


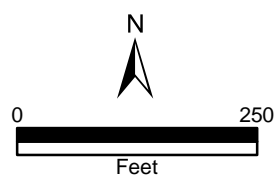


8-M-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS


1232 Armstrong Ave. 37917
Old North Knoxville H-1

Original Print Date: 8/7/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Samuel Evans





Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 8-M-20-HZ

PROPERTY LOCATION: 1232 Armstrong Ave. / Parcel ID 81 L M 012

DISTRICT: Old North Knoxville H-1

MEETING DATE: 8/20/2020

APPLICANT: Samuel Evans

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

PROPERTY DESCRIPTION: Queen Anne cottage, c.1900

One-story residence with a hipped roof with lower cross gables, clad in asphalt shingle. House is clad in asbestos shingles and rests on a brick foundation. A recessed porch extends the left half of the façade, supported by wood chamfered columns. Replacement windows.

► **DESCRIPTION OF WORK:**

Proposed removal of brick masonry chimney on right (south) side roof slope. Applicant has provided documentation from July 2020 home inspection identified deterioration in the chimney and recommended removal of the chimney's top half. Contractor has also stated there is "not adequate foundation to support reconstruction of the chimney."

► **APPLICABLE DESIGN GUIDELINES:**

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

A. Roofs

Details associated with the roofs of the houses such as ... chimneys and other features should be saved, repaired, or replaced in-kind. All of these features add richness to the architecture of the neighborhood.

3. Repair or replace roof features (chimneys, etc).

COMMENTS:

N/A

STAFF FINDINGS:

1. 1232 Armstrong Avenue is a contributing structure to Old North Knoxville National Register Historic District and the local overlay.

2. As noted in the NR nomination, the "two interior offset brick chimneys" are character-defining features of the house and characteristic of Queen Anne cottage design. The chimneys contribute to the house's overall architectural integrity and should be retained.



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► **STAFF RECOMMENDATION:**

Staff recommends denial of the chimney's removal, and approval of the repair or reconstruction of the chimney, using the existing bricks or historic bricks, masonry appropriate for historic construction methods, and repointing detailed in NPS Preservation Brief 2.



DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Samuel F Evans

Applicant

8/3/2020

8/20/2020

8-M-20-HZ

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Samuel F Evans

n/a

Name

Company

1232 Armstrong Ave.

Knoxville

TN

37917

Address

City

State

Zip

843-469-3488

samfevans@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

1232 Armstrong Ave. Knoxville, TN 27917

081LM012

Property Address

Parcel ID

Historic Old North Knox

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

8-3-20

Staff Signature

Please Print

Date

Samuel F Evans

8/3/2020

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

Brief description of work: _____

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: _____

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:		TOTAL:
FEE 2:		
FEE 3:		





Major Concern

Leaning or displaced

Location Attic

Impact The displacement may worsen leading to more extensive repair up to and including rebuilding of the fireplace chase

Suggested Action Monitor for further movement. Should it worsen, have evaluated by a qualified brick mason for repair

