



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

PROPERTY LOCATION: 1403 Armstrong Ave. /
Parcel ID 81 L E 031

FILE NO.: 7-D-19-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 7/18/2019

APPLICANT: Scott Carpenter (Owner)

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

PROPERTY DESCRIPTION: New construction, Shingle-Style influences, c.2018

One and one-half story, wood-frame house with a clipped gable, metal roof, and an exterior of cement fiber shingle siding. The foundation is continuous parged CMUs. A one-story porch extends the length of the façade (east), featuring a hipped metal roof. A second-story recessed balcony is centered below the primary gable on the façade. An integral, screened-in, porch is located at the southwest corner of the house. Windows are of multiple shapes and sizes, but of wood material with wood trim. Doors are wood-framed, full-light glass doors.

► **DESCRIPTION OF WORK:**

COA issued 2/28/2018 stated "an opening in the existing stone retaining wall on Armstrong Ave [to align] with a new staircase in the existing stone wall will provide access from the sidewalk and on-street parking." Applicant is requesting omission of this requirement, based on concerns for the structural integrity of the wall which extends across three lots, including the lot where construction is taking place. 1403 is located in the middle of the three lots. Applicant provided an assessment by a structural engineer, which opines that opening the wall and vibrations related to stairway construction would create a risk of total wall collapse.

► **APPLICABLE DESIGN GUIDELINES:**

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

Accessory Features, Masonry Retaining Walls:

Most of the buildings in Old North Knoxville have a front yard ending at a masonry retaining wall of stone or shaped block; this wall pinpoints the separation of the public sidewalk and street space from the private yard space.

5. Masonry retaining walls located at the sidewalk edge shall be retained and repaired, or reinstalled.

Secretary of the Interior's Standards for Rehabilitation

5. Distinctive features, finishes, and construction types of examples of craftsmanship that characterize a property shall be preserved.

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 of missing features shall be substantiated by documentary, physical, or pictorial evidence.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.

COMMENTS:

Applicant has provided a letter from Mary French-Ewers, PE, SE, of Fe Design & Engineering, PC, dated June 14,



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2019. The letter states that the wall was "most likely intended as a gravity wall without a foundation, relying on the weight of the materials to prevent overturn, sliding, or other modes of retaining wall failure." The structural engineer expresses concerns about the structural integrity of the wall, as "some sections of the wall are visibly leaning, and a section collapsed during a period of intense rain events, indicating the wall is not properly drained and/or properly designed." The engineer also expresses concerns about construction-related vibrations putting the wall at risk of collapse.

STAFF FINDINGS:

1. The COA, issued on 2/28/2018, stipulates that "an opening in the existing stone retaining wall on Armstrong Avenue aligning with a new staircase in the existing stone wall will provide access from the sidewalk and on-street parking."
2. The house constructed at 1403 Armstrong Ave. is smaller in height, scale, and massing than its two adjacent neighbors and other houses on the street.
3. The masonry retaining wall is a character-defining feature of the Armstrong Avenue streetscape. The masonry wall is approximately 3' high and serves to demarcate the public sidewalk from private yards, which are elevated due to the natural topography of the west side of Armstrong Avenue. The wall also provides pedestrian access to the primary entries.
4. On the west side of Armstrong Avenue, the masonry wall extends in front of six houses, from the street's northern terminus, south to the intersection with Kenyon Street. Four houses have access to the public sidewalk via cuts into the retaining wall, stone or concrete staircases, and sidewalks leading to the primary entries. There are five additional cuts into the wall for driveways.
5. One section of the wall, in front of 1349 Armstrong Avenue, was reconstructed in February 2019 (per Google StreetView).
6. Secondary structures visible from the street, such as those located at 1365 Armstrong Avenue and 1349 Armstrong Avenue, are recessed behind the primary residences and do not feature pedestrian access via cuts in the retaining wall.
7. The pedestrian access cuts into the retaining wall lend a sense of permanent visual connection to the public right-of-way along Armstrong Avenue.

► **STAFF RECOMMENDATION:**

Staff recommends adherence to the original Certificate of Appropriateness, issued 2/28/2018, requesting a new staircase in the existing stone wall to provide access from the sidewalk and on-street parking.

