

**Meeting:** 3/20/2025  
**Applicant:** Daniel Schuh, Knoxville Preservation and Development LLC  
**Owner:** Daniel Schuh, Knoxville Preservation and Development LLC

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## Property Information

**Location:** 408 E. Oklahoma Ave. **Parcel ID** 81 L P 009  
**District:** Old North Knoxville H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Queen Anne cottage, c.1910

One story frame with weatherboard wall covering. Hip roof with lower cross gables and asphalt shingle covering, sawn wood attic vents. Double hung two over two windows. One story front porch which has been partially enclosed leaving one bay, with square wood columns with Doric capitals. Two interior offset brick chimneys. Brick foundation. Irregular plan.

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## Description of Work

Level II Major Repair or Replacement

Removal of the existing vinyl siding and installation of in-kind wood lap siding and pressure-treated wood trim and corner boards in its place. Repair to the existing wood siding and trim.

Removal of the existing asphalt shingle roof. Installation of new asphalt shingle roof.

Removal of existing, non-original rear door. Installation of a new half-lite wood door.

Removal of the existing, non-original wood railing on the front porch. Installation of new wood railing.

Repair and restoration of one window on the façade, three windows on the right elevation, and two windows on the left elevation. New storm windows will be installed on the exterior of these windows.

Removal of remaining non-original aluminum windows. Two non-historic windows, one on the rear and one on the left side addition, are proposed to be enclosed with wood siding. Windows that remain will be replaced with double-hung wood windows. Installation of new 30" by 30" wood, double-hung window on rear elevation, in a location currently enclosed with siding. Removal of the existing gable vents on façade, right, and left side elevations. Installation of fixed 12" wide by 24" tall wood windows in the vent openings.

Installation of skylights on the hipped roof on the left and right slopes in the place of the former (not extant) chimneys.

Installation of new 4' wide, 7'-4" tall gable-roof dormer to project from the hipped roof on the rear elevation. The dormer will be clad in wood lap siding, with step flashing and trim made from pressure-treated wood. The dormer will feature a 30" wide by 48" tall, single-light, wood casement window.

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## Applicable Design Guidelines

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

### A. Roofs

1. The shape of replacement roofs or roofs on new construction shall imitate the shapes of roofs on neighboring existing houses or other houses of the same architectural style. Roof pitch shall duplicate the 12/12 pitch most often found in the neighborhood or replicate the pitch of neighboring building. Roof shapes shall be complex, using a combination of hips with gables, dormers where appropriate to the style, turrets, or other features that emphasize the importance of Victorian-era or Craftsman styling.
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.
4. Materials used in roofing existing buildings or new construction shall duplicate the roofing materials originally found in the neighborhood. Asphalt or fiberglass shingles can be appropriate, as are wood, slate, standing seam metal, or metal shingle or tile roof coverings. The color of roofing materials should be a dark green, charcoal gray, black or dark reddish brown to simulate the original roof colors.
5. Do not place solar collectors or modern skylights on roof areas that are visible from the street, and do not install them where they interfere with decorative roof elements.
6. Roofs that are visible from streets shall retain their original shapes. Do not introduce roof elements such as dormers to a roof shape that is original.

### 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.
3. True divided lights shall be used in replacement window sashes with more than one pane.
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.
6. Windows may not be blocked in. They must retain the full height and width of the original opening.
7. Storm windows can be allowed as a way to increase the energy savings of a historic house. Interior storms should be considered. Exterior storms can be appropriate, if they are designed so their meeting rail duplicates that of the original window, and if they are wood or color clad metal, matching the building's trim. Exterior storm windows shall not be used unless they do not damage or obscure the original window and frames.
8. Reuse existing, serviceable window hardware.

### 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

6. Service (rear) entrances may not be altered to make them appear to be formal entrances by adding paneled doors, fanlights, transoms or sidelights.
7. Secondary entrances must be compatible with the original in size, scale and materials, but clearly secondary in importance.

### E. Wood Wall Coverings

1. Synthetic siding is inappropriate and is not allowed either as replacement siding on existing buildings or new siding in new construction.
3. Replacement siding must duplicate the original. Trim and patterned shingles that must be replaced must also duplicate the original material.
5. Wooden features shall be repaired by patching, piecing-in, or otherwise reinforcing the wood. Repair may also include limited replacement with matching or compatible substitute materials, when elements remain and can be copied.
6. Wood features that are important in defining the overall historic character of the building shall not be removed.
7. Replace only deteriorated wood. Reconstructing in order to achieve a uniform or "improved," "new" appearance is inappropriate because of the loss of good historic materials.
8. An entire wooden feature that is too deteriorated to repair or is completely missing shall be replaced in kind. If features are replaced, the materials they are made from shall be compatible with the original in size, scale and material. Replacement parts should be based on historical, pictorial and physical documentation.

