



# Staff Report

Knoxville Historic Zoning Commission

File Number: 4-F-26-HZ

**Meeting:** 4/16/2026  
**Applicant:** Sean Martin, Open Door Architecture  
**Owner:** Katie and Matt Williams

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## Property Information

**Location:** 305 E. Scott Ave. **Parcel ID** 81 L R 027  
**District:** Old North Knoxville H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Queen Anne, 1892

Cochran House. Two story frame with wide board weatherboard wall covering. Hip roof with lower cross gables, asphalt shingle covering, dentils at eaves. Two story wrap around front and side porch with turned wood balustrade, paired wood square posts with Corinthian capitals on wood piers on first and second stories. One story projecting bay on south elevation. Two interior offset brick chimneys.

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## Staff Recommendation

Staff recommends approval of Certificate 4-F-26-HZ, subject to the following conditions:  
1) providing final window specifications for approval; and  
2) repairs to the brick foundation to be in accordance with NPS Preservation Brief 2.

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## Description of Work

Level II Construction of Addition or Outbuilding, Major Repair or Replacement  
Rear addition and exterior rehabilitation.

The exterior rehabilitation scopes include repairs and tuckpointing of the existing brick foundation, repairs and in-kind replacement to the existing wood lap siding, and the installation of a 3-lite fixed windows on the gable fields on the front and side elevation (in-kind trim, wood or fiberglass).

Installation of a second-story addition on an existing one-story addition on the rear elevation. Addition will feature a 12/12 pitch front-gable roof clad in asphalt shingles with partial cornice returns, two 1/1 double-hung windows on the rear elevation, a 3-lite fixed window and wood shingles in the gable field on the rear elevation, one 1/1 double-hung window on the right elevation, wide trim below the gable, and in-kind wood lap siding and cornerboards to the existing house. All windows feature in-kind trim to the existing house and projecting sills and will be made of either wood or fiberglass. An original brick chimney, four windows at the corners of the existing one-story addition, and two second-story windows on the existing house will be removed to allow for the addition.

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## Comments

1. 305 E Scott Avenue is a contributing resource to the local overlay and National Register district.

2. The repairs to the brick foundation and wood lap siding, with in-kind replacement as necessary, are appropriate. The foundation should be repaired following NPS Preservation Brief 2.
  3. Although the design guidelines encourage installing new windows on secondary elevations, the window proposed for the gable field on the front elevation is compatible with the building's design, will match the windows installed in the gable fields of the secondary elevations, and will not require the removal of original features.
  4. The existing one-story addition on the rear elevation was originally a back porch that was enclosed prior to 1983, so the removal of the corner windows to allow for the new addition is appropriate. The property is a corner lot, so it would be challenging to place an addition where it would not be visible from the street. The placement and massing of the second-story addition align with guideline recommendations, and it could be removed without adverse effect on the historic house.
  5. The addition's siding, roofing, and window placement and profiles are appropriate. The application proposes using either wood or fiberglass windows on the addition and in the gable fields of the rear, side, and front elevation. Fiberglass windows have been approved as replacements on a non-historic rear addition in the overlay (4-D-23-HZ), but they were denied as wholesale replacements for a mix of original wood and vinyl windows (11-F-21-HZ). In the opinion of staff, fiberglass windows are appropriate because they are concentrated on the rear addition, do not replace any original windows, and would distinguish the gable field windows as non-historic.
  6. The addition employs a front-gable roof with eave overhangs and partial cornice returns that reflect the canted front-gable massing on the façade. It does not include the dentil detailing at the eaves or the cant in the gables present on the façade and side elevation, which will differentiate the addition as new.
  7. The removal of an original chimney is proposed to allow for the addition. Guidelines discourage removing original chimneys. The chimney is only partially visible from Cornelia Street due to the grade change for the sidewalk, its relatively short height, and a mature oak tree. In the opinion of staff, removing the chimney is appropriate to facilitate the proposed addition, which features a roofline compatible with the original house, and the chimney does not significantly contribute to the building's historic character.
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## Applicable Design Guidelines

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

### Roofs

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). Use some of these details in designing new buildings.

### Windows

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.

