



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

PROPERTY ADDRESS: 1403 Armstrong Ave 37917

FILE NO.: 1-D-18-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 2/15/2018

APPLICANT: Tricia Stuth Curb Architecture (Architect)

LEVEL OF WORK: Level III. Construction of primary building - CONTINUED FROM JANUARY 18, 2018 HZC MEETING

PROPERTY DESCRIPTION: vacant lot (~49.17 wide by ~320 long)

► **DESCRIPTION OF WORK:**

The proposed building footprint is 24' wide and 64' long, including front and rear porches. A proposed in-ground pool at the rear of the house is to be surrounded by fencing/ gates and plantings. An opening in the existing stone retaining wall on Armstrong Avenue and a new staircase will provide access from the sidewalk and on-street parking. Vehicular access is from Fremont Place with on-grade parking for two cars.

REVISIONS TO THE DESCRIPTION OF WORK 2/18/2018: WOOD-FRAMED DOORS AND WINDOWS AND STUCCOED FOUNDATION. The 1 ½ story, wood framed house is sited within 11- and 13-foot side setbacks. Stylistically, the house alludes the shingle-style. The primary roof pitch is 9:12 and the front porch roof pitch is 5 ½ :12. The exterior ridge elevation of the primary roof is +540' (+24' 6" above the main floor) and the main floor and front porch elevations are +514 (approx. 4' above finished grade in front yard). The material palette reflects the use of prefinished metal roofing (profile or standing seam), metal gutters and downspouts, painted shingle siding (wood or composite), painted wood trim, wood windows, wood-framed full-light glass doors and stuccoed foundation. The front façade of the house features a recessed balcony under a clipped gable main roof. The integral porch on the rear southwest corner is screened-in.

REVISIONS TO THE JANUARY 18, 2018 PROPOSAL:

Addition of 6'-10"-long x ~ 5'-0" projecting covered entryway/porch toward the back of the south side

Enlargement of the 3 horizontal windows on the south side to become more square (size?)

Widening of the porch entrance and stairs by 1 foot to become 5 feet

Stucco the exposure (up to 6") of concrete block of the foundation

Wooden windows and door frames instead of aluminum clad

► **APPLICABLE DESIGN GUIDELINES:**

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

OLD NORTH KNOX GUIDELINES FOR NEW BUILDING CONSTRUCTION

G. SETBACKS AND PLACEMENT ON THE LOT

1. Maintain the historic façade lines of streetscapes by locating the front walls of new buildings in the same plane as those of adjacent buildings. If existing setbacks vary, a new building's setback shall respect those adjacent.
2. Do not violate the existing setback pattern by placing new buildings in front of or behind historic buildings on the street.
4. Side yard setbacks for new buildings shall be consistent with those of existing historic buildings, so gaps are not left in the streetscape.



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H. SCALE AND MASSING

1. Relate the size and proportions of new structures to the scale of adjacent buildings.
2. Break up uninteresting box-like forms into smaller varied masses like those found on existing buildings by the use of bays, extended front porches, and roof shapes.
4. New buildings must reinforce the scale of the neighborhood by their height, width and massing.
5. New buildings must be designed with a mix of wall areas with door and window elements in the façade like those found on existing buildings.
6. Roof shapes must relate to the existing buildings, as must roof coverings.

I. HEIGHT OF FOUNDATION AND STORIES

1. Avoid new construction that varies in height, so that new buildings are equal to the average height of existing buildings.
2. The foundation height of new buildings shall duplicate that of adjacent buildings, or be an average of adjacent building foundation heights.
4. The eave lines of new buildings shall conform to those of adjacent properties.

J. MATERIALS

1. The materials used for new building exteriors shall be consistent with materials already found on buildings on the street.
2. Artificial siding and split-face block are not acceptable materials for use on new buildings.

K. FEATURES

1. Design new buildings with a strong sense of a front entry.
2. Use front porches in new designs, and make the size of those porches useable for sitting. New porches shall be at least eight feet deep, shall contain design features such as columns and balustrades that introduce architectural diversity, and shall extend across more than half of the front façade.

HISTORIC BUILDING FORMS

Houses in Old North Knoxville have a shape, or bulk, consistent with their time of construction. They appear larger and taller than new buildings, often with projecting bays or porches not found in newer designs. The window sizes and proportion of the voids or openings of the windows to the solid portions of walls are often different than new construction.

Roofs

Roof forms are complex in many of Old North Knoxville's buildings. Hip roofs with lower gables, multiple or telescoping gables, conical or round turrets, dormers and balconies are often found. The pitch of historic roofs is also fairly steep.

Foundations

Old North Knoxville's historic houses are not built on slab foundations. Basements and raised foundations are common, and the texture of the masonry foundations adds richness to the neighborhood's architecture, while the height and the multi-story designs are also important in preserving the appearance of the neighborhood.



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NEW BUILDINGS

New buildings should be contemporary in spirit. Slavish copies of historic buildings confuse the historic value of the existing buildings. New buildings should respond to the present time, the environment, and the use for which they are intended. New buildings constructed in historic areas should be compatible with the existing historic buildings and sensitive to the patterns of the environment where they will be placed. The use of similar materials can help in developing continuity. These principles apply to new homes as well as garages, sheds and other outbuildings.

COMMENTS:

At the 1/18/18 HZC meeting, the applicant requested that the attending HZC members indicate whether or not the siting and the overall dimensions of the building envelope meet the design guidelines for the Old North Knoxville H-1. They requested this feedback from the HZC so that they could continue with design refinements based on the proposed building envelope and siting. At the 1/18/2018 HZC public hearing, the HZC issued a partial approval for the side setbacks, the location on the lot, and the size, width, height and length of the house, conditioned on there being consideration of all the remaining elements of the application at the next meeting. A concern expressed by Commissioner Carey was that the building envelope was too uniform and rectilinear, which is not typical of historic houses on the street or the district. He recommended that a mass be added to the south side to add some variation from the rectilinear form. The applicant also requested that the review of the proposal be continued until the February 15th HZC meeting, at which point they would present the architectural details, features and materials for the proposed project. In the absence of Commissioners who may be present at the next meeting [at which the application is considered], the Commission chair was asked to give deference to any decision [direction] made that day.

STAFF FINDINGS:

CONTEXT, SITING, AND BUILDING ENVELOPE

- 1) The deed indicating the current lot configuration has been traced by the applicant to 1919. The 1917 Sanborn Fire Insurance maps indicate that the lot had not been created as of 1917. There is no indication on early maps that there was ever a house on the lot.
- 2) The lot is 49.17 feet wide and ~320 feet long and is an anomaly in this streetscape on the north side of Armstrong because it is more narrow than the others. The narrowness of the lot does not preclude a house from being built on the lot. There are developed lots of this width that make up entire blocks in other areas of the district; however, these blocks exhibit more consistency in dimensions.
- 3) The proposed 1- ½-story house is designed to be 24' wide, 64' long, and ~28'-7" tall to the roof peak in the front and 24'-6" in the rear.
- 4) On the north side of Armstrong Avenue in this block, the façade widths of the houses range from ~40 feet to ~64 feet. The houses are 2- to 2-1/2-stories tall. The spacing between the houses on the north side of this block ranges from ~21 feet to ~ 27 feet.
- 5) On the south side of Armstrong Avenue in this block, the facade widths range from ~37 to ~53 feet. The houses are 1 to 1 1/2 stories tall. The typical spacing between houses on the south side of this block ranges from ~10 to ~15 feet.



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6) Based on the zoning for the street and 1403 being a lot of record, the side setbacks may be as little as 5 feet on one side and 7 feet on the other, for a total of 12 feet of setback combined. The side setbacks for the house are proposed to be 11 and 13 feet.

7) If the width of the proposed house is increased to the available 37-foot width allowed by the zoning setbacks, then the width would fall within the range (~37 to ~53 feet) of that of the houses directly across Armstrong Avenue, to the south.

8) If the width of the proposed house is increased to the available 37-foot width allowed by the zoning setbacks, then the spacing between it and the houses adjacent to it would be reduced to be less than is typical for the north side of the street (~21 to ~27 feet) on that block; however, the spacing would fall into the range of that on the south side of the street for that block (~10 to ~15 feet).

9) The proposed roof peak is ~ 6 feet below that of the house to the south, and ~12 feet below that of the house to the north. If the house were to be made taller to more closely approach the height of the houses on either side and within the total streetscape, then the width would need to increase to create historically compatible proportions for the house. However, the eaves of the first-level porch generally line up with those of the houses to the adjacent north and the south. The base of the clipped portion of the roof front roof peak approximately aligns with the eave line of the house to the north.

10) REVISED 2/15/18: The guidelines recommend to "break up uninteresting box-like forms into smaller varied masses like those found on existing buildings by the use of bays, extended front porches, and roof shapes." The form of the building is rectilinear with no complexity of roof form as found in other houses in the block, regardless of the interior massing which is shown in the submittal, but is not visible on the exterior of the house. The only variances in roof form are those created by the balconied front porch and the half-gabled covered entry porch (6'-10" long) on the south side toward the rear of the house which has been added with this 2/18/18 proposal to create some degree of relief from the atypical pure rectilinear form.

STYLE

1) The historic house styles on the street are variable.

2) Modern, stylized designs are encouraged in the district as long as the massing, scale, fenestration, material and design of the façade are compatible with that existing in the streetscape. Modern designs are not to stand out so as to make a statement that competes with the historic houses in the streetscape.

