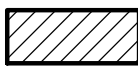


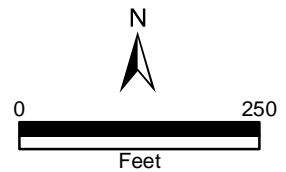
**6-G-21-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**204 E. Scott Ave. 37917**  
**Old North Knoxville H**

Original Print Date: 6/8/2021  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Sara Martin Open Door  
 Architecture



**Meeting:** 6/17/2021  
**Applicant:** Sara Martin Open Door Architecture  
**Owner:** Jade Kloss

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## 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.

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## Description of Work

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

Full exterior rehabilitation project, along with a garage/deck addition in the rear.

Overall:

- Non-historic asphalt siding will be removed, original wood siding underneath to be repaired and replaced in patches where necessary.
- Existing windows to be repaired.
- Installation of exterior wood storm windows, to match Adams Architectural Millwork specifications submitted in application.
- Removal of existing asphalt shingle roof and installation of new roof (noted in application as asphalt shingles or other material TBD).
- New gutters

Façade (northwest elevation): removal of temporary porch supports and installation of new painted wood columns to match originals in size, detail, and placement. Repair to original porch beam and dentil molding. Replacement of skirtboard with new painted wood skirtboard to match original in size and profile. New wrought iron handrail on right side of steps. Concrete steps to remain.

Left side (northeast elevation): removal of "floating" secondary door (no deck or porch access); opening to be enclosed with siding to match original. Removal of basement door; opening to be enclosed with brick to match foundation brick. Gable windows on left (northeast) and right (southwest) side elevations to be increased in head height by 6" to create egress windows; new casement windows to be built to match original style of windows. New wood trim on gable windows to match existing.

Rear (southeast elevation):

- Removal of interior brick masonry chimney on rear roof slope.
- Rear addition (two-story, shed-roof section) is deteriorated and proposed to be removed. New addition to be constructed in the same footprint, with a standing-seam metal shed roof in the same placement as existing. New rear addition will feature wood lap siding, above a brick-clad foundation, separated by a water table trim band. The rear addition will feature two four-light, fixed wood windows (salvaged from original addition if possible) on the left half, followed by one multi-light French door (accessing the new deck) followed by a bay of multi-light wood casement windows.
- Garage/deck addition: a new wood deck above a two-car garage will project from the right half of the rear elevation. The garage (at basement level) will feature two carriage-style garage doors to match submitted specifications facing the rear property line, a brick foundation, and two new wood double-hung windows (52" by 38") on the right side elevation. New basement windows will match design of original basement-level windows. The deck will be partially covered (right half) with a flat roof, supported by 6 by 6 columns with chamfer detail similar to front porch. Deck railing and posts to reflect renderings in application.
- New rear gable window: existing gable field to receive new wood double casement window, with trim, frame, and muntin profiles to match original wood casements on house.

## 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.
2. The eaves on additions or new buildings shall have an overhang that mimics existing buildings near the property. A minimum eave overhang of at least eight inches must be retained or used on new buildings or additions to existing buildings.
3. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding, bargeboards, and other unique roof features).
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.
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.
7. Gutters shall be half-round if they are replacing half-round gutters; newly installed gutters may be half-round with round downspouts if they are installed on Victorian-era buildings.

### 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, and 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.
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 windows shall not be used unless they do not damage or obscure the original window and frames.

### 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.

### D. Entrances

4. A replacement entrance shall not create a false appearance. A new entrance or porch must be compatible in size, scale, and material.
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.

### Wood

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. Reconstructed 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.

### Masonry

7. Match replacement mortar to the original mortar in color, composition, profile, and depth. If necessary, analyze the original mortar to determine the proportions of lime, sand, and cement. A scrub technique shall not be used to repoint. The width or joint profile shall not be changed unless the change will return the joint to its original appearance. Sound mortar should not be removed.

### 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

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## Comments

N/A

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## Staff Findings

1. 204 E. Scott Ave is a contributing resource to the Old North Knoxville National Register Historic District and local overlay.

