



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

PROPERTY ADDRESS: 1318 Armstrong Ave 37917
DISTRICT: Old North Knoxville H-1

FILE NO.: 6-N-18-HZ

MEETING DATE: 6/21/2018

APPLICANT: Nathan Kelly (owner)

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

PROPERTY DESCRIPTION: Craftsman (1921-1930)

One-and-a-half-story frame with weatherboard wall covering. Side-gable roof with front shed dormer, knee braces and asphalt shingle covering. Double-hung six-over-one and eight-over-one windows with six-light casement windows in dormer. One-story three-quarter recessed front porch with brick posts on brick piers. Interior end brick chimney. Brick foundation. Irregular plan.

► **DESCRIPTION OF WORK:**

LEVEL I

The proposal to re-install original windows (found in the house) into original openings based on physical evidence and documentary photos may be approved by staff as a Level 1. The replacement of plywood cladding may also be approved as a Level 1 with the same evidence. The rear steps will be repaired in-kind with sawn balustrade to match existing.

LEVEL II

The replacement of the existing exterior door on basement level with a painted steel Craftsman-style overhead door with side-opening appearance in the original opening is a Level II since there is no documentation as to the original appearance of this area and the door.

► **APPLICABLE DESIGN GUIDELINES:**

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

B. WINDOWS p. 15

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.

SECRETARY OF INTERIORS STANDARDS FOR REHABILITATING HISTORIC BUILDINGS

6. Deteriorated historic features shall be repaired rather than replaced . . . Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

COMMENTS:

STAFF FINDINGS:

1) The house is a contributing structure within the Old North Knoxville H1 Overlay as well as the National Register Historic District.



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2) The size and shape of the existing opening, which is framed out and infilled with vertical T-111 boards, indicate that there was an early or original garage door in the opening.

3) The garage door opening is only visible from an unimproved alleyway on the north side of the house.

4) The proposed garage door has a side-opening carriage house door appearance which is appropriate for a Craftsman-style house. It is proposed to have a painted finish the color of the siding so that it will blend in more with the rear façade.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the proposal.

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

Please print all information:

1. NAME OF APPLICANT: Nathan Kelly

Address: 125 W Glenwood Ave; Knoxville, TN 37917

Telephone: 865.335.6780 E-mail address: Nathan.J.Kelly@gmail.com

Relationship to Owner: Owner

2. NAME OF OWNER: Same as applicant

Address: _____

Telephone: _____ E-mail address: _____

3. LOCATION OF PROPERTY:

Address: 1318 Armstrong Ave. Tax ID/Lot/Parcel No: 081LF024

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

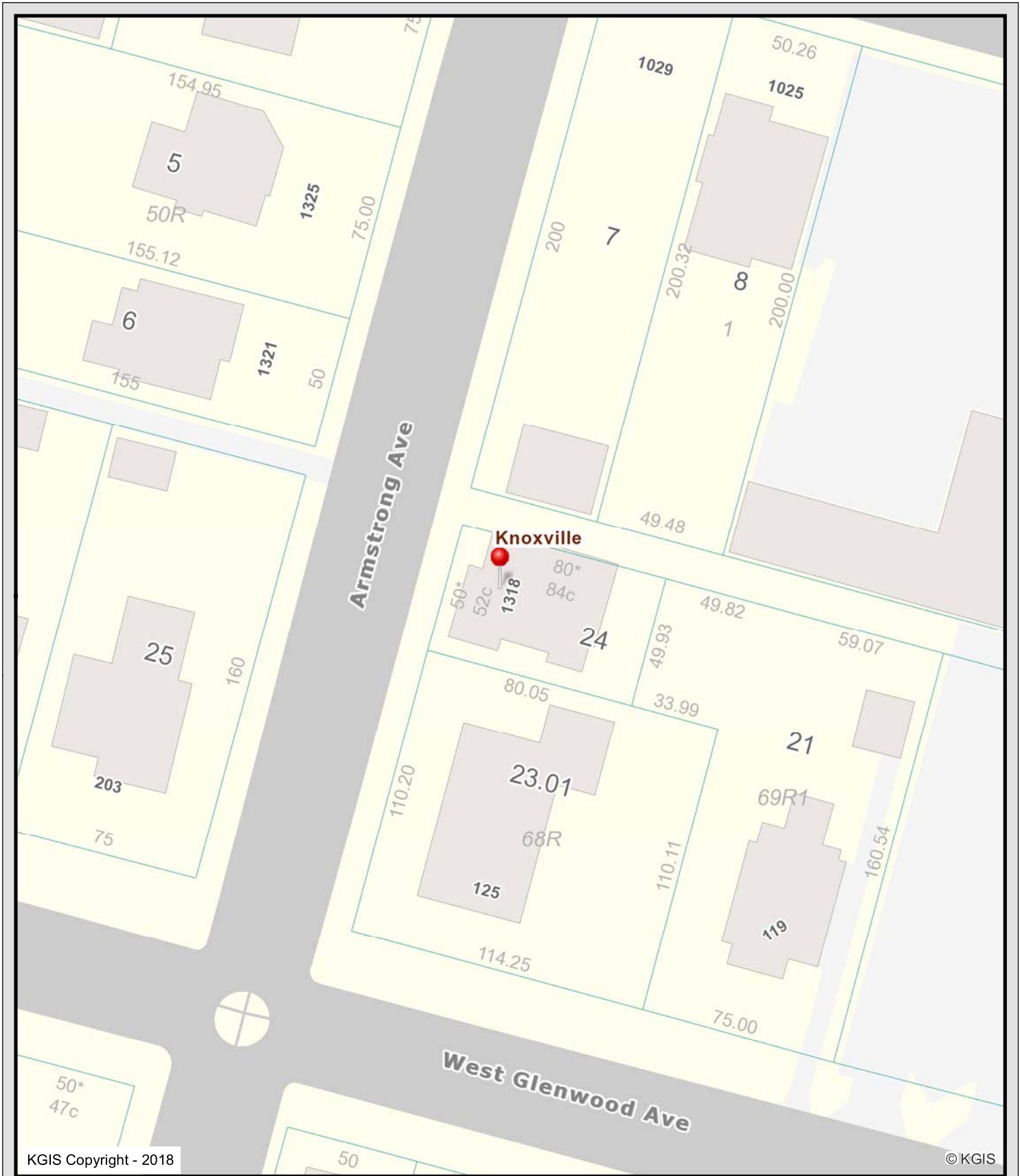
5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

See attached.

6. SIGNATURE OF APPLICANT: Nathan J. Kelly Date: 5/31/2018

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 _____			



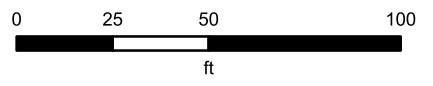
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1318 Armstrong Avenue
 Old North Knoxville H-1

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Knoxville - Knox County - KUB Geographic Information System



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1318 ARMSTRONG AVENUE - FRONT
1992 OLD NORTH KNOX H-1

COA Application: 1318 Armstrong Avenue

Below, please find a detailed description of exterior modifications we propose for 1318 Armstrong Avenue, located in Old North Knoxville. The home is a craftsman bungalow originally built in the 1920s to 1930s. The applicants are the owners of the adjacent property 125 W. Glenwood Ave., which is relevant in that the subject property was built by the original owner of 125 W. Glenwood as a home and studio space for his adult daughter, a working artist. One of the distinctive features of the home as built was a large number of windows providing substantial natural light for the original occupant. Our proposal focuses on replacing windows that have been removed over decades of remodeling, along with a handful of other exterior changes that are intended to restore the home to more closely represent its original design and construction.