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

Please print all information:

1. **NAME OF APPLICANT:** Scott Carpenter & Margaret Hambright

Address: 1404 Armstrong Ave, 37917

Telephone: (865) 556-5252 E-mail address: r.scottcarpenter@gmail.com

Relationship to Owner: Same

2. **NAME OF OWNER:** Scott Carpenter & Margaret Hambright

Address: 1404 Armstrong Ave

Telephone: (865) 556-5252 E-mail address: r.scottcarpenter@gmail.com

3. **LOCATION OF PROPERTY:**

Address: 1403 Armstrong Tax ID/Lot/Parcel No: 081E031

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.)

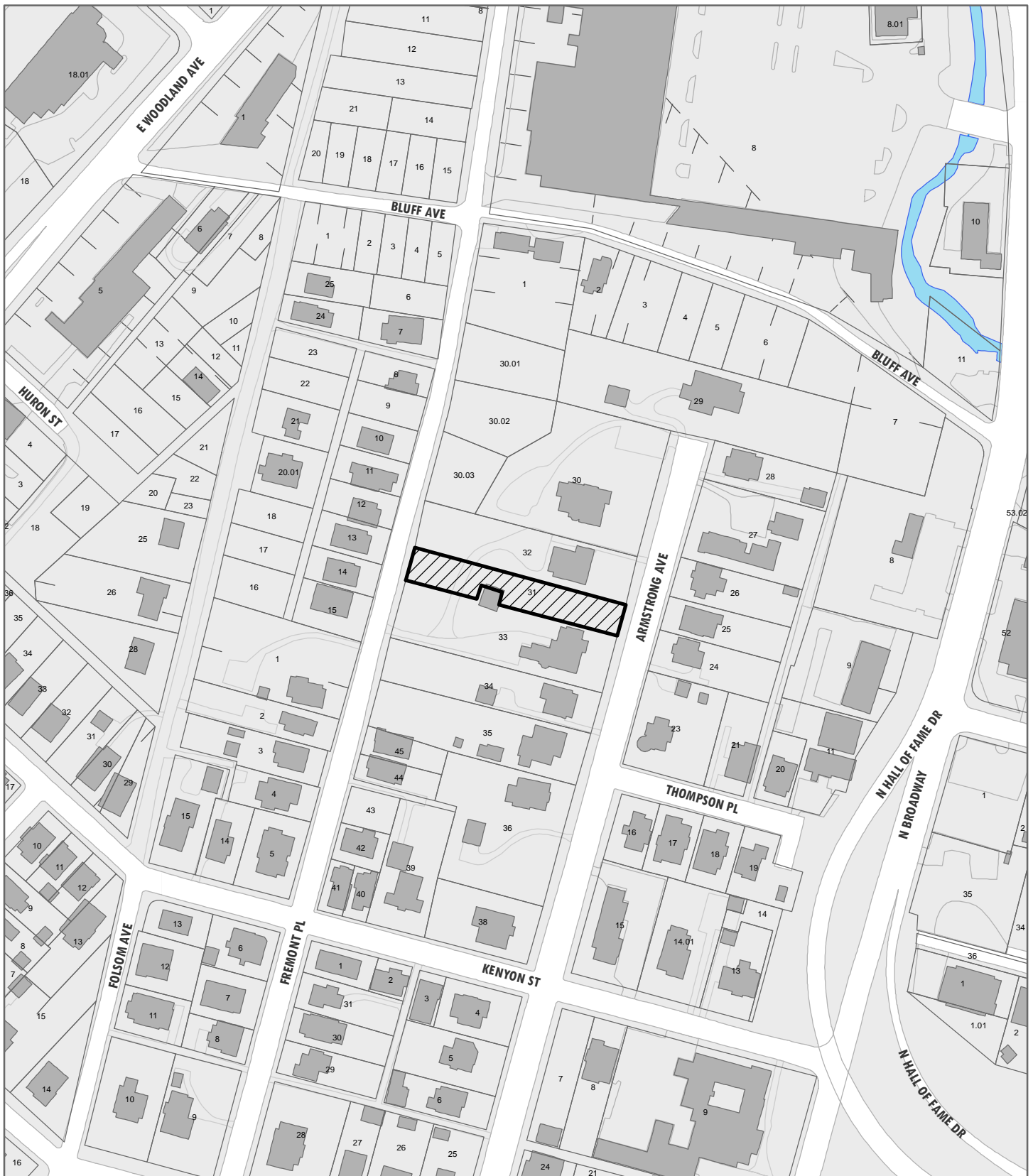
1403 Armstrong COA (1-D-18-HZ) issued 2/28/2018 stated "An opening in the existing stone retaining wall on Armstrong Ave aligning with a new staircase in the existing stone wall will provide access from the sidewalk and on street parking." Applicant requests omission of this requirement based on concerns for the structural integrity of the wall which extends across three lots including the lot where construction is taking place. 1403 is located in the middle of the 3 lots. The attached assessment by a structural engineer opines that opening the wall and the construction vibrations create a risk of wall collapse.