2. Many of the proposed scopes of work, including removal of non-historic asphalt siding and repair/replacement in patches to original wood siding, repair to original windows, and roof replacement directly meet the design guidelines and could be issued staff-level approval. If any windows are deteriorated beyond repair, replacements should match the originals in size, design, and materials, with specifications submitted to staff. Final specifications for roof replacement materials (not specified in application) should be sent to staff for approval.
3. The proposed storm windows meet the design guidelines, which recommend wood or color clad metal, and should be installed so that the meeting rail duplicates the original window and they do not damage or obscure the original window or frames.
4. The front porch supports are temporary and appropriate for removal. Construction of the new porch supports draws on evidence from paint ghosts on the porch beam, and the two remaining half columns on the left corner and right corner of the porch. Replication of the original column design and repair to the unique dentiled cornice will restore the porch to its original state. The small wrought iron handrail will have a minimal impact on the overall house.
5. On the left side, removal of the secondary door is appropriate as it was most likely a later modification, is not a character-defining feature of the house, and does not access a porch or deck.
6. On the side gable fields, increasing the existing window openings by 6" in height is a minimal change. The fenestrations are existing and an additional 6" in height will not make the new windows disproportionate to the house. The proposed new casement windows will be built to match similar casements on the house (drawing on original windows found in the attic). Final specifications should be submitted to staff for approval.
7. The chimney is minimal in size, not visible from Scott Ave. or McMillan Street, and does not contribute to the overall character of the house. In this instance, removal of the rear chimney is appropriate.
8. Reconstruction of the rear addition with a footprint, materials, and roof pitch to match the existing is appropriate. The aim to retain and reuse as many original features (such as windows) as possible is ideal. If rear elevation windows cannot be salvaged, specifications should be submitted to staff for approval.
9. The rear addition is proposed for the rear of the house, with the lower-level garage to connect to a basement elevation with no major character-defining features. The garage and deck addition are proportionate to the historic house and use compatible materials. The addition will be differentiated from the original house by a small offset; the modest flat-roof covering the deck will also serve to differentiate the addition. Final selection for garage doors should be submitted to staff for approval.
10. The new wood double casement window proposed for the rear gable field is proportionate to the gable field, with a design that matches original casement windows on the house. The new window would not be visible from the street.

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## Staff Recommendation

Staff recommends approval of the work as proposed, with the condition that 1) new roofing material and final garage door specifications be submitted to staff for approval; and, 2) if any windows require replacement, new windows should match originals in design, size, and material, with specifications submitted to staff for approval.



# DESIGN REVIEW REQUEST

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

Sara Martin

Applicant

June 1, 2021

June 17, 2021

6-G-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

Sara Martin

Open Door Architecture

Name

Company

800 Luttrell St.

Knoxville

TN

37917

Address

City

State

Zip

865-603-4756

sara@opendoorarchitecture.com

Phone

Email

## CURRENT PROPERTY INFO

Jade & Grant Kloss

204 E. Scott Ave.

865-335-9916

Owner Name (if different from applicant)

Owner Address

Owner Phone

204 E. Scott Ave.

081LS002

Property Address

Parcel ID

Old North Knoxville

RN-2

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*

Lindsay Crockett

6.1.21

Staff Signature

Please Print

Date

*Sara Martin*

Sara Martin

June 1, 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: The project is a whole-house renovation plus a garage/deck addition in the back. The scope of changes and repairs includes window restoration, new porch columns to replicate originals, removal of asphalt shingle siding and repair or in-kind replacement of the original siding, new gutters, and masonry repair. Changes requested include enlarging 2 existing, side-facing attic windows by 3" to satisfy bedroom egress requirements (current windows are missing or beyond repair), adding one new, rear-facing attic window, removing a "floating door" on the north, and removing a kitchen chimney not visible from the street.

