

Meeting: 7/16/2026
Applicant: Whitney Shiveler
Owner: Whitney Shiveler

Property Information

Location: 1318 Cornelia St. **Parcel ID:** 81 L Q 032
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Folk Victorian, c.1895

Two-story frame residence with a cross-gable roof clad in standing-seam metal and an exterior of wood lap siding. Corner porch supported by square columns.

Staff Recommendation

Staff recommends approval of Certificate 7-D-26-HZ, subject to the following conditions: 1) final siding selection to feature an exposure and trim details to match the primary house; 2) door specification to be submitted to staff for approval.

Description of Work

Level II Major Repair or Replacement

Exterior rehabilitation of secondary structure. Existing T-111 plywood siding and trim is proposed to be replaced with fiber cement lap siding and trim. A new access door is proposed for the northeast elevation.

Comments

1. The secondary structure is listed as a contributing outbuilding to the ONK National Register Historic District, dating to approximately 1920. The outbuilding is historic, but highly modified. The 1992 NRHP nomination describes the building as “frame with board and batten wall covering” and an asphalt shingle roof. A COA was issued in 2000 after the garage was damaged in a storm, noting the garage already had painted plywood siding, so repairs in-kind were appropriate. The metal roof and plywood siding were installed as repairs in January 2000.

2. In ONK, fiber cement siding has been approved as a siding material for new secondary structures and as exterior rehabilitation to non-historic secondary structures (most recently on a non-historic carport at 241 E. Scott Ave, 1-D-26-HZ). While fiber cement lap siding would not meet the guidelines as a replacement for historic wood lap siding, it is currently proposed to replace non-historic siding on a highly altered building. The proposed fiber cement siding should reflect the exposure and finish of the primary house (approximately 4-5” in exposure and smooth-finished). If selected to reflect the primary house, fiber cement lap siding will bring the secondary structure more in line with the guidelines.

3. The new door is proposed for an interior-facing elevation that is not visible from the right-of-way. The final door should be compatible with the outbuilding and primary house in scale and design, and final specifications should be submitted to staff for approval.

Applicable Design Guidelines

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

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.

D. Entrances

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



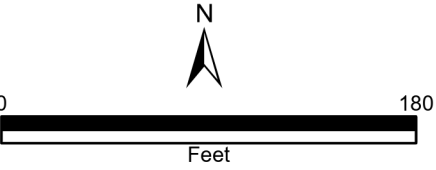
7-D-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1318 Cornelia St. 37917
 Old North Knoxville H

Original Print Date: 6/29/2026
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Whitney Shiveler



Historic Zoning Application for 1318 Cornelia St

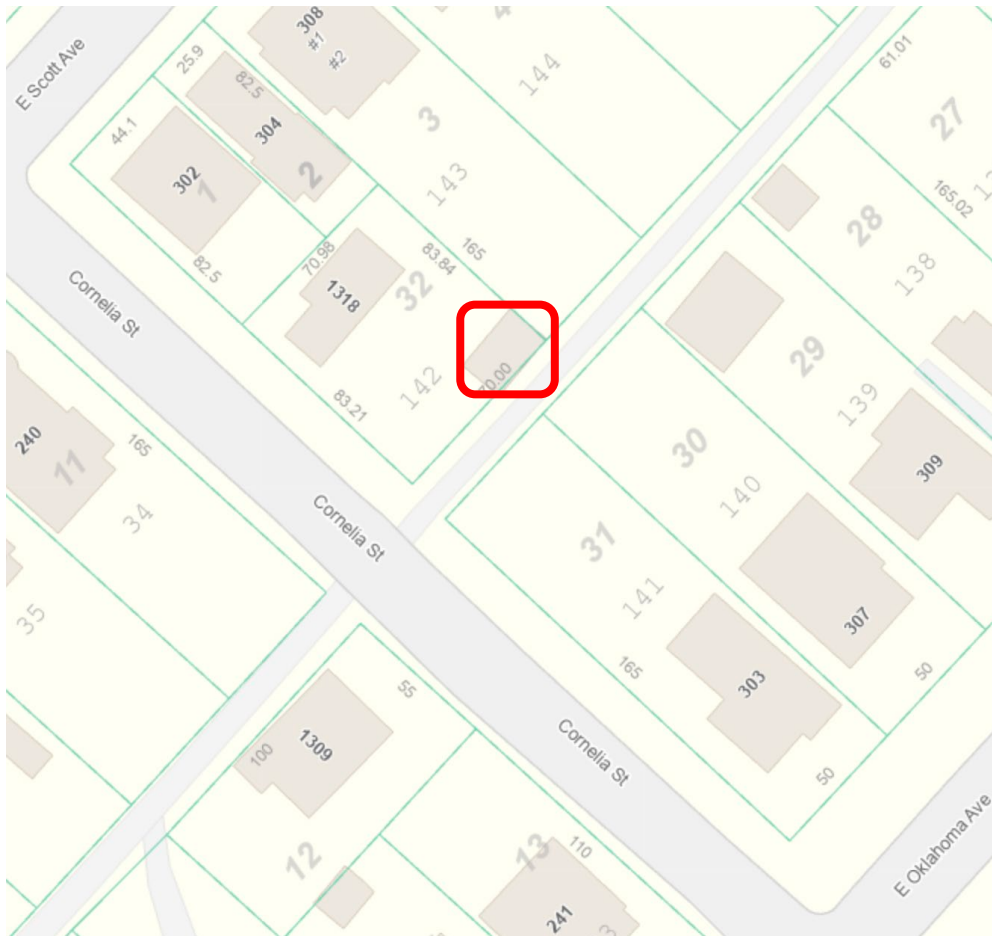
Applicant:

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Scope of work:

Replacement siding and trim update on later period accessory structure (garage), addition of solid external door into enclosed yard from accessory structure (garage) and extension of poured concrete inside accessory structure (garage).

KGIS map of accessory structure (garage) placement:



View from the public right of way:



Interior yard view of accessory structure (garage) with indication of exterior door addition that cannot be seen from public right of way:



Closer view of need for siding and trim replacement with sturdier Hardee board material to better mimic the look of the house.



View of interior and construction methods with metal and poured concrete indicating the structure was added much later than the original 1915 house.