3) The style of the proposed house alludes to the shingle-style cottage which was popular at the turn-of-the-century. The shingled, integral porch columns and clipped gable draws from the features of the house to the adjacent south and is stylistically compatible with it. The recessed balcony is a typical shingle-style feature.

ROOF AND FOUNDATION

1) The primary roof pitch at 9:12 and the porch hipped roof pitch at 5 ½:12 is compatible with that of other structures in the streetscape.



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2) Basements and raised foundations are common in the district, and the texture of the masonry foundations adds richness to the neighborhood's architecture. The foundation of the proposed house is exposed at a maximum of 6 inches which is less than typical in the district.

3) ADDED 2/15/18: The clipped gable over the front façade is borrowed from the house to the neighboring south, which was altered at some point to include this characteristic.

PORCH

1) The level of the porch floor aligns with those of the adjacent houses, although the porch floor will be only barely visible from the street.

2) The porch is a full-façade porch at 24-feet long and 12-feet deep which is appropriate for the style.

3) REVISED 2/15/18: Most front porches in the district have wider stairs and entry openings of 8 to 10 feet between porch supports. The smaller cottage-type houses in the district have more narrow porch entry openings of 6 to 8 feet, but the proposed opening and stairway, which has been revised from 4 to 5 feet, is more narrow than existing historic examples.

4) The front entrance to the proposed house aligns with the northern-most edge of the porch. Front entrances in the district are typically more centralized in the façade. However, there are at least four other houses in the district that have front entrances clearly offset to the side, but none aligning with the outermost edge of the porch.

5) REVISED 2/15/18: The porch balustrade will be somewhat visible from the street on the north side. Balusters in the district are set into the top and bottom rails. The previously proposed overlapping balusters have been revised to be set into the top and bottom rails.

6) ADDED 2/15/18: The shingled wall enclosing the north side of the porch stairs is counter to the concept and intent of historic porches and their entryways which were designed with openness. Porches and their entryways historically contributed to supporting social interaction in the neighborhood and were not blocked off with solid walls.

WINDOWS AND DOORS

1) REVISED 2/15/18: The variety of sizes and shapes of windows on the side elevations, to include 4 different types in the same wall plane on the south side are out of character with the predominantly vertical orientation of historic windows utilized in the district. Regarding the pattern of the windows, although there are examples of free-form window patterns on the side elevations of historic houses within the district, the proposed free-form pattern on the south elevation, especially, stands out due to the lack of relief in the wall plane. The variation in pattern, size and placement of windows on the historic houses is not as visually impactful as on the proposed flat wall planes since wall planes on historic houses are delineated by recesses and projections. The placement of the lowest window on the south elevation is particularly atypical incongruent with window placement in the district. The windows on the upper facade of the north side elevation are out of character with those in the district due to their horizontality, and will be visible from the street, but not as noticeable as those on the south elevation of the house.



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2) REVISED 2/15/18: The ratio of solids to voids (walls to window ratio) is appropriate on the front façade of the house. However, the side facades of the house appear more opaque than those of historic houses. Although the applicant has shown some wall planes of historic houses have a similar solid-to-void-ratio, the lack of window opening is more visually impactful on the proposed because the side elevations do not change planes and are flat, which is not typical of historic houses in the district.

3) REVISED 2/15/18: The front and south-side entrances are simple wood-framed full-light glass doors. The south side door is toward the back of the house, so it is sufficiently subservient to the front entrance.

4) REVISED 2/15/18: The group of 3 windows on the south side have been revised from horizontal rectangles to square windows, but are still out of character fact that they are still out of character with the block and the district as a whole because they are not vertically oriented.

MATERIALS

1) REVISED 2/15/18: The proposed materials of composite shingle siding, wood trim, wood-framed windows, and wood-framed full-light doors are compatible with the historic materials used in the district.

2) REVISED 2/15/18: The previously proposed block foundation, of which a maximum of 6 inches in height will be visible, is not typical of historic materials. The applicants have offered to stucco the foundation although only 6 inches of exposure is proposed.

3) REVISED 2/15/18: Front porches in the district have materials that differ from each other above and below the floor level, with masonry piers or foundation, either brick or stucco, typically found below. The extension of the shingle sheathing proposed to cover the porch façade to inches above the ground creates a monolithic appearance that is out of character for porches in the district.

4) ADDED 2/15/2018: There is precedent for the proposed material of a galvalume metal roof on new construction in the district, as long as the profile of the interlock component is of a size that is appropriate for residential architecture.

5) ADDED 2/15/18: There is no precedent in the district for the proposed metal stove pipe visible from the front and south sides of the house. The type of housing, including rustic miners cabins and shanties, in which these stove pipes were typically utilized is not present in the Old North Knoxville Historic District. The district context features architecture predominantly Victorian and Craftsman era during which stove pipes were enclosed with masonry. With the intent of setting the house apart from its historic neighbors, the metal stove pipe, as an example of functionalism gives a nod to modernist architecture. However, the gesture is such a definitive departure from the masonry chimneys of the district, that it is incongruent with the context of the district.

► **STAFF RECOMMENDATION:**

STAFF RECOMMENDATION FOR THE 1/18/2018 HZC MEETING: The proposed house is out of compliance with several design guidelines and architectural and dimensional precedents within the streetscape and the district. Staff recommends exploring other options such as those that have been suggested below to create compatibility of the proposed new construction on this lot within the streetscape:



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- 1) Utilize the full amount of zoning-enabled width for the house at 37 feet, and increase the height as needed to create historic proportions on the façade.
- 2) Set the house back on the lot to align with the rear-most corner of the house to the adjacent south so that the proposed structure appears as an accessory structure.
- 3) Orient the house so that it faces the street to the west of th lot, Fremont Street, since the proposed house scale is more in keeping with that of the historic houses on this street.

ADDITIONAL STAFF RECOMMENDATION FOR THE 2/15/2018 HZC MEETING:

- 1) Increase the exposure of the foundation from 6 inches maximum to 8 inches minimum and parge with smooth stucco.
- 2) Increase the porch entry opening from the proposed 5 feet to a minimum of 6 feet since the range for porch openings in the district is 6 to 12 feet.
- 3) Eliminate the shingled wall blocking off the north side of the front porch steps.
- 4) Enclose the metal stove pipe with stuccoed or brick masonry.
- 5) Reposition and enlarge the low horizontal window on the south elevation to align with and match the size of the more central vertical window, so that there are only 3 different types and sizes of windows on the south side.
- 6) Provide window and door specifications to staff for future approval.
- 7) Provide specification sheet on galvalume metal roof to staff indicating that the profile of the interlock component is of a minimal size that is appropriate for residential architecture.

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

Please print all information:

1. NAME OF APPLICANT: curb / Tricia Stuth

Address: 101 Gill Ave

Telephone: 865.274.1485 E-mail address: tricia.curb@gmail.com

Relationship to Owner: Architect

2. NAME OF OWNER: Margaret Hambright & Scott Carpenter

Address: 1404 Armstrong Ave

Telephone: 865.556.5252 E-mail address: peg hambright@gmail.com
r.scottcarpenter@gmail.com

3. LOCATION OF PROPERTY:

Address: 1403 Armstrong Ave Tax ID/Lot/Parcel No: 081LE031

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; renewal of COA

Level II Major replacement of materials or architectural elements; construction of addition or 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.)

The proposed project is a new single family residence to be constructed on a vacant lot (.352 acres). The proposed building footprint is 24' wide and 64' long, including front and rear porches. A proposed in ground pool at the rear of the house is surrounded by fencing, planting, and gates. An opening in the existing stone retaining wall on Armstrong Avenue and a new staircase will provide access from the sidewalk and on-street parking. Vehicular access is from Fremont Place with on-grade parking for two cars.

The 1 1/2 story, wood framed, single family residence is sited within the setbacks. The primary roof pitch is 9:12 and the front porch roof pitch is 5 1/2 :12. The exterior ridge elevation of the primary roof is +540' (+24' 6" above the main floor) and the main floor and front porch elevations are +514 (approx. 4' above grade in the front yard.) The material palette reflects the use of prefinished metal roofing (profile or standing seam), metal gutters and downspouts, painted shingle siding (wood or composite), painted wood trim, and metal-clad wood windows and doors.

