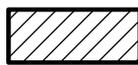




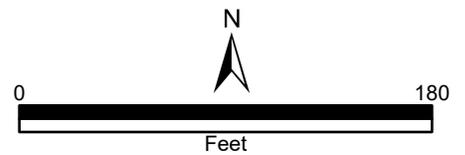
1-D-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



241 E. Scott Ave. 37917
 Old North Knoxville H

Original Print Date: 1/5/2026
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Sean Bolen





Staff Report

Knoxville Historic Zoning Commission

File Number: 1-D-26-HZ

Meeting: 1/15/2026
Applicant: Sean Bolen
Owner: Keeton Ross

Property Information

Location: 241 E. Scott Ave. **Parcel ID:** 81 K F 029
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne, c.1896

Two-and-one-half-story frame house with a hipped roof clad in asphalt shingles, an exterior of wood lap siding and wood shingles, and a brick foundation.

Staff Recommendation

Staff recommends approval of Certificate 1-D-26-HZ, subject to the following conditions: 1) final garage door, secondary entrance, and window specifications to be sent to staff for review; and 2) the windows on the rear elevation to be double-hung with in-kind trim.

Description of Work

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

Conversion of existing carport to a garage. The carport will be enclosed with in-kind fiber cement lap siding, and fiber cement cornerboards and window and door trim, in-kind to the house, will be added. Two composite garage doors (design unspecified) will be installed on the northeast elevation, and one window will be installed on the southeast elevation.

Removal of existing, non-historic addition on rear elevation. Installation of new one-story 20' wide by 8' deep addition, flush with a new 11' wide by 8' deep porch, on the rear elevation. The addition and porch will be covered by a partial hipped roof, and it will feature two windows and a half-lite secondary entrance leading to the porch. It will be clad in fiber cement lap siding with an in-kind profile to the house's wood lap siding and rest on a block foundation clad in brick veneer. The porch will feature tongue-and-groove wood flooring, a beadboard ceiling, two 6" posts with trim, and a brick pier and lattice foundation in-kind to the front porch.

Modifications to window placement on rear elevation. Removal of three non-historic windows on the first-story and installation of three 1/1 windows. Revised size, placement, and number of window openings on the second-story and installation of four 1/1 windows.

Comments

1. 241 E Scott Avenue is a contributing resource to the Old North Knoxville National Register District and the local

overlay. Repairs to the siding and front porch were administratively approved in July 2025 (8-B-25-HZ).

2. The existing carport was constructed in the early 2000s, and the design was approved by the Historic Zoning Commission (12-A-01-HZ). Enclosing the carport with in-kind fiber cement siding and trim details is appropriate, as is the placement of the garage doors and window. Final garage door and window specifications should be submitted to staff for approval.

3. The existing rear addition is not original to the structure and is in poor condition; removal is appropriate. The existing rear door should be retained for reuse, if salvageable.

4. The size, placement, and general design of the new rear addition and porch align with the guideline recommendations, and it could be removed without adverse effect to the historic building. The porch details and in-kind materials to the house are appropriate, but final window and door specifications should be sent to staff for review. Fiber cement lap siding with an in-kind profile to the wood lap siding on the house is proposed for the addition, which will delineate that the addition is not historic.

5. The existing windows on the rear elevation are not historic (with the exception of the gable window) and have irregular placement and sizing; removal is appropriate. The proposed new 1/1 windows are organized into bays, use sizes that reflect historic proportions, and align with the profiles of the other windows on the house. Final window specifications should be double-hung, feature in-kind trim, and be sent to staff for review.

Applicable Design Guidelines

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

A. 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.

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.

B. 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.

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. Entrances

7. Secondary entrances must be compatible with the original in size, scale and materials, but clearly secondary in importance.

L. 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.

M. Auxiliary or Outbuildings

1. The design of outbuildings such as garages shall acknowledge and suggest the function of original outbuildings that would have been located in the neighborhood.

2. The design of features like garage doors that face the street shall mimic carriage house doors from an era consistent with the primary building on the lot.

3. Garages shall be located to the rear of the primary building on the lot.

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; overhanging eaves; exposed rafter tails; 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.



DESIGN REVIEW REQUEST

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

Sean Bolen (Keeton Ross owner of the property)

Applicant

12/22/2025

1/15/2026

1-D-26-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

Sean Bolen

Name	Company		
115 E Scott Ave	Knoxville	TN	37917
Address	City	State	Zip
865-603-5651	seanpbolen@yahoo.com		
Phone	Email		

CURRENT PROPERTY INFO

Keeton Ross	241 E Scott Ave, Knoxville, TN 37917	206-751-6713
Owner Name (if different from applicant)	Owner Address	Owner Phone
241 E Scott Ave, Knoxville, TN 37917	081KF029	
Property Address	Parcel ID	
Old North Knoxville	H-1	
Neighborhood	Zoning	

AUTHORIZATION

<i>Lindsay Lanois</i>	Lindsay Lanois	12.22.25
Staff Signature	Please Print	Date
<i>Sean Bolen</i>	Seab Bolen	12/22/2025
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: Convert the current carport, which is the site of the previous carriage house) to a two car garage which will face Cornelia. Lap siding and trim (hardiplank) to match existic house profiles. Add one window facing South, to Scott Ave. Small addition to the rear of the house, a covered porch added, and slight window changes in the rear.

