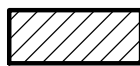




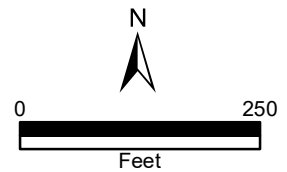
**7-D-22-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



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

Original Print Date: 7/6/2022  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Marlow Payant





# Staff Report

Knoxville Historic Zoning Commission

File Number: 7-D-22-HZ

**Meeting:** 8/18/2022  
**Applicant:** Marlow Payant  
**Owner:** Marlow Payant

---

## Property Information

**Location:** 214 E. Scott Ave. **Parcel ID** 81 L S 004  
**District:** Old North Knoxville H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Queen Anne cottage, c.1903

One-story, wood frame house with a hipped roof with projecting front-gable massing on the left side of the façade, clad in wood lap siding. Decorative shingles and fascia board on front gable. Triangular dormer on the roof slope. Flat roof porch.

---

## Description of Work

Level II Major Repair or Replacement

Window enclosure: after-the-fact review of rear elevation window enclosure. Seven windows on shed-roof addition on rear were removed and enclosed with wood lap siding to match the remainder of the house.

Rear elevation work: applicant proposes to install wood, multi-light double door on rear elevation, upper level (where bank of windows were enclosed). Overall door opening is 67' by 82', with paired doors, each featuring four lights over a single horizontal panel. Doors to be set 1' from the leftmost side of the deck.

Deck: new wood deck, measuring 12' deep by 16' wide, projecting from rear elevation of house. Deck to be set on 8' tall posts with a square wood picket railing to meet specifications provided, with square balusters set into top and bottom rails.

The application was postponed by the HZC at the July 2022 meeting to allow the applicant to provide scaled and dimensioned drawings of all work to be completed on the rear elevation.

---

## Applicable Design Guidelines

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

### B. 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.
6. Windows may not be blocked in. They must retain the full height and width of the original opening.

### C. Porches

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. If balustrades
-

are required, they must be designed with spindles set into the top and bottom rails.

#### D. Entrances

4. A replacement entrance shall not create a false historic appearance. A new entrance or porch must be compatible in size, scale, or material.
5. Rear entrances may not be altered to make them appear to be formal entrances by adding paneled doors, fanlights, transoms, or sidelights.
6. Secondary entrances must be compatible with the original in size, scale, and materials, but clearly secondary in importance.

---

## Comments

N/A

---

## Staff Findings

1. 214 E. Scott Ave is a contributing resource to the Old North Knoxville NRHP district and the local overlay.
2. Enclosing windows on any elevation in a historic overlay requires a COA and typically does not meet design guidelines. Projects that involve shifting non-original windows or replacing non-original windows with doors on rear elevations with doors are frequently proposed to the HZC.
3. The rear section where windows were enclosed is a non-original rear shed-roof addition; most likely a porch which was enclosed. The windows were four adjoining six-light windows of unknown material, followed by three adjoining single-light windows of unknown material.
4. Replacing non-historic windows with wood, multi-light double doors can be appropriate on a rear elevation not visible from the primary street. The Commission may choose to discuss any additional transparency needed on the right side of the rear elevation (also enclosed with siding). The Commission requested a scaled and dimensioned drawing of the rear elevation to be submitted to the Commission at the August 2022 HZC meeting.
5. A rear wood deck with balusters set into the top and bottom rails meets the design guidelines.

---

## Staff Recommendation

Staff recommends approval of the work as completed and proposed, providing for any additional rear elevation transparency or details recommended by the Commission.



# DESIGN REVIEW REQUEST

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

Marlow Payant

Applicant

6/28/2022

7/21/2022

7-D-22-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

Marlow Payant

Name

Company

214 e scott ave

knoxville

tn

37917

Address

City

State

Zip

901-413-0500

marlow963@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

214 e scott ave

081LS004

Property Address

Parcel ID

MT VIEW ADD

RN-2 / H

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

6.30.22

Please Print

Date

marlow payant

6/28/2022

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: Roof reshingled, closed in back side of house windows, add back porch deck (plans not ready)  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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

<b>FEE 1:</b>		<b>TOTAL:</b>
100.00		
<b>FEE 2:</b>		
<b>FEE 3:</b>		

Scope of work completed:

All of the work being described has been completed at 214 E Scott.