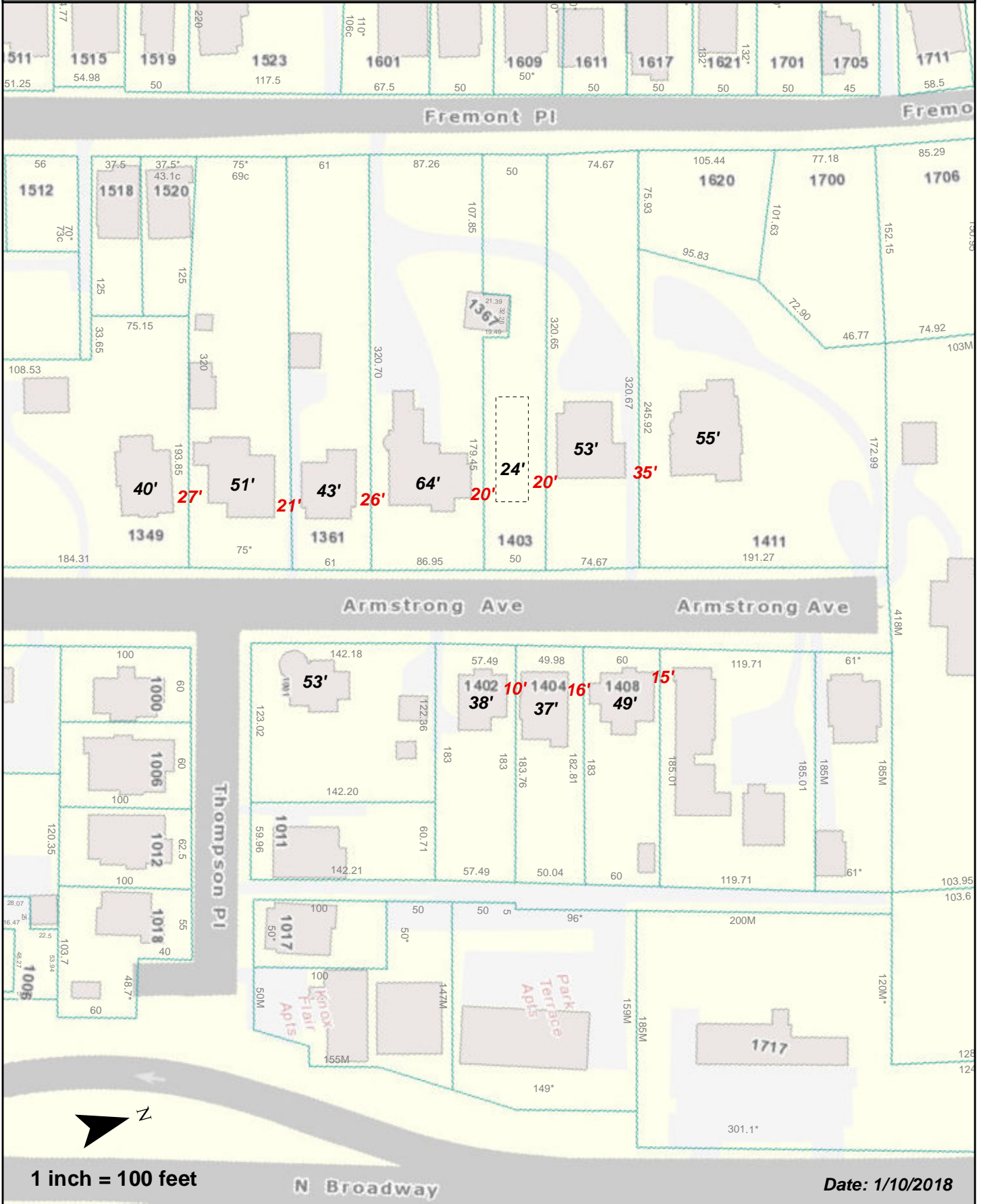
6. SIGNATURE OF APPLICANT:  Date: 01.02.2018

Return 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. **Incomplete applications will not be accepted.**

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

Street Development Pattern

1403 Armstrong Ave - Proposal



1 inch = 100 feet

N Broadway

Date: 1/10/2018

1403 Armstrong Ave Bird's-Eye view



© 2016 Pictometry



Existing streetscape showing 1365, 1403 (subject site), 1405 Armstrong



Existing streetscape showing 1355, 1361, 1365 Armstrong



Streetscape across the street from the subject lot showing 1404 and 1402 Armstrong



Streetscape across the street from the subject lot showing 1412 Armstrong and accessory apartment



Streetscape across the street from the subject lot showing 1412 and 1408 Armstrong



Streetscape across the street from the subject lot showing 1412 and 1408 Armstrong

PUBLIC STREET EXPERIENCE
CURB Proposal Within West Armstrong Avenue Context



Source: CURB

NEIGHBORHOOD INSPIRATION
1365 Armstrong Ave & 229 E. Scott Ave



1365 Armstrong Avenue



229 E. Scott Avenue

Source: CURB

CARPENTER HAMBRIGHT RESIDENCE

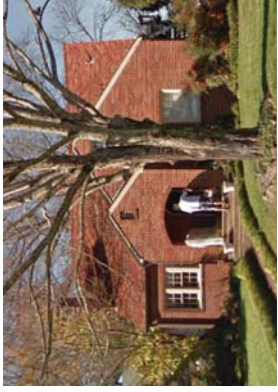
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DISTRICT CHARACTERISTICS

Create Compatibility Through Material, Scale, and Proportion
Continuous Materials



(Left to Right)
1365 Armstrong Avenue
1114 Alexander Street
1114 Alexander Street



411 E Scott Avenue
409 W Glenwood Avenue
425 E Scott Avenue



510 E Scott Avenue
315 E Scott Avenue
319 E Scott Avenue

Source: CURB & Google Maps

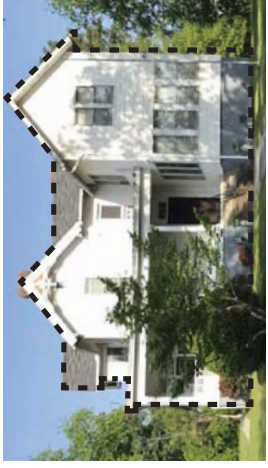
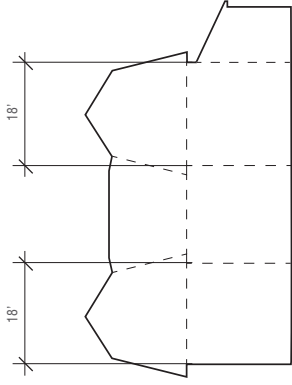
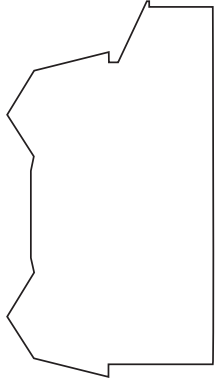
CARPENTER HAMBRIGHT RESIDENCE

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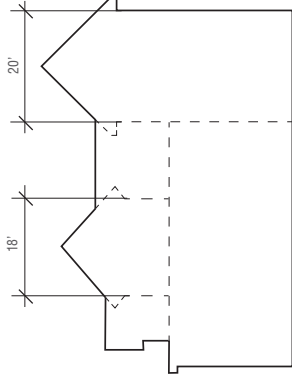
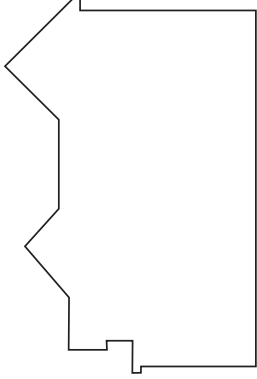
SCALE & MASSING
Relationship to Scale & Proportion of Neighboring Houses



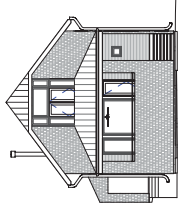
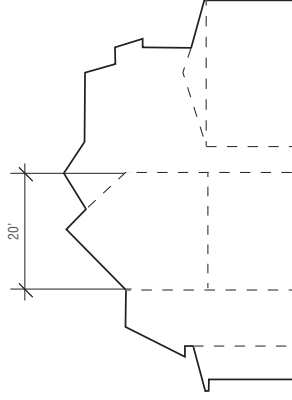
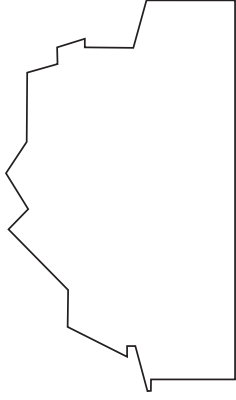
1365 Armstrong Avenue



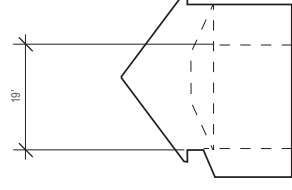
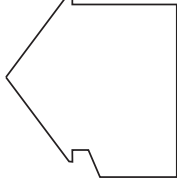
1411 Armstrong Avenue



1001 Thompson Place (Armstrong Avenue Facade)

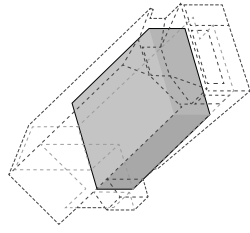


1403 Armstrong Avenue

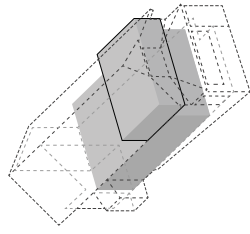


SCALE & MASSING

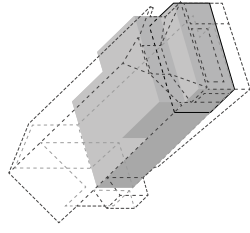
Overall & Detailed Articulation of Mass
Create Visual Interest Through Depth by Adding & Subtracting



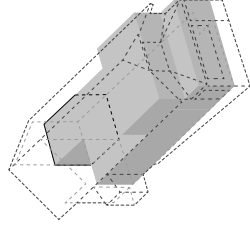
1_RECTILINEAR PRIMARY SPACES



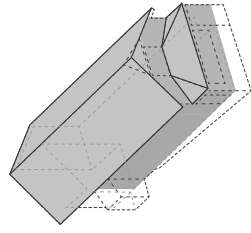
2_LOFT EXTENDS FORM VERTICALLY



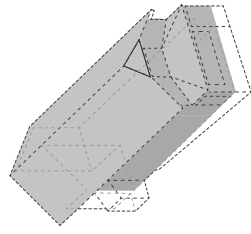
3_PORCH MASS ADDED



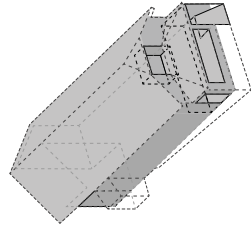
4_ROOM MASS ADDED, PATIO DEFINED



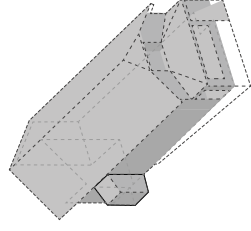
5_ROOF FORMS



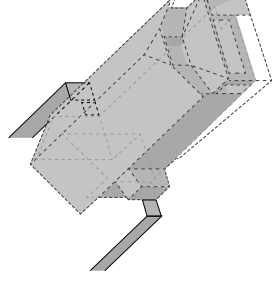
6_GABLE CLIPPED



7_VOIDS CARVED,
EXTERIOR SPACES DEFINED



8_ENTRY MASS ADDED



9_INTEGRAL SITE ELEMENTS ADDED

COMPOSITION OF SECONDARY ELEVATION

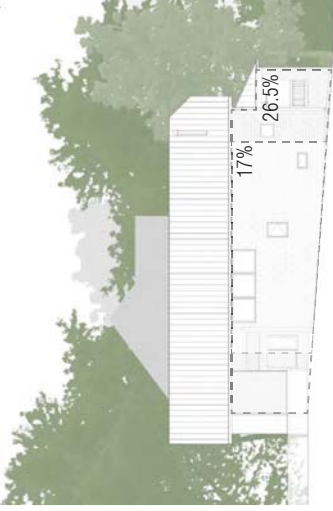
Historic Opening Ratios & CURB Proposal South Elevation



1201 Kenyon Street
Openings in Facade Plane (facing Kenyon): **11.7%**



1001 Thompson Pl
Openings in Facade Plane (facing Armstrong): **15%**
Openings in Wall [A]: **5%**
Openings in Wall [B]: **20.6%**
Openings in Wall [C]: **12.5%**



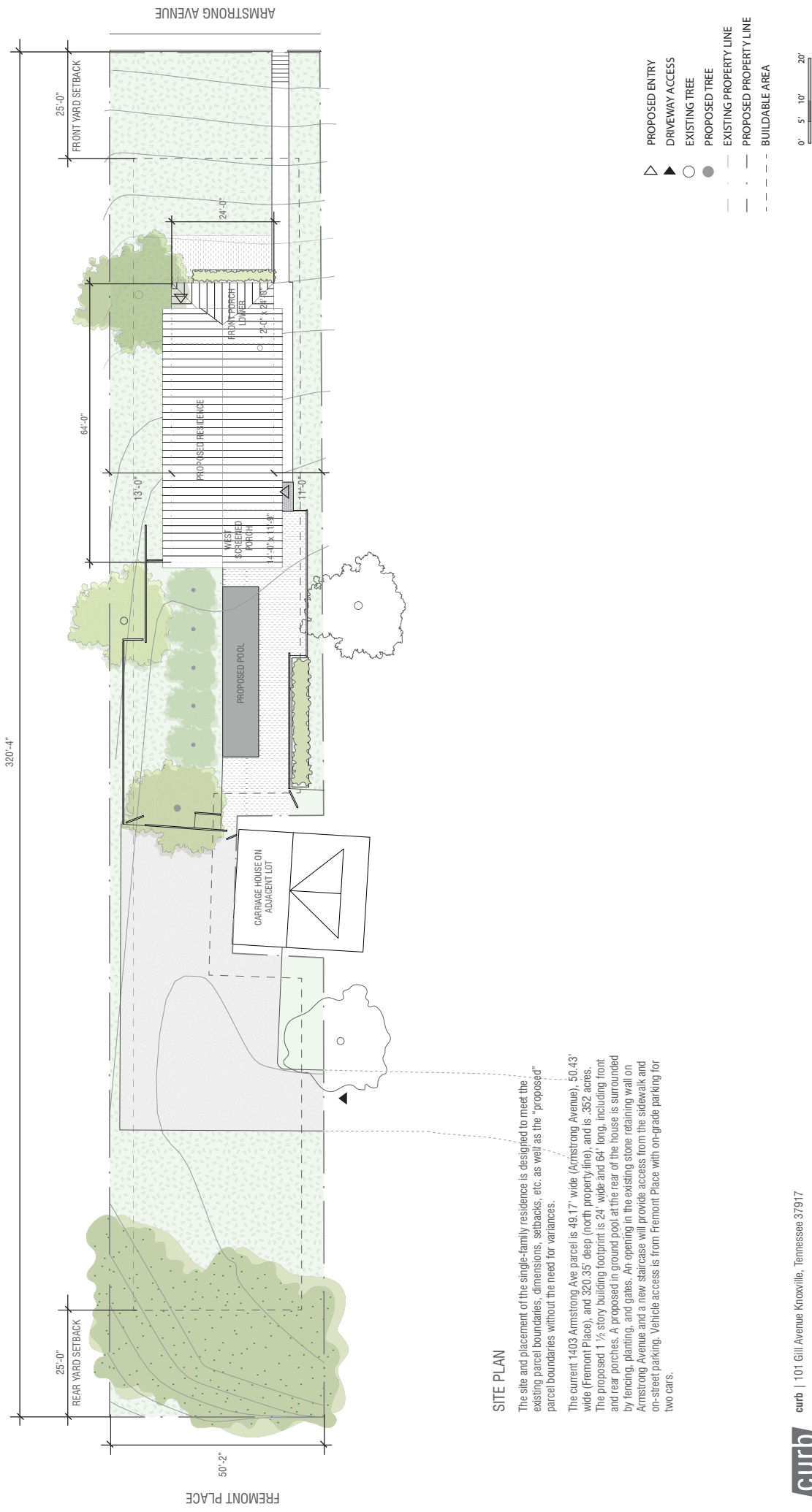
1403 Armstrong Avenue
Openings in South Facade Plane: **26.5%**
Openings in South Facade (without Porches): **17%**

Source: CURB

CARPENTER HAMBRIGHT RESIDENCE

HZC Application Review | Jan. 2018
1403 Armstrong Ave

[Revised for February 2018]



SITE PLAN

The site and placement of the single-family residence is designed to meet the existing parcel boundaries, dimensions, setbacks, etc. as well as the "proposed" parcel boundaries without the need for variances.

The current 1403 Armstrong Ave parcel is 49.17' wide (Armstrong Avenue), 50.43' wide (Fremont Place), and 320.35' deep (north property line), and is .352 acres. The proposed 1 1/2 story building footprint is 24' wide and 64' long, including front and rear porches. A proposed in-ground pool at the rear of the house is surrounded by fencing, planting, and gates. An opening in the existing stone retaining wall on Armstrong Avenue and a new staircase will provide access from the sidewalk and on-street parking. Vehicle access is from Fremont Place with on-grade parking for two cars.



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CARPENTER HAMBRIGHT RESIDENCE

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EAST ELEVATION, Armstrong Avenue

The 1 1/2 story single family residence is sited within the side yard setbacks of the narrow lot (49 feet wide). The primary roof pitch is 9:12 and the front porch roof pitch is 5 1/2 :12. An opening in the existing stone retaining wall and a new stair lead to a walkway from the Armstrong Avenue sidewalk.

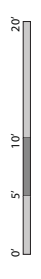
The Armstrong elevation faces east. The material palette reflects the use of unfinished metal roofing (profile or standing seam), metal gutters and downspouts, painted shingle siding (wood or composite), painted wood trim, and wood windows and doors.

The front porch is 12 feet deep and 20 feet wide, and takes cues from the neighboring home. Porch finishes include painted shingle siding (wood or composite) and wood bevel siding (east wall), painted wood ceiling, and painted wood flooring, stairs and railings. An upper porch takes cues from shingled upper levels in the neighborhood emphasizing volume and depth.

- (1) PAINTED SHINGLE SIDING
- (2) PAINTED WOOD BEVEL SIDING
- (3) METAL DOWNSPOUT



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CARPENTER HAMBRIGHT RESIDENCE

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SOUTH ELEVATION, Side yard

The siting relative to the front yard reflects an average of adjacent houses, and preserves an existing tree near the northeast corner of the porch. The primary roof pitch is 9:12 and the front porch roof pitch is 5 1/2:12. A walkway from the Armstrong Avenue sidewalk leads to the front porch and to the rear yard and a secondary entry and screened porch. The design follows universal design principles including this secondary accessible entry.

This side yard elevation faces south and a neighboring house. Windows reflect the historic pattern and ratio of grouped, punched openings in largely opaque walls in light of the proximity to neighboring homes. The composition considers this alongside passive design strategies that address useful solar gain, interior daylight, and cross ventilation.

