



**KNOXVILLE HISTORIC ZONING COMMISSION  
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

**PROPERTY ADDRESS:** 311 E Scott Ave 37917

**FILE NO.:** 8-F-14-HZ

**DISTRICT:** Old North Knoxville H-1

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**MEETING DATE:** 8/21/2014

**APPLICANT:** David Kerns Clancy Kerns Construction (contractor)

**LEVEL OF WORK:** Level II. Construction of addition or outbuilding

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**PROPERTY DESCRIPTION:** Foursquare with Neoclassical influence (1916)

Two-story frame with weatherboard wall covering. Hip roof with bellcast hip dormer, asphalt shingle covering. Double-hung one-over-one windows. One-story full front porch with paired square fluted wood posts on brick piers, sawn wood balustrade. One-story projecting bay on south elevation. Two interior offset brick chimneys. Recessed transom and sidelights at front entry. Irregular plan. (contributing)

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► **DESCRIPTION OF WORK:**

Construct two-car detached garage 24' x 28' with attic level. Roof to be 12/12 pitch side gable and 15-foot average overall height. Single centered dormer to be shed-roofed to match the style of that on front of the existing house. Asphalt shingles to match those of existing house. Siding to be beveled poplar or concrete fiber cement board painted to match existing house. Overhead garage doors are to mimic carriage house doors. Eaves and overhangs to match the depth, width, and other dimensions of those on the existing house. Woodside casement windows in dormer and double-hung in gables. Side entry door to be 36-inches wide with 9-lights.

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► **APPLICABLE DESIGN GUIDELINES:**

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

**M. AUXILIARY BUILDINGS: HISTORIC CHARACTERISTICS**

Auxiliary or outbuildings were often used in Old North Knoxville, although many of them have deteriorated or been destroyed over the years. Typical outbuildings would have included carriage houses, barns, outhouses or servants' quarters, often more than one-story tall and built with steeply pitched gable roofs or combined gable and shed roofs, with weatherboard or board and batten wall covering. Smaller work sheds were also located in the neighborhood.

1. The design of outbuildings such as garages shall acknowledge and suggest the function of original outbuildings that would have been located in the neighborhood.
  2. The design of features like garage doors that face the street shall mimic carriage house doors from an era consistent with the primary building on the lot.
  3. Garages shall be located to the rear of the primary building on the lot.
  4. Materials used in constructing outbuildings or accessory buildings may only use materials and design characteristics selected from the following list: wood lap siding with a four-inch lap or board and batten; a 12/12 roof pitch; overhanging eaves; exposed rafter tails; wood windows; masonry but not exposed concrete block or split-face block; garage doors appearing to be carriage doors or plank doors with reinforcing trim.
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**COMMENTS:**

**STAFF FINDINGS:**

- 1) Typical outbuildings in ONK have included carriage houses, barns, and servants' quarters, often more than one story tall and built with steeply pitched gable roofs or combined gable and shed roofs, with weatherboard or board and batten wall covering.
- 2) Mostly, the later houses in the district had garages, with the roof shapes and wall coverings that match the existing house. Many garages and outbuildings in Old North Knoxville are of later construction, and are not contributing buildings.
- 3) The structure is proposed to be located to the rear of the lot as recommended by the guidelines. Currently a noncontributing metal-roofed carport is in the location for the proposed garage.
- 4) The style and details of the submitted Colonial Revival-style garage are not compatible with the Foursquare characteristics of the existing house; however, the side-gabled roof can be made appropriate by replacing the pictured two front-gabled dormers with two shed-roofed dormers or a single longer one, which is more in keeping with the era of the house. The dormer windows without muntins will match those of the dormer on the house.
- 5) The proposed wooden siding, asphalt shingles, and carriage house-style garage doors are recommended by the guidelines. The 9-light side entry door and the multi-light windows in the garage door are not in keeping with the style/era of the house.
- 6) A 12/12 roof pitch as recommended by the guidelines would be too high to be compatible with the style of the existing house. A pitch anywhere from 8/12 to a 10/12 would be more appropriate.
- 7) The garage location is not visible from the street right-of-way. Typically, garages are located at the end of a driveway straight back from the street, and the fronts are visible. In this case, there is an existing carport behind and closer to the house, which justifies the proposed non-traditional location.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the construction of a garage as outlined in the work description, but with wood siding, with either two hipped-roof dormers or a single longer shed dormer, with an 8/12, 9/12, or 10/12 roof pitch, with a side entry door that is either a solid five-panel door or a single half-light door, and without multi-light divisions in the garage windows.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION**

Please print all information

1. NAME OF APPLICANT: DAVID C KERNS  
Address: 410 LOCUST HILL LN KNOX TN 37920  
Telephone: 865 556 2446 E-mail address: CLARENCE.KERNS1@YAHOO.COM  
Relationship to Owner: CONTRACTOR