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## Comments

N/A

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## Staff Findings

1. 408 E. Oklahoma Ave is a contributing resource to the ONK National Register Historic District and local overlay.
2. Overall, the basic exterior rehabilitation scopes are appropriate within the design guidelines. The house features a combination of vinyl siding and wood lap siding, so the existing wood siding can be repaired and serve as a guide for new siding, cornerboards, and trim to be installed. The corbelling/rafter tail detailing on the front porch roof should be retained in roof replacement.
3. Repairing the original 2/2, double-hung wood windows is appropriate within the design guidelines. The applicant should submit storm window specifications to staff for approval.
4. The front porch railing and columns are not original to the building and the porch roof exhibits sagging and deterioration. Removal and replacement is appropriate within the guidelines; the applicant should submit a porch railing detail with the balusters set into the top and bottom rails to staff for approval.
5. The windows proposed for removal are non-historic windows on the rear or secondary elevations, on non-historic additions. The new rear window proposed to be installed is in the location of a previous window; the enclosure with siding can be seen in the rear elevation photo. Replacement of the rear/rear side elevation windows with new double-hung wood windows (noted as "Weather Shield Premium Wood Series" in the plans) is appropriate; final window selections should be submitted to staff for approval.
6. While the design guidelines discourage alterations to historic rooflines, new dormers have been approved on the rear elevations in ONK provided they are proportionate to the house, feature rooflines and materials aligned with the original house, and are minimally or not visible from the street. The proposed dormer meets these parameters and will not be visible from the street due to the house's roofline.
7. The vent in front gable proposed for removal and replacement with a single-light window is a non-historic vinyl vent. Installation of a small window in the front gable field has been approved in the past if the window is proportionate to the house, features materials and trim to match, and does not result in the removal of original features. The two gable fields on the side elevations do feature original sawn wood vents, but they are not particularly character defining. All three gable fields are common locations for smaller fixed windows.
8. Skylights are typically discouraged if visible from the street, interfere with decorative roof elements, or shaped

so they project upward from the roofline. The left skylight will be somewhat visible from the street, and the right skylight will not be visible from the right-of-way. The skylights should be flush to the roof slope, with specifications submitted to staff for approval.

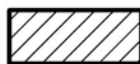
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## **Staff Recommendation**

Staff recommends approval of Certificate 3-F-25-HZ, subject to the following condition: storm window specifications, porch railing detail, final window selections, and final skylight selections to be submitted to staff for approval.



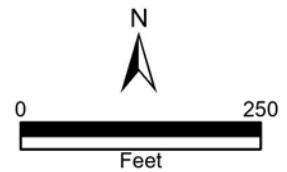
**3-F-25-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



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

Original Print Date: 3/6/2025  
Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Daniel Schuh, Knoxville Preservation  
and Development LLC





## DESIGN REVIEW REQUEST

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

Daniel Schuh

Applicant

3-3-25

3-20-25

3-F-25-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

Daniel Schuh/ KP&D, LLC

Knoxville Preservation and Development, LLC

Name

Company

111 E Anderson Ave

Knoxville

TN

37917

Address

City

State

Zip

865-898-0066

schuhdan2@gmail.com

Phone

Email

### CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

408 E Oklahoma Ave

081LP009

Property Address

Parcel ID

ONK

RN-2

Neighborhood

Zoning

### AUTHORIZATION

*Lindsay Lanois*  
Staff Signature

Please Print

Date

*[Signature]*  
Applicant Signature

Daniel Schuh

Please Print

3-3-25

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: Repair and Replacement of Windows, Repair/replacement of siding and trims, installation of a dormers, reroofing  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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:

FEE 2:

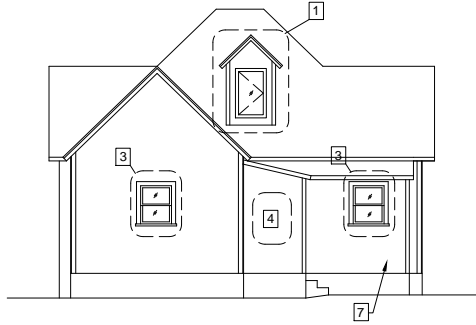
FEE 3:

TOTAL:

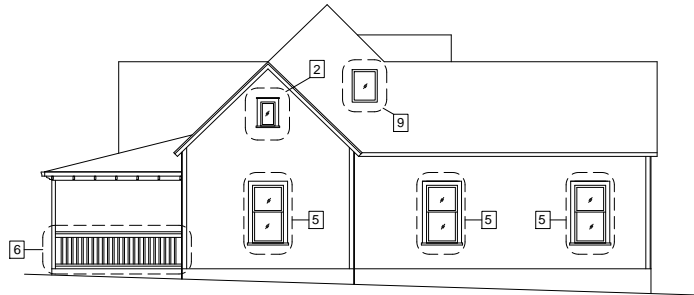
Pd. 03/04/2025,SG



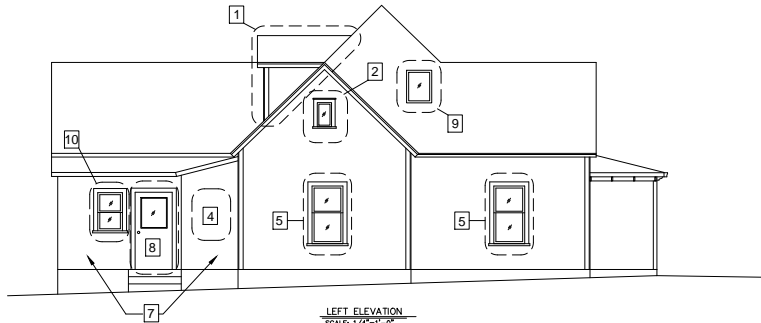
FRONT ELEVATION  
SCALE: 1/4"=1'-0"



