



Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 3-D-20-HZ

PROPERTY LOCATION: 1355 Armstrong Ave. / Parcel ID 81 L E 035

DISTRICT: Old North Knoxville H-1

MEETING DATE: 3/19/2020

APPLICANT: David Kerns (Contractor)

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

PROPERTY DESCRIPTION: Tudor Revival, c.1910.

One-and-one-half-story, frame garage with interior space on second story. Garage features an asymmetrical front-gable roof with wood fascia board, clad in stucco with decorative half-timbering. Second-story window is six-over-six, double-hung wood sash. Garage opening features two original wood doors, featuring six-light wood windows and rectangular wood panels. Garage is listed as a contributing outbuilding to Old North Knoxville National Register Historic District.

► **DESCRIPTION OF WORK:**

Proposed replacement of historic garage doors with a new, wood, Craftsman-style garage door and adjoining six-light wood entry door. Historic garage doors slide to open and applicant states they are not practical for parking a car inside the garage. Proposed garage door measures 12' wide by 7' tall, and features four panels, each panel with an eight-light window and three rectangular panels below. A wood, Craftsman-style door with matching design will be installed to the immediate left of the new garage door. An approximately ~8" vertical structural support will divide the pedestrian and garage door. Width of original garage opening will not be altered to receive new garage door and entry door, but the height of the opening is proposed to be decreased by 7" with the installation of a new horizontal beam to support garage doors.

► **APPLICABLE DESIGN GUIDELINES:**

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

D. Entrances

4. A replacement entrance shall not create a false historic appearance. A new entrance or porch must be compatible in size, scale, or material.

7. Secondary entrances must be compatible with the original in size, scale and materials, but clearly secondary in importance.

M. Auxiliary or Outbuildings: new houses in the district might have had garages, with the same roof shapes and wall coverings that matched the primary building on the lot.

1. The design of outbuildings such as garages shall acknowledge and