## 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:**

# KLOSS RESIDENCE - 204 E. SCOTT AVE.

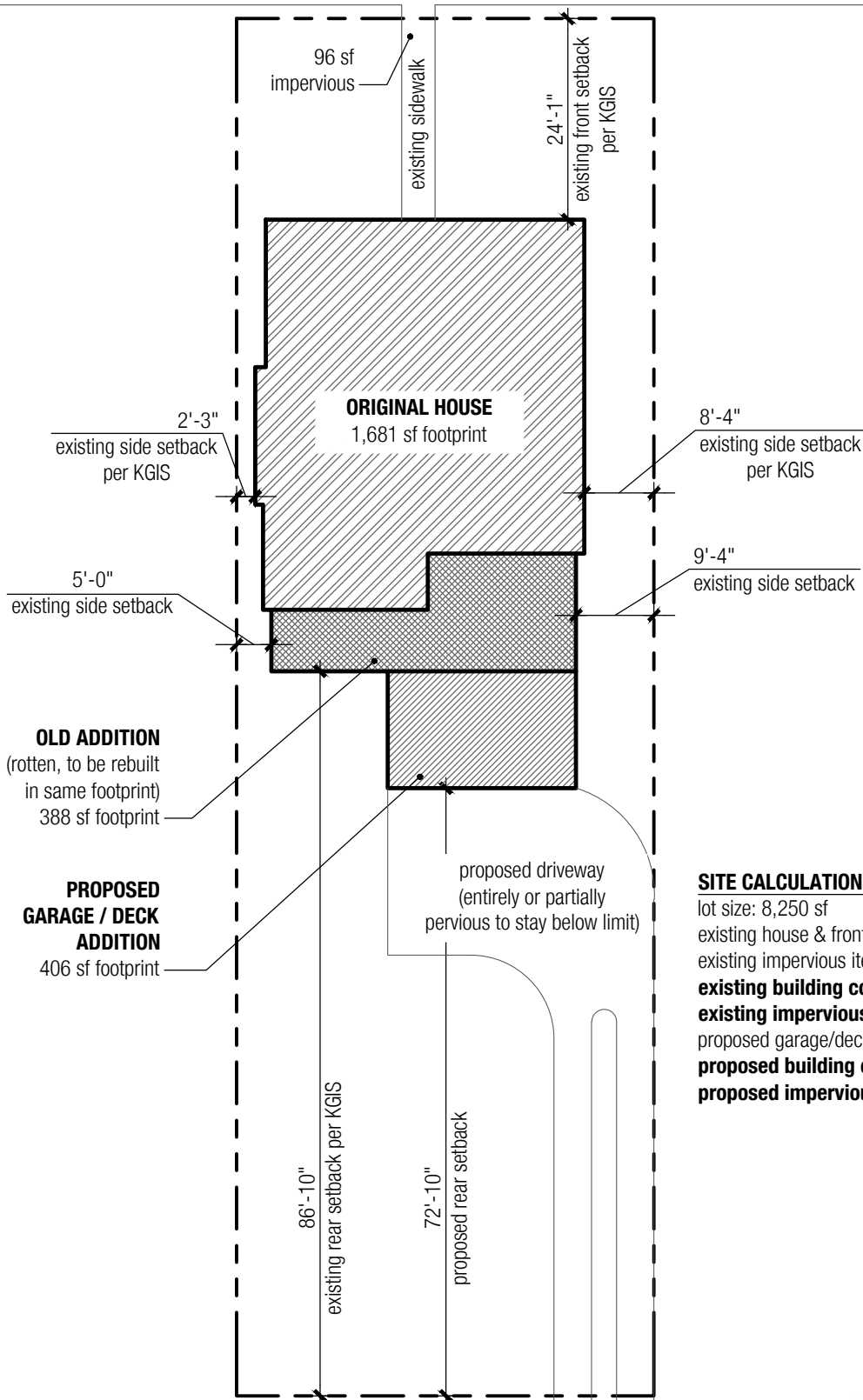
HISTORIC ZONING APPLICATION

JUNE 1, 2021

# SITE PLAN

1" = 20'

E. SCOTT AVE.



### SITE CALCULATIONS:

lot size: 8,250 sf  
existing house & front porch: 2,069 sf  
existing impervious items (2,069 + 96): 2,165 sf  
**existing building coverage: 25.1%**  
**existing impervious coverage: 26.2%**  
proposed garage/deck addition: 406 sf  
**proposed building coverage: 30.0%**  
**proposed impervious surface coverage: 31.2%**

ALLEY





Repair masonry chimney between living and dining room

Remove asphalt siding from exterior, repair original wood siding underneath

Restore existing windows to working condition. Install exterior wood storm windows (specification attached).

New roof (asphalt shingles or other material TBD. specification can be provided to HZC)

Replace temporary porch supports with painted wood columns to match original, placed in original locations (evident from missing paint on porch beam).