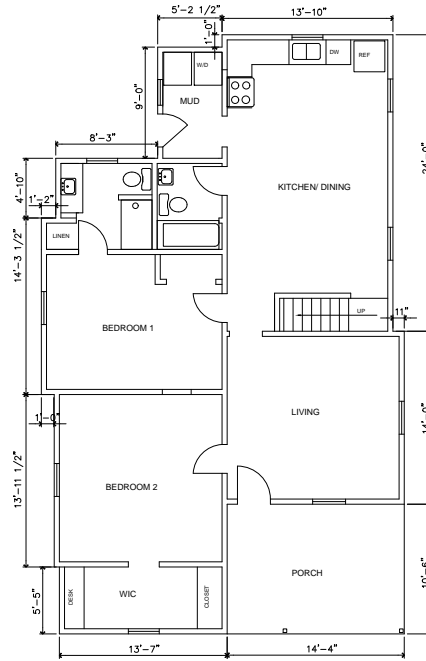
REAR ELEVATION  
SCALE: 1/4"=1'-0"



RIGHT ELEVATION  
SCALE: 1/4"=1'-0"



LEFT ELEVATION  
SCALE: 1/4"=1'-0"



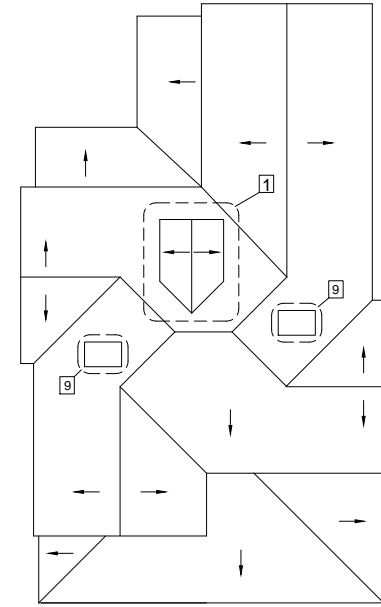
FLOOR PLAN  
SCALE: 1/4"=1'-0"

PLAN NOTES:

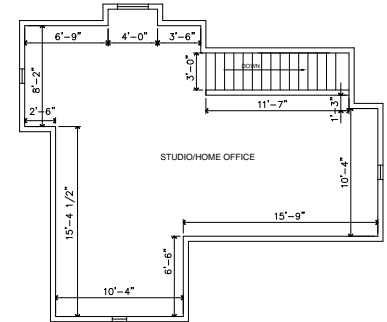
- 1 NEW DORMER WITH 30X48 CASEMENT WINDOW
- 2 INSTALL 12X24 WOOD WINDOW
- 3 INSTALL 30X30 WOOD WINDOW
- 4 REMOVE WINDOW; INSTALL WOOD SIDING
- 5 REPAIR EXISTING WOOD WINDOW
- 6 INSTALL NEW WOOD RAILING
- 7 REMOVE VINYL SIDING; INSTALL WOOD SIDING
- 8 INSTALL NEW WOOD DOOR
- 9 INSTALL SKYLIGHT AT FORMER CHIMNEY LOCATION
- 10 INSTALL 24X30 WOOD WINDOW

GENERAL NOTES:

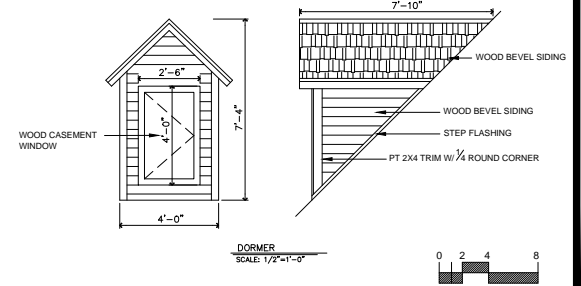
1. SIDING SHALL BE BEVELED WOOD WITH REVEAL TO MATCH EXISTING.
2. EXISTING DOUBLE HUNG WINDOWS SHALL BE RESTORED TO OPERABLE CONDITION WITH NEW STORM WINDOWS.
3. NEW WINDOWS SHALL BE EQUAL TO WEATHER SHIELD "PREMIUM WOOD SERIES".



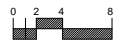
ROOF PLAN  
SCALE: 1/4"=1'-0"



2ND FLOOR PLAN  
SCALE: 1/4"=1'-0"



DORMER  
SCALE: 1/2"=1'-0"



NOT FOR CONSTRUCTION







