6. **SIGNATURE OF APPLICANT:** Scott Carpenter Date: 6-29-2019

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	<u>7/1/19</u>	Approved	Disapproved
Date Acted On		Approved As Modified	

paid 7/1/19



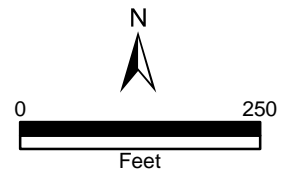
7-D-19-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1403 Armstrong Ave. 37917
Old North Knoxville H-1

Original Print Date: 7/9/2019
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Scott Carpenter



KNOXVILLE HISTORIC ZONING COMMISSION

CERTIFICATE OF APPROPRIATENESS



File Number: 1-D-18-HZ

Property Address: 1403 Armstrong Ave 37917
Level of Work: Level III
District: Old North Knoxville H-1
Owner: Scott Carpenter; Margaret Hambright, Knoxville, TN 37917
Applicant: Tricia Stuth; Curb Architecture, Knoxville, TN 37917

Work Items: Other: new house construction

Description of Work:

Approved as per drawings submitted 2/27/2018 with the condition that a finish for the galvalume metal roof be submitted for staff approval. The approved building footprint is 24' wide and 64' long, including front and rear porches. In-ground pool approved. An opening in the existing stone retaining wall on Armstrong Avenue aligning with a new staircase in the existing stone wall will provide access from the sidewalk and on-street parking.

The 1 ½ story, wood framed house is sited within 11- and 13-foot side setbacks. 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 with profile, 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.

This certificate expires on 2/27/2021 (three years from the date of issue).

Approved By: Kaye Graybeal

Date Certified: 2/28/2018

Please note:

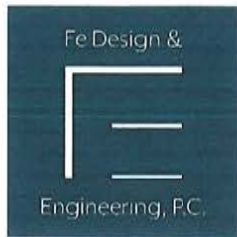
To obtain a building permit for Level II projects, drawings stamped as approved by the Historic Zoning Commission (HZC) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department or the Knox County Codes Administration Department, as appropriate. Any deviation from the drawings and written conditions approved by the HZC will require subsequent review and approval by the HZC or its staff.

THIS CERTIFICATE IS NOT A BUILDING PERMIT

Contact the appropriate building inspections office for permit requirements:

City of Knoxville Plans Review and Inspections Division: 865-215-2992 or 865-215-2991

Knox County Building Codes Administration: 865-215-2325



June 14, 2019

Ms. Tricia Stuth, FAIA
curb
101 Gill Ave.
Knoxville, TN 37917



Re: Existing Rock Retaining Wall – 1403 Armstrong Ave.

Dear Ms. Stuth:

In accordance with your request, I visited the site to review the existing rock site retaining wall to assess the feasibility of removing a section for a new stair access.

The existing rock wall is about 4'-0" tall with an unknown foundation and extends along Armstrong Ave in front of several properties. Given the age of the wall, it was most likely intended as a gravity wall without a foundation, relying on the weight of the materials to prevent overturn, sliding, or other modes of retaining wall failure.

Although each linear foot of wall should be self-supporting and not rely on adjacent wall sections for stability, I am concerned about the structural integrity of this wall. Some sections of the wall are visibly leaning, and a section collapsed during a period of intense rain events indicating the wall is not properly drained and/or properly designed. I feel that the added surcharge from construction equipment and the likely vibrations that would occur while cutting the existing rock could put the wall at risk of collapse.