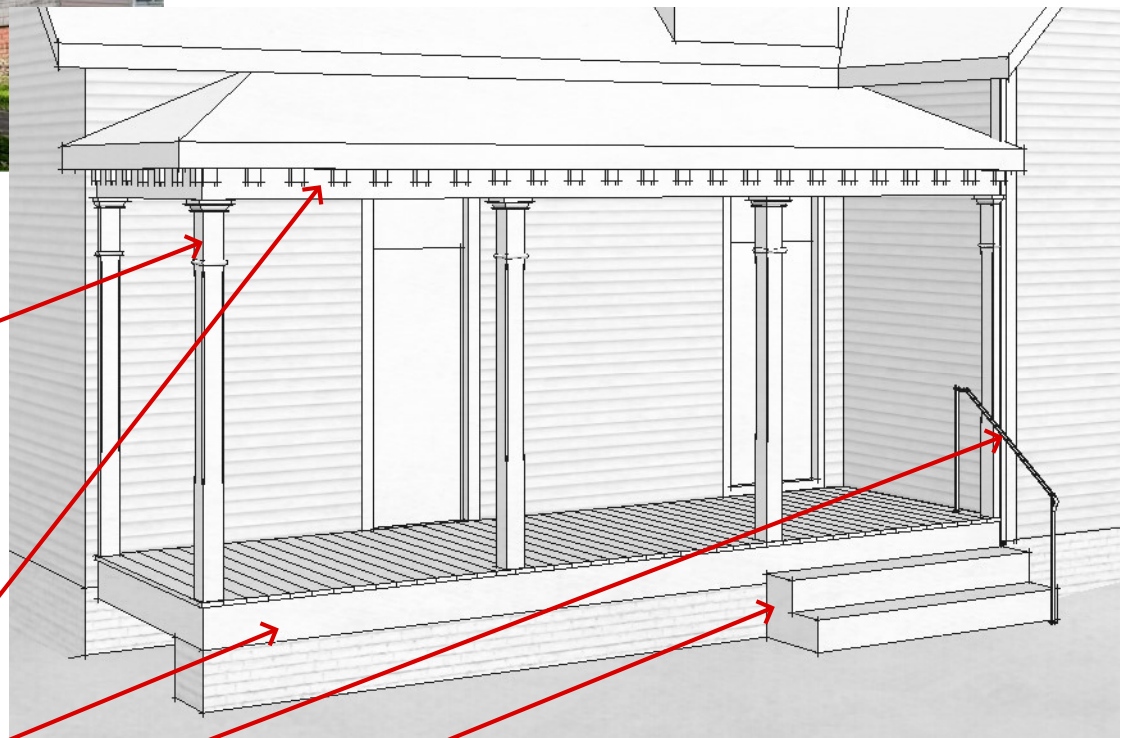
New gutters, typ. (profile can be provided to HZC staff for approval prior to installation; not pictured in rendering)

Original porch beam and dentil molding to remain, repair as needed

Replace skirtboard with new painted, wood skirtboard to match original in size and profile

New wrought iron handrail at steps

Concrete steps to remain







Remove "floating door." Cover opening with siding to match original.

Remove this basement door, replace with brick to match foundation brick.

Increase head height on these two, side-facing attic windows (north and south) by 6" to allow them to qualify as bedroom egress windows. Trim on exterior to match existing. New casement windows to be built to match original frame style (parts of these original windows were found in attic).



Remove this kitchen chimney. This is the only angle of the house from which it can be seen.

This old addition on the rear is water-damaged beyond repair. It will be removed, saving any windows or other in-tact historic elements that can be reused. A new addition will be built in the old footprint; see next page.

