



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

PROPERTY ADDRESS: 131 E Scott Ave 37917

FILE NO.: 6-F-18-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 6/21/2018

APPLICANT: Aaron Pennington (Architect)

LEVEL OF WORK: Level II. Construction of addition on house and outbuilding

PROPERTY DESCRIPTION: Neoclassical with Queen Anne and Shingle-style influences

House historically known as Pincrest -- a George Barber design. Neoclassical with Queen Anne and Shingle-style influences. (1899). Two story frame with weatherboard wall covering. Hip roof with asphalt shingle covering, dormers and roof finials. Double hung one-over-one and Queen Anne cottage window. One-story two-thirds front porch with arcaded shingled balustrade and engaged round pilasters with Ionic capitals. Two brick chimneys, one interior end and one exterior front with elaborate arched leaded stained glass window set into front brick chimney with limestone sill and arch. Brick foundation. Irregular plan. Projecting rounded two-story bay on front elevation with applied zinc garland at eaves and recessed marble chip panels below and above first-story windows. Canted two-story bay also on front elevation. Rounded projecting sun room on south elevation with six-over-six and four-over-four windows and eaves supported by wooden Doric columns. (C)

(c. 1955) One and one-half story auxiliary frame apartment with weatherboard wall covering and one-half brick veneer on front elevation. Gable roof with asphalt shingle covering. Replacement windows. Rectangular plan. (NC)

► **DESCRIPTION OF WORK:**

Construct frame, hipped-roof rear porch with dimension of 10'x28'. The porch addition will project beyond the face of the existing balcony by ~10 feet. The porch will feature a 36-inch-high balustrade with 2x2 nominally sized porch balusters and 6x6 chamfered posts. It will be supported by brick piers infilled with framed wooden lattice panels. Construct 6/12 hipped roof with front hipped dormer on an existing carriage house. Replace doors with salvaged or custom wooden side-opening or sliding carriage house doors with true-divided lights. Install 2 sets of true-divided light windows into existing openings on the south elevation of the carriage house.

► **APPLICABLE DESIGN GUIDELINES:**

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

COMMENTS:

STAFF FINDINGS:

1) The frame house is a contributing structure within the Old North Knoxville H-1 Overlay and National Register Historic District. The brick garage is listed as a noncontributing structure dating to about 1955 in the historic inventory, but the type of brick used indicates that it may have been constructed during the 1920s.

2) The house is a George Barber architect-designed house, known as "Pincrest" (Design No. 14). The floor plans for this design indicate a rear porch with balcony.



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3) The proposed low hipped roof, wooden features, and wooden lattice between brick piers are appropriate for and compatible with the features of the existing house. At 28 feet long, the porch will extend for a longer length along the rear of the house than the porch shown on the Barber plans (between the two basement accesses), but it will not obscure or destroy significant historic fabric.

4) The 36-inch-high, 2x2 nominally sized porch balusters and 6x6 chamfered posts will contrast with the existing turned balustrade on the upper level porch and help to distinguish the new porch from the existing porch.

5) The proposed hipped roof for the accessory structure is compatible with that of the house, and is an appropriate roof type for carriage houses of the era. The existing flat roof of the accessory structure is not character-defining.

6) The wooden side-opening carriage house doors with twin lights proposed to replace the existing doors are appropriate for the accessory structure, as are the front dormer and the true-divided light windows on the south elevation.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the proposal with the condition that staff approval is required if the carriage house doors as represented on the submitted drawings are to be revised.

Certificate (File) No: _____

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

Please print all information:

1. **APPLICANT NAME:** AARON PENNINGTON

Address: 514 W. JACKSON AVE SUITE 102

Telephone: 865.329.0316 E-mail address: apennington@senderspace.com

Relationship to Owner: architect

2. **OWNER NAME:** CAESAR STAIR IV & MEGAN STAIR

Address: 131 E SCOTT AVE

Telephone: 865 776 1891 E-mail address: cstair4@bsmlaw.com

3. **LOCATION OF PROPERTY:**

Address: 131 E. SCOTT AVE Tax ID/Lot/Parcel No: 081KF038

4. **LEVEL OF WORK** (circle Level)

- Level I Routine repair; replacement of deteriorated materials in-kind; removal of artificial siding; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure or a late addition; renewal of COA
- Level II Major replacement of materials or architectural elements; construction of an addition or outbuilding
- Level III Construction of a new primary building; subdivision of individually designated 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.)