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: 100.00	TOTAL: 100.00
FEE 2:	
FEE 3:	
Pd. 12/22/2025, SG	

241 E Scott Ave

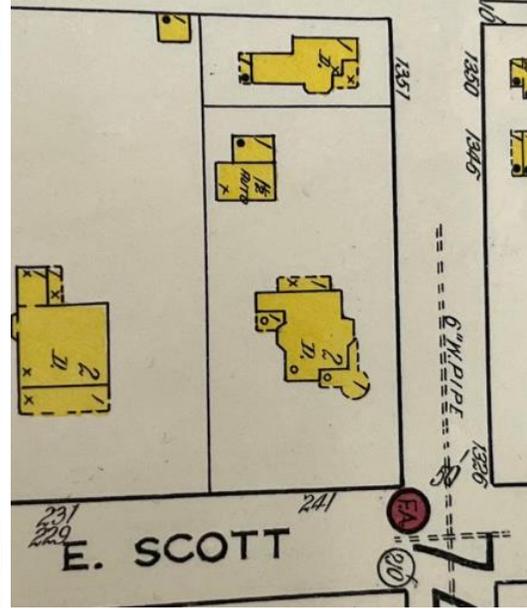
Phase 2

Owner: Keeton Ross

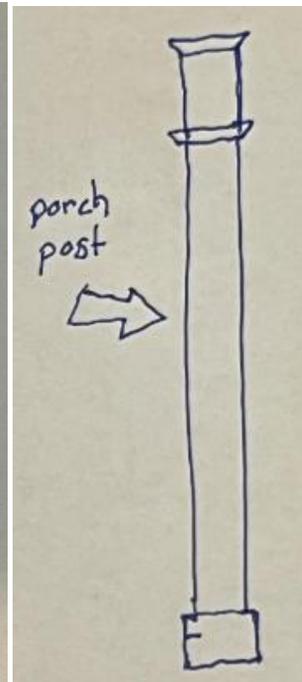
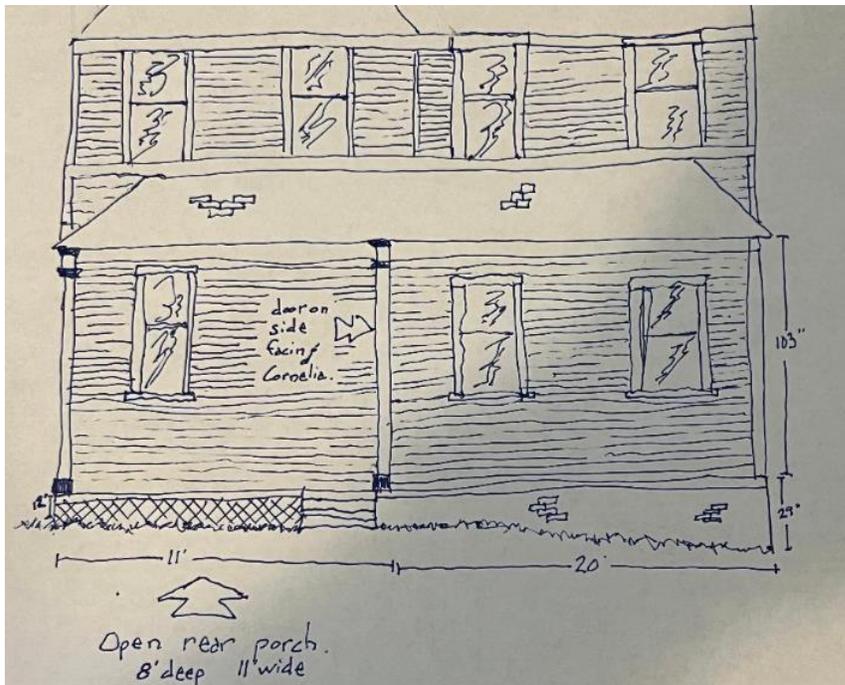
Project Manager: Sean Bolen

Phase 2 Scope of Work:

- 1) Enclose current carport, on the site of the original carriage house, in Hardiplank siding, corner boards, and window and door trim. All trim and lap siding reveals will match the dimensions on the original house. Install one window on the center of the South side wall facing Scott Ave. Additionally adding two (composite and paintable) garage doors facing East (Cornelia Ave).
- 2) Remove back porch and later addition and replace with an addition the same depth as the rear porch while adding four feet in width on the Northwest corner of the house with two windows of the same size facing North (final dimensions to be approved by staff, but one over one windows roughly 25"x63"). Hardiplank siding on addition with corner boards, lap siding, and window trim to match the rest of the house in width, depth, and exposure. Foundation to be block with brick veneer.
- 3) Add covered porch to Northeast corner of the house where a covered porch was originally located (a continuous hipped roof to span the addition and porch). Tongue-in-grove wood porch floor, beadboard ceiling, ½ lite rear door facing Cornelia, 6" square posts, and below porch lattice to match the front of the house. Wood steps facing North.
- 4) Modify window locations and sizes on rear of house. Final window dimensions to be approved by staff, one over one windows roughly 25" x 63".









Back door facing East (identified in red below)

Original porch and addition (together) 8'x14'

New addition will be 8'x20', the porch will be 8'x11'