- [1] PAINTED SHINGLE SIDING
- [2] PAINTED WOOD TRIM
- [3] METAL DOWNSPOUT
- [4] PAINTED WOOD BALLUSTRADE
- [5] PAINTED WOOD BEVEL SIDING
- [6] METAL WIRE INSECT SCREEN
- [7] PARGED CMU



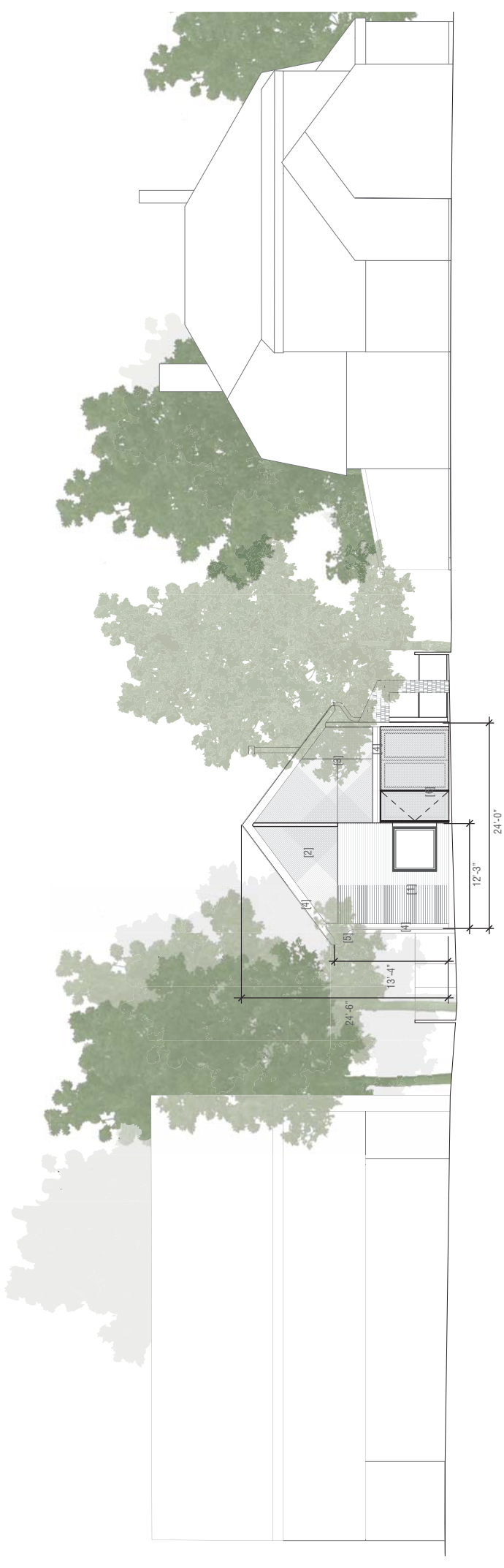
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CARPENTER HAMBRIGHT RESIDENCE

HZC Application Review | Jan. 2018
1403 Armstrong Ave

[Revised for February 2018]



WEST ELEVATION, Rear yard

The 1 1/2-story single family residence is sited in response to an existing carriage house at the approximate middle of the deep lot. (Proposed site plan shows proposed lot lines of a future lot adjustment.) All of the mature trees along Fremont Place are preserved. Additional trees are proposed along the north edge near a proposed in-ground pool. Off-street parking behind the carriage house is provided and allows an accessible, at grade entry from the rear of the lot.

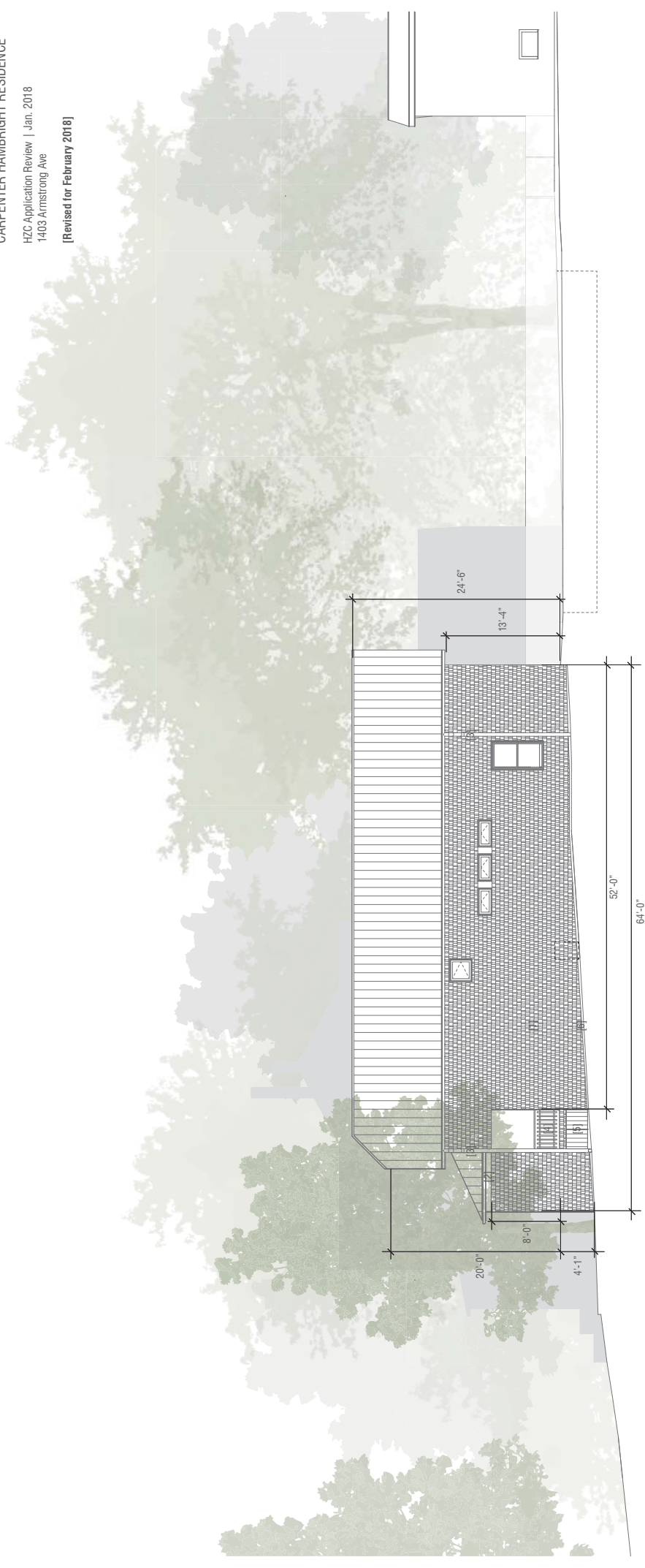
The elevation faces west and upper and lower screened porches mitigate late afternoon heat gain. The material palette reflects the use of unfinished metal roofing (profile or standing seam), metal gutters and downspouts, painted shingle siding (wood or composite), painted wood trim, and wood windows and doors.

- [1] PAINTED WOOD BEVEL SIDING
- [2] METAL WIRE INSECT SCREEN
- [3] PAINTED WOOD MULLION
- [4] PAINTED WOOD TRIM
- [5] METAL DOWNSPOUT
- [6] WOOD-CLAD DOOR SYSTEM INSIDE OF SCREEN PORCH, BEYOND

CARPENTER HAMBRIGHT RESIDENCE

HZC Application Review | Jan. 2018
1403 Armstrong Ave

[Revised for February 2018]



NORTH ELEVATION, Side yard

The siding relative to the front yard reflects an average of adjacent houses, and preserves an existing tree near the northeast corner of the porch. The primary roof pitch is 9:12 and the front porch roof pitch is 5 1/2 :12. A walkway from the Armstrong Avenue sidewalk leads to a front garden and a star the elevated front porch. The porch elevation matches the floor height of adjacent neighbors to the north and south.

This side yard elevation faces north and a neighboring house. Windows reflect the historic pattern and ratio of punched openings in largely opaque walls, and the proximity of neighboring homes. The composition considers this alongside passive design strategies that address interior daylight and cross ventilation.

- (1) PAINTED SHINGLE SIDING
- (2) PAINTED WOOD TRIM
- (3) METAL DOWNSPOUT
- (4) PAINTED WOOD BALUSTRADE
- (5) PAINTED WOOD
- (6) PARGED CMU

CARPENTER HAMBRIGHT RESIDENCE

HZC Application Review | Jan. 2018
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[Revised for February 2018]



VIEW FROM EAST SIDEWALK



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CARPENTER HAMBRIGHT RESIDENCE

H2C Application Review | Jan. 2018
1403 Armstrong Ave

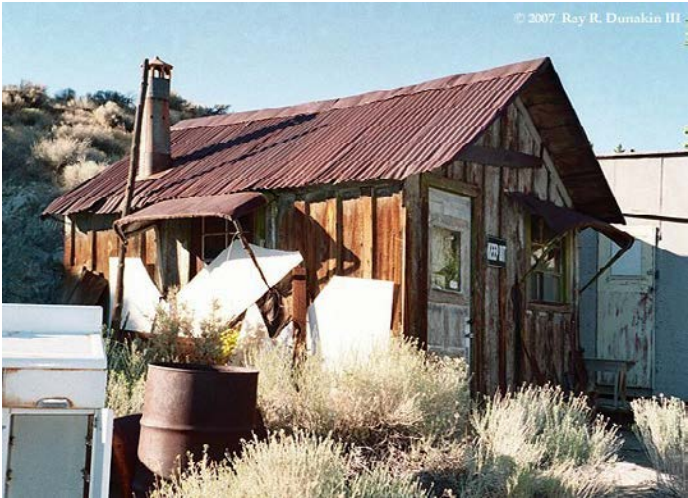


VIEW FROM WEST SIDEWALK



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Examples of metal stove pipe through roof

