhood	Zoning	

## AUTHORIZATION

	Lindsay Crockett	5.30.23
Staff Signature	Please Print	Date
	Jordan Herche	5/25/2023
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: **Demolish noncontributing accessory structure. Garage is deteriorating/collapsing and poses safety concern. Structural engineer confirmed building is not sound.**  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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> 100.00
100.00		
<b>FEE 2:</b>		
<b>FEE 3:</b>		

## Historic Zoning Request - Level 2 Supporting Materials

Applicant/Owner: Jordan Herche and Chasity Hobby ([jordanherche@outlook.com](mailto:jordanherche@outlook.com) | 901-605-2465)

Property Address: 409 East Oklahoma Avenue, Knoxville, TN 37917

### Description of Work:

Requesting approval to demolish non-contributing accessory structure located in rear of 409 East Oklahoma Avenue. Building will not be replaced with alternative structure.

Accessory structure is a 20' x 30' two-story garage with an apartment on top. Building appears to be non-contributing structure as it does not have any historic design characteristics. Exterior is composed of cinderblock brick with a metal roof.

Building exhibits signs of severe deterioration and present immediate safety hazard. Concrete stairs and porch leading up to apartment recently collapsed. Exterior cinderblock showing signs of crumbling and cracking. Concrete flooring on lower level shows cracking and upheaval. Interior wood framing is also severely rotted. Structural engineer confirmed that building is structurally unsound.

No additional structures will be impacted by demolition.

### Structure Location:

