



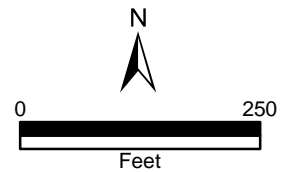
5-B-23-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



420 E. Oklahoma Ave. 37917
Old North Knoxville H

Original Print Date: 5/2/2023
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Ryan Vernich





Staff Report

Knoxville Historic Zoning Commission

File Number: 5-B-23-HZ

Meeting: 5/18/2023
Applicant: Ryan Vernich
Owner: Ryan Vernich

Property Information

Location: 420 E. Oklahoma Ave. **Parcel ID** 81 L P 013
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne cottage, c.1910

One-story frame residence with a hipped roof with projecting gables, clad in asphalt shingles, an exterior clad in aluminum siding, and a continuous brick foundation.

Description of Work

Level I/II Routine Repair, Major Repair or Replacement

Overall exterior rehabilitation project.

Level 1 scopes: Removal of asphalt shingle roof cladding and replacement with new asphalt shingle roof. Roof work also includes repair or replacement in-kind to soffit and fascia, and installation of new gutters. Repair to existing 2/2 double-hung wood windows. Installation of new window left side elevation, close to the rear elevation - overall window opening was infilled with siding and a replacement window was installed; new window will match the original size and be a one-over-one, double-hung wood window. Repair to existing back deck. Refinishing of/repair to two exterior doors. Repair to existing siding; approximately 10% of existing aluminum siding will be replaced in-kind.

Level 2 scopes:

Removal of non-historic vinyl shutters on the façade; proposed installation of new wood shutters.

Demolition of chimney on northwest corner of roof slope; chimney is an interior chimney clad in stucco or Portland Cement and recessed behind a façade side-gable roof massing.

Removal of second entry door on the façade. Door is a non-historic metal six-panel door installed on the right (east) side of the projecting front-gable massing, installed as an exterior entrance to a second unit.

Installation of new window left side elevation, close to the rear elevation. Overall window opening was infilled with siding and a replacement window was installed; new window will match the original size and be a one-over-one, double-hung wood window.

Paint proposed for brick foundation.

Removal of non-original iron porch columns and railing; installation of turned wood posts and a wood balustrade.

Moving location of rear elevation door. Existing door is located on the left side of the rear elevation; applicant proposes to shift it to the right side of the existing window bay. Existing door will be reused.

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.

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.

6. Windows may not be blocked in. They must retain the full height and width of the original opening.

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. If balustrades are required, they must be designed with spindles set into the top and bottom rails.

D. Entrances

1. Entry features which shall be preserved include sidelights and transoms of plain, patterned, beveled or stained glass, fan light windows and transoms, entablatures, and the original doors.

4. A replacement entrance shall not create a false historic appearance. A new entrance or porch must be compatible in size, scale, or material.

5. Entrances must not be removed when rehabilitating a building; adaptation to new uses must include the original entrance,

E. Wood Wall Coverings

12. If artificial siding is present on any elevation of a building and must be removed in order to repair the building structurally, it can be replaced on the building if no more than 49% of any elevation's artificial siding is removed. If 50% of the artificial siding on any elevation is removed for repair, it cannot be replaced.

F. Masonry Wall Coverings

9. Historic masonry shall not be coated with paint, stucco, vapor permeable, water-repellant coatings, or other non-historic coatings.

Comments

N/A

Staff Findings

1. 420 E. Oklahoma Ave is a contributing resource to the ONK National Register Historic District and local overlay.

2. The majority of the proposed scopes of work are level 1 scopes of work which clearly meet the design guidelines and would be approved on an administrative level.
3. Removal of non-historic vinyl shutters and replacement with new wood shutters is appropriate. The new shutters should be operable and reflect the overall size and shape of the windows on which they'll be installed.
4. Guidelines recommend repairing and retaining masonry details such as chimneys. The chimney in question is not a character-defining feature on the house, as it is clad in Portland cement or non-historic stucco and minimally visible from the street. In the opinion of staff, removal of this chimney is appropriate.
5. Removal of second non-historic entry doors have been proposed and approved frequently in Old North Knoxville. The door to be removed is not an original or character-defining feature and not prominently visible from the public right-of-way.
6. Applying paint or other surface coverings to unpainted historic masonry is strongly discouraged in the design guidelines. However, the existing foundation shows existing red paint or a stain. The applicant should provide additional information on the existing foundation covering to staff prior to applying new paint to the foundation.
7. Removal of the non-original iron porch detailing and installation of new posts and a balustrade is appropriate within the guidelines. The applicant should provide final specifications, including the selected posts and baluster details with measurements, to staff for approval. Balusters should be set into the top and bottom rails. The posts should reflect those on comparable houses in the neighborhood in size and balustrade may not be required to be 36" by code if the foundation height is under 30" tall.
8. Replacement of a non-historic side elevation window with a new window that matches the originals in size and material is appropriate within the guidelines.
9. The proposed door to be shifted in location is not visible from the right-of-way and will retain the original or existing door. Shifting the door will not require the removal or alteration of any historic features.
10. The ONK design guidelines note "if artificial siding is present on any elevation of a building and must be removed in order to repair the building structurally, it can be replaced on the building if no more than 49% of any elevation's additional siding is removed. If 50% of the artificial siding on any elevation is removed for repair, it cannot be replaced." The siding repair/patching proposed by the applicant does meet this guideline, though the applicant also has the option of removing the aluminum siding and repairing the wood underneath. New aluminum siding should not exceed 50% of any elevation's wall area.

Staff Recommendation

Staff recommends approval of Certificate 5-B-23-HZ, subject to the following conditions: 1) new shutters to reflect the overall size and shape of the windows, with final specs submitted to staff; 2) applicant to provide further information on existing treatments on brick foundation before applying new paint; 3) applicant to provide a drawing of front porch elements to staff for approval, with new porch elements to be compatible with historic posts and balusters in the neighborhood.



DESIGN REVIEW REQUEST

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

Ryan Vernich

Applicant

5/1/23

5/18/23

5-B-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

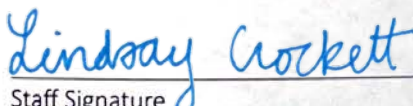

Ryan Vernich

Name	Company		
739 Piper Rd	Knoxville	TN	37919
Address	City	State	Zip
931-220-6054	rvernich@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

Ryan Vernich	739 Piper Rd	931-220-0654
Owner Name (if different from applicant)	Owner Address	Owner Phone
420 E Oklahoma Avenue	081LP013	
Property Address	Parcel ID	
Old North Historic District		
Neighborhood	Zoning	

AUTHORIZATION

	Lindsay Crockett	5.1.23
Staff Signature	Please Print	Date
	Ryan Vernich	5/1/23
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: Replacement of railing and non-historic items including roof, soffit, porch railings, and general aesthetics

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:		

LEVEL 1

ROUTINE REPAIR OF FEATURES; REPLACEMENT OF FEATURES IN-KIND; INSTALLATION OF GUTTERS, STORM WINDOWS/DOORS, SCREEN DOORS, SATELLITE DISHES; REMOVAL OF ADDITIONS LESS THAN 50 YEARS OLD

- Detailed description of proposed work
- Photographs of existing conditions to be modified
- Sketches, illustrations, manufacturer's specifications of proposed materials and architectural features
- Other information needed to explain your request

SIGNS

- Scaled drawings for proposed signs
 - Wall signs: scaled drawings on the elevation on which the signs will be placed
 - Free-standing signs: site plan, with location of signs and relationship to existing buildings and other site features on the property
- Labeled color photographs of the elevation
- List of proposed materials and colors, including manufacturer's specifications
- Information illustrating the design and type of lighting, if any

LEVEL 2

MAJOR REPAIR, REMOVAL, OR REPLACEMENT OF ARCHITECTURAL ELEMENTS OR MATERIALS

- Detailed description of proposed work
- Photographs of existing conditions to be modified
- Sketches, illustrations, manufacturer's specifications of proposed materials and architectural features
- Other information needed to explain your request

Old North Knoxville Historic District Design Description

Address: 420 E Oklahoma Avenue, Knoxville, TN 37917

Owner: Ryan Vernich

Phone: 931-220-6054

Email: rvernich@gmail.com

Design Elements of Renovation:

1) Window Shutters

Classification: Based on the Design Guidelines, window shutters do not require approval from the board.

Description of Scope of Work: Replace the two sets of existing plastic wood window shutters on the front view of the house with improved shutters as seen below.



Outdoor / Front Door Décor & Curb Appeal / Shutters / Wood Shutters / SKU: FRUF8159



2) Roof Replacement

Classification: Phase 1 approval requested. Section A.4 of the design guidelines states that all roof pitch should remain according to the original design and roof shingle replacements should mimic material and style of the neighborhood which aligns with the intent of the proposed roof replacement.

Description of Scope of Work: The existing roof shingles will be removed and replaced with like-kind asphalt shingles of appropriate color outlined within the design guidelines.

3) Remove Chimney

Classification: Phase 2 approval requested. Section A.3 of the design guidelines speaks to repairing existing chimneys that hold historical significance. However, there is an argument to be made that this chimney is not visible from Oklahoma Avenue, it is in severe disrepair to the point of being a structural hazard, and significantly limits the proposed interior design of the property, which the alternative would require changing more historically sized windows to smaller sized modern windows.

Description of Scope of Work:

Remove the failing chimney and roof over the penetration as the roofers install new roof material. After further inspection, the chimney is a source of historical water leaking, the mortar joints have nearly completely disintegrated, and the exterior brick was completely covered with a mortar compound to hold the structure together but even that is now breaking off. The removal of this chimney is a benefit to both the functionality and safety of the property. After reviewing chimneys in this neighborhood, this chimney does not contribute to the historical value of this home or neighborhood due to no visibility from mature trees around the property and the roof footprint.





4) Repair and Patch Soffit, Fascia, and Gutters

Classification: Phase 1 approval requested.

Description of Scope of Work:

The existing soffit, fascia boards, and gutters have holes and access for animals to enter into the property and need to be patched with new material where it has become damaged from water and animals. All other areas will be refinished where possible. All elements that require replacement will be replaced with like-kind materials to what is currently present.

5) Remove Secondary Entrance Door

Classification: Phase 1 approval requested. Based on the Design Guidelines, Section D.7 talks of adding secondary entrances but not removing them. The intent is to restore to a historically accurate porch with only the original front door by removing an addition that is less than 50 years old.

Description of Scope of Work:

In the past, the property was operating as a duplex with two separate front entrances. The second door can only be seen from a side view of the house and is a hollow metal door. The intent is to remove this door completely, frame over it, and install new siding to match the existing. This change will conform to the historically accurate use of the property as a single family home with one, original entrance.



6) Paint Brick Foundation

Classification: Based on the Design Guidelines, exterior paint does not require approval from the board, though there are regulations on the cleaning of masonry walls which prevent abrasive methods.

Description of Scope of Work:

Gently scrape the existing brick foundation wall of loose paint chips for a new layer of paint. The previously painted brick color was a bright red which was not an appropriate match to the historical brick color and causes an inconsistent discoloration throughout the foundation wall. The intended paint color will be one that attributes historical paint colors to enhance the aesthetic appearance of the house against the white siding.

7) Refinish Existing Windows

Classification: Phase 1 approval requested. Based on Design Guidelines, the original wood windows should be refinished rather than replaced.

Description of Scope of Work:

All existing windows have wood frames with aluminum storm windows on the exterior. The intent is to remove the aluminum storm windows and refinish the existing wood windows so they are weather tight and properly sealed. This is in alignment with the design guidelines listed for windows.

8) Replace One Window

Classification: Phase 1 approval requested. Based on Design Guidelines, existing windows should not be replaced, but refinished. However, the intent is to remove a previously modified window (<50 years old) to go back to the original window size and wood material for overall historical accuracy.

Description of Scope of Work:

The existing window on the right side view has a smaller window that was evidently replaced in the past from the original sizing to a smaller framed window (please see image below). The intent is to remove this window and replace it with a wood window that will revert this window size back to the historical window size matching the others on the same exterior wall.



9) Porch Railings

Classification: Phase 1 approval requested. Based on Design Guidelines, the porch railings and column replacement are not explicitly discussed, however the preference for general design and construction for porch railings and columns favor decorative wood materials to compliment the neighboring porch designs. These metal railings were an addition that would be classified as less than 50 years old.

Description of Scope of Work:

The existing front porch railing and columns consist of decorative black metal. The intent would be to remove the metal railings and replace them with more historically aligning wood railings, spindles, and decorative posts (See images below for selections).



3-1/4 in. x 3-1/4 in. x 8 ft. Porch Column

★★★★★ (66) [Questions & Answers \(16\)](#)



2 in. x 2 in. x 36 in. Pressure-Treated Wood Square Classic Spindle (16-Pack)

★★★★★ (119) Questions & Answers (25)



10) Replace Fence

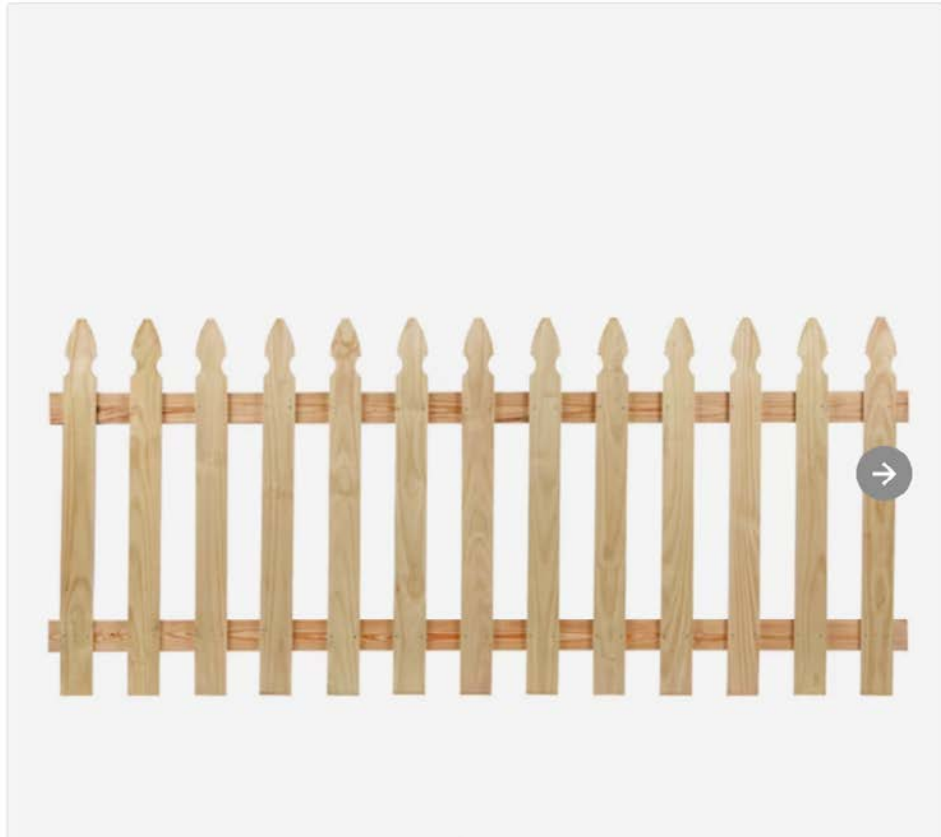
Classification: Based on the Design Guidelines, fencing does not require approval from the board.

Description of Proposed Work:

The existing fence is a failing chain link fence and the intent is to remove it completely and replace it with a wood, 3.5ft decorative fence. All fence plans will adhere to the recommendations set forth by the Old North Historic District Design Guidelines.

Severe Weather 3.5-ft x 8-ft Pressure Treated Pine French Gothic Privacy Fence Panel

Item #635542 Model #635542



11) Back Deck Repairs

Classification: Based on the Design Guidelines, back decks do not require approval from the board.

Description of Proposed Work:

Several of the back deck boards are aged to the point of needing replacement; however, the structural elements are secure. The intent is to replace the old boards with in-kind wood deck boards and then stain the deck to be a uniform color.

12) Landscaping

Classification: Based on the Design Guidelines, landscaping does not require approval from the board.

Description of Proposed Work:

Landscaping beds will be installed in front of the house along the foundation walls but will adhere to low growth plants and shrubs that will not exceed the height of the foundation wall and will maintain the necessary setback to prevent damage to the foundation wall. All landscape plans will adhere to the recommendations set forth by the Old North Historic District Design Guidelines.

13) Replace Exterior Siding

Classification: Level 1 approval. Under section E.12 under the "Wall Coverings" section, the scope of this work complies with replacement of less than 50% of the total wall coverings.

