



Staff Report

Knoxville Historic Zoning Commission

File Number: 4-G-26-HZ

Meeting: 4/16/2026
Applicant: Maegan Martin
Owner: Maegan Martin

Property Information

Location: 505 E. Scott Ave. **Parcel ID:** 81 L B 028
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: c.1910
Two-story, wood frame carriage house with wood board-and-batten and bead board cladding.

Staff Recommendation

Staff recommends approval of repair and in-kind replacement of the wood exterior, including replication of all detail elements. Staff recommends denial of the removal of the façade's beadboard and trim details.

Description of Work

Level II Major Repair or Replacement

Proposed replacement of existing wood board-and-batten siding, wood beadboard siding, and trim on historic outbuilding. Applicant proposes to replace the wood siding with new wood in a board-and-batten pattern. Beadboard and trim detail on façade (south elevation) of carriage house to be removed and replaced with board-and-batten.

Comments

1. 505 E. Scott Avenue is a contributing resource to the Old North Knoxville National Register Historic District and local overlay. The carriage house is a contributing outbuilding listed in the NRHP nomination.
2. The application text includes information on fiber cement siding, which is not actually requested in the application. Fiber cement siding has been approved for new houses and new outbuildings in Old North Knoxville. However, fiber cement siding has not been approved as a replacement material for historic wood siding in the district. Fiber cement siding has also not been approved as a replacement material on contributing buildings in the district. Fiber cement lap siding was approved as a replacement siding on a non-contributing primary building at 217 E. Scott Ave (11-E-24-HZ), where the project was largely a reconstruction.
3. The beadboard and trim details on the carriage house's façade are character-defining features. There is not sufficient evidence that the beadboard and trim is a non-historic modification. High-style historic outbuildings typically demonstrate additional detail elements such as siding, trim, or roof details. Beadboard has historically been used in exterior applications, including porch ceilings. There are no COAs issued for the repair or modification of the

carriage house since the overlay was created in 2003.

4. The application depicts deterioration and rot on the existing siding, particularly at the ends of boards, close to the ground and the roofline. Based on the deterioration, repair and in-kind replacement would be appropriate.

5. The proposed renderings include modifications to the horizontal trim boards' locations. All existing trim details and dimensions should be replicated if replaced.

Applicable Design Guidelines

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

E. Wood Wall Covering

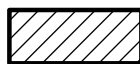
1. Synthetic siding is inappropriate and is not allowed either as replacement siding on existing buildings or new siding in new construction.
3. Replacement siding must duplicate the original. Trim and patterned shingles that must be replaced must also duplicate the original material.
5. Wooden features 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.

M. Auxiliary or Outbuildings

4. Materials used in constructing outbuildings or accessory buildings may only use materials and design characteristics selected from the following list: wood lap siding with a four inch lap or board and batten; a 12/12 roof pitch; wood windows' masonry but not exposed concrete block or split-face block; garage doors appearing to be carriage doors or plank doors with x-bracing or perimeter reinforcing timbers..



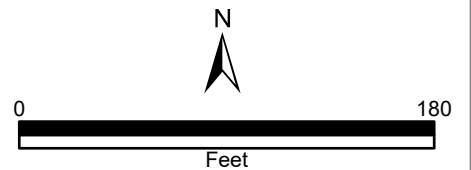
4-G-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



505 E. Scott Ave. 37917
 Old North Knoxville H

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

Petitioner: Maegan Martin



**505 E Scott Avenue
Carriage house**



**Northern elevation
As proposed**



Western elevation



**Western elevation
As proposed**



**Southern and eastern elevations
Clad in board and batten**



Extensive wood rot



Missing beadboard from sister structure on property



Dear Staff and Members of the Historic Zoning Commission,

We respectfully submit this letter in support of our Level 1 application requesting approval to re-side the carriage house on our property at 505 E Scott Avenue using wood board and batten.

During our discussions with staff, it was explained that this request could have been approved administratively—without requiring Board review—if the proposed scope included in kind replacement of the beadboard currently located on the north side of the structure. We understand that this guidance is based on the belief that the beadboard is—or may be—original to the carriage house and therefore should be preserved.

However, we would like to clarify our position regarding the beadboard. We do not wish to retain or replicate this material for several reasons. First, beadboard is traditionally an interior product and is not well-suited for exterior application. Second, its appearance is inconsistent with the rest of the carriage house, making it visually incongruent with the structure as a whole. Finally, and importantly, we do not believe the beadboard to be original to the carriage house. There's no evidence that it is, and there is, in fact, some evidence that it is a relatively recent alteration.

It would not have been customary or historically appropriate to clad approximately three and a half sides of the structure in board and batten while applying an interior beadboard product to only a portion of one elevation—particularly given that a sister structure on our property, constructed around the same time, is entirely clad in board and batten. Taken together, these conditions strongly suggest that the beadboard is not original.

It is far more likely that it was installed as a repair—potentially to address rot or deterioration—within the last 30 years when the carriage house was renovated to serve as living quarters for a previous owner's adult son. Additionally, as noted in our application materials, the beadboard appears to have been removed from the interior of another shed on our property and later installed on the carriage house, as evidenced by the provided photograph showing the missing panel in the other structure.

Our intent in proposing all wood board and batten siding is to utilize a historically appropriate, durable exterior material that is more consistent with the character and function of the carriage house. By restoring a uniform board and batten exterior, we believe this approach better reflects the structure's historic integrity, results in a more cohesive and appropriate appearance, and will simply look better overall. In cases such as this—where there is no clear historic fabric at stake—we believe it is also important to give meaningful consideration to the property owner's preferences, particularly when those choices reflect a thoughtful and financially significant investment in the long-term preservation and maintenance of the structure.

We would also like to share that our original preference for this project was to use Hardie board, as we understand it to be a superior and longer-lasting material that is virtually indistinguishable from traditional wood siding. However, we were advised that this material was not likely to be approved under the current guidelines, despite our understanding that products like Hardie board are increasingly accepted and likely to be incorporated in the future, as they have been in many other jurisdictions. At this time, the guidelines have not yet been updated to reflect that shift.

We respectfully encourage the Commission to consider moving more expediently toward flexibility in this area. Building and construction materials are currently at historically high costs, and we believe the Commission should be interested in making it easier—not harder—for homeowners to responsibly maintain historic properties. Requiring the use of wood instead of more durable alternatives like Hardie board is one example of a guideline that, as currently written, creates additional burden rather than supporting long-term preservation, as it necessitates more frequent maintenance and earlier replacement. Maintaining historic homes is an inherently expensive and ongoing responsibility, and rigid or outdated guidelines can unintentionally discourage conscientious homeowners from investing in their upkeep.

We also understand that updating the guidelines in full is a significant and time-intensive undertaking. In the interim, the Commission might consider issuing an addendum or clarification regarding acceptable materials, while also establishing a clear timeline for completing a comprehensive review and revision of the guidelines.

In this case, the use of Hardie board would likely extend the lifespan of the siding by many years—potentially decades—and we were fully prepared to undertake the additional upfront cost in order to ensure a durable, high-quality outcome. Our goal, as always, is to make thoughtful, lasting improvements that respect and support the longevity of this historic property.

We appreciate your consideration of our request and are happy to provide any additional information or clarification as needed.

Sincerely,

Maegan and Jonathan Martin
865-256-2702