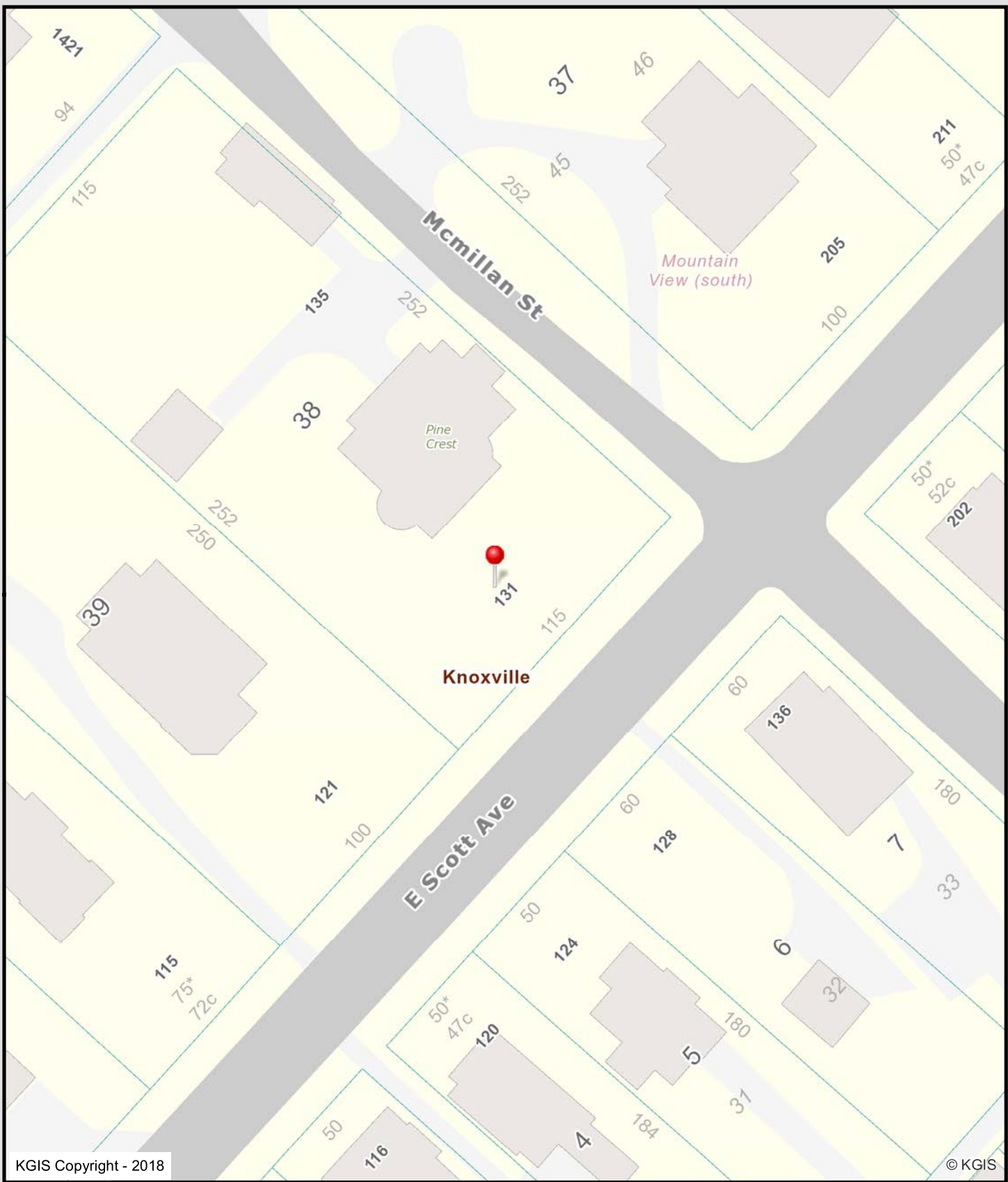
SEEKING APPROVAL TO BUILD A NEW PORCH ON THE REAR OF THE EXISTING HOUSE. THE PORCH WILL BE OPEN ~~AND UNCOVERED~~ (COVERED) AND WILL HAVE PAINTED WOOD ELEMENTS. WE ARE ALSO SEEKING APPROVAL TO CONSTRUCT A NEW HIPPED ROOF W/ DORMER ON AN EXISTING BRICK CARRIAGE HOUSE (1920'S). THERE ARE ~~OTHER~~ OTHER PROPOSED IMPROVEMENTS AS SHOWN ON THE DRAWINGS.

6. **SIGNATURE OF APPLICANT:** Aaron Pennington Date: 6/4/2018

Incomplete applications cannot be accepted.

