



**KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 1237 Armstrong Ave 37917
DISTRICT: Old North Knoxville H-1

FILE NO.: 11-G-13-HZ

MEETING DATE: 11/21/2013

APPLICANT: John Wampler, High Oaks Construction (contractor)

LEVEL OF WORK: Level II. Major repair or replacement of materials or architectural elements.

PROPERTY DESCRIPTION: 1237 Armstrong Avenue. Craftsman (c. 1910)

One-story frame with weatherboard wall covering. Front gable roof with asphalt shingle covering, telescoping gables and rafters. Double-hung eight-over-two and four-two windows. One-story two-thirds front porch with front-gable roof, wood posts on weatherboard covered balustrade. Exterior end brick chimney. Brick foundation. Irregular plan. ©

► **DESCRIPTION OF WORK:**

LEVEL I WORK

Clean and repoint original brick on foundation using Preservation Brief #2. Repair in-kind two single windows on west side.

LEVEL II WORK

- 1) Replacement of two sets of original 9/1 twin wood windows with wood 9/1 wood simulated divided light windows on west side (totalling 4 windows).
- 2) Replace all siding on west side of house with poplar siding to match existing.
- 3) Jack up the brick foundation on the west side where sagging by removing 30ft starting at the front corner and moving toward the rear of the house and across the front of porch 20 ft. Reuse existing brick for the outside of foundation and match mortar color and joint size. The average height of foundation is 3 ft.
- 4) Replace front steps a 5/4 x 12 tread with rounded nose and 3/4 wood riser. Steps will be same width from brick wall to wall. Top step will be dropped down one step.

► **APPLICABLE DESIGN GUIDELINES:**

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

B. Windows

1. Original windows shall be reused if possible. It will be much less expensive and much better historically to retain the original windows, and it is inappropriate to replace them with new windows that differ in size, material or pane division.
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.
7. Storm windows can be allowed as a way to increase the energy savings of a historic house. Interior storms should be considered. Exterior storms can be appropriate, if they are designed so their meeting rail duplicates that of the original window, and if they are wood or color clad metal, they match the trim.



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SECRETARY OF INTERIORS STANDARDS FOR REHABILITATING HISTORIC BUILDINGS

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities and, where possible, materials. Replacement or missing features shall be substantiated by documentary, physical or pictorial evidence.

COMMENTS:

The applicant and owner report that the moisture damage is severe and that there is significant air leakage causing indoor air discomfort and excessive energy usage.

STAFF FINDINGS:

- 1) The HZC has set a precedent in similarly situated properties of not approving window replacement solely for energy conservation. This is because research has proven that with proper repair of and insulation around existing windows along with storm windows, greater energy savings can be realized than with double-paned replacement windows.
- 2) The applicant has sought repair assessments from two contractors who regularly repair windows according to the HZ data base. Both contractors have stated that it is not feasible to repair the windows.
- 3) The windows exhibit moisture damage which has caused the wood to deteriorate.
- 4) Some of the lower sashes have plexi-glass installed.
- 5) The foundation has settled and is sagging on the west side. This has occurred partially due to earlier improper foundation repairs.
- 6) Window pair #2 on the west side is out of square and will not operate properly, partially due to the sagging foundation.
- 7) The steps are not original and the tread/rise dimensions do not meet building code.

► **STAFF RECOMMENDATION:**

Approval of window replacement with wood simulated divided light (SDL) windows with the condition that they match the profile and dimensions of existing sashes and that the SDL muntins are on both the inside and outside of the glass, with a spacer bar between. The specifications must be submitted to staff before issuance of the COA. The brick mortar on the foundation must be repaired according to Preservation Brief #2

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION**

Please print all information

1. NAME OF APPLICANT: High Oaks Const. Co. LLC (John Wampler)

Address: 621 E LEANOR ST, KNOX TN

Telephone: 865-637-2342 E-mail address: Johnwampler@comcast.net

Relationship to Owner: Contractor

2. NAME OF OWNER: Bob Deaime

Address: 2016 McCANNON RD, KNOX, TN 37920

Telephone: 865-850-0671 E-mail address: DEAIME@earthlink.net

3. LOCATION OF PROPERTY:

Address: 1237 Armstrong Ave Tax ID/Lot/Parcel No: 081LN-011

4. LEVEL OF WORK (circle Level)

- Level I Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure
- Level II Major replacement of materials or architectural elements; construction of addition or outbuilding; renewal of COA
- Level III Construction of a new primary building; subdivision of property
- Level IV Demolition or relocation of a contributing structure

5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

SEE ATTACHED

6. SIGNATURE OF APPLICANT: _____



Date: 10/30/13

Return application to: Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902. Incomplete applications will not be accepted.