Description of Proposed Work:

The existing siding material is 5" aluminum white siding over the original wood siding. Approximately 90% of the existing siding is in great shape and is intended to be kept in place. The remaining 10% of siding needs to be replaced because of old penetrations, dents, or improper installation. Another area The intent is to replace this 5" white aluminum siding in-kind.

14) Refinish Existing Exterior Doors

Classification: Level 1 approval request. Under Section D, the scope of this work complies to the requirement to preserve the original wood doors.

Description of Proposed Work:

All existing and original exterior doors are solid wood doors with aluminum storm doors included. The front and back doors will be refinished by staining and sealing. The front storm door is intended to be removed altogether to improve the historic aesthetic of a visible front door. The back (rear entrance) door will need a storm door replacement and would be kept to protect the wood door from weathering.



15) Modify Location of Rear Exterior Door

Classification: Level 2 approval request. Under Section D.7, it states that the rear entrance should be compatible with the original features which are aligned with the proposed scope.

Description of Proposed Work:

The current rear entrance leads to the back deck from the side view of the property and I would like to relocate this entrance to instead enter from the back wall, right of the three existing windows (please see image below). The size, style, and material of the existing door will all be

in tact with the original as it will be reused. This will greatly improve the proposed layout of the rooms inside the home. In addition, this is on the rear of the property that makes this door only visible from the back alley behind the house and has no effect on the historical aesthetics from Oklahoma Avenue.



Legal Description

Property Address	420 E OKLAHOMA AVE KNOXVILLE TN 37917
Legal Description	SUBDIVISIONNAME MT VIEW ADD MAPPLATB 5 MAPPLATP 296 DIM ENSIONS 50 X 155
Deeded Acres	.0000
Deeded Square Feet	
Tax District	11 -
City Code	CI - CI
Subdivision Name	MT VIEW ADD
Plat Book	00000005
Plat Page	0000296
Low Block	
High Block	
Low Lot	124
High Lot	
Tract	
Dimensions	50 X 155
	RP

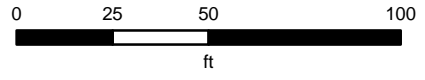


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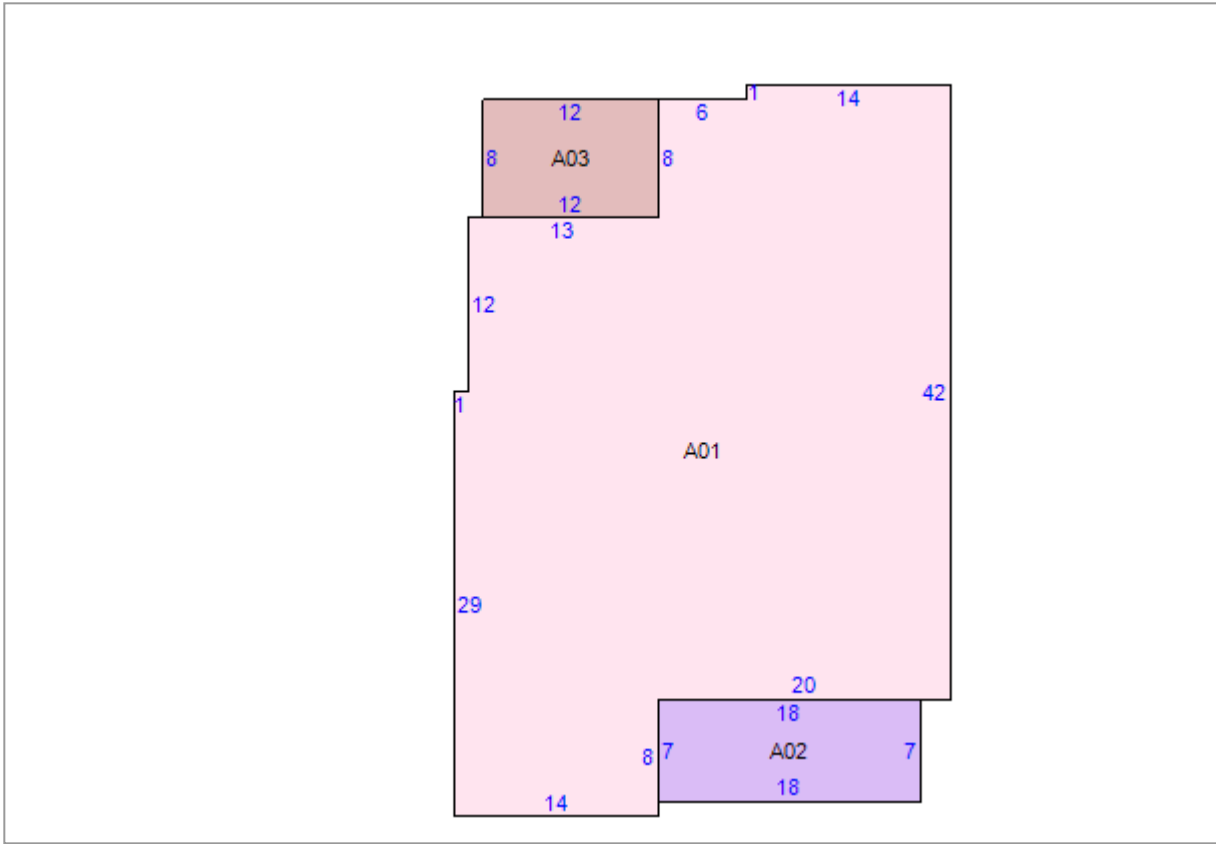
420 E Oklahoma Ave
Standard Map

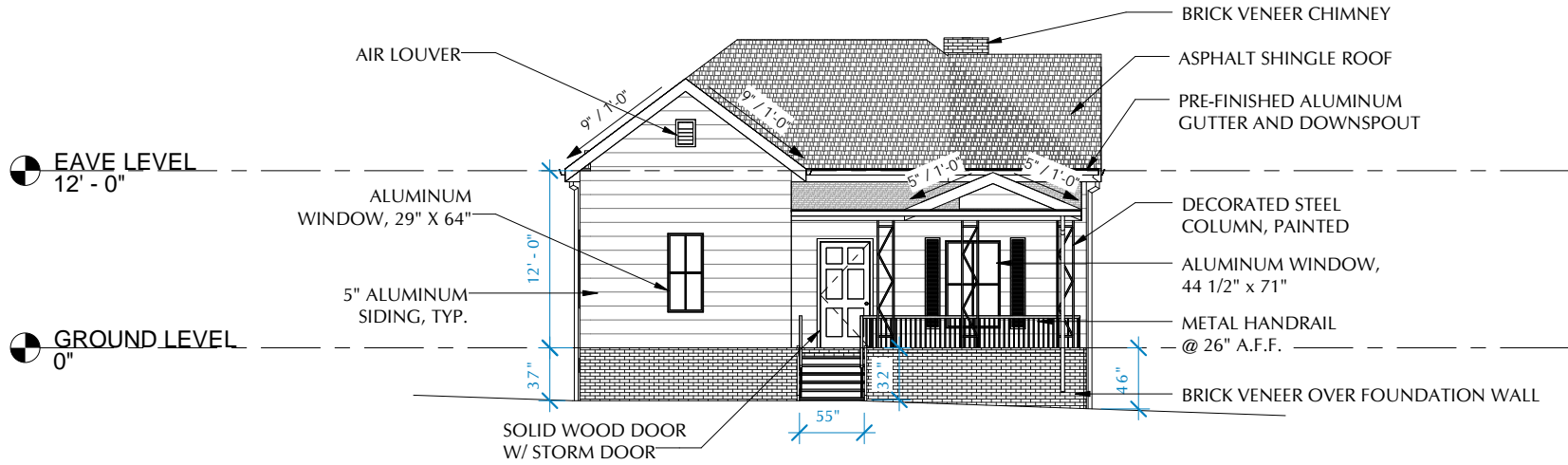
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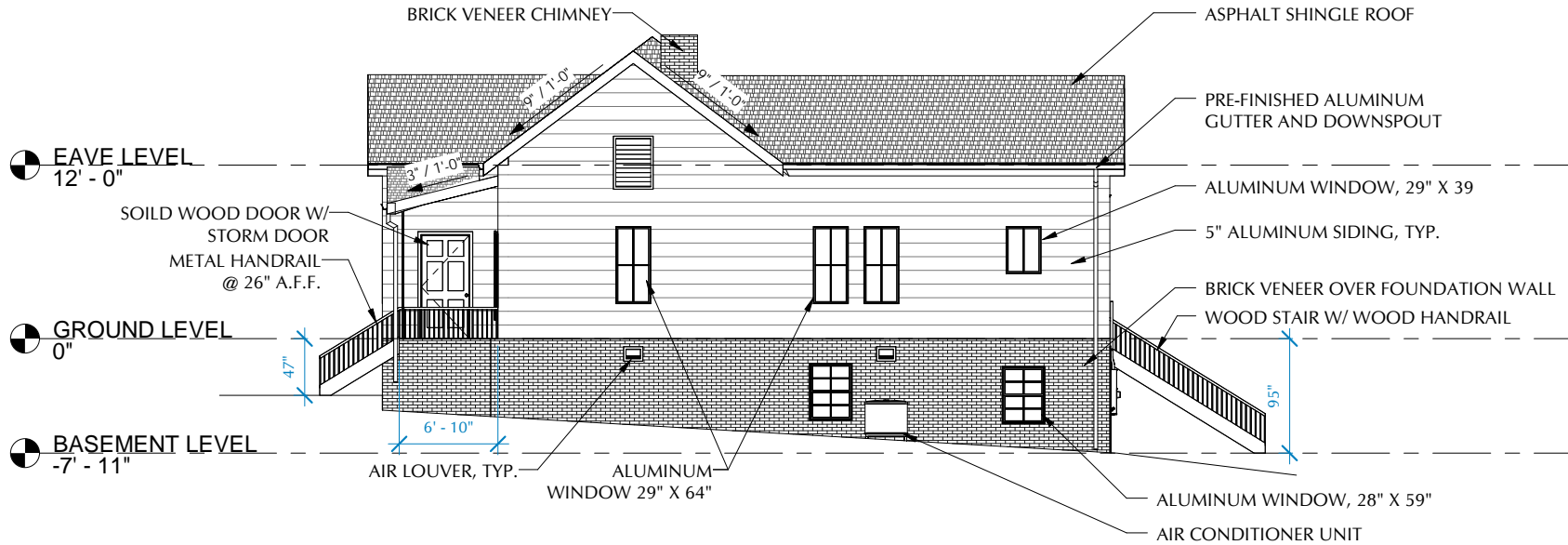
Knoxville - Knox County - KUB Geographic Information System