Mail application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902; or Fax: (865) 215-2068; or E-mail to Kaye.Graybeal@knoxmpc.org
Phone: (865) 215-3795

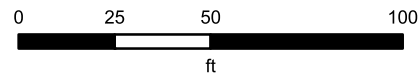
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Date Received	Approved	Disapproved	Approved As Modified
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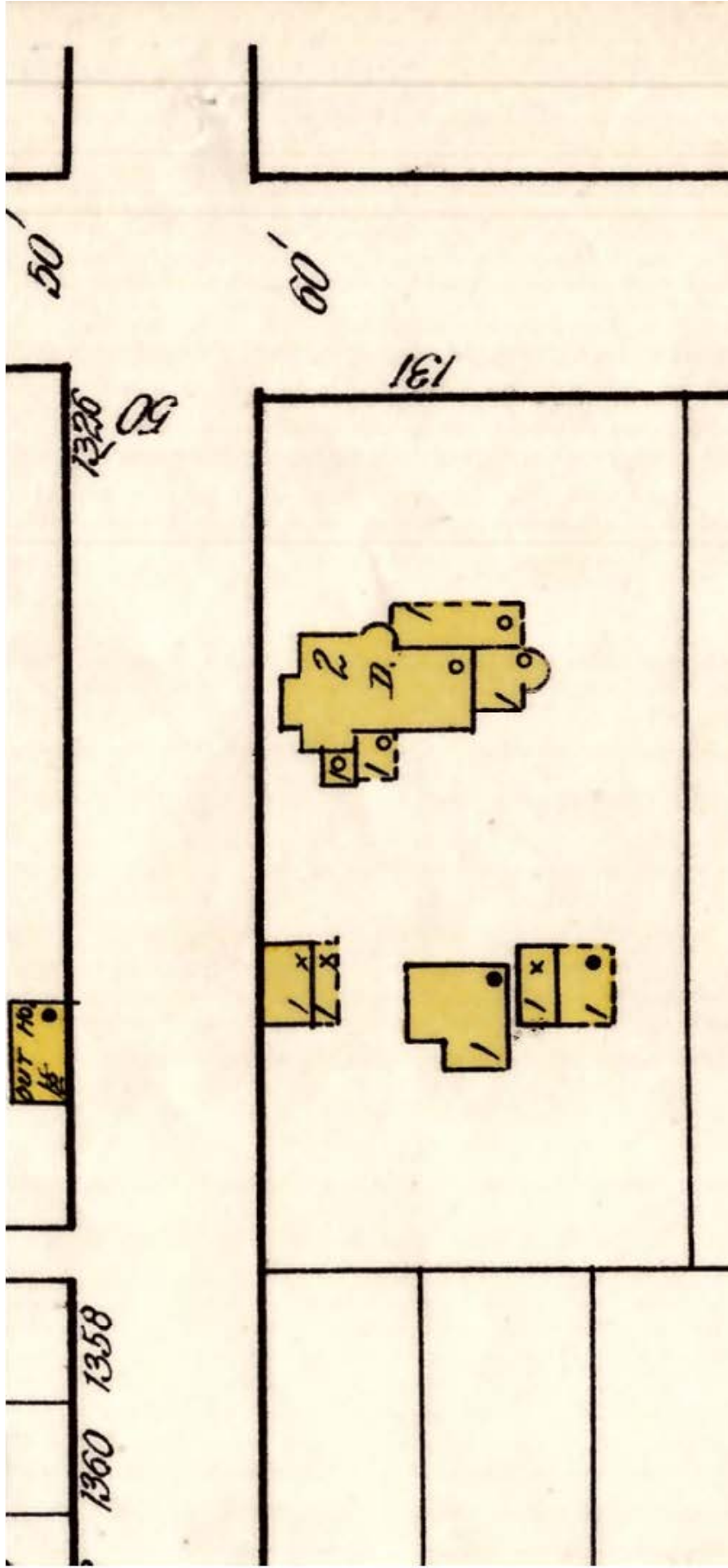
131 E. Scott Avenue
 Old North Knoxville H-1