I would recommend avoiding construction on the wall and within 4'-0" of the top of the wall until the wall can properly stabilized.

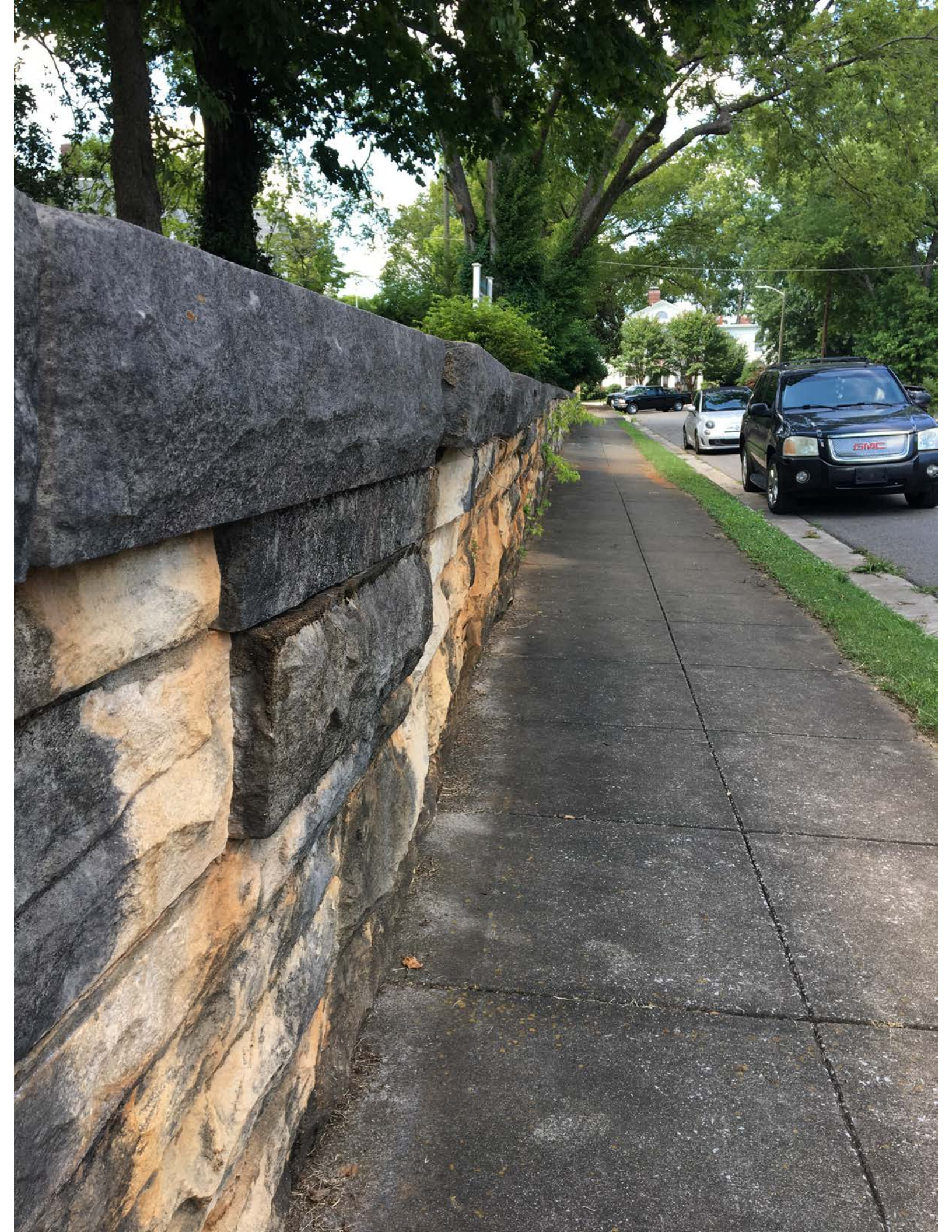
Please let me know if you have any questions or need any further assistance.

Thank you,

A handwritten signature in blue ink that reads "Mary French-Ewers".

Mary French-Ewers, P.E., S.E.
Fe Design & Engineering, P.C.





Additional photographs of Armstrong Avenue retaining wall

Taken by Planning staff, July 8, 2019





