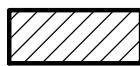


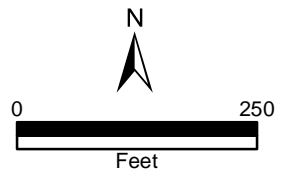
**3-E-23-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



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

Original Print Date: 3/2/2023  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Sean Bolen Alison Hardy



**Meeting:** 3/16/2023  
**Applicant:** Sean Bolen Alison Hardy  
**Owner:** Sean Bolen Alison Hardy

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## Property Information

**Location:** 523 E. Oklahoma Ave. **Parcel ID** 81 L C 016  
**District:** Old North Knoxville H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Eastlake, c.1889

From NRHP nomination: Two and one-half story frame with weatherboard wall covering. Gable roof with asphalt shingle covering, fish scale wood shingles in gables, applied trim on gable on front elevation, rectangular sawn wood attic vents and semi-circular small-paned windows in gable. Canted corners on east and north elevation with sawn wood trim with drop pendants. Double hung two over two windows with some leaded, stained glass and Queen Anne windows. One story wrap around front and side porch with turned columns and milled balustrade. Second story one bay porch with turned columns and spindle work balustrade. Two interior offset brick chimneys. Brick foundation. Irregular plan. Reportedly designed by George Barber.

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## Description of Work

Level I/II Installation of Gutters, Storm Windows/Doors, Etc, Routine Repair, Major Repair or Replacement

Replace existing roof cladding with dimensional shingles. Install new gutters. Repair existing wood siding and architectural details or replace in-kind, with size, design, and materials to match existing. Replace tongue-and-groove porch flooring in-kind; replace wood beadboard ceiling sections where damaged. Repair to existing wood windows. Above scopes of work approved administratively 3/1/2023.

Below scopes of work to be reviewed by HZC 3/16/2023.

Chimney removal or reconstruction: applicant is requesting option 1: to remove the remainder of a brick masonry chimney on the southwest section of the roof slope (chimney demolished by a falling tree in approximately 2013) and option 2: to reconstruct the chimney with details and dimensions comparable to a brick masonry chimney of a similar period. Potential replacement in-kind of original wood windows.

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## 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.

### F. Masonry

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.

#### B. Windows

1. Original windows shall be reused if possible. It will be much less expensive and much better historically to retain the original windows, and it is inappropriate to replace them with new windows that differ in size, material, or pane division.

2. If replacement windows are necessary, they shall be the same overall size as the originals, with the same pane division and the same muntin depth, width, and profile. They shall be the same materials as the original windows, which were generally wood.

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## Comments

N/A

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## Staff Findings

1. 523 E. Oklahoma Ave is a contributing resource to the ONK National Register Historic District and local overlay. The house has experienced more than a decade of deferred maintenance and was recently the subject of the City's Demolition by Neglect process. The house retains a high degree of architectural integrity and many original features and materials.

2. Most scopes of work involve repair to or replacement in-kind of existing elements, which meet the design guidelines and were approved as a Level 1 COA on 3/1/2023.

3. The primary discussion point for the HZC is the removal of reconstruction of the left side chimney, which was demolished by a tree in 2013. The resulting hole has contributed to significant moisture damage in the attic and both levels of the house.

4. The guidelines recommend repairing or replacing roof details such as chimneys. Past requests for chimney removals have typically been denied in ONK, with applicants being recommended to repair or reconstruct existing chimneys. However, these requests are to remove existing chimneys, instead of several remaining courses of brick from a chimney struck by a tree a decade ago. In the opinion of staff, in this instance, either option proposed by the applicant is appropriate.

5. While repair to the original windows is the preferred option, some windows may be too deteriorated to repair; in this case, replacement windows should be the same overall size, with the same pane division and muntin depth, width, and profile, and materials, with final specs submitted to staff for approval.

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## Staff Recommendation

Staff recommends approval of Certificate 3-E-23-HZ, subject to the following condition: 1) final specifications for any replacement windows to be submitted to staff for approval.



# DESIGN REVIEW REQUEST

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

Sean Bolen and Alison Hardy

Applicant

2/23/2023

3/16/23

3-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

Sean Bolen and Alison Hardy


Name	Company		
115 E Scott Ave	Knoxville	TN	37917
Address	City	State	Zip
865-603-5651	seanbolen@yahoo.com		
Phone	Email		

## CURRENT PROPERTY INFO

Sean Bolen and Alison Hardy

Owner Name (if different from applicant)	Owner Address	Owner Phone
523 E Oklahoma Ave	081LC016	
Property Address	Parcel ID	
Historic Old North Knoxville	RN2/H	
Neighborhood	Zoning	

## AUTHORIZATION

	Lindsay Crockett	2.24.23
Staff Signature	Please Print	Date
	Sean Bolen	2/23/23
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: Reroof the house with dimensional shingles. Repair and replace rotted and damaged wood siding and architectural details in kind. Repair or rebuild all windows with wood following the same size and configuration as is currently there. Repair porch flooring with tongue and groove wood floor. Please see the detailed description attached (which covers additional elements).

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

**Proposed work for 523 E Oklahoma Ave.**

Sean Bolen and Alison Hardy



The exterior scope of work is rather extensive as this house has been neglected for decades and been taking on water for at least ten years.

The scope of work is as follows:

- 1) Replace the roof with 30 year dimensional shingles.
- 2) Install six inch gutters.
- 3) Repair or replace exterior siding and architectural detail in kind; duplicating size, scale and material.



- 4) Replace tongue in groove porch floor in kind; duplicating size, scale and material. Replace beadboard ceiling in kind where damaged.

- 5) Repair or replicate all exterior windows. All replicated materials for the window frame will be wood.





- 6) The applicants would like approval for ***both*** options for the chimney hole:
- a. To roof over the current chimney hole that was created ten years ago when a falling oak knocked it down.



- b. To rebuild the chimney similar to the below photo of another chimney on E Oklahoma Ave. Dimensions to be approved by staff, but likely 5' x 2 1/2'.



- 7) The applicants will return with proposals for the front door, which was likely moved in 1951 when the house was divided for renters. The door will face Oklahoma and its exact location is dependent on discovery when interior (later added) walls are removed.

Below are photos from the interior of the house to understand the current condition:



