



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

PROPERTY ADDRESS: 1325 Armstrong Ave 37917

FILE NO.: 7-G-15-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 7/16/2015

APPLICANT: Marshall Stair Natalie Robinson (owner)

LEVEL OF WORK: Level II. Construction of outbuilding

PROPERTY DESCRIPTION: Queen Anne. (1899).

Two-story frame with weatherboard wall covering. Cross-hipped roof with asphalt shingle covering, hipped dormers with wood shingles on side walls. Double-hung two-over-one windows. One-story wrap around porch with pediment at canted corner, dentils at eaves and round wood columns with Ionic capitals. Two interior offset brick chimneys. Brick foundation. Irregular plan. Two-story projecting bay on front elevation with diamond paned upper sash. One-story projecting bay on south elevation. Contributing

► **DESCRIPTION OF WORK:**

Construct 12x20 frame garage with asphalt-shingled pyramidal roof. Sheathed in horizontal siding of either wood or smooth fiber cement board. Painted concrete block foundation. Overhead garage door to hardware and configuration to create a side-opening carriage-house appearance. Material of door to be steel with untextured finish and with wood composite overlay trim, as per included specifications. No windows are proposed.

► **APPLICABLE DESIGN GUIDELINES:**

M. AUXILIARY BUILDINGS: HISTORIC CHARACTERISTICS

Auxiliary or outbuildings were often used in Old North Knoxville, although many of them have deteriorated or been destroyed over the years. Typical outbuildings would have included carriage houses, barns, outhouses or servants' quarters, built with steeply pitched gable roofs or combined gable and shed roofs, with weatherboard or board and batten wall covering.

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; 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 reinforcing trim.
-

COMMENTS:



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STAFF FINDINGS:

- 1) The garage site is behind the house along the alley and will not be viewable from the street.
- 2) At the time of the 1986 historic resource survey, a one-story weatherboarded side-gabled servant's quarters was located on this site, but has since been demolished.
- 3) The location on the existing concrete pad from the former structure is an appropriate site for the proposed garage.
- 4) The pyramidal roof shape and size of the proposed garage is compatible with the main house.
- 5) A carriage house side-opening door appearance is appropriate for the garage door, with or without windows.
- 6) Steel as a material for garage doors on detached garages has been approved in the district with the composite wood trim overlay.

► **STAFF RECOMMENDATION:**

Approval with the condition that finalized specifications for a garage to be submitted to staff for approval.

Certificate (File) No: 7-6-15-HZ

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

Please print all information:

1. **APPLICANT NAME:** Marshall Steir

Address: 1325 Armstrong Ave

Telephone: 865-771-9215 E-mail address: marshallsteir@Lotreal.com

Relationship to Owner: Co Owner

2. **OWNER NAME:** Marshall Steir + Natalie Robinson

Address: 1325 Armstrong Ave

Telephone: 771-5215 E-mail address: marshallsteir@Lotreal.com

3. **LOCATION OF PROPERTY:**

Address: 1325 Armstrong Ave Tax ID/Lot/Parcel No: _____

4. **LEVEL OF WORK** (circle Level)

Level I Routine repair; replacement of deteriorated materials in-kind; removal of artificial siding; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure or a late addition; renewal of COA

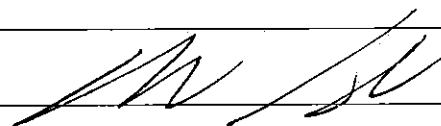
Level II Major replacement of materials or architectural elements; construction of an addition of outbuilding

Level III Construction of a new primary building; subdivision of individually designated 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.)

Build 12x20x10 Garage where old garage used to be, wood or Hardie Board siding. See attached photo

6. **SIGNATURE OF APPLICANT:**  Date: 6-25-15

Incomplete applications cannot be accepted.

Mail application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902; or Fax: (865) 215-2068; or E-mail to Kaye.Graybeal@knoxmpc.org
Phone: (865) 215-3795

FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			



1325 Armstrong Avenue
ONK H-1

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1325 Armstrong - Front



1325 Armstrong - Site showing relationship to main house looking east



1325 Armstrong - Site showing relationship to main house on right



1325 Armstrong - Site for garage looking SE



1325 Armstrong - Site for garage looking south



1325 Armstrong - Site for garage looking north



Example of pyramidal roof accessory structure with clapboard and carriage house door



Example of corner trim and painted block foundation on accessory structure

Courtyard Collection® *Decorative Accents*

Customize your door with ornamental hardware and windows

3 Choose a window style:

Wind load-rated windows are offered only for the 160 Series.



Clear Long



Stockbridge



Stockton



Stockton Arch



Somerton



Wyndbridge

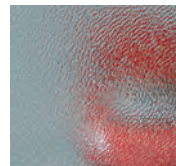
Choose a glass type:

370 Series available with single pane glass only.

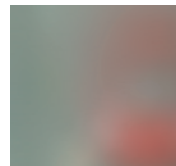
160 Series available with insulated glass.