FOR STAFF USE ONLY

Date Received _____ . Approved _____ Disapproved _____ Approved As Modified _____

Date Acted On _____



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0 50 Feet

1237 Armstrong Avenue

Old North Knox H-1

HZC agenda item

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High Oaks LLC



621 Eleanor Street ♦ Knoxville, Tennessee, 37917 ♦ USA
Phone 637-2342 ♦ Fax 540-8152

Oct 30, 2013

Kaye Graybeal

MPC / Application for Cert. of Appropriateness

Address; 1237 Armstron Ave., Knoxville, TN 37917

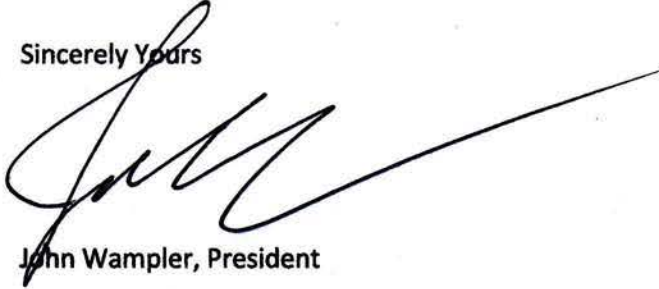
We propose to do repairs to said address in the following area.

West side and front (looking at front of house, west would be the left side) of this house has had serious settling problems and has had repairs done previously. The repairs previously done were to level the house, left major problems with existing brick foundation, siding and windows. The proposal would be to do the following:

1. Remove 30ft of west side foundation starting at the front corner going back and across the front of porch 20 ft. Install new concrete footings, 6" block and reuse existing brick for the outside of foundation. Every effort will be made to match mortar color, mortar joint size etc. This is a crawl space and the average height of foundation is 3 ft.
2. Replace front steps. Presently, the steps are not original to house and are out of code with height conformity. We propose to use a 5/4 x 12 tread with rounded nose and 3/4 wood riser. Steps will be same width from brick wall to wall. Step presently, in my opinion, are incorrect because the top step is level with porch. We will drop top step down one step. This will create a small shortage for sidewalk (App 10", and not original I think) so we will extend sidewalk toward the house this small amount with appropriate color and texture to match as closely as possible to existing.
3. Two of the four windows on the west side are beyond repair (pictures don't do justice on how rotten they are) so we propose to replace the two windows with a 9/over 1 STL wood window to match existing as close as possible with identical width in trim and sill. These are the two double windows. The two remaining single windows we will repair and repaint.

