



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

PROPERTY ADDRESS: 1335 Armstrong Ave 37917
DISTRICT: Old North Knoxville H-1

FILE NO.: 4-B-16-HZ

MEETING DATE: 4/21/2016
APPLICANT: Vaughn McCoy (owner)
LEVEL OF WORK: Level II. Construction of addition

PROPERTY DESCRIPTION: Neo-classical (1910s) renovations in 1920

Two-story frame with weatherboard wall covering. Hip roof with lower cross gables, shed dormers, and asphalt shingle roof covering. Double-hung one-over-one windows. One-story wrap-around front and side porch with round wood columns with Doric capitals and turned wood balustrade. Two interior offset brick chimneys. Brick foundation. Irregular plan. Projecting bays on front and north side elevations. Altered by added sawn wood balustrade (widow's walk) on top of roof with taller, square, weatherboard covered, flat roofed structure.

► **DESCRIPTION OF WORK:**

Remove existing wood frame steps to second level in a straight run on the north side of house. Construct new wood frame stairs with enclosed risers have been installed which turn the rear north corner to the back of the house. The width of the stairway on the back of the house is 5 feet and on the side of the house it measures 4 feet wide. The 36-inch-high balustrade is of square 2x2s with beveled ends overlapping the stringers. The handrail is 2x4 lumber. Existing 6x7 landing on the 2nd-level supported by 4x4 redwood posts. The existing balustrade on the landing is proposed to be replaced to match the new stair balustrade. The landing is covered by an existing shingled shed roof which is proposed to be removed. The support structural for the landing is proposed be covered in perpendicular wood lattice panels.

► **APPLICABLE DESIGN GUIDELINES:**

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

L. ADDITIONS p. 28 (all guidelines apply; however below are the most pertinent.)

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, using appropriate proportions.
 3. Additions shall be designed so that they can be removed without destroying the form of the historic building
 4. New additions should not be visible from streets.
 6. Do not cause a loss of historic character through a new addition.
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COMMENTS:

As mitigation, the owner has agreed to remove the shed roof over the stair landing, reconstruct the balustrade so that it matches that on the stairs, and enclose the landing structure with lattice and paint to match the house.



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STAFF FINDINGS:

- 1) The stair landing structure, made of 6x6 redwood framing and supports, was constructed sometime in the 1970s according to the applicant. The structure was not permitted by City Building Inspections. At that time the non-compliant exit door was likely added. A building inspector has since inspected the structure and has found it to meet building code, except for the balustrade.
- 2) The owner has constructed new enclosed riser steps with 2x2 picket balustrade to the landing. The steps turn the corner to the back of the house.
- 3) The stair landing and stairs, with their high visibility from the street, do not meet the design guidelines.
- 4) The stair landing is grandfathered according to Building Inspections and Law Dept.
- 5) The new steps are less visible than the landing, but are nonetheless visible from the front of the house.

▶ **STAFF RECOMMENDATION:**

Staff does not believe the entire stair and landing structure is appropriate. However, since the landing structure is allowed to remain, then the steps are the least obtrusive part of the structure. In addition to the mitigations stated above in the comments section, staff recommends that a new, period-appropriate door leading to the landing be installed.



KNOXVILLE-KNOX COUNTY HISTORIC ZONING COMMISSION

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

Date Filed: 3/23/2016

File Number: 4-B-16-HZ COA

Application Accepted By: Kaye Graybeal

HZC Meeting Date: 4/21/2016

APPLICANT INFORMATION

Name: Vaughn McCoy
Address: 219 W Glenwood Ave Knoxville, TN 37917
Phone: 865-524-8863 Email:
Relationship to Owner: owner

OWNER INFORMATION

Name: Vaughn McCoy
Address: 219 W Glenwood Ave Knoxville, TN 37917
Phone: 865-524-8863 Email:

LOCATION OF PROPERTY

Address: 1335 Armstrong Ave 37917
District: Old North Knoxville H-1

LEVEL OF WORK

Level II. Construction of addition

DESCRIPTION OF WORK

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SIGNATURE OF APPLICANT

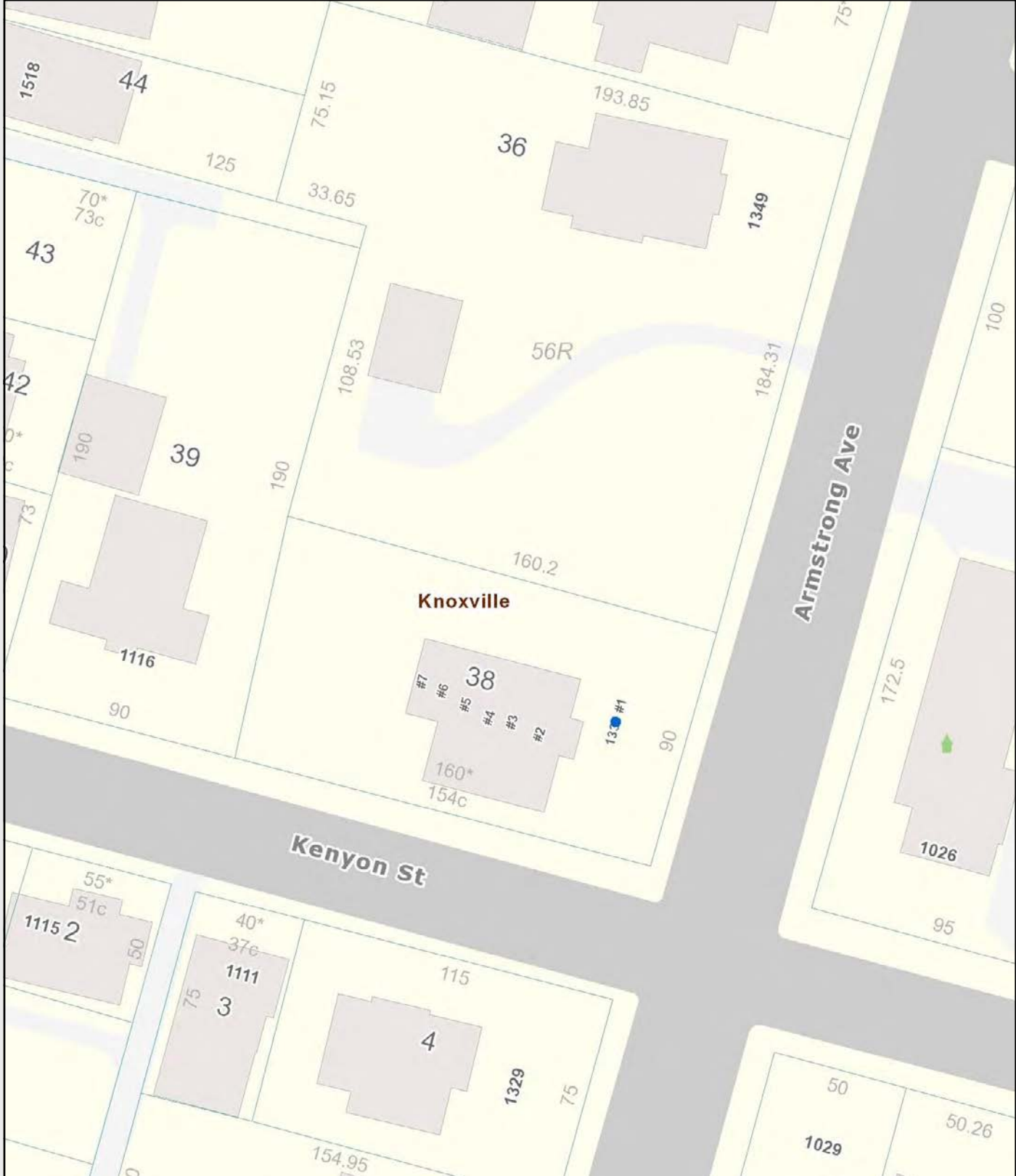
Vaughn McCoy

Date: 3-29-16

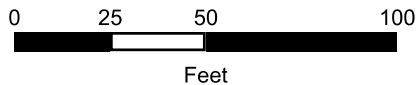
Return application to:

Knoxville-Knox County Historic Zoning Commission
Suite 403, City-County Building, 400 Main Street
Knoxville, Tennessee 37902

See Part 2 for submittal information requirements. Incomplete submittals will not be accepted.



1335 Armstrong Avenue
 Old North Knox H-1



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1335 ARMSTRONG 2016

Armstrong Ave
Knoxville, Tennessee
[View on Google Maps](#)



1335 Armstrong Ave
Knoxville, Tennessee
View on Google Maps



1335 ARMSTRONG AVE.



1335 Armstrong – New steps leading up to existing landing and door



1335 Armstrong – New steps leading up to existing landing and door (2)



1335 Armstrong – New steps turning corner to rear



1335 Armstrong – Detail of landing supports



1335 Armstrong – View of steps from rear