Please refer to the attached pictures and diagrams for visual clarification of the following items:

For Staff Review

- **Front North**
 - Replace **Openings A, B, C, and D** with original restored windows that were removed and stored by a previous owner.
 - Replace **Section 1** of plywood cladding with poplar siding to match 1st level. We seek to replace all remaining plywood cladding on the 2nd level with poplar siding to match level 1.
 - The Front Interior photo below shows the interior framing behind the 2nd level front façade, illustrating evidence that windows originally existed where we propose to place them.
 - The Original Windows photo below shows original windows that we have found in storage at the home that match existing 2nd level windows.
- **Front South**
 - Replace **Opening E** with original restored window that was removed and stored by a previous owner.
 - Replace **Section 2** of plywood cladding with poplar siding to match 1st level.
 - The Front Interior photo below shows the interior framing behind the 2nd level front façade, illustrating evidence that windows originally existed where we propose to place them.
 - The Original Windows photo below shows original windows that we have found in storage at the home that match existing 2nd level windows.
- **Side South**
 - Replace **Opening F** with 4 6-light wood replacement windows to match window currently in **Opening G**. Interior framing shows that there were originally four windows in this location that were removed by a previous owner.
 - Replace **Sections 3 and 4** of plywood cladding with poplar siding to match 1st level.
 - The South Interior photo below shows framing behind the south side 1st level façade, illustrating evidence that windows originally existed where we propose to place them.
- **Rear**

- Replace existing exterior door on basement level with craftsman-style overhead door in original **Opening H**. Based on the existing opening, there was a garage in the original design and we seek to return it to that use. We plan to install an overhead garage door with a carriage-house swing-out style design.
- Replace **Opening I** with 3 original windows found in storage of home. Framing here indicates prior existence of windows of same size as originals found in storage.
- Replace **Opening J** with 2 original windows found in storage of home. Framing here indicates prior existence of windows of same size as originals found in storage.
- Replace existing plywood cladding on rear upper level with poplar siding to match 1st level.

For HZC Review

- **Rear**

- Replace existing exterior door on basement level with craftsman-style overhead door in original **Opening H**. Based on the existing opening, there was a garage in the original design and we seek to return it to that use. Though this opening is only visible from an alley-way, we plan to install an overhead garage door with a carriage-house swing-out style design consistent with zone design guidelines, see attached specs.

North Front



South Front



Side South



Front Interior



Original Windows



South Interior



Garage Door Opening



Rear Upper Level



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Item # 420688 Model #
123517

Pella Carriage House 96-in x 84-in Insulated White Single Garage Door

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\$761.91 Was \$896.36

SAVE 15% thru 06/05/2018

- Lower your energy costs with efficient vinyl-backed polystyrene insulation
- Get an authentic carriage house look with this unique 3-section design
- Enjoy increased peace of mind with Pella's SafeShield patented hardware

Actual Width (Inches)

96 ▾



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Product Information

Description

- Lower your energy costs with efficient vinyl-backed polystyrene insulation
- Get an authentic carriage house look with this unique 3-section design
- Enjoy increased peace of mind with Pella's SafeShield patented hardware
- Doors stay beautiful longer thanks to durable steel and five-layer paint system
- Heavy-duty 14-gauge hardware and premium nylon rollers come standard with every Pella door
- Be the envy of the neighborhood with your beautiful, low maintenance steel garage door
- Manufactured in the USA from recycled steel

Specifications

Actual Height (Inches)	84	Construction T ype	Vinyl-back construction
Actual W idth (Inches)	96	Decorative Hardware Included	✓
Thickness (Inches)	2	Hardware Finish	Black
Insulated	✓	Hardware Included	✓
Windows	×	Window Material	N/A
Type	Single	Tracks Included	✓
Series	Carriage House	Spring T ype	Torsion
Material	Steel	Manufacturer Color/Finish	White
Carriage House	✓	Color/Finish Family	White
High Impact	×	R Value	6.64
Warranty	Limited lifetime		



1318 Armstrong - Front dormer with existing plywood sheathing



1318 Armstrong - Side and front of dormer showing siding



1318 Armstrong - Rear facade