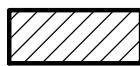


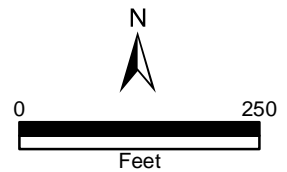
12-F-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



204 E. Scott Ave. 37917
Old North Knoxville H

Original Print Date: 12/7/2021
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Sean Martin



Meeting: 12/16/2021
Applicant: Sean Martin
Owner: Jade and Grant Kloss

Property Information

Location: 204 E. Scott Ave. **Parcel ID** 81 L S 002
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne cottage, c.1900

One-and-one-half-story residence with a hipped roof with lower gables projecting to front, sides, and rear, clad in asphalt shingles. Exterior is clad in asphalt siding and rests on a brick foundation. Roof features a gable-roof dormer with balustrade, sawn wood bargeboard with spindles on the gable ends, and windows in the gable fields. Partial hipped roof porch supported by square posts, with dentiled wood cornice.

Description of Work

Level II Construction of Addition or Outbuilding, Major Repair or Replacement

Minor revisions to one side elevation on a previously-approved rear addition (with rear-access garage). Previous application for a COA (6-G-21-HZ) proposed a brick-clad foundation wall (for garage behind) with four new double-hung windows on the east elevation. The revised proposal includes three brick piers with vertical channel-gap style siding, either painted cedar or Hardie Artisan square channel siding (installed vertically). On the main level's east elevation, which previously had no windows, revised proposal includes three adjoining double-hung windows with trim and casing to match existing.

Revisions are limited to the reconstructed rear addition and the basement-level garage; all other elements from 6-G-21-HZ remain.

Applicable Design Guidelines

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

Additions

1. Locate exterior additions at the rear of or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building, and using appropriate proportions.
 2. Design new additions so that it is clear what is historic and what is new.
 3. Consider the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district. Additions shall be distinguishable from the historic building, but shall be compatible in terms of mass, materials, size, texture, and scale. Additions shall be designed so they can be removed without destroying the form of the historic building.
 4. New additions should not be visible from streets.
 6. Do not cause a loss of historic character through a new addition.
-

Windows

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

Comments

N/A

Staff Findings

1. 204 E. Scott Ave. is a contributing resource to the ONK National Register Historic District and local overlay.
 2. All modifications are located on a new (reconstructed) rear addition, with visible elements only on the rear of the side elevation. All other exterior rehabilitation elements were reviewed and approved by the HZC under COA 6-G-21-HZ.
 3. The proposed change from a brick masonry foundation to brick piers with infill siding elements will not result in the removal of any character-defining features and will remain proportionate in size and massing to the primary house. The brick piers with siding are compatible with the main house, while differentiating the basement-level garage addition from the historic house.
 4. The addition of three windows to the rear side elevation contributes additional transparency where there was none previously. The windows and trim are compatible with the main house.
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Staff Recommendation

Staff recommends approval of Certificate 12-F-21-HZ as submitted.



DESIGN REVIEW REQUEST

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

Sean Martin - Open Door Architecture

Applicant

November 29, 2021

December 16, 2021

12-F-21-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

Sean Martin

Open Door Architecture

Name

Company

800 Luttrell St.

Knoxville

TN

37917

Address

City

State

Zip

865-386-8909

sean@opendoorarchitecture.com

Phone

Email

CURRENT PROPERTY INFO

Jade & Grant Kloss

see below

865-335-9916

Owner Name (if different from applicant)

Owner Address

Owner Phone

204 E. Scott Avenue

081LS002

Property Address

Parcel ID

Old North KNOXville

RN-2 / H-1

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

11.29.21

Staff Signature

Please Print

Date

Sean R. Martin

11/29/2021

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: Minor revision of previously approved design

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:	