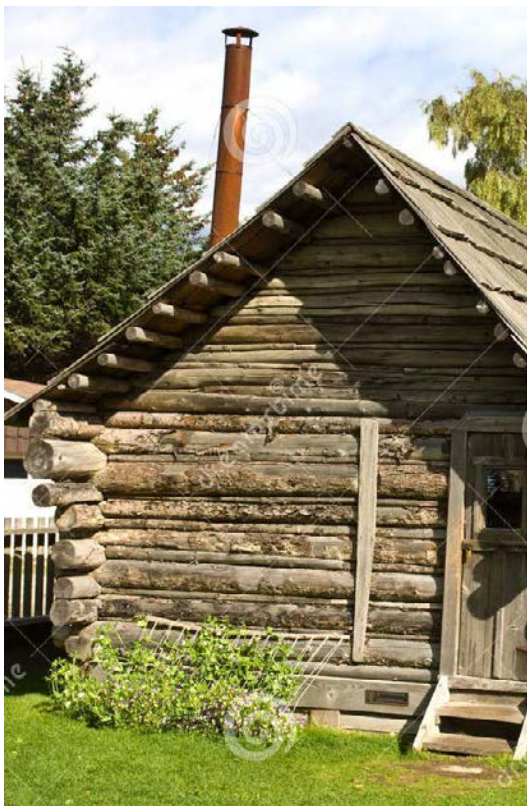


Miners' cabins

Example of metal stove pipe through roof



Refugees quarters for freedmen



Alaskan cabin

Example of metal stove pipe through roof



Klondike Gold Rush cabin



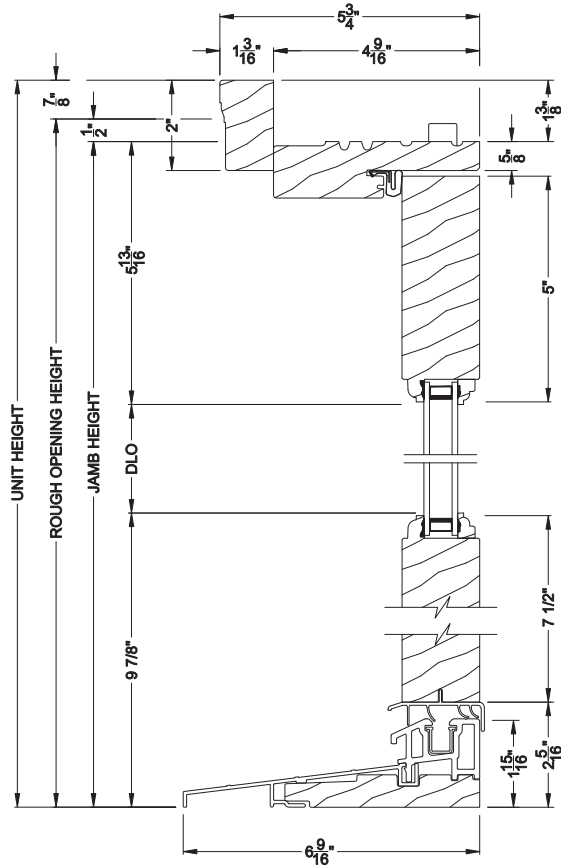
Railroad shanty

Weather Shield®

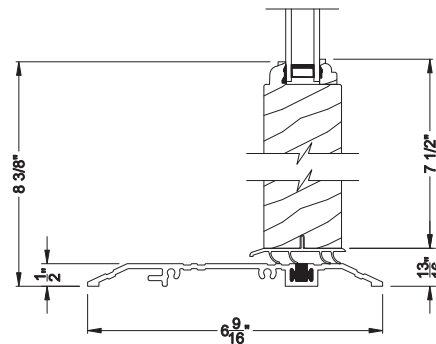
Weather Shield Series™

Side Hinged French Doors

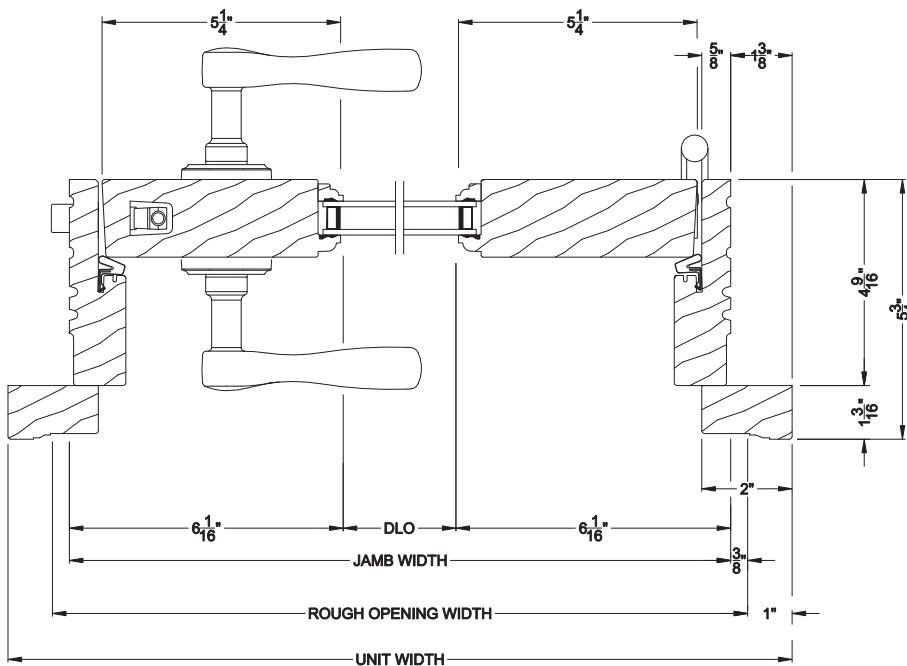
CROSS SECTION DETAILS



WEATHER SHIELD INSWING DOOR (6510)
Vertical Section



WEATHER SHIELD INSWING DOOR (6510)
Vertical Section - ADA Sill



WEATHER SHIELD INSWING DOOR (6510)
Horizontal Section - 1 Panel Door

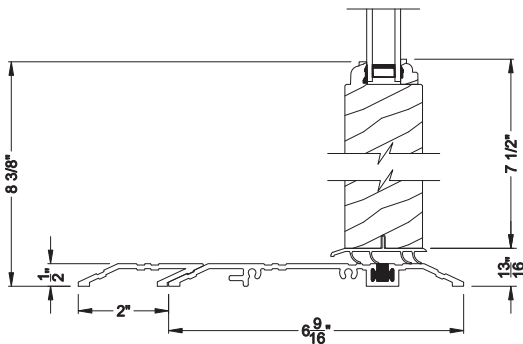
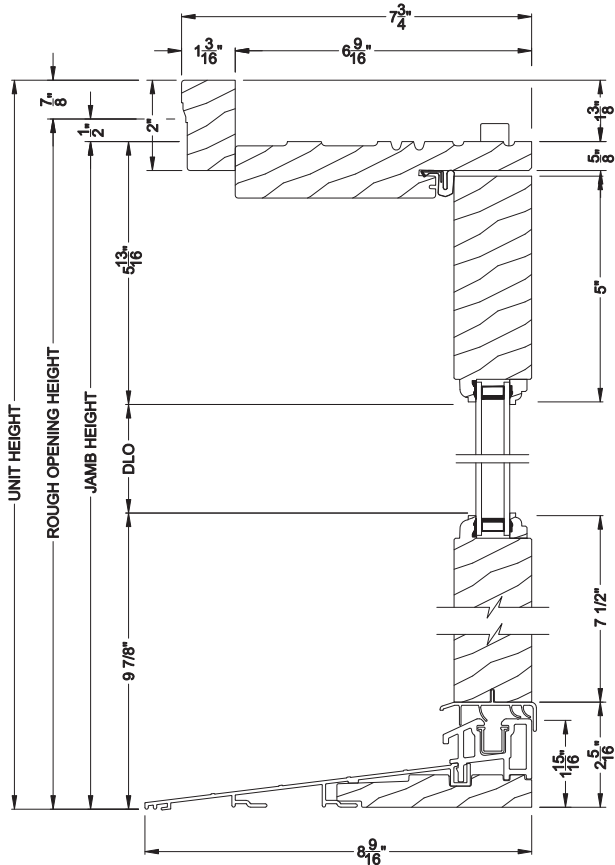
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

Weather Shield Series™

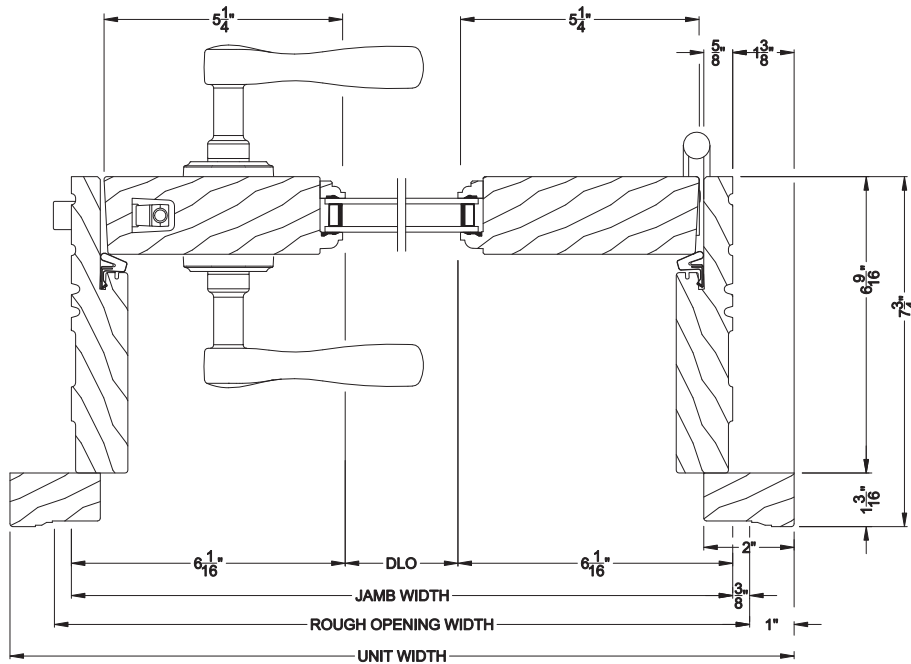
Side Hinged French Doors

CROSS SECTION DETAILS



WEATHER SHIELD INSWING DOOR (6510)
Vertical Section - 6 9/16" Jamb

WEATHER SHIELD INSWING DOOR (6510)
Vertical Section - ADA Sill



WEATHER SHIELD INSWING DOOR (6510)
Horizontal Section - 1 Panel Door - 6 9/16" Jamb