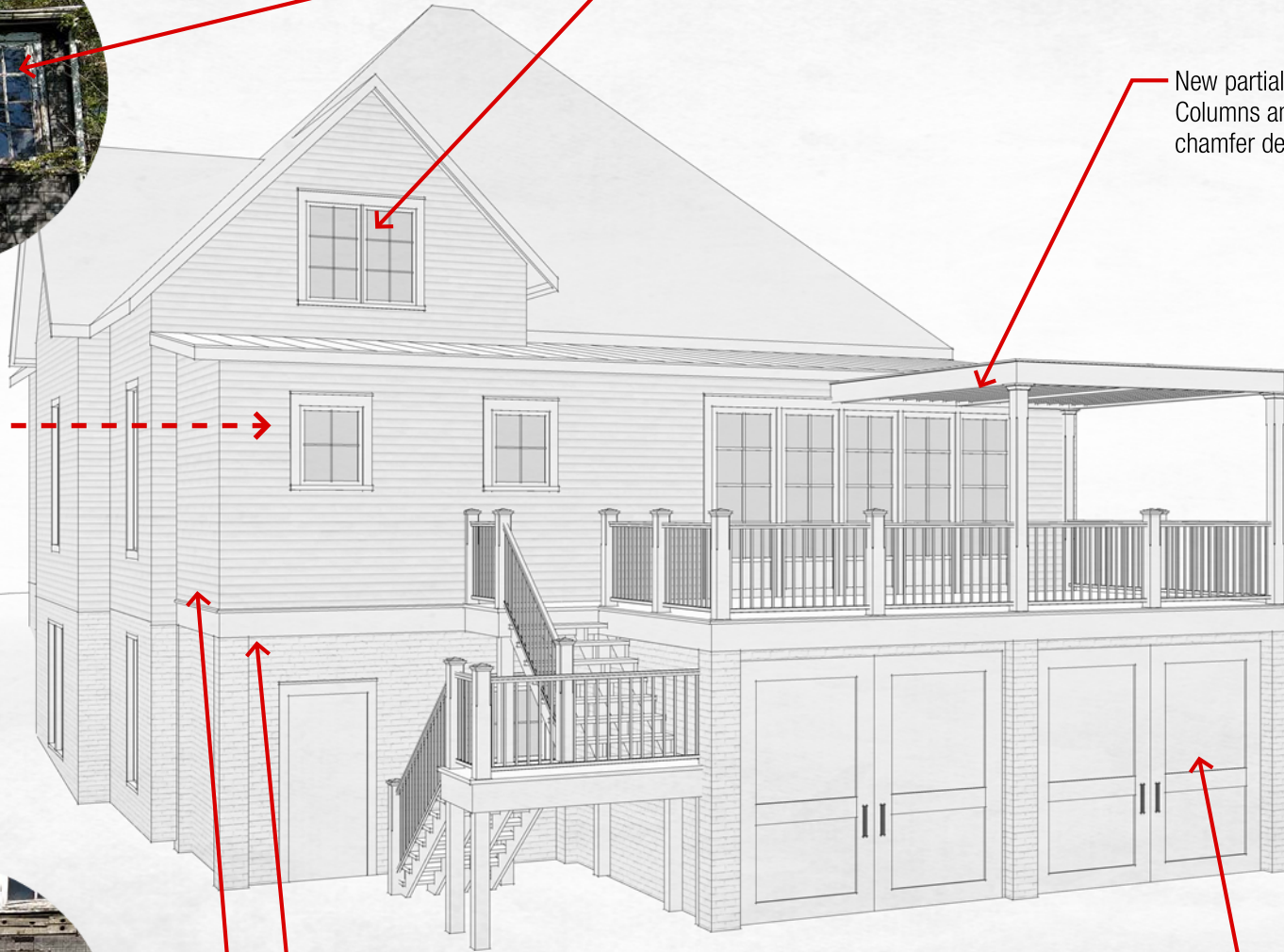






New wood double casement window. Trim, frame, and muntin profiles to match original windows on house. Photo shows original windows to be used as basis of design.

New partially-covered deck above garage. Columns and railing posts (6x6 size) to have chamfer detail similar to front porch columns.



