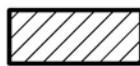




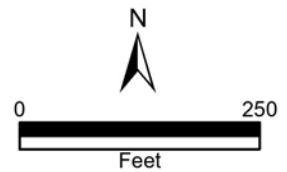
5-A-24-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



523 E. Oklahoma Ave. 37917
Old North Knoxville H

Original Print Date: 5/6/2024
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Sean Bolen





Staff Report

Knoxville Historic Zoning Commission

File Number: 5-A-24-HZ

Meeting: 5/16/2024
Applicant: Sean Bolen
Owner: Sean Bolen and Alison Hardy

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.

Description of Work

Level II Major Repair or Replacement

Proposed replacement of front door. The existing door is a single, multi-panel wood door in a non-original corner location. The proposed entry is a pair of half-light wood doors with decorative iron tracery and arched transoms, and will be installed in the original door's location.

The scope of work also includes the installation of one new double-hung window on the projecting bay where the door is removed. The applicant has proposed three window options: 1) one double-hung wood design to match the existing façade windows, 2) one fixed multi-light window to reflect the upper gable window, and 3) one wood double-hung window with a simulated divided light pattern of 20/1.

Applicable Design Guidelines

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

B. Windows

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.

5. It can be appropriate to design and install additional windows on the rear or another secondary elevation. The design must be compatible with the overall design of the building.

D. Entrances

2. Contemporary interpretations of stained glass or etched glass entry doors are usually inappropriate.
 3. It may be appropriate to design or construct a new entrance if the historic one is completely missing. Any restoration shall be based on historical, pictorial, or physical documentation, if available. It shall be compatible with the historic character of the building or with adjacent buildings.
 4. A replacement entrance shall not create a false historic appearance. A new entrance or porch must be compatible in size, scale, or material.
-

Comments

N/A

Staff Findings

1. 523 E. Oklahoma Ave is a contributing resource to the ONK National Register Historic District and local overlay.
 2. The proposed scopes of work are part of a broader exterior rehabilitation project approved by the HZC in March 2023 (3-E-23-HZ).
 3. The door proposed for replacement is not in its original location; the original door was removed when the interior of the house was converted to multiple units. A c.1930 photograph provided by the applicant shows the current multi-panel wood door in its original central location. Restoring the original front entry fenestration is appropriate within the design guidelines.
 4. The application notes that no documentation of the original door exists. The Commission should discuss whether the c.1930 door acquired significance in its own right, and how the proposed door could avoid creating a “false historic appearance” per the guidelines. The proposed arched wood double door is compatible in size and material with the façade. The door contains details that align with existing details on the house, including the fanlight window and other arched openings on gable windows and the porch.
 5. Installation of a new window in the projecting façade bay is appropriate within the guidelines; the proposed windows are compatible in materials, scale, and design with the existing windows. The double-hung options should be selected instead of a fixed window, to be compatible with the operation of most of the house’s original ground-floor windows. The applicant should provide a specification for the final selection to staff for approval.
-

Staff Recommendation

Staff recommends approval of Certificate 5-A-24-HZ, subject to one condition: 1) applicant to submit final window specification to staff for approval.



DESIGN REVIEW REQUEST

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

Sean Bolen and Alison Hardy

Applicant

4/11/24

5/16/24

5-A-24-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

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

115 E Scott Ave

865-603-5651

Owner Name (if different from applicant)

Owner Address

Owner Phone

523 E Oklahoma Ave

081LC016

Property Address

Parcel ID

Old North Knoxville

RN2/H

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

4.12.24

Please Print

Date

Sean Bolen

4/11/24

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: Install historically compatible door in the original location of the door that was removed.
No documentation of the original door exists. Additionally, install a one-over-one window where one existed previously. the dimensions will be 38x75,
which matches the opening and heights of other windows. Please see the attached drawing which shows a pane division similar to other windows.