Clear



Obscure



Satin

4 Choose your hardware:



Large
Bean
Handle



Large
Spear
Handle



Small
Spear
Handle



Spear Hinge (16" & 18")



Bean Hinge (16" only)

Ask your Overhead Door Distributor for additional hardware styles available.

5 Choose your opener:



Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, Overhead Door's garage door openers are designed for performance, safety and convenience. Your Overhead Door Distributor will help you choose the opener that best suits your door and preferences.



More saving.
More doing:

Your Store: **Thompson Lane #732**
Use [Current Location](#) or [find store](#)

Clopay | Model # CXU13_SW_SQ24 | Internet # 204598563

Coachman Collection 8 ft. x 7 ft. 18.4 R-Value Intellicore Insulated White Garage Door with SQ24 Window

★★★★★ (1)

[Write a Review](#)

[Ask the first question](#)

\$1964.00

/each

PRODUCT SOLD ONLINE ONLY



[Open Expanded View](#)

[Click to Zoom](#)

PRODUCT OVERVIEW | Model # CXU13_SW_SQ24 | Internet # 204598563

Clopay Garage doors featuring Intellicore insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellicore is proprietary polyurethane foam that is injected into a garage door, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, while its industry leading R-values provide year-round comfort and improved energy efficiency. If you like the high-end look of wood carriage-house style garage doors, but still want the benefits of a durable, low-maintenance, insulated steel garage door, consider the coachman collection. The designs vary to complement many architectural styles including craftsman, shaker, traditional, French country, Tudor and Victorian. Accented with decorative black wrought iron hardware, coachman doors have the charming appearance of a swing-out door, but offer the built-in convenience of modern overhead operation. Clopay's very best door. The price includes the door and components only. Installation is NOT included.

- [Click here to design your Custom Clopay Garage Door and schedule an install](#)
- Offers a 4-layer construction (composite overlay-steel-insulation-steel)
- Garage door comes with the beautiful square windows for added curb appeal and allowing natural light shine through your garage
- Industry leading R-value of 18.4 provides year-round comfort and exceptional energy efficiency
- EZ-Set® Torsion Springs are included
- Traditional overhead door is compatible with automatic garage door openers
- Comes complete with spade lift handles and step plates
- Intellicore insulated technology

SPECIFICATIONS

DIMENSIONS

Garage Door Size	8'x7'	Product Height (in.)	84
Product Depth (in.)	108	Product Width (in.)	2.63

DETAILS

Color Family	White	Material	Steel
Door Configuration	Single Door	R Value	18.4

STEEL WITH COMPOSITE OVERLAYS



COACHMAN® COLLECTION

- Four-layer insulated steel + composite construction
- Swing out appearance, overhead garage door operation
- Twelve base designs with optional windows and decorative hardware. Custom designs and sizes offered.
- Four factory finish paint colors
- Over 100 unique style combination

GRAND HARBOR® collection



HANDCRAFTED 2 OR 3-LAYER CONSTRUCTION



Grand Harbor® Collection Model GH21

When budget is the deciding factor, this low maintenance, insulation-optional steel frame carriage house style garage door combines clean lines and classic charm to provide a popular style at a great value. Accented with decorative black wrought iron hardware, these doors have the appearance of a swing-out door, but offer the convenience of modern overhead operation.

STYLE AND CONSTRUCTION

- Available in 5 different designs.
- Window options include square, rectangular and arch windows with removable grilles. Glazing includes DSB clear or obscure glass and acrylic wrought iron designs. Unique faux window top sections are also an option.
- Woodgrain embossed 24 gauge 2" steel frame construction with 1/2" smooth composite overlay creates authentic carriage house styling.
- Model GH is non-insulated.
- Model GHV has 1-5/16" vinyl-backed insulation that improves energy efficiency. 6.3 R-value.

Calculated door section R-value is in accordance with DASMA TDS-163.

DOOR DESIGNS					COLOR OPTIONS			
GH11	GH12 with XG14 Faux Window*	GH13 with XG24 Faux Window*	GH21 with XG14 Faux Window*	GH22 with XA24 Faux Window*	White	Almond	Desert Tan	Sandtone

*Various window designs may be chosen with each door design. Examples are shown.

WINDCODE® AVAILABILITY CHART								
Common Door Widths		W1	W3	W4	W5	W6	W7	W8
Grand Harbor®	8', 9' Wide Door	S +12/-15 PSF	SELECT W4	FS +25/-32 PSF	FS +30/-32 PSF	FS* +37/-37 PSF		
	10', 12' Wide Door	S +12.5/-14 PSF	SELECT W5	SELECT W5	FS* +30/-30 PSF	FS* +37/-37 PSF		
	16' Wide Door	S +12.5/-14 PSF	SELECT W5	SELECT W5	FS* +30/-30 PSF	FS* +37/-37 PSF		
	18' Wide Door	S +12.5/-14 PSF	SELECT W4	FS* +25/-25 PSF				

S Standard Windows Available
 Impact Rated
W Impact Windows Available
F Florida Approved
D Dade County Approved
T Texas Department of Insurance Approved

For W6-W8 doors over 9' wide, add 2" to the door opening.

*Long window availability is limited due to reinforcement requirements.