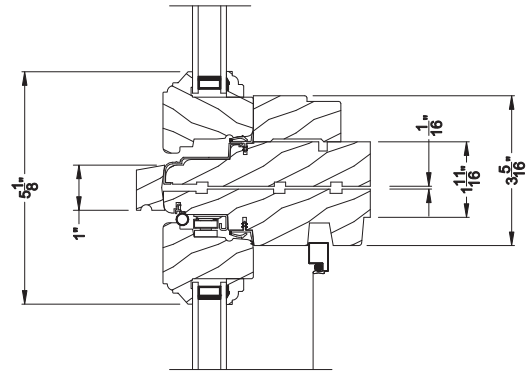
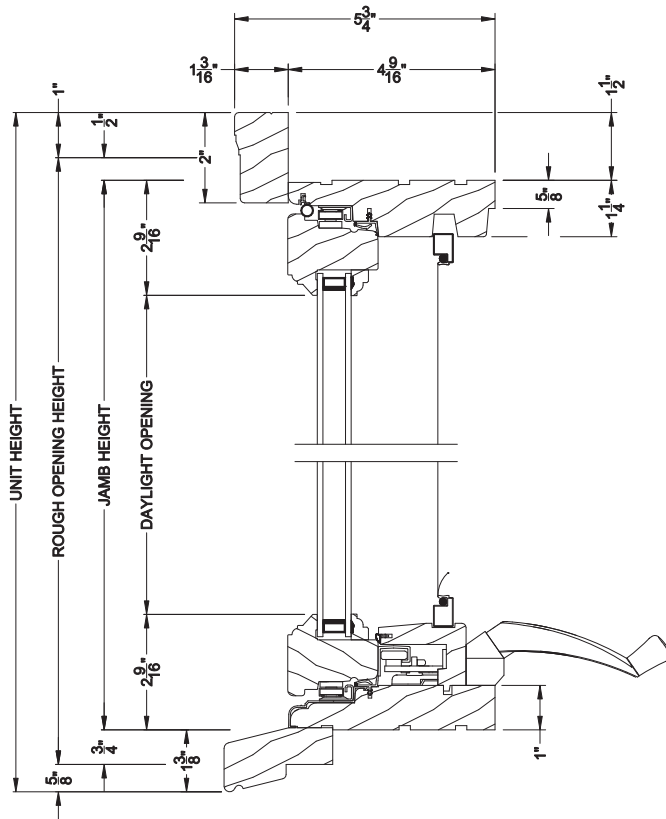
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

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Weather Shield Series™

Casement Windows

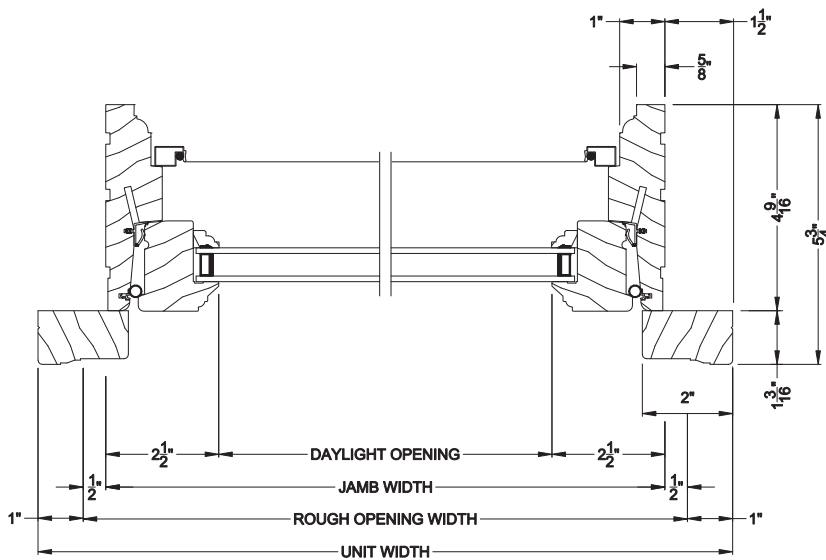
CROSS SECTION DETAILS



WEATHER SHIELD CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement

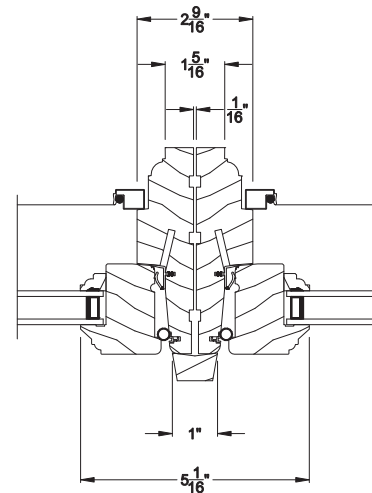
WEATHER SHIELD CASEMENT WINDOW (6204)

Vertical Section



WEATHER SHIELD CASEMENT WINDOW (6204)

Horizontal Section



WEATHER SHIELD CASEMENT WINDOW

Vertical Mull Section

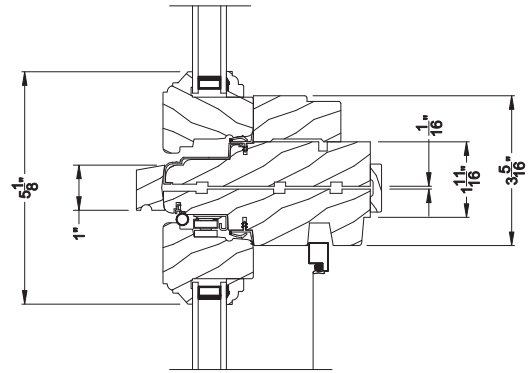
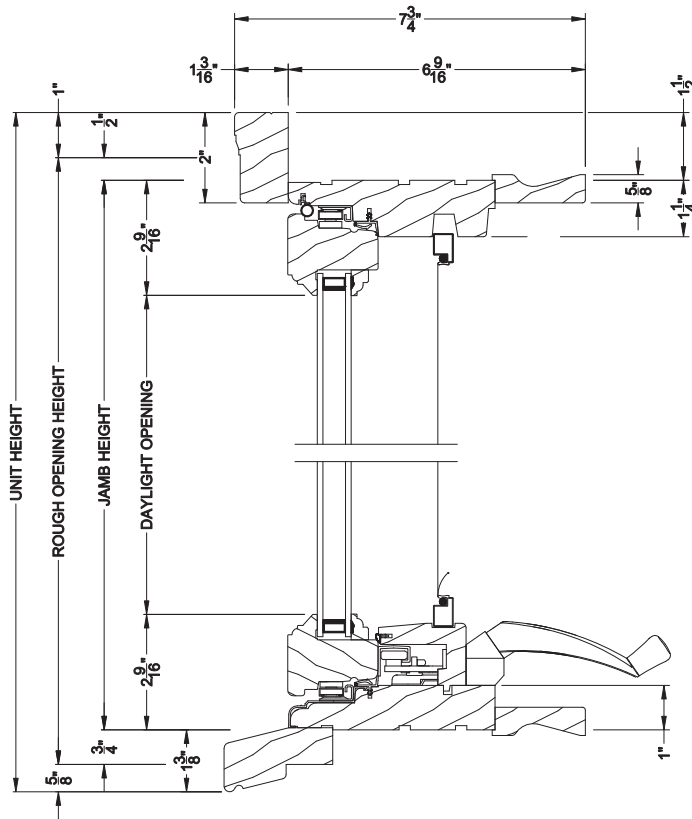
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

Weather Shield Series™

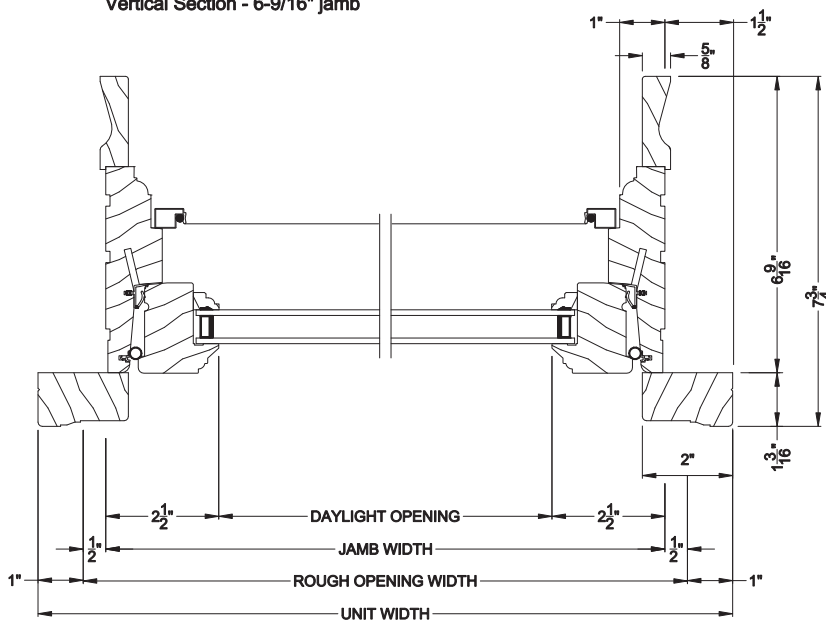
Casement Windows

CROSS SECTION DETAILS

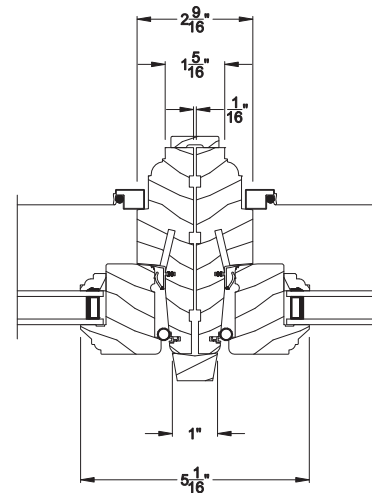


WEATHER SHIELD CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement

WEATHER SHIELD CASEMENT WINDOW (6204)
Vertical Section - 6-9/16" jamb



WEATHER SHIELD CASEMENT WINDOW (6204)
Horizontal Section - 6-9/16" jamb



WEATHER SHIELD CASEMENT WINDOW
Vertical Mull Section

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

WEATHER SHIELD.