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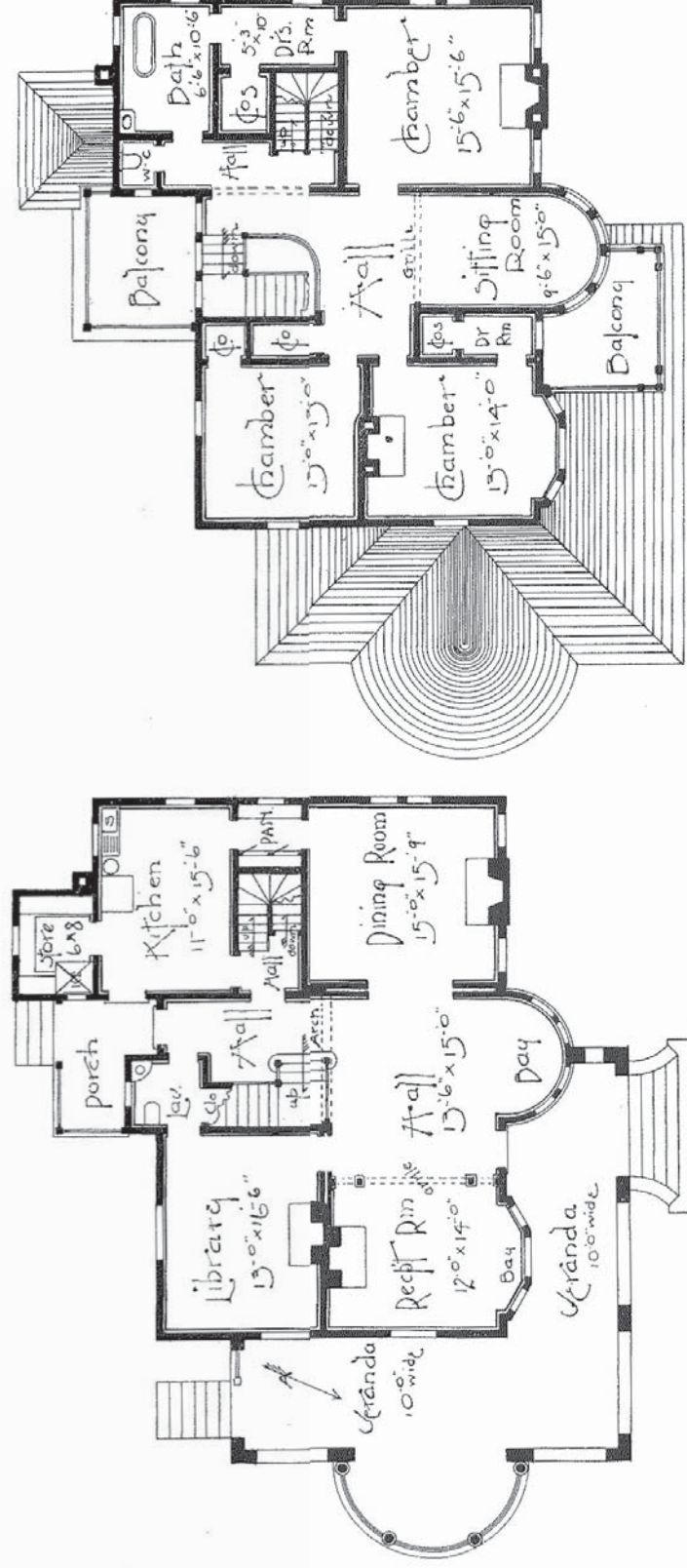
Knoxville - Knox County - KUB Geographic Information System



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1917 Sanborn map showing an accessory structure to the south where today's carriage house exists. The other structures shown are no longer extant.



FLOOR PLANS FOR DESIGN No. 14

THIS is a home of which the owner is justly proud, and to which he has given the name of "Pine Crest." The porch is an elegant feature of this house. The view of the furnished porch shown on page 38 is taken at A, viewed in the direction of the arrow. The main hall, divided from the reception-room by an artistic grille, is beautiful indeed, and the stairs, while plainly in view, are recessed enough to be entirely out of the main hall. Back of the hall, the library, to the right the dining-room, with a mantel and grate in front, ornamented by an art glass window in the chimney above the mantel. Every convenience possible has been arranged.

The style has been selected as a simple and plain rendering of Colonial for picturesque effect. Width over porches, 61 feet. Stories 10 feet and 9 feet 2 inches, respectively. Built in frame. Hardwood finish below, natural pine above.

We have recently furnished the plans in a cheaper form by making the tower octagon, leaving off the circle on the porch, placing a bath-room on the first floor in place of second floor near where the lavatory is now located. The cost of this house in the changed form was close to \$2,500. One-fourth inch scale copies of these plans will be sent on application.