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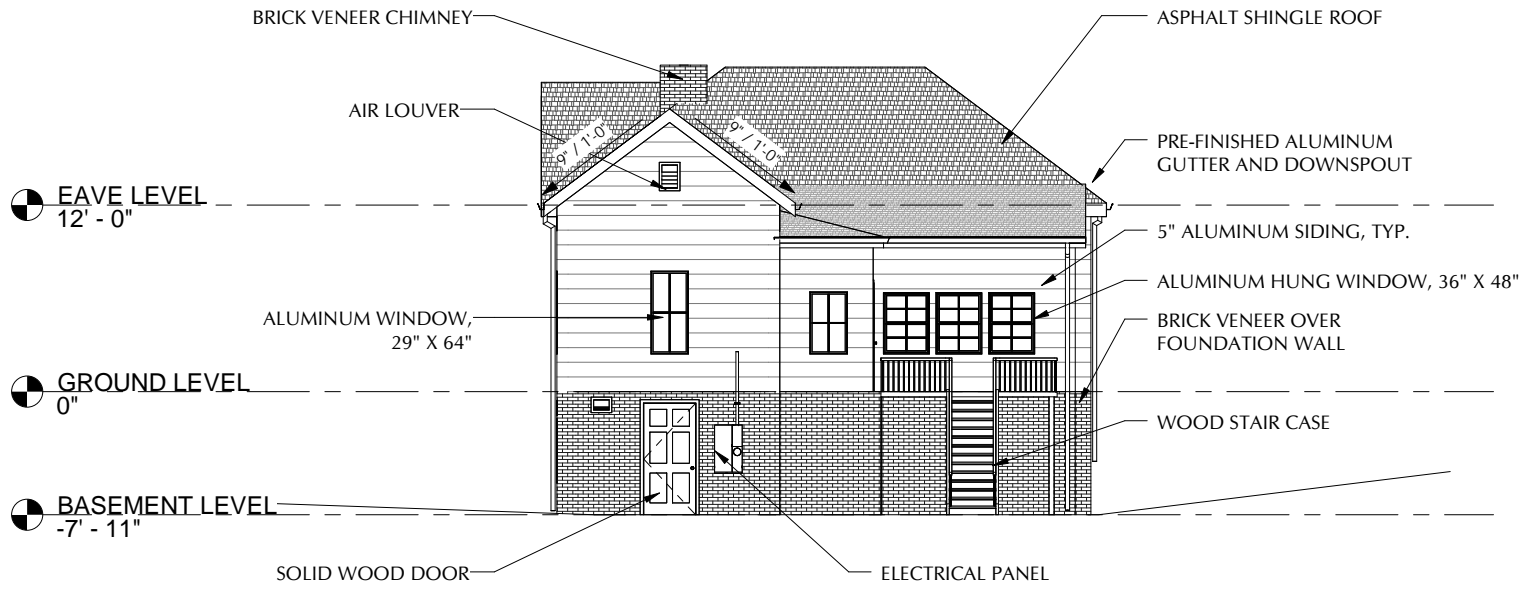




