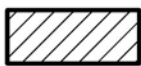




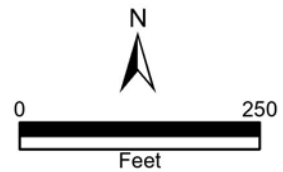
11-E-24-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



217 E. Scott Ave. 37917
Old North Knoxville H

Original Print Date: 11/6/2024
Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Lauren Bush



Meeting: 11/21/2024
Applicant: Lauren Bush
Owner: Khalid & Jennifer Hattar

Property Information

Location: 217 E. Scott Ave. **Parcel ID** 81 K F 034
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Modified Queen Anne, c.1910

Two-story frame residence with a side-gable roof clad in asphalt shingles, an exterior of vinyl siding, and a brick foundation. Enclosed porch extends the full length of the façade. Multiple secondary entries.

Description of Work

Level II Major Repair or Replacement

Modification of previously-issued COA (3-E-24-HZ), related to the siding. Revised application proposes to use smooth, 4" exposure, fiber cement siding instead of using wood lap siding to replace deteriorated wood siding.

Applicable Design Guidelines

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

E. Wood Wall Coverings

1. Synthetic siding is inappropriate and is not allowed either as replacement siding on existing buildings or new siding in new construction.
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. Reconstructing 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.

Comments

N/A

Staff Findings

1. The broader exterior rehabilitation scopes at 217 E. Scott Ave were approved in March 2024 (3-E-24-HZ). The initial application proposed to remove the existing vinyl and aluminum siding to investigate the condition of the existing wood lap siding below, repair any intact original siding, and install new wood siding. The project also includes the removal of multiple non-historic additions and the construction of new exterior walls and massings on the front, sides, and rear elevations.
2. Fiber cement siding has not been approved in ONK as replacement siding on original houses, but has been approved for new additions, secondary structures, and new primary structures.
3. The application notes that only approximately 425 sq. ft. of salvageable wood siding exists on the house, with approximately 2,950 sq. ft. requiring new wood siding.
4. While the design guidelines do not support the installation of new fiber cement siding, noting that replacement siding may duplicate the original, the Commission may choose to support the installation of new fiber cement siding in this case due to the nature of the project as a reconstruction over a rehabilitation, along with the very small area of salvageable original wood siding to use as evidence.

Staff Recommendation

Recognizing the current ONK design guidelines, the Commission should discuss the proposed replacement fiber cement lap siding in the context of the specific project, and gather neighborhood input related to future guideline updates. If approved, new exterior cladding should include appropriately sized cornerboards, window trim, and window sills.

(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form



DESIGN REVIEW REQUEST

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

| | | |
|------------------|------------------------------|----------------|
| Lauren Bush | | |
| Applicant | | |
| November 4, 2024 | November 21, 2024 | 11-E-24-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

| | | | |
|---------------------|---------------------------------|------------------------|-------|
| Lauren Bush | | Open Door Architecture | |
| Name | | Company | |
| 800 Luttrell Street | Knoxville | TN | 37917 |
| Address | City | State | Zip |
| 423-653-7817 | lauren@opendoorarchitecture.com | | |
| Phone | Email | | |

CURRENT PROPERTY INFO

| | | |
|--|------------------|--------------|
| Khalid & Jennifer Hattar | 217 E Scott Ave. | 626-274-7874 |
| Owner Name (if different from applicant) | Owner Address | Owner Phone |
| 217 E Scott Ave. | 081KF034 | |
| Property Address | Parcel ID | |
| Old North Knoxville | H / RN-2 | |
| Neighborhood | Zoning | |

AUTHORIZATION

| | | |
|---------------------|---------------------------|------------------|
| | Shelley Gray (L.Crockett) | 11/4/2024 |
| Staff Signature | Please Print | Date |
| | Lauren Bush | November 4, 2024 |
| 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: This submission modifies our original proposal requesting that smooth, 4" exposure, fiber cement siding be approved in lieu of wood siding on the main house. This is nearly a reconstruction of the existing home with very little original cladding able to remain in place due to damage or the many additions and modifications made in the past that added textured fiber cement panels of a taller exposure and vinyl to the home.

This project removes later additions, infilling various aluminum openings and reconstructing the front of the home, as well as adding new wall enclosures in the front and back of the home that leads to nearly all siding needed to be addressed to maintain a continuous envelope.

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:

\$100.00

Pd. 11/04/2024, SG

Estimated area of salvageable existing wood siding = 425 SF

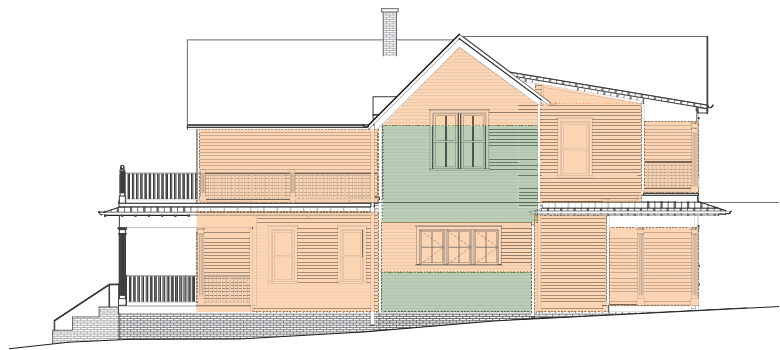
Estimated area of new siding = 2950 SF



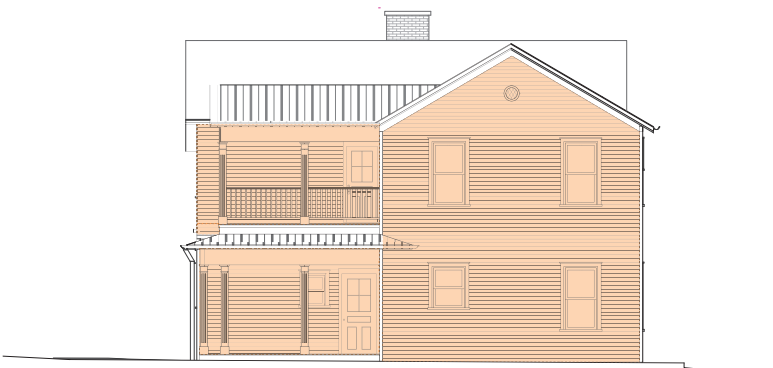
m08 West Elevation



m11 South Elevation



a08 East Elevation



a11 North Elevation