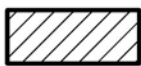




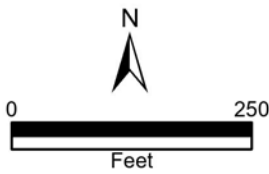
9-G-24-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



215 E. Oklahoma Ave. 37917
Old North Knoxville H

Original Print Date: 9/5/2024
Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Kelly Arsenault & Scott Angelus



Meeting: 9/19/2024
Applicant: Kelly Arsenault & Scott Angelius
Owner: Kelly Arsenault & Scott Angelius

Property Information

Location: 215 E. Oklahoma Ave. **Parcel ID** 81 L S 019
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne, c. 1900.

Two-story residence with wood weatherboard wall covering and a brick foundation. House features a hipped roof with lower cross gables clad in asphalt shingles, wood shingles in gable, and a pedimented lintel above attic windows. Two-story, three-quarter front porch featuring round Doric columns and a turned wood balustrade.

Description of Work

Level II Major Repair or Replacement

Replacement of rear sunroom windows. Existing windows to be removed include 5 six-over-six, double-hung, wood windows; 1 two-over-two, double-hung wood window, and 1 one-over-one, double-hung wood window. Installation of 7 double-hung, aluminum-clad wood windows with simulated divided lights. Applicant has provided specs for one-over-one windows, two-over-two windows, or six-over-six windows.

Scope of work also includes removal of existing exterior wood window trim and sills, and installation of replacement wood window trim and sills.

Applicable Design Guidelines

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

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.
 3. True divided lights shall be used in replacement window sashes with more than one pane.
-

Comments

N/A

Staff Findings

1. 215 E. Oklahoma Ave is a contributing structure to the local historic overlay.
2. The existing windows are located on an original porch that was enclosed at some point after 1950, and they appear to be the original windows installed during this renovation. The windows are rotting and in poor condition. Replacement is appropriate.
3. Guidelines recommend that the original pane division be replicate. The windows proposed for replacement include 5 6/6 windows, 1 2/2 window, and 1 1/1 window. While replicating the pane division is ideal, other options may be feasible based on the location and application of the replacement windows; the Commission should discuss the pane division. The windows use simulated divided lights, and while these are discouraged by design guidelines, they have been approved in other cases in Old North Knoxville.
4. Design guidelines also specify that replacement windows should use “the same materials as the original windows;” the proposed windows are made from aluminum-clad wood. Aluminum-clad windows have been approved in new construction and new additions in Old North Knoxville, and other alternative materials such as fiberglass have been allowed in limited instances on elevations not visible from the right of way. The Commission and neighborhood should discuss the proposed aluminum-clad wood material on a rear elevation porch.

Staff Recommendation

Staff recommends approval of the sunroom window replacement, with preference to replicating the pane division of the existing windows, allowing for Commission and neighborhood discussion on window materials.



DESIGN REVIEW REQUEST

☐ DOWNTOWN DESIGN (DK)

☒ HISTORIC ZONING (H)

☐ INFILL HOUSING (IH)

Kelly Arsenault & Scott Angelius

Applicant

9/3/2024

9/19/2024

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

Kelly Arsenault & Scott Angelius

n/a

Name

Company

215 E Oklahoma Ave

Knoxville

TN

37917

Address

City

State

Zip

9178377566

kellyarsenault24@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

215 E Oklahoma Ave

081Is019

Property Address

Parcel ID

Old North Knoxville

H, RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Please Print

Date

DocuSigned by:

Kelly Arsenault

Kelly Arsenault

9/3/2024

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: Remove and replace 7 windows located in the sunroom on the back of the home. The new windows are to be Pella brand, double hung, wood construction with white clad exterior, wood simulated divided light grilles. Replace the existing exterior trim and sill with solid wood material matching the existing trim dimensions.

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

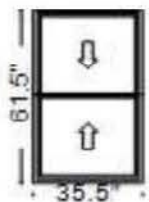
- ☐ Property Owners / Option Holders

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

FEE 1:	TOTAL:
FEE 2:	
FEE 3:	

25

prefinish white



PK #
2173

Viewed From Exterior

Lifestyle, Double Hung, 35.5 X 61.5, Without HGP, White

Item Price	Qty	Ext'd Price
\$642.91	7	\$4,500.37

1: 35.561.5 Double Hung, Equal

Frame Size: 35 1/2 X 61 1/2

Unit Type: No Program

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**

Exterior Color / Finish: **Standard Enduraclad, White**

Interior Color / Finish: **Prefinished White Paint Interior**

Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**

Hardware Options: **Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor**

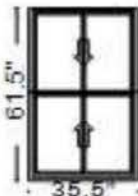
Screen: **Full Screen, White, InView™**

Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00514-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, STC 27, OITC 23, Clear Opening Width 32.312, Clear Opening Height 27.5, Clear Opening Area 6.170694, Egress Meets Typical 5.7 sqft (E) (United States Only)**

Grille: **No Grille,**

Wrapping Information: **No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 194".**

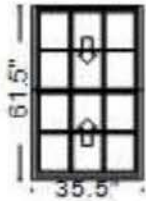
Rough Opening: 36 - 1/4" X 62 - 1/4"

Line #	Location:	Attributes			
35	pre w/ div lite gril	<div><div><div>61.5"</div><div>35.5"</div></div></div> <div>Viewed From Exterior</div>	<div><div><div>Lifestyle, Double Hung, 35.5 X 61.5, Without HGP, White</div><div><div>1: 35.561.5 Double Hung, Equal</div><div>Frame Size: 35 1/2 X 61 1/2</div><div>Unit Type: No Program</div><div>General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray</div><div>Exterior Color / Finish: Standard Enduraclad, White</div><div>Interior Color / Finish: Prefinished White Paint Interior</div><div>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</div><div>Hardware Options: Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor</div><div>Screen: Full Screen, White, InView™</div><div>Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00516-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, STC 27, OITC 23, Clear Opening Width 32.312, Clear Opening Height 27.5, Clear Opening Area 6.170694, Egress Meets Typical 5.7 sqft (E) (United States Only)</div><div>Grille: SDL, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)</div><div>Wrapping Information: No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 194".</div></div></div></div>	<div><div>Item Price</div><div>Qty</div><div>Ext'd Price</div></div> <div><div>\$763.69</div><div>7</div><div>\$5,345.83</div></div>	

Rough Opening: 36 - 1/4" X 62 - 1/4"

35

pre w/ div lite gril



PK #

2173

Viewed From Exterior

Lifestyle, Double Hung, 35.5 X 61.5, Without HGP, White

Item Price	Qty	Ext'd Price
\$963.00	7	\$6,741.00

1: 35.561.5 Double Hung, Equal**Frame Size:** 35 1/2 X 61 1/2**Unit Type:** No Program**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**Exterior Color / Finish: **Standard Enduraclad, White**Interior Color / Finish: **Prefinished White Paint Interior**Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**Hardware Options: **Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor**Screen: **Full Screen, White, InView™**

Performance Information: **U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00516-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, STC 27, OITC 23, Clear Opening Width 32.312, Clear Opening Height 27.5, Clear Opening Area 6.170694, Egress Meets Typical 5.7 sqft (E) (United States Only)**

Grille: **SDL, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)**

Wrapping Information: **No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 194".**

Rough Opening: 36 - 1/4" X 62 - 1/4"