1817 - 131 SCOTT AVE

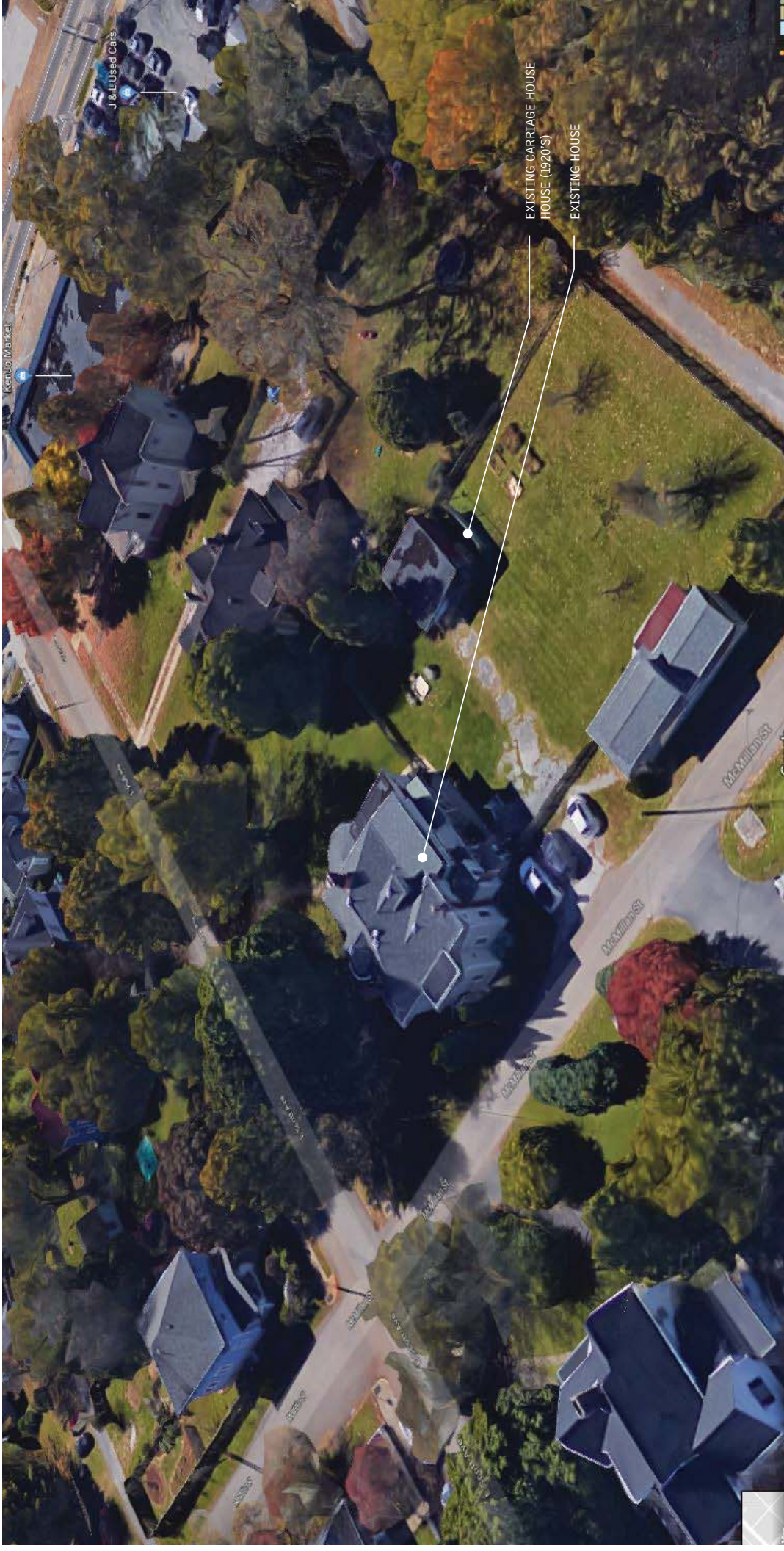
HISTORIC ZONING COMMISSION | SUBMITTAL
01 JUNE 2018

EXISTING FRONT ELEVATION
VIEW LOOKING NORTHWEST FROM SCOTT AVE



1817 - 131 SCOTT AVE
HISTORIC ZONING COMMISSION | SUBMITTAL
01 JUNE 2018

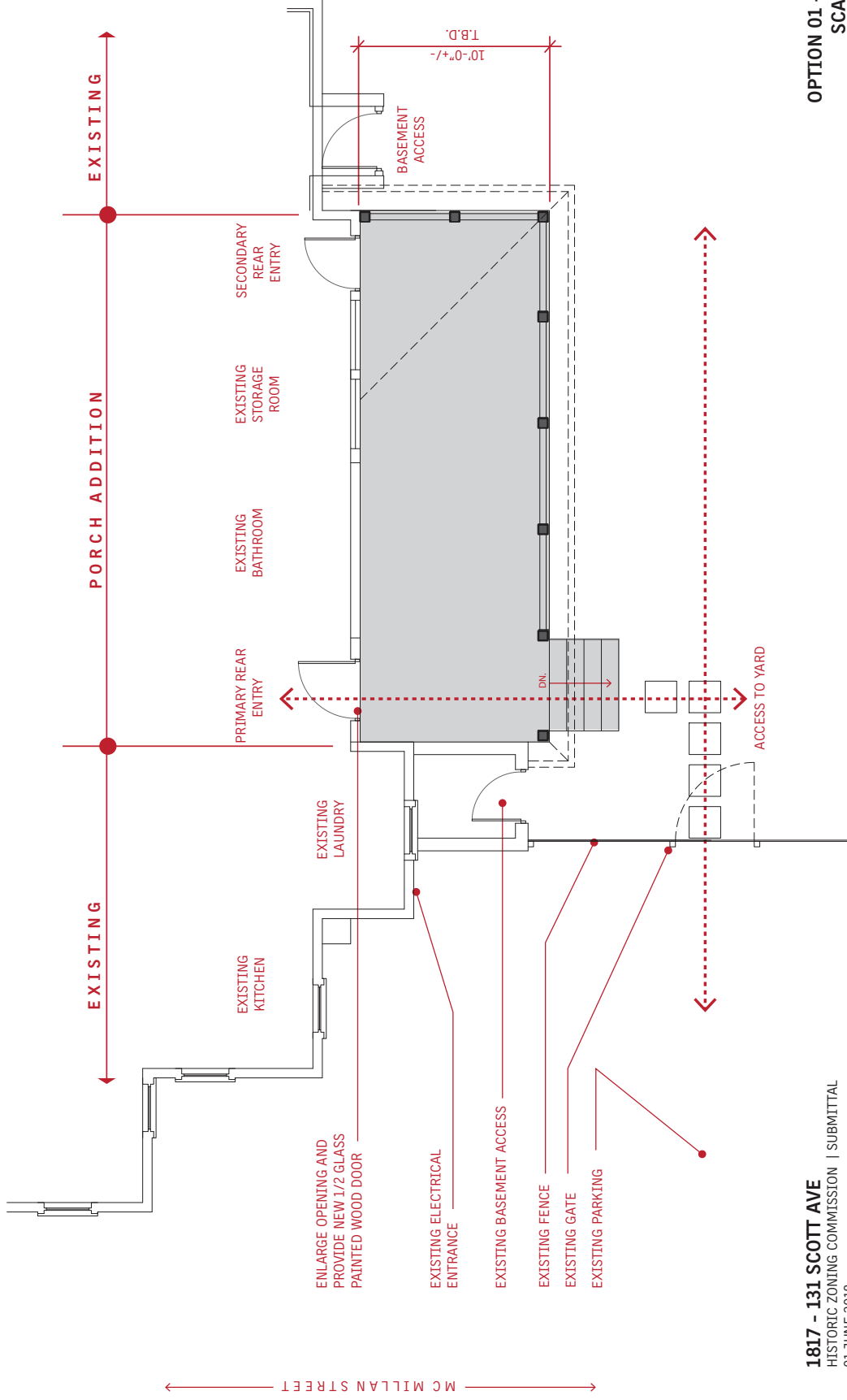