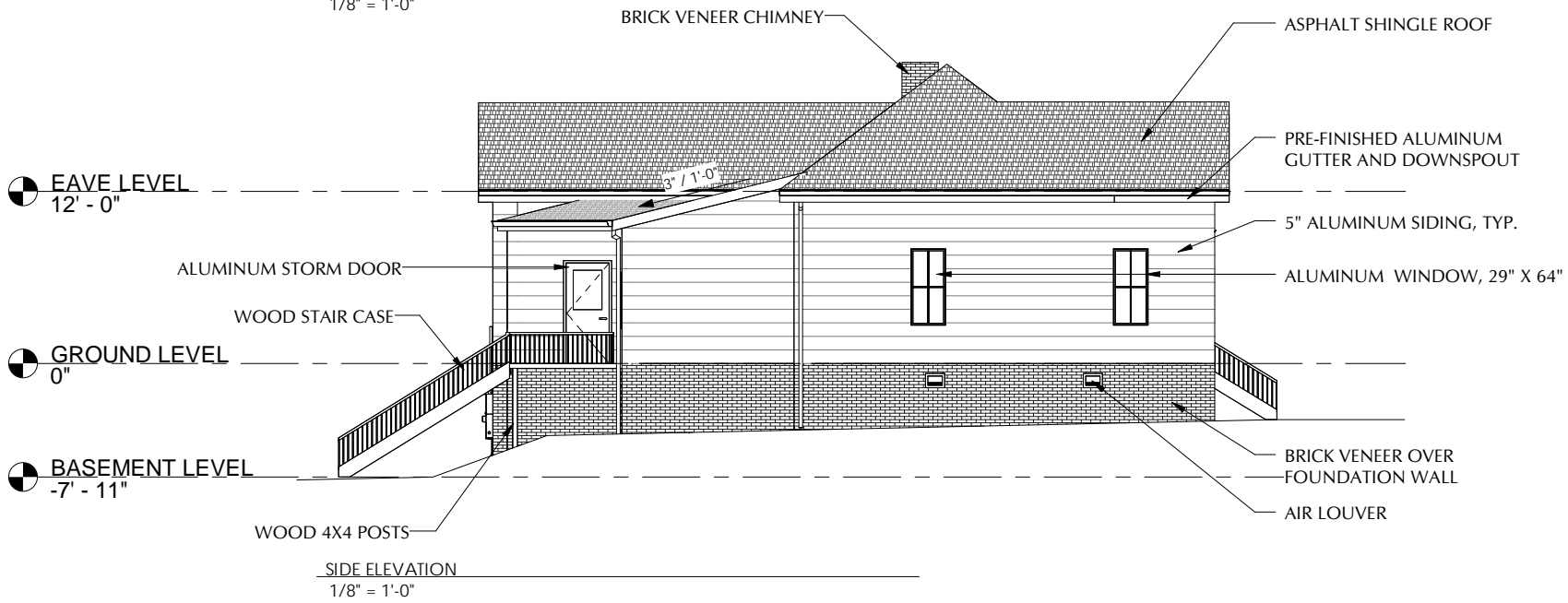
FRONT ELEVATION
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"