

# COA Application: 300 Oklahoma Avenue

Below, you will find proposed changes to our home at 300 Oklahoma Avenue located in the Old North Knoxville Historic District nestled on the corner of Oklahoma and Cornelia Avenues.

Through nearly 50 years of landlord ownership, much of our home's historical integrity has unfortunately been destroyed, ripped apart, and/or deteriorated from lack of maintenance and termites. It was split into a multi-unit residence where as many as 6 separate apartments existed before we purchased it this past winter, and we've converted it back into a single family for our new family to soon enjoy

Please refer to attached diagrams and photos for visual clarification of the following items:

- Moving and Rehabbing/Salvaging Current Windows
  - Move **Window A** to replace **Window C**. Both windows are facing South towards Anderson Ave and are identical matching windows, so it will make these match from both the outside from Anderson and Cornelia Avenues as well as from the inside the kitchen
  - Install backdoor in location where **Window A** was removed. Backdoor will be made of wood and will match front door with same window pattern
  - Move **Window C** from South wall to rehab/replace **Window E** facing West towards Cornelia Ave. **Window E** is not original but will be after this is completed
  - Move **Window D** (facing East toward neighbor's house) to rehab other original windows throughout home in need of repair (hardware, materials, panes, etc). This window directly faces the neighbor's house and is not noticeably visible from Oklahoma or Cornelia Avenues. The current window is 68 inches tall and 35 inches wide. The replacement window is 47 inches tall and 35 inches wide
  - Replace **Window D** with new window. New window will match in materials (wood) and pane layout as all windows original to the home
    - **Windows A-D** in consideration are all located in the kitchen. And with the inherited lack of natural space coupled with two large windows (**C** and **D**) located in the kitchen, the space available was less than the space needed to layout our appliances and cabinets. This presented a very difficult task of designing a kitchen layout (in consideration of the current window layout) that would fit our needs without greater structural modifications that could be visible from the exterior (like extending the kitchen beyond the South wall of the structure). The least noticeable option from the exterior of the home that also preserved an assemblance of *original* (inside and out) is to salvage our own window (**Window D**) and use it for rehab purposes throughout the home while replacing it with a new, matching window. We accomplish three things with this: 1) we keep our house not just original with materials but original to itself by using its own salvaged parts; 2) we create a kitchen layout that fulfills our needs with a slightly shortened **Window D** to allow for appliances; and 3) we make other deteriorated windows *original to the home from using its own parts* and not just original to the period by using salvaged materials from other homes that may or may not be from the same time period or even the same style of house
- Basement Entrances (West facing Cornelia Ave and South facing the Alley and Anderson Ave)
  - Both South and West basement entrances were demolished due to heavy deterioration from termites and prolonged water exposure to adjacent floor joists and structural beams. New beams and posts were installed to renew structural integrity to the back of the house
    - Replace West entrance to the basement with new brick and/or wooden door. Wooden door will also include a small wooden pergola awning. New brick will match existing West facing brick. There are currently 2 visible styles of brick used on the basement exterior. North and West facing brick match (rug-face brick). And South and East facing brick match. New brick will be painted to match existing brick

- Replace South entrance to basement with double, wooden, carriage garage doors salvaged from a historic home in the area. Each door is 4 feet wide by 7 feet tall
- **New Construction:** Build a fence for the backyard only. Fence will be made of pine and will be approximately 40 feet wide by 78 feet long. Fence will be scalloped and made of wood, matching the neighbor's fence across Cornelia Ave. Fence will have a double-gate entrance accessible from Cornelia Ave where a sloped driveway currently exists
- **New Construction:** Build a deck. Deck will be made of wood and will be approximately 20 feet wide starting from the East corner of the house and 14 feet deep. Stairs for backyard access will be installed on the East side of the deck with limited visibility from Cornelia Avenue
- We will be extending the **Master Bedroom** out over the front porch. We are simply utilizing dead space above the porch and will not be altering the roof. This is an interior extension only and will not be seen from the exterior of the home. In doing so, however, we may have to take down the existing porch ceiling beadboard in order to add the appropriate structural framing. We will salvage and/or replace existing beadboard with new, matching beadboard in material (wood) and style