2. NAME OF OWNER: DEBBIE OYLEN  
Address: 311 E. SCOTT AVE KNOX TN 37917  
Telephone: 865 719-5888 E-mail address: DOODLEOYLEN@GMAIL.COM

3. LOCATION OF PROPERTY:  
Address: 311 E. SCOTT AVE Tax ID/Lot/Parcel No: \_\_\_\_\_

4. LEVEL OF WORK (circle Level)

- Level I Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure
- Level II Major replacement of materials or architectural elements; construction of addition or outbuilding; renewal of COA
- Level III Construction of a new primary building; subdivision of property
- Level IV Demolition or relocation of a contributing structure

5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

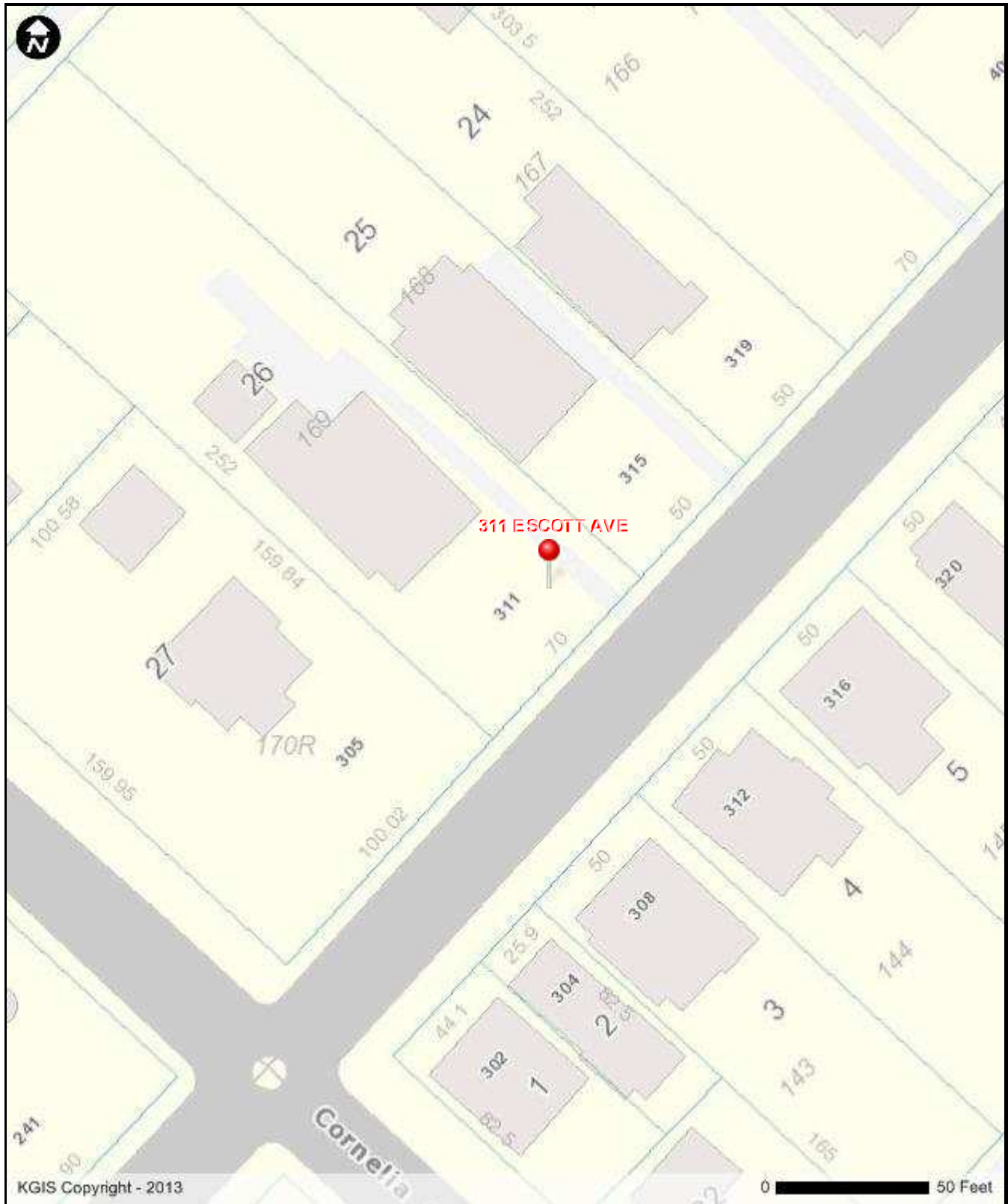
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6. SIGNATURE OF APPLICANT: [Signature] Date: 8-4-14

Return application to: Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902. Incomplete applications will not be accepted.