WINDOWS & DOORS

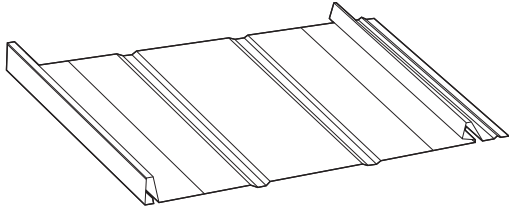
Quick Spec Guide

Weather Shield Series™ Casement (6204)

SPECIFICATION	STANDARD FEATURES	OPTIONAL FEATURES
EXTERIOR FINISH	<ul style="list-style-type: none"> • Primed 	<ul style="list-style-type: none"> • 8 Standard Colors • 47 Designer Colors • Custom Color • No Prime/ No Fingerjoint
EXTERIOR TRIM	<ul style="list-style-type: none"> • Standard Brickmould • Standard Subsill 	<ul style="list-style-type: none"> • Washington K Style • Flat Casing (9 Back Bands) • Franklin Casing • Beaded Casing (9 Back Bands) • Stepped Casing (9 Back Bands) • Stucco Mould • Staff Bead • No Exterior Casing • New England Subsill • No Subsill • Subsill (9519) • Subsill (9521) • Subsill (9524)
INTERIOR FINISH	<ul style="list-style-type: none"> • Natural 	<ul style="list-style-type: none"> • Clear Satin • Fruitwood • Primed • Prefinished White & Black • Golden Oak • Chestnut • Poly – 12 Standard / 45 Designer
INTERIOR SPECIES	<ul style="list-style-type: none"> • Pine 	<ul style="list-style-type: none"> • Oak • Maple • Alder (Character) • Knotty Pine • Cherry • Mahogany • American Fir
SIZE	<ul style="list-style-type: none"> • Width: Casement: 12, 16, 20, 24, 28, 32 Casement Picture Units: 32, 36, 40, 44, 48-1/2, 56-1/2, 64-1/2, 72-1/2, 80-1/2, 96-1/2 • Height: Casements and Casement Picture Units: 20, 24, 28, 32, 36, 40, 44, 50, 54, 58, 68, 74, 80, 86 	<ul style="list-style-type: none"> • Casements: Any jamb width: 16" to 36" • Casement Picture Units: Any jamb width: 12" to 120" • Casements: Any jamb height: 20-1/8" to 90-1/8" • Casement Picture Units: Any jamb height: 12-1/8" to 119-3/8"
GLAZING	<ul style="list-style-type: none"> • Clear Insulated Glass 	<ul style="list-style-type: none"> • Insulated Low E • Insulated Low E 240 • Zo-E Shield 5 • Zo-E Shield 5 Extreme • Zo-E Shield 6 (laminated) • Zo-E Shield 7 (triple insul) • Single Glaze • Gray or Bronze Tint • Obscure • Tempered
GRILLES		<ul style="list-style-type: none"> • GBG: 5/8" Flat or 11/16" Sculptured • SDL: 5/8", 7/8", 1-3/8", 2" • Wood Grille: 5/8", 7/8", 1-3/8"
HARDWARE	<ul style="list-style-type: none"> • Folding Crank Handle • Sash Locks • Handle Ship Separately 	<ul style="list-style-type: none"> • Seacoast hardware • Handle Applied • Reinforced Keeper • Sash Snubber • Limit Stops
HARDWARE COLOR	<ul style="list-style-type: none"> • Goldtone 	<ul style="list-style-type: none"> • Bright Brass • White • Brushed Copper Nickel • Brushed Chrome • Adobe • Rustic Bronze
JAMB	<ul style="list-style-type: none"> • 4-9/16" 	<ul style="list-style-type: none"> • 4-9/16" Min • 12" Max
SCREENS	<ul style="list-style-type: none"> • W/ Screen • No-See-um Mesh 	<ul style="list-style-type: none"> • No Screen • Aluminum Non-Glare
SCREEN FRAME COLOR	<ul style="list-style-type: none"> • Goldtone 	<ul style="list-style-type: none"> • Bright Brass • White • Adobe • Champagne Anodized • Dark Bronze Anodized • Clear Anodized • Craftsman Bronze • Wood Wrapped

Technical Information

Sem-Lok Panel



Profile Detail



Testing Data and Specifications

Accelerated Testing of coating 2000 hours per ASTM G23.

Salt Spray testing of coating 1000 hours per ASTM B117.

Fire Testing per ASTM E108 or UL790.

Wind Driven Rain Test per TAS 100.

Code Approvals¹

UL Fire Resistance Directory # R20735

Miami Dade Code Approval NOA # 08-0226.01

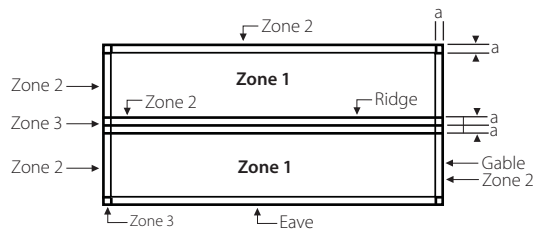
Florida Building Code Approval # FL-11175

Recommended Fastening Schedule

Maximum Tested Design Pressures - Galvanized or Galvalume Steel ^{1,2,3,5}		
Plywood/ OSB Decking Min. 15/32" outside Miami-Dade Min. 19/32" in Miami-Dade	Field Zone 1	Perimeter and Corners w/Cleat CL-3 ⁴ Zone 2 and Zone 3
Maximum Design Pressure	-52.5 psf	-106.75 psf
Maximum Fastener Spacing	7" on center	7" on center
Maximum Design Pressures - CopperXT TM ^{1,2,3,5}		
Plywood/ OSB Decking Min. 15/32" outside Miami-Dade Min. 19/32" in Miami-Dade	Field w/Cleat CL-3⁴ Zone 1	Perimeter and Corners w/Cleat CL-3 ⁴ Zone 2 and Zone 3
Maximum Design Pressure	-77.25 psf	-91.75 psf
Maximum Fastener Spacing	7" on center	7" on center

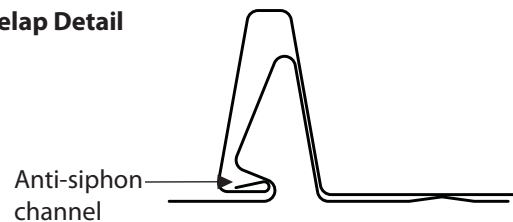
1. Extrapolation and rational analysis by a Florida Licensed Architect or Structural Engineer is allowed outside the Miami-Dade HVHZ compliance area. 2. Extrapolation and rational analysis shall not be allowed above the maximum tested design pressures within the Miami-Dade HVHZ compliance area. 3. Interpolation is allowed between Field and Perimeter & Corner test pressure values. 4. See HVHZ CL-3 Cleat below. 5. For corresponding wind speeds, refer to table 1609.6.2.1(2) of the Florida Building Code.

Roof Zones



Note: Dimension (a) is defined as 10% of the minimum width of the building or 40% of the mean height of the roof, whichever is smaller, however, (a) cannot be less than either 4% of the minimum width of the building or 3 feet.

Sidelap Detail



¹ Code Approval numbers may have changed since publication. For the most recent code approval numbers, contact Southeastern Metals' Technical Department or refer to the appropriate code agency.

REVISIONS TO 1403 ARMSTRONG NEW CONSTRUCTION PLANS SINCE THE JANUARY 18TH HZC MEETING

Addition of 6'-10"L x 5'-0"W projecting covered entryway toward the back of the south side

Enlargement of 3 windows on the south side to become square

each has a 4'-0"x4'-0" rough opening (formerly 5'-0"x2'-10.5")

Widening of the porch entrance and stairs by 1 foot to become 5 feet

Stucco the exposure (up to 6") of concrete block on the foundation

Wooden windows and door frames instead OF aluminum-clad

Enlargement of 2'-0"x2'-0" window on south side to 2'-6"x3'-6" and shifted approx. 3' east

Relocation of screen door on south wall to the west screen wall

Increase of screen wall height on south wall from 8'-0" to approx. 13'-0"

Note: The text in red is information in addition to that provided in the 218/2018 staff report.

Sizes of the other windows that have not been revised since the January 18th meeting will also be provided.