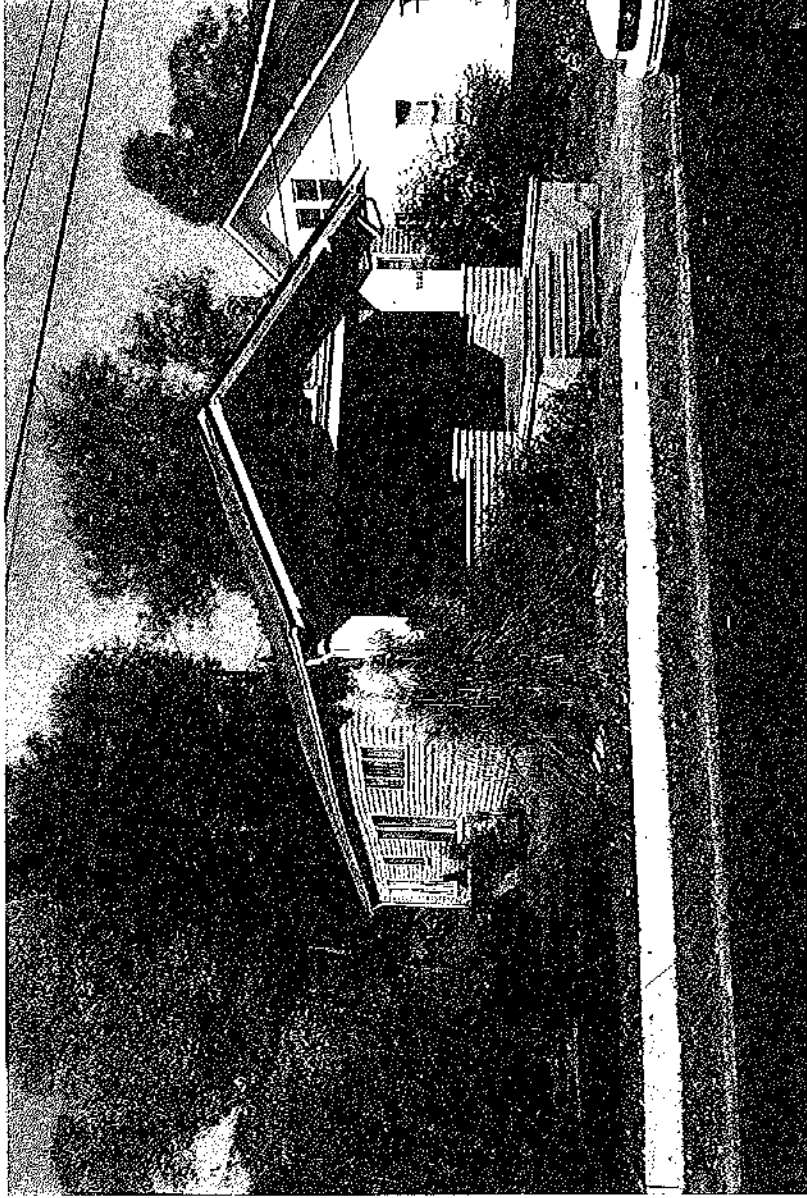
4. Remove all siding on west side. Siding is badly deteriorated and is popping off house where the house was leveled(Front corner of house was raised 3-4"). Replace with a popular side to match dimensions and appearance as closely as possible.
5. Paint west side of house to match existing color scheme.
6. Add some dirt to front corner of house to eliminate sink hole allowing water to drain towards front of house .

Sincerely Yours

A handwritten signature in black ink, appearing to read 'John Wampler', with a long horizontal flourish extending to the right.