I would like to first apologize for having to retroactively apply for this COA. I did not know about these guidelines otherwise I would have done them prior.

Here is a photo of what the back side of the house looked like when we bought the house



Here is a photo of the changes that have been made to the siding:



The windows that were covered were not original wood windows and rather a plastic material of some sort. Most of the windows had broken glass and were leaking in many areas. All of the windows in the front and side of the house all seem to be the original wooden windows with weights in them. I have replaced the weights, caulked the windows and cleaned them in order for all the original wooden windows to be preserved. In order for us to move in to the home we did not feel as if we could repair the windows in the back and have the house livable. For this reason we sealed them off and covered them. Knowing what I know now about the correct process I would NOT have done this before bringing it to this group.

Upon further investigation after receiving the violation I have noticed that the backside of our house where this was done seems to be an addition to the home and was not original to the house. Thankfully none of this work is visible from either the side of the house or the front of the house. Below is a photo of the back inside of the door in the rear of the home. You will notice the small window in the right of the photo that is the window that is on the ground level in the back that was still in tact. You will also notice what seems to be an original window that is attached to the rear of the mortar wall.

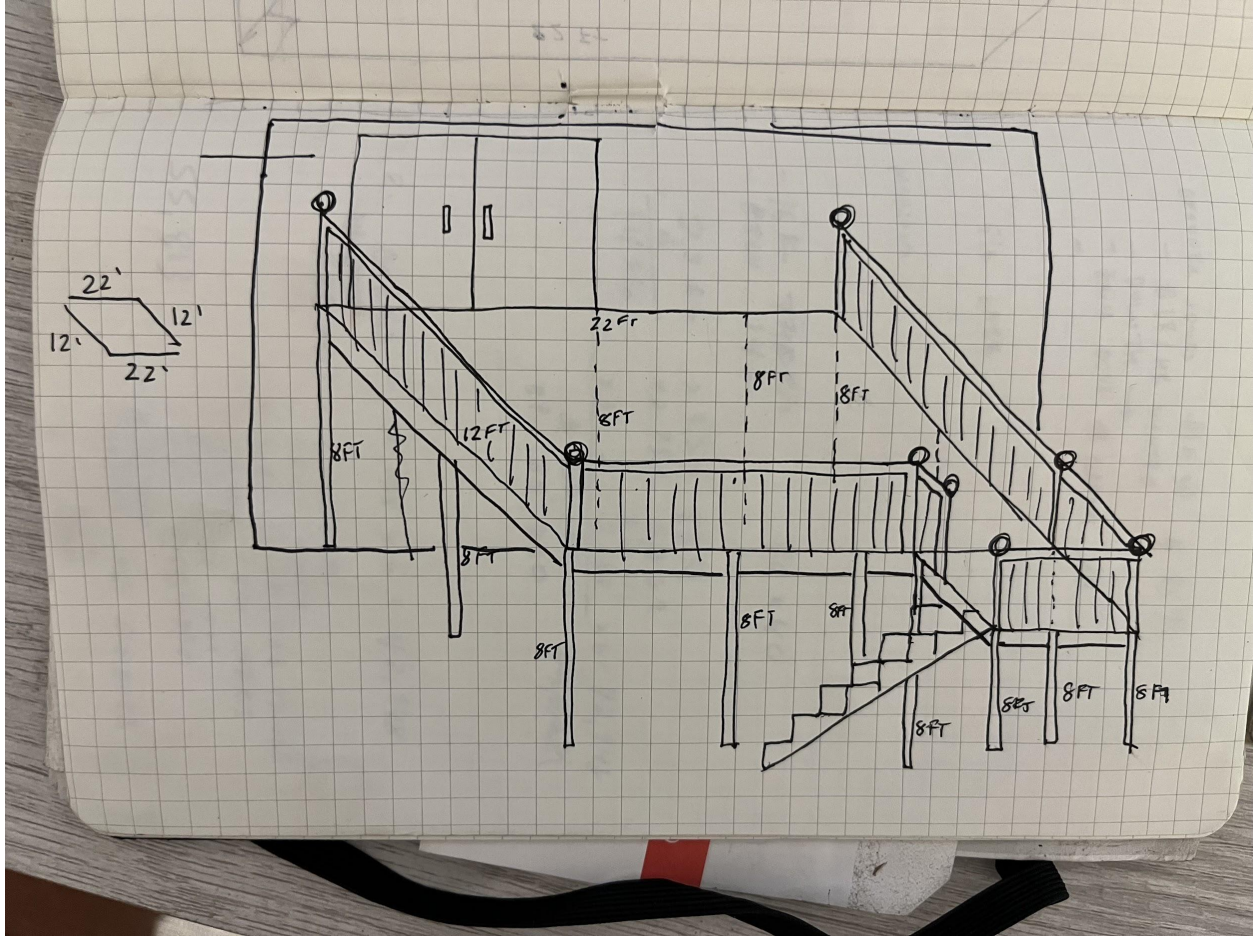




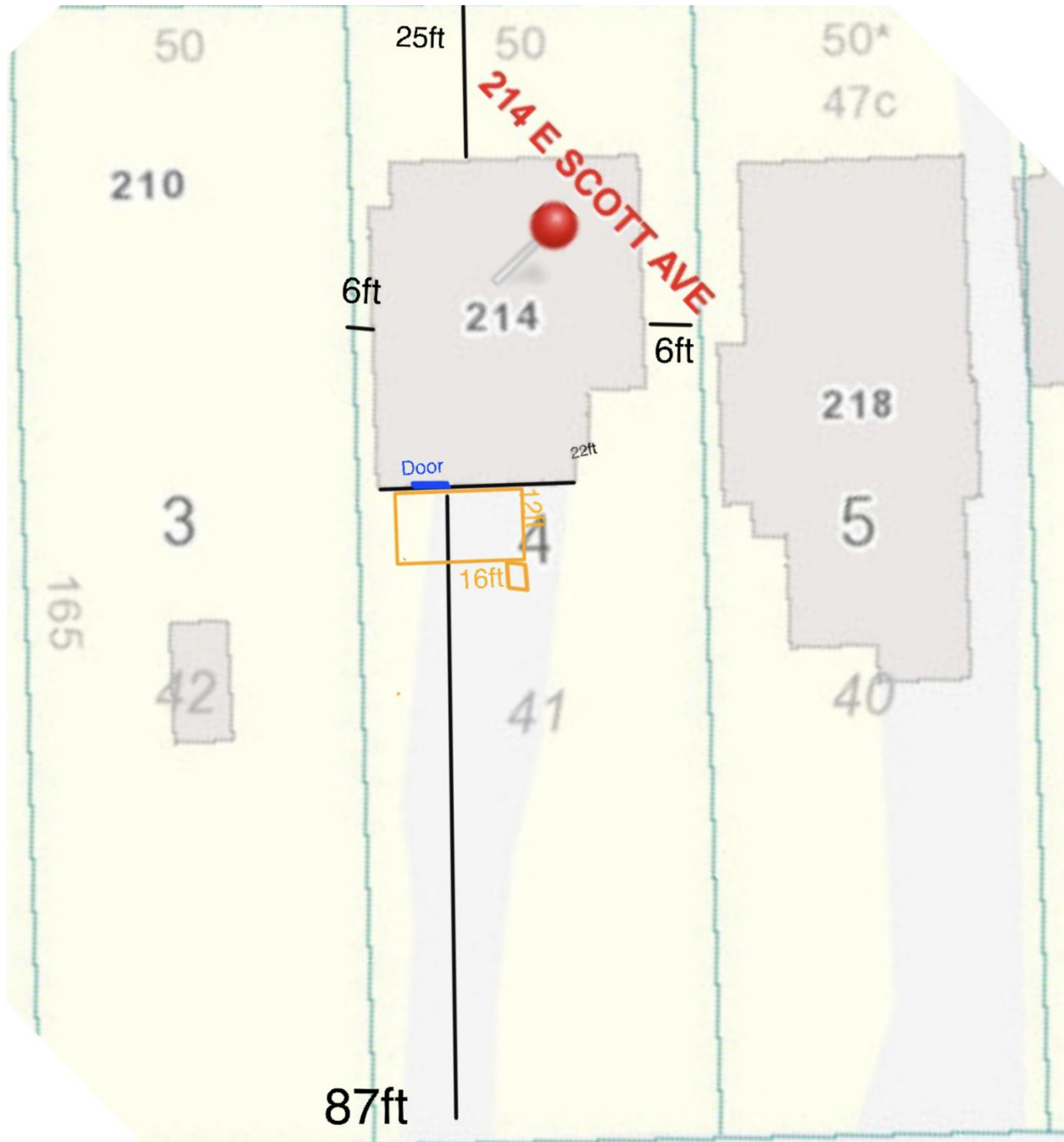
#### Remediation/solution:

I would ask that this group please consider giving us a COA on the work done and allowing us to leave it completed as is. I was unable to get a group to get me plans for what we would like to do now to the rear of the home prior to this meeting. I am in the process of trying to secure a company to get drawings of a backyard deck that will add a sliding door to the rear of the home bringing back some of the feeling of some of these windows that have been removed. Here is a rough drawing of what I am bringing to companies as an idea of what we would like. I thought this would at least provide you all with an idea of what we would like to present to you all at the next meeting.

We will be using kiln dried pressure treated wood for the material.



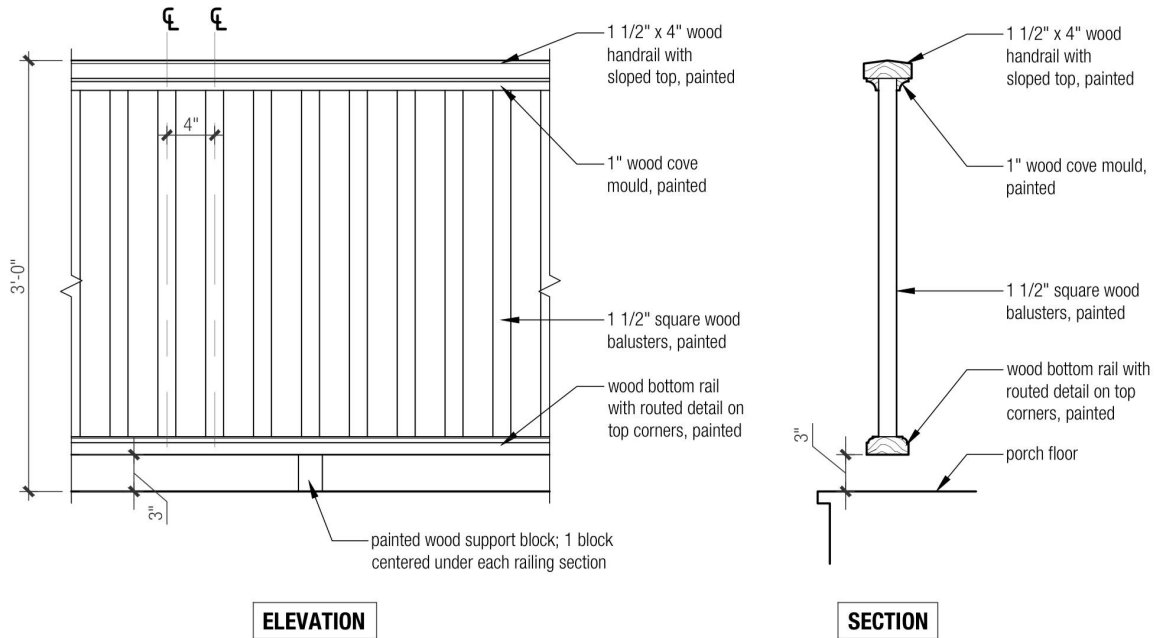
Here is the existing footprint of the home with the addition of the deck.



Rail:

The details of the hand rails would be as follows. Balusters will be set into the top and bottom rails instead of nailed to the sides.

We will either stain the deck or paint the same color as the exterior of the home. (Will do whichever the committee recommends or prefers)



Details of door:

Door will be inset from the far left side of the patio 1ft.

Exterior of door will be either stained and left the wood color or painted to match the exterior color of the home (Will do whichever the committee prefers/recommends)

- Pre-Hung Unfinished Mahogany Double Door
- Includes Frame, Hinges, Weather-stripping, Sweep, and Threshold
- Pre-Hung in 4-9/16 Matching Mahogany Jambs
- Actual Size: 66-1/2 x 81-1/2
- Rough Opening Size: 67 x 82
- 4-Lite Insulated Clear Beveled Low-E
- Double-bored with 2-3/8 backset
- Left Hand Inswing
- Ready to stain or paint