### Wood Wall Coverings

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

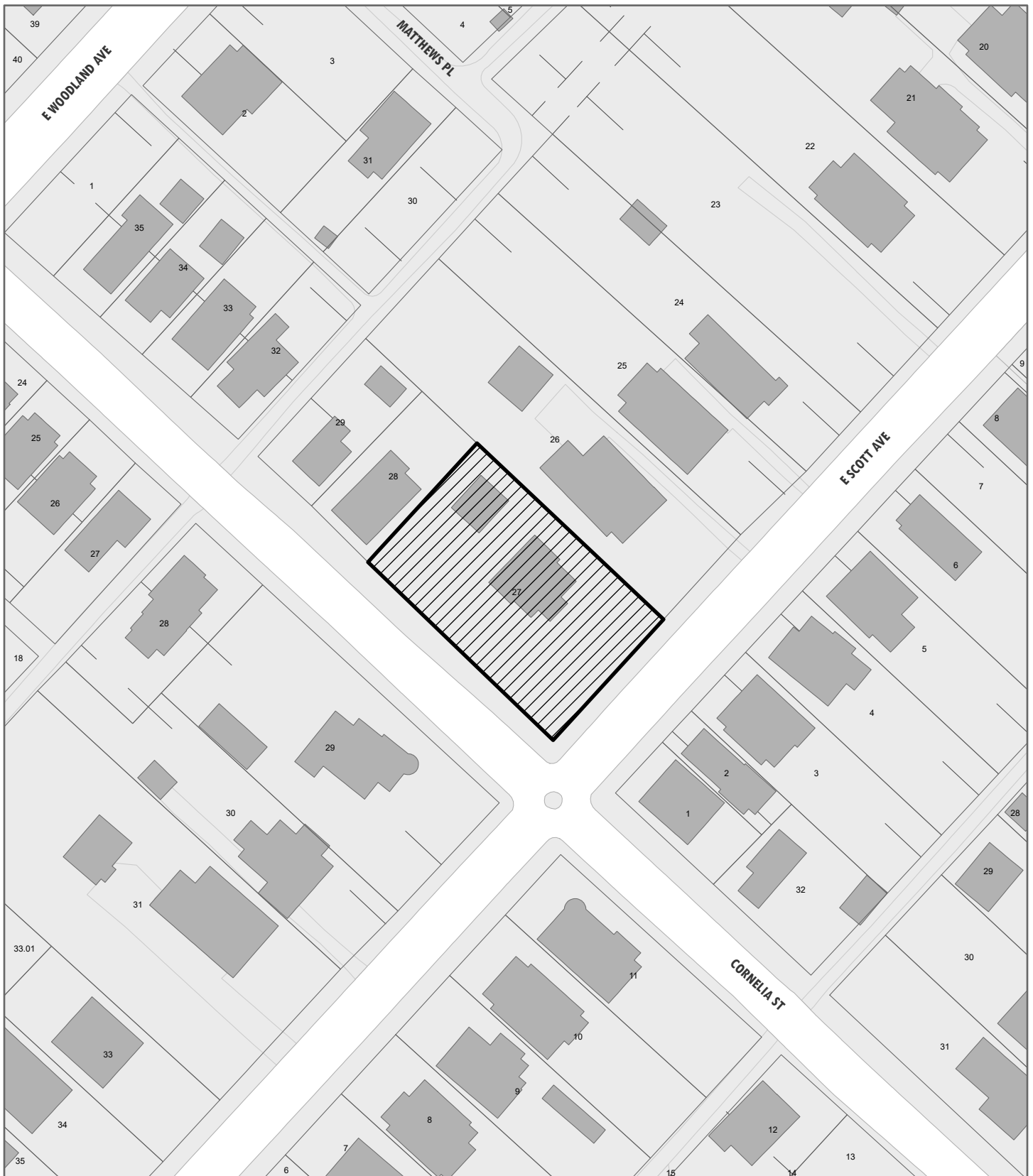
is inappropriate because of the loss of good historic materials.

#### Masonry Wall Coverings

4. Identify and preserve masonry features that define the historic character of the building, including walls, railings, foundations, chimneys, columns and piers, cornice and door and window pediments.
5. Replace an entire masonry feature that is too deteriorated to repair. Use the remaining physical evidence to guide the new work, and match new to old. Examples can include large sections of a wall, a cornice, balustrade, columns, stairways or chimneys.
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.
8. Never repoint with mortar of high Portland cement content, unless that is the content of the original mortar.

#### 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.
5. Before expanding the size of the historic building with a new addition, try reconfiguring interior space that does not define the historic character of the building in order to accommodate the new space needs.
6. Do not cause a loss of historic character through a new addition.



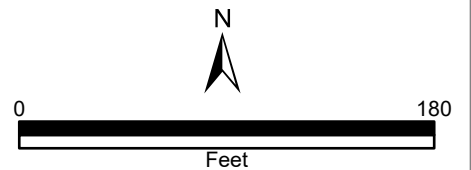
**4-F-26-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



305 E. Scott Ave. 37917  
 Old North Knoxville H

Original Print Date: 3/25/2026  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Sean Martin, Open Door Architecture



# Williams Residence

March 30, 2026 HZC exterior, updated

## exterior view : new rear addition



remove existing chimney on rear elevation

remove corner double hung window to allow for structure required for second floor addition

### EXISTING CONDITION

new gable roof (12:12 slope) with asphalt roof shingles

new double hung windows (wood or fiberglass), trim to match existing house profiles (final specification to be provided to HZC)

new fixed window (wood or fiberglass), trim to match existing house profiles. (final specification to be provided to HZC)

new wood shingle siding to match front gable (painted)

new wood lap siding to match original exposure (painted on all sides)

new gutters (profile to be provided to HZC) ; not pictured in rendering

former location of chimney

repair/replace existing wood lap siding as required.

repair and point and tuck existing masonry wall as required.

remove corner double hung window to allow for structure required for second floor addition

# Williams Residence

March 30, 2026 HZC exterior, updated

## exterior view : existing photos



new double ganged fixed window (wood or fiberglass). trim to match existing house profiles. (final specification to be provided to HZC)

front gable shingles to be matched in upper gable of addition

**EXISTING CONDITION : FRONT ELEVATION**



new fixed window (wood or fiberglass) in former vent opening; trim to match existing house profiles (final specification to be provided to HZC).

**EXISTING CONDITION : SIDE ELEVATION**