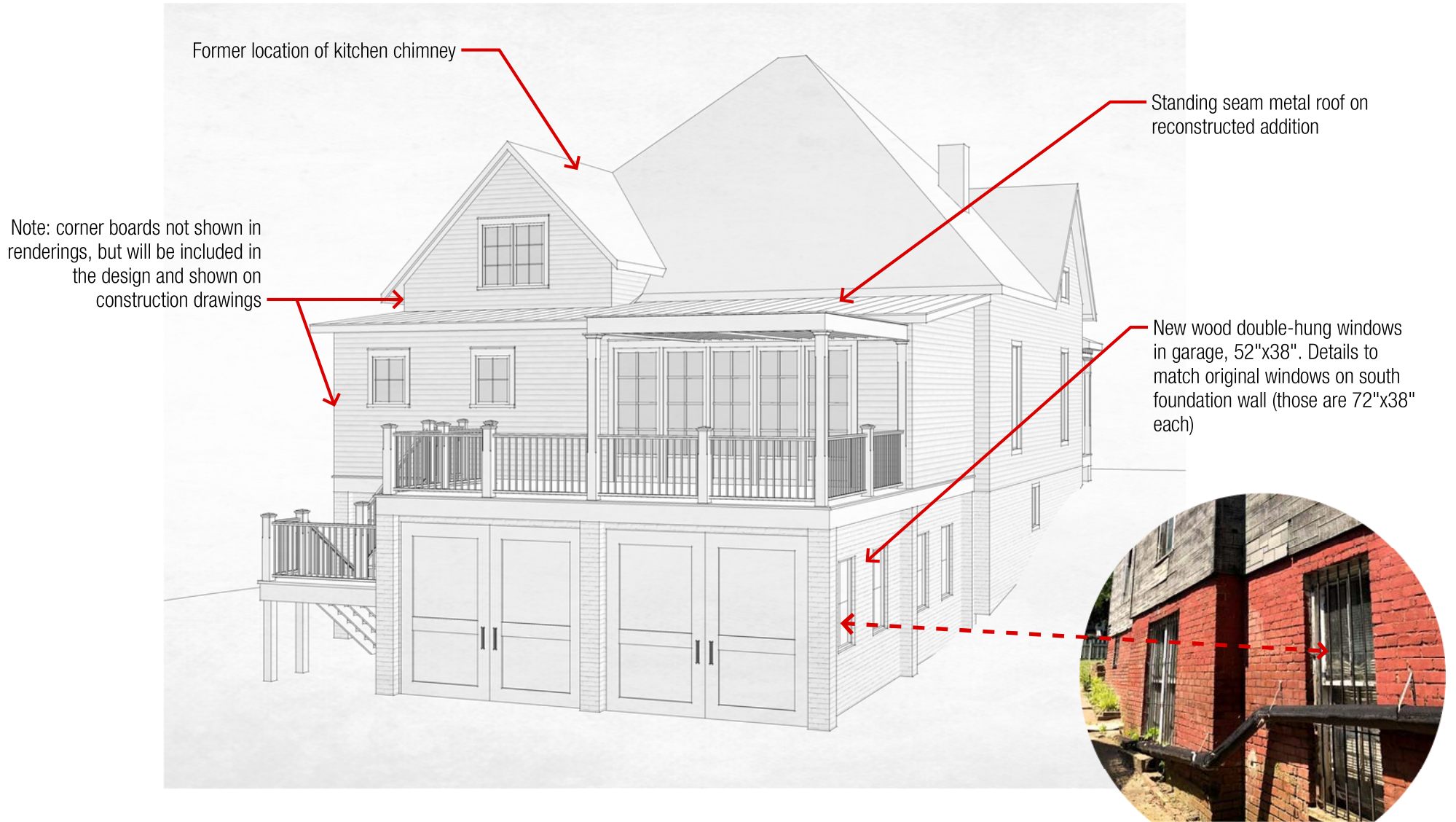
Carriage-style garage doors. See attached specification.

Water table trim band divides lap siding and brick foundation; continues around deck.

New, reconstructed addition. Main level to have lap siding to match original, lower level to have brick cladding to match house foundation.

Salvage these windows for reuse if possible





# CARRIAGE HOUSE 4-LAYER CONSTRUCTION

- 4-layer, faux-wood doors with Intellicore® polyurethane insulation. 18.4 R-value.
- Multiple door designs and window options. Many custom designs also available. See your Clopay Dealer for more information.
- Insulated glass options include clear, frosted, seeded, rain and obscure. See page 20 for specialty glass options.
- Attractive beveled edge, clip-in window grilles are removable for easy cleaning.
- Replaceable vinyl bottom weatherseal in a rust-resistant aluminum retainer helps seal out the elements.
- 10-ball nylon rollers for quiet operation.
- Heavy-duty 14 gauge steel hinges for long-lasting performance.
- Clopay's Safe-T-Bracket® prevents serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Comes complete with spade lift handles and step plates. See page 21 for details.