John Wampler, President

High Oaks Construction Co. LLC

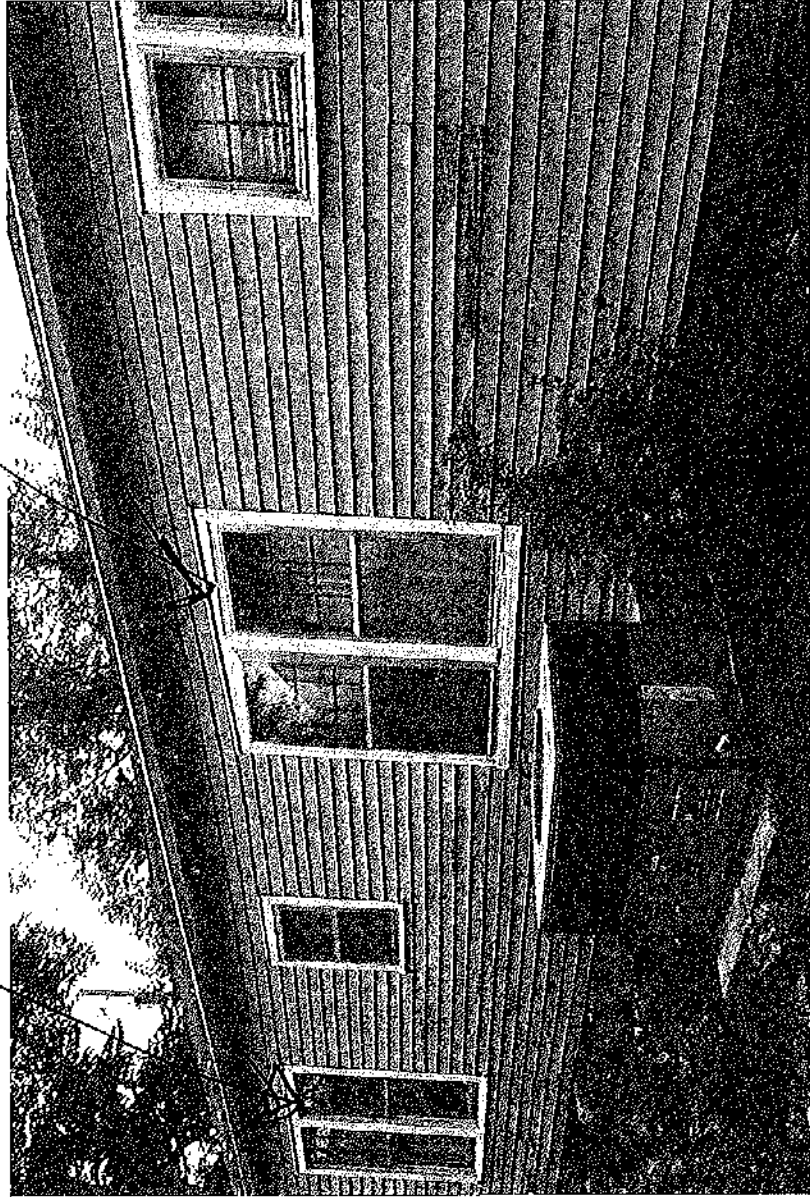


1237 Armstrong

Window #1

Window #2

West Side



Window # 2

Replaced sill
with piece of

wood



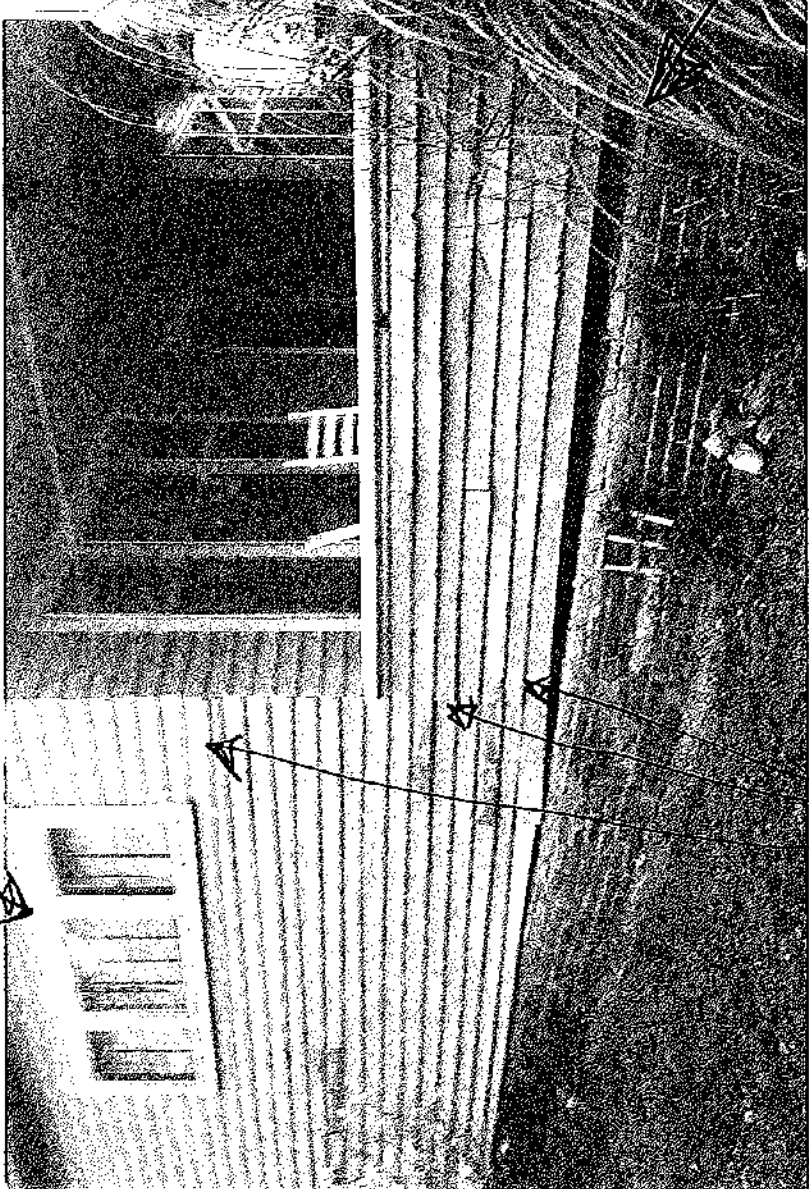
Window # 2

- ① Window out of square
- ② won't operate