300  
OKLAHOMA  
AVENUE

CORNER OF  
OKLAHOMA AND  
CORNELIA  
AVENUE



FRONT  
PORCH  
FACING  
NORTH



FRONT  
PORCH





Customer Notes: 3/16/15

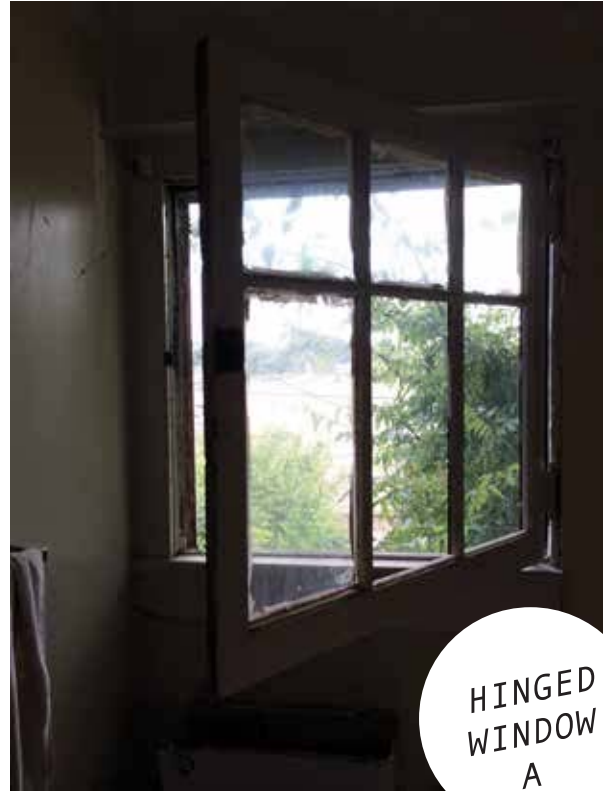
Line #	Location:	Attributes	Item	Price
10	KITCHEN	<p><b>Architect, Casement Left, 35 X 47</b></p> <p>1: 3547 Left Casement            Frame Size: 35 X 47            General Information: Standard, Wood, Pine, 4 3/8", 4 3/16"            Exterior Color / Finish: Primed            Interior Color / Finish: Unfinished Interior            Sash / Panel: Standard            Glass: Insulated Dual Low-E - Advanced Low-E Insulating Glass Argon Non High Altitude            Hardware Options: Fold-Away Crank, No Limited Opening Hardware, White            Screen: Full Screen, White, InView™            Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H)            Wrapping Information: No Exterior Trim, No Interior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 164", Glazing Pressure = 50.</p>	5	50

WINDOW D  
 REPLACEMENT  
 SPECS

Viewed From Exterior

Rough Opening: 35 - 3/4" X 47 - 3/4"

MATCHING  
WINDOWS A & B





OUTSIDE WINDOW E



WINDOW E MODERN HARDWARE



INSIDE WINDOW E

ORIGINAL WINDOW

WINDOW E  
NON-ORIGINAL  
NON-HISTORIC



WINDOW E MODERN BUILD



FRONT DOOR  
WINDOW  
PATTERN

MATCHING  
FRONT DOOR  
FOR NEW  
BACK DOOR



FRONT  
DOOR





PROPOSED  
FENCE IN  
NEIGHBOR'S  
YARD



EXAMPLES  
OF PERGOLA  
AWNING TO GO  
OVER WEST  
BASEMENT  
ENTRANCE

PROPOSED  
MATERIALS



BASEMENT  
SOUTH  
ENTRANCE

ONE OF THE  
CARRIAGE DOORS  
TO BE INSTALLED  
IN THE SOUTH  
BASEMENT  
ENTRANCE

PROPOSED  
MATERIALS



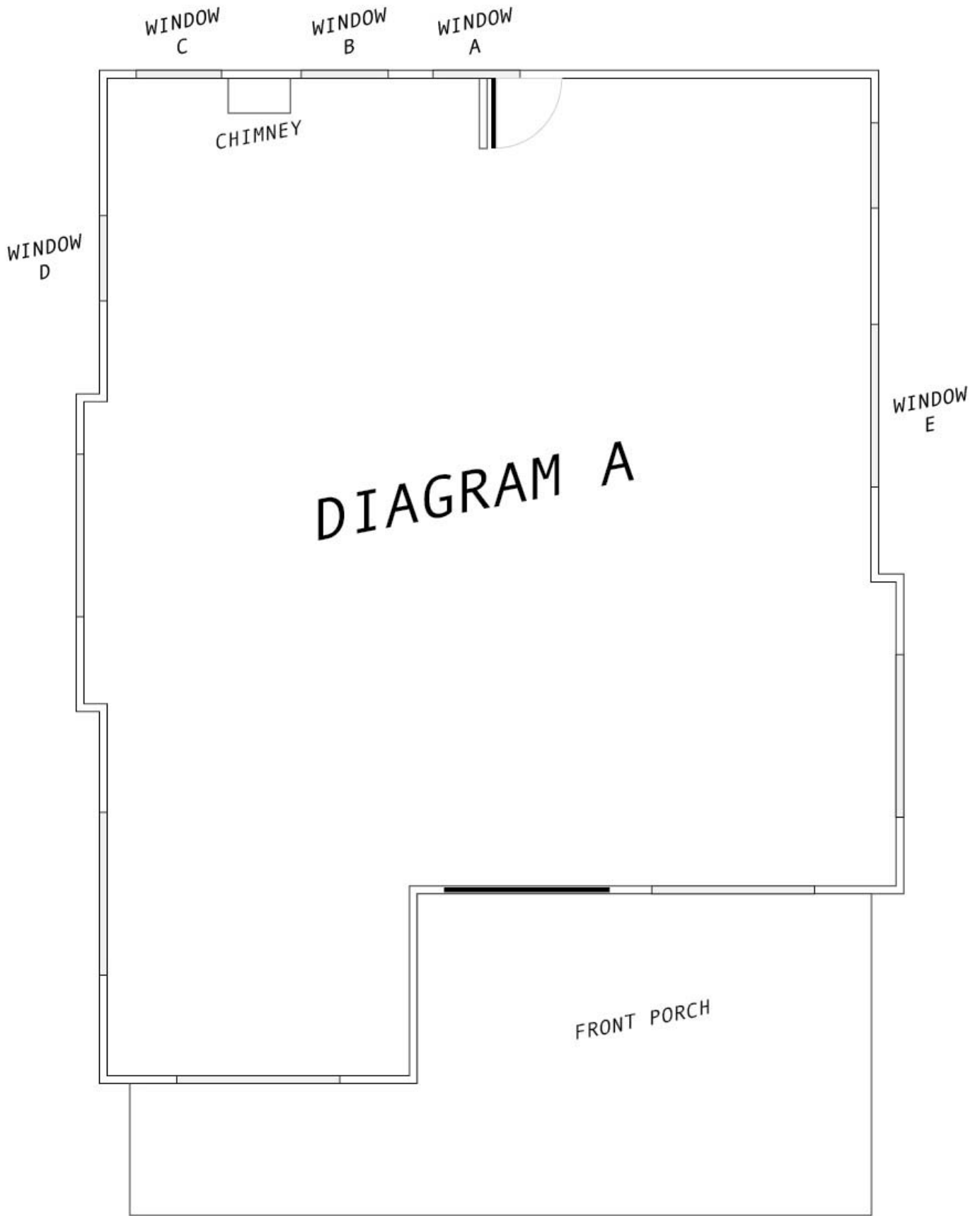


PROPOSED  
MATERIALS



EXAMPLES OF  
DECK OPTIONS  
UNDER  
CONSIDERATION





ALLEY

SINGLE  
GATE  
FENCE  
ENTRANCE

# DIAGRAM B

DOUBLE  
GATE  
FENCE  
ENTRANCE

EXISTING  
SLOPED  
DRIVEWAY

DECK

SINGLE  
GATE  
FENCE  
ENTRANCE

CORNELIA  
AVENUE

SINGLE  
GATE  
FENCE  
ENTRANCE

BACK DOOR

SOUTH ENTRANCE  
TO BASEMENT

WEST ENTRANCE  
TO BASEMENT

SIDEWALK