All doors designs shown in Medium Finish with Clear Cypress overlay.



Design 11



Design 23



Design 35



## 4 LAYER CONSTRUCTION

- 1 COMPOSITE OVERLAY
- 2 STEEL WITH ULTRA-GRAIN® PAINT FINISH (SHOWN) OR SOLID COLOR STEEL
- 3 2" INTELLICORE® POLYURETHANE INSULATION
- 4 STEEL

STEEL PAINT SYSTEM  
**LIMITED LIFE WARRANTY**

**2"**  
POLYURETHANE INSULATION

COMPOSITE OVERLAY DELAMINATION  
**LIMITED 5 YR WARRANTY**

R-VALUE  
**18.4**

HARDWARE  
**LIMITED 5 YR WARRANTY**

Calculated door section R-value is in accordance with DASMA TDS-163.

## COLORS



Ultra-Grain®  
Cypress  
Medium Finish



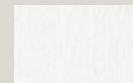
Ultra-Grain®  
Cypress  
Walnut Finish



Ultra-Grain®  
Cypress  
Slate Finish



Black Finish\*



White Finish\*



Primed (No Finish)

\*Black and White Finish available only on Mahogany overlays.  
Two-tone doors are available. To see all available options go to: [dis.clopay.com](http://dis.clopay.com).  
Doors can be ordered primed for those homeowners wishing to custom paint their doors. Note: Primed solid steel base is a brown color. Door stain color will vary slightly within a door due to finishing process. Due to the printing process, above colors may vary. To request a color sample, visit [www.clopaydoor.com/requestcolorsamples](http://www.clopaydoor.com/requestcolorsamples).



Color Blast® finish offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.





Design 12



Design 13



Design 21



Design 22



Design 31



Design 32



Design 33



Design 34



Design 36



Design 37



Design 38

## WINDOW/TOP SECTIONS



REC11



REC13



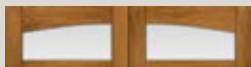
SQ23



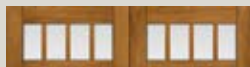
ARCH3



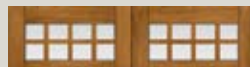
ARCH13



ARCH1



REC14



SQ24



ARCH4



ARCH14



TOP11



TOP12



TOP13



ARCH1

Window grilles are Clear Cypress texture. Windows not available on Designs 31, 32, 33, 34, 35, 36, 37 and 38.

Standard windows available on the following widths only: 6'2", 8'0", 9'0", 10'0", 10'2", 12'0", 12'2", 13'6", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 18'0", 18'2", 20'0", 20'2".

Impact windows available on the following widths only: 8'0", 9'0", 10'0", 12'2", 16'2", 18'2". To view additional designs, windows and top sections available, please visit [www.clopaydoor.com](http://www.clopaydoor.com).

## MATERIAL DESIGN OPTIONS

### STEEL BASE DOOR MATERIALS



Ultra-Grain® Finish Clear Cypress or Solid Color Steel (N)

### COMPOSITE OVERLAY MATERIALS



Mahogany (M)



Clear Cypress (C)

Composite cladding is not present on Carriage House 4-Layer doors.

## SELF-STORING STORM/SCREEN WINDOW

Home / Wood Storm Windows / Self-Storing Storm/Screen Window



### GENERAL

Made from clear pine — no finger joints

Storm panel provides several places to “lock” in place to allow different levels of air flow

Looks like a traditional storm, but you do not need to store any inserts

#### OPTIONS

#### SPECIFICATIONS

- Storms/Screens are manufactured: 1-1/8" thick
- Top Rail and Stiles: 2-1/8" wide
- Bottom Rail: 3-1/2" wide
- Cross Bar: 2-1/8" wide
- Clear Annealed Glass

### PRICING

Please [contact us](#) for a custom quote.

Category: Wood Storm Windows



### DESCRIPTION

No video is available for this product

[STORM REQUEST FOR QUOTE](#)

[STORM MEASUREMENT FORM](#)

[HOW TO MEASURE – STORMS](#)