EXISTING BACK YARD
LOOKING SOUTHEAST FROM McMILLAN STREET



1817 - 131 SCOTT AVE

HISTORIC ZONING COMMISSION | SUBMITTAL
01 JUNE 2018

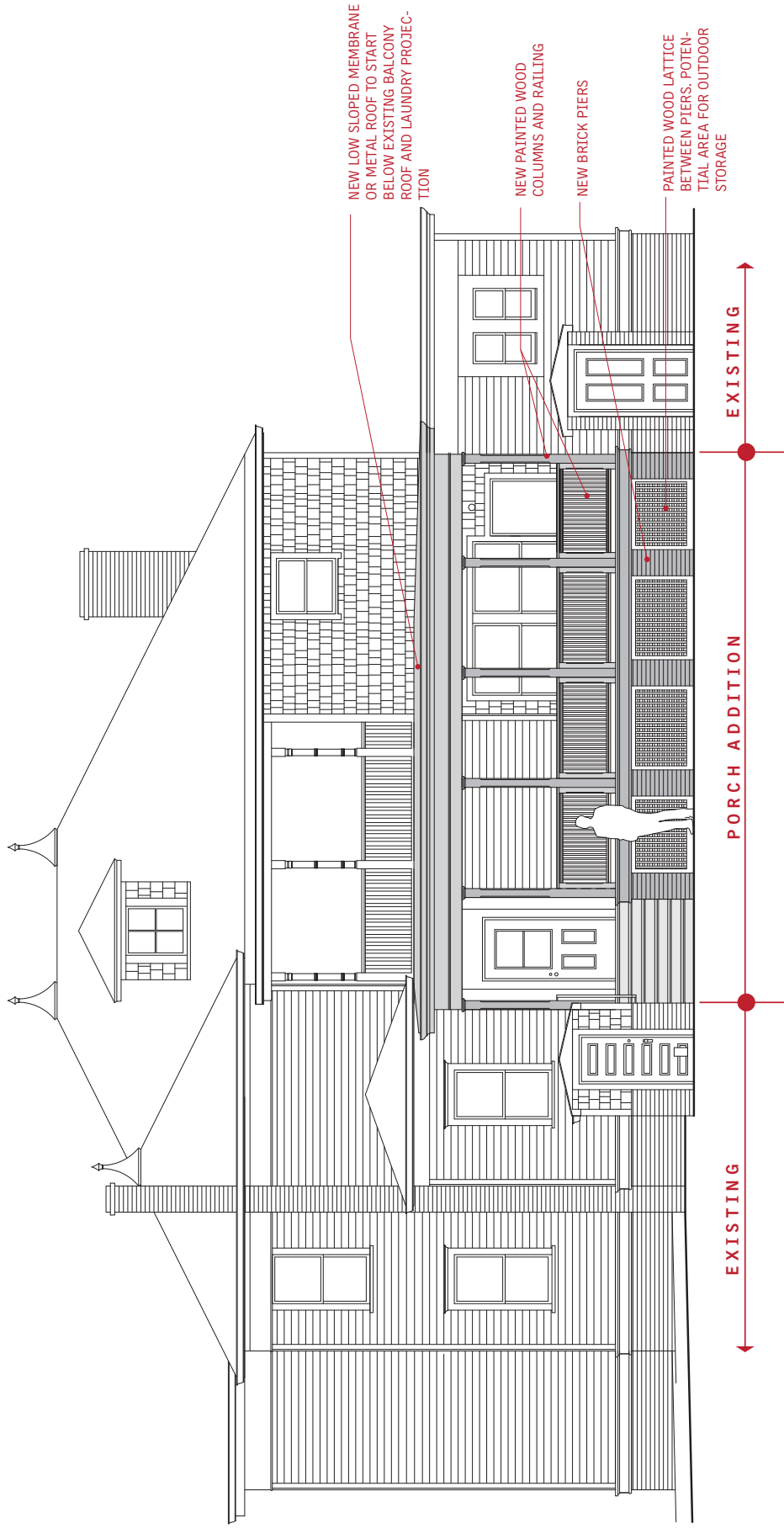
**EXISTING BACK YARD
BIRDSEYE VIEW LOOKING SOUTHEAST**



1817 - 131 SCOTT AVE

HISTORIC ZONING COMMISSION | SUBMITTAL
01 JUNE 2018