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

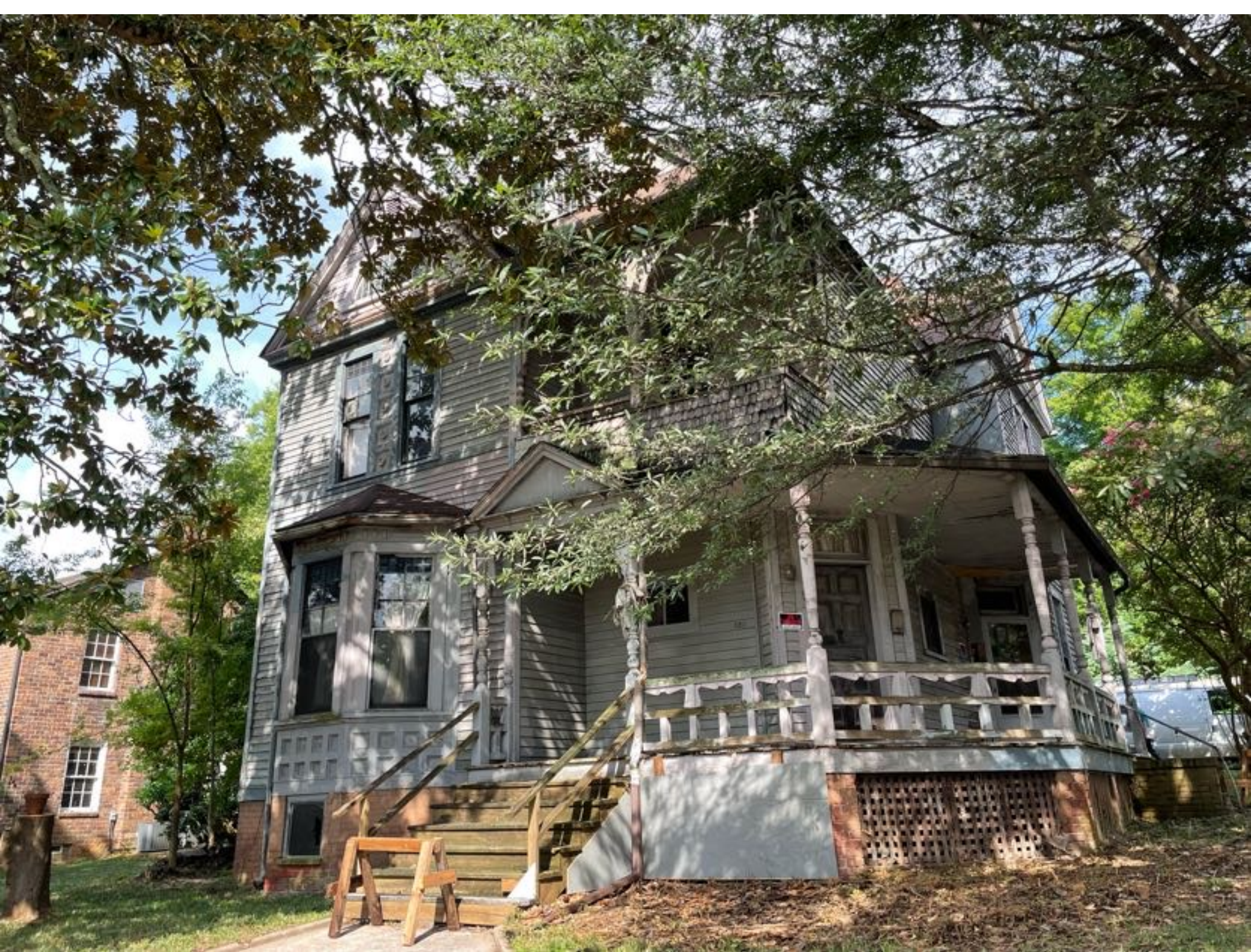
- Property Owners / Option Holders

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

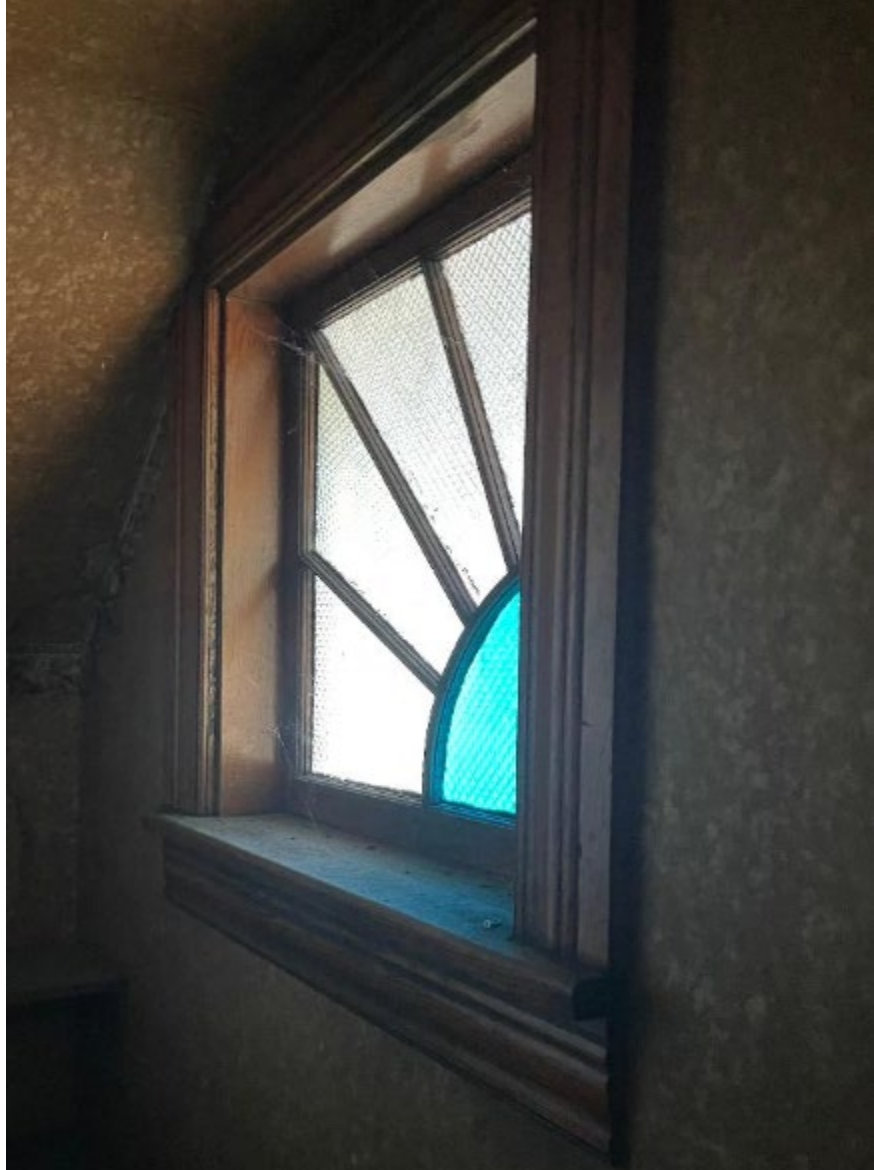
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50.00		
FEE 2:		
FEE 3:		50.00

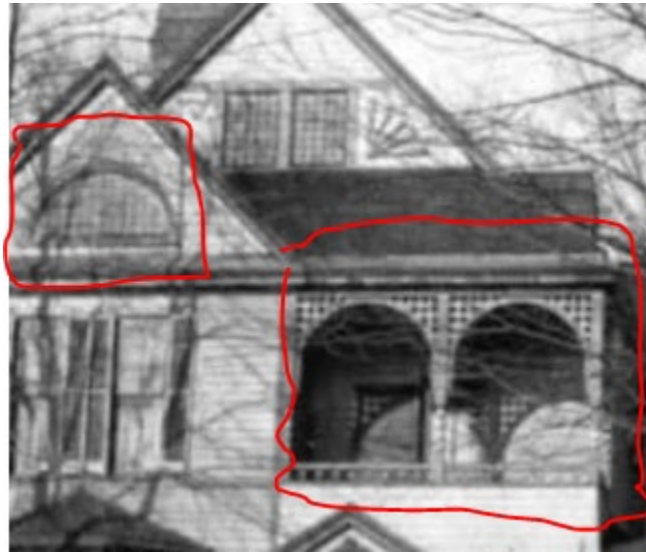
523 E Oklahoma Ave: Entry Door Support











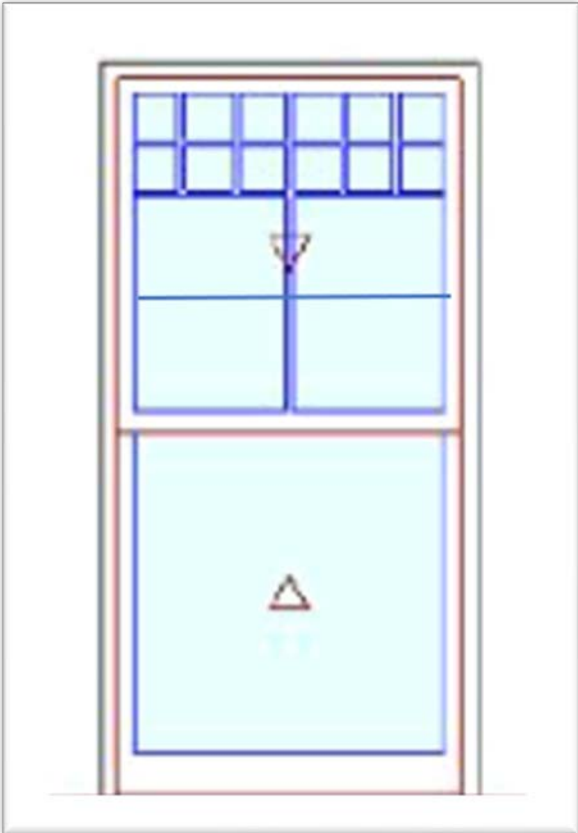
523 E Oklahoma Ave: Window Discussion

We don't really have any definitive documentation for the window removed from the Italianette bay on the porch and since we cannot identify the shape from the historic photo we are offering several options for the HZC to choose. All options are equal in height as the other windows on the first floor, though the location and opening suggest that it were wider than the other windows, which vary in width on the first floor.

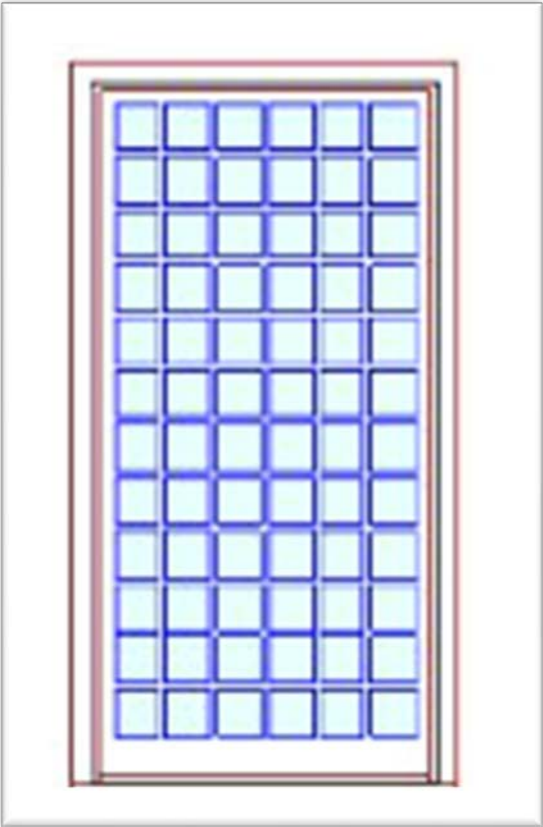




Option 1: This is the preferred option that is identical to the other primary windows, if somewhat wider.



Option 2: Fixed window with pain divisions matching the gable and staircase. The proposal is for clear glass in 4' squares, identical to the examples below.



Option 3: This is a combination of the previous two options, though there is no similar window in the house to use this as an example.