- ③ Bottom sill is gone with
A piece of wood stuck
on it



Will save these windows

WEST SIDE



Setled Foundation

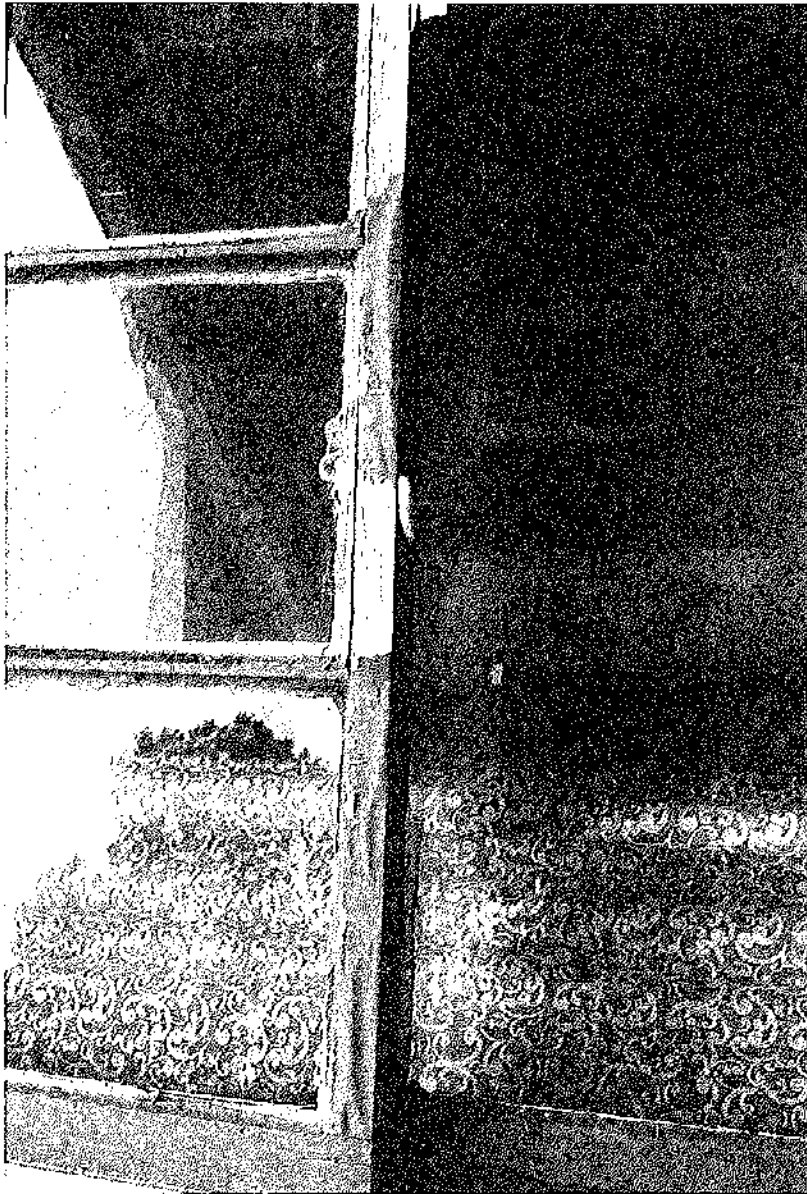
Popping Siding

① WINDOW # 1

REAR Windows on West
SIDE, Rotten window,



Window # 1



Window #1





1237 ARMSTRONG -
WOODEN STEPS @ FRONT