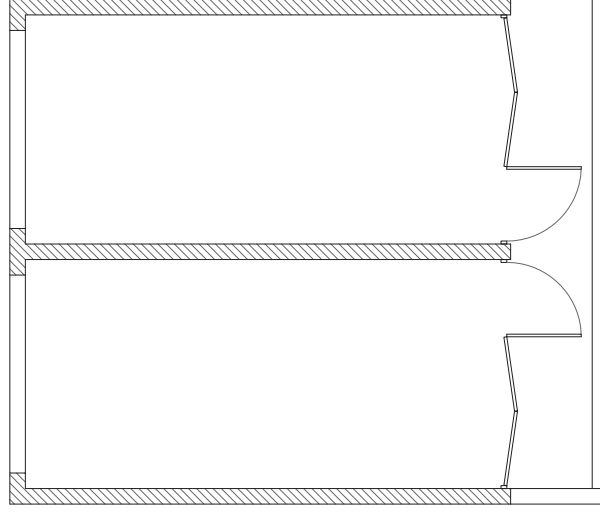
OPTION 01 - PARTIAL PLAN
SCALE: 3/16" = 1'-0"



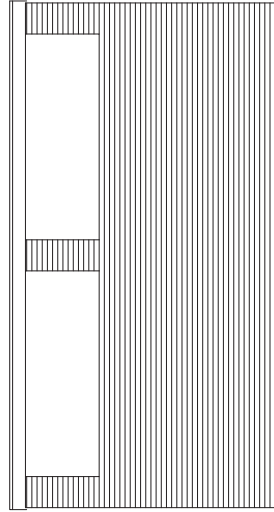
1817 - 131 SCOTT AVE

HISTORIC ZONING COMMISSION | SUBMITTAL
01 JUNE 2018

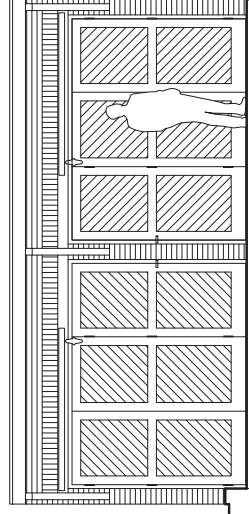
OPTION 01 - WEST ELEVATION
SCALE: 3/16" = 1'-0"



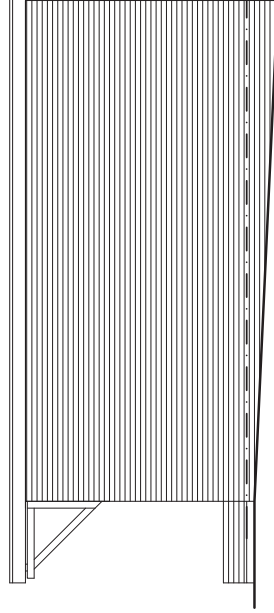
PLAN



SOUTH ELEVATION



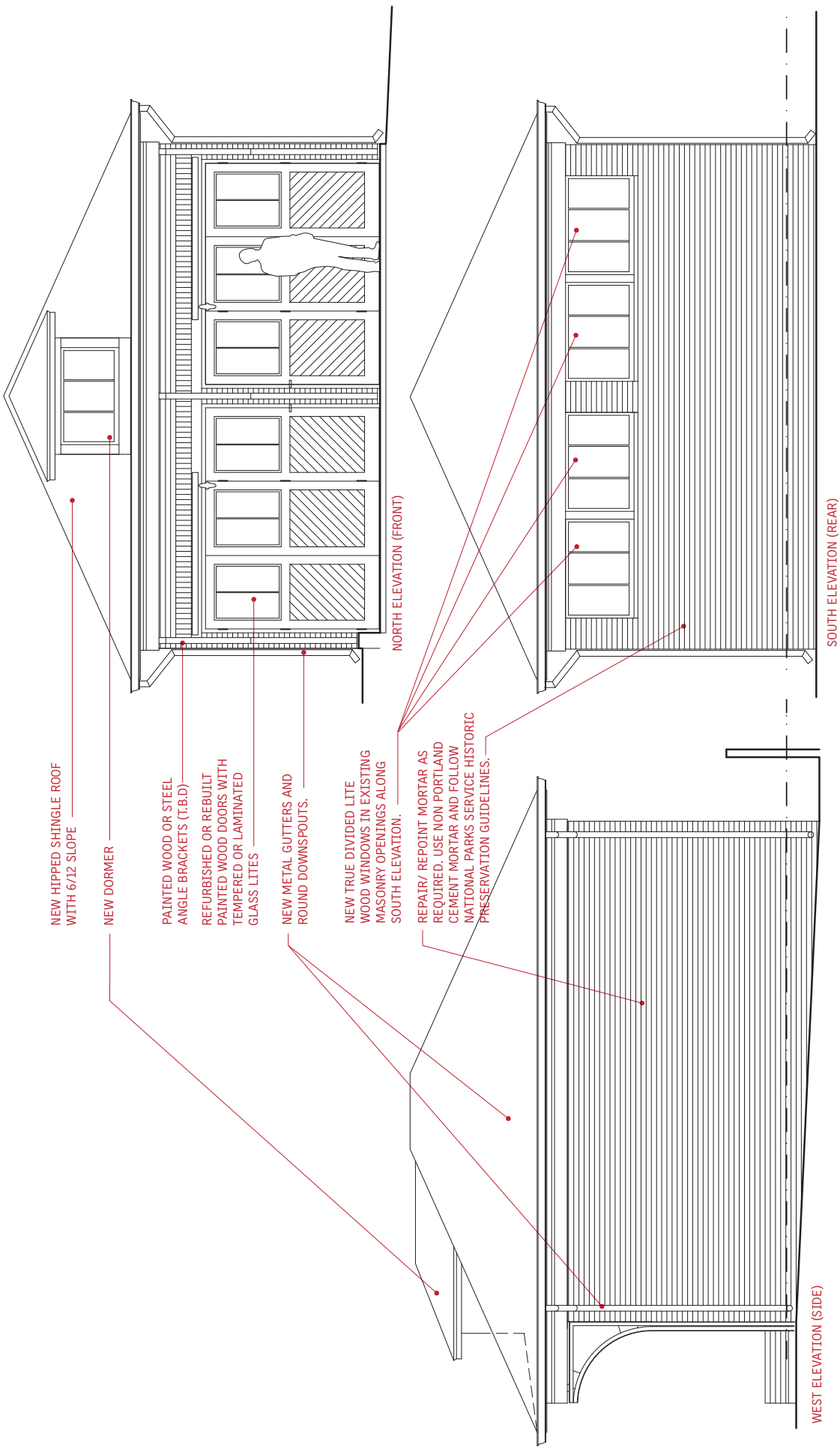
NORTH ELEVATION



WEST ELEVATION

CARRIAGE HOUSE - EXISTING
SCALE: 3/16" = 1'-0"

1817 - 131 SCOTT AVE
HISTORIC ZONING COMMISSION | SUBMITTAL
01 JUNE 2018



CARRIAGE HOUSE
SCALE: 1/4" = 1'-0"

1817 - 131 SCOTT AVE
 HISTORIC ZONING COMMISSION | SUBMITTAL
 01 JUNE 2018