FOR STAFF USE ONLY			
Date Received _____	Approved _____	Disapproved _____	Approved As Modified _____
Date Acted On _____			

Article 2  
Sect. 2.1-5



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**311 E. Scott Avenue**  
 Old North Knox  
 HZC Agenda item

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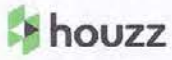
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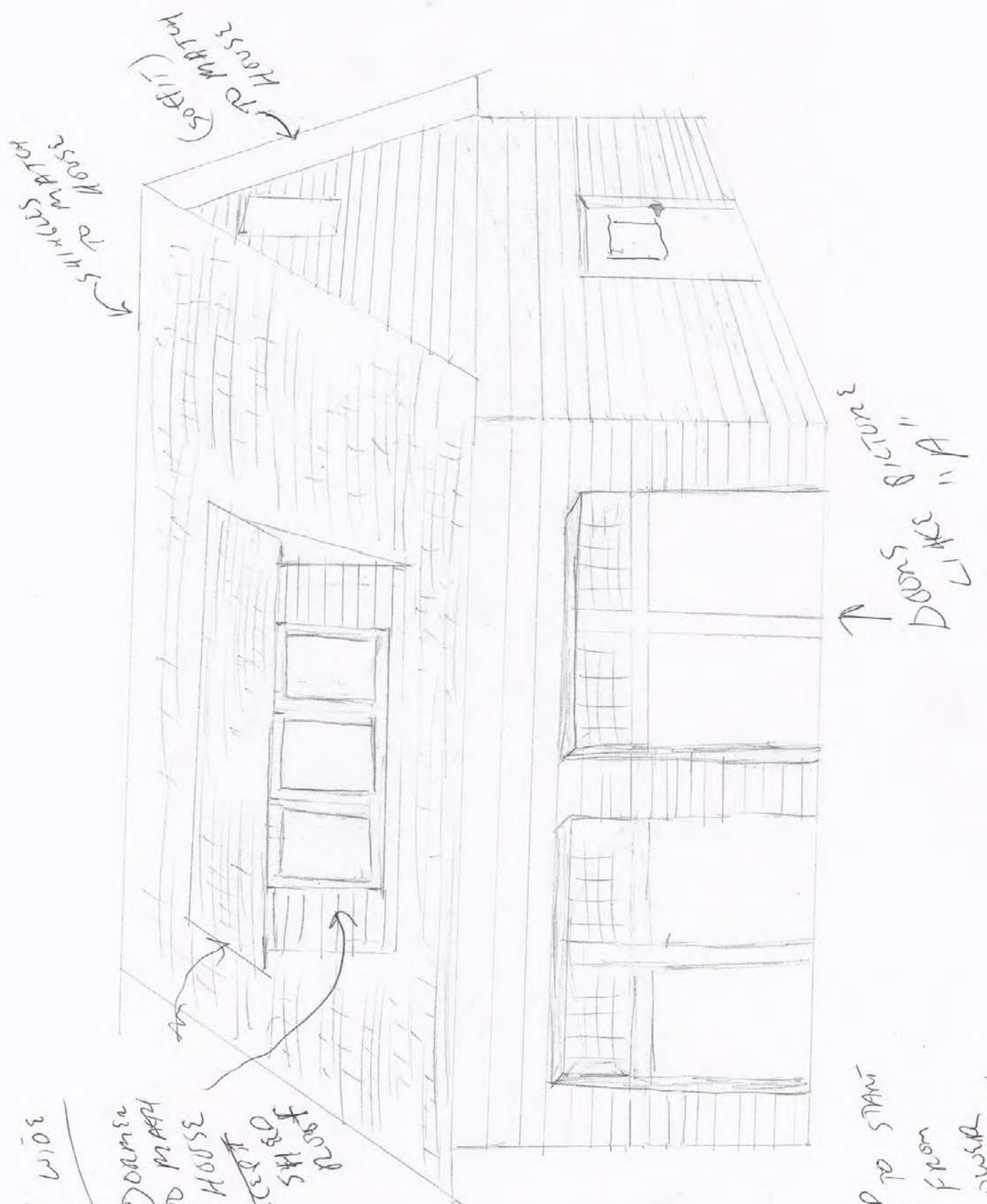
Shades of Gray



Storybook



24' X 28'



4' wide  
 Down in  
 mpray  
 House  
 with  
 EXCESS  
 SHIP  
 ROOF

SUP TO STAIR  
 ROOF FROM  
 30' LOWER  
 WALL.







311 E Scott - Existing carport & porch corner



311 E. Scott - Existing carport from rear porch deck

**2/12 pitch**



**4/12 pitch**



**5/12 pitch**



**6/12 pitch**



**7/12 pitch**



**8/12 pitch**



**9/12 pitch**



**10/12 pitch**



**12/12 pitch**



**Various roof pitches on additions and outbuildings**



**Various roof pitch profiles**

# Examples of Roof Pitches

From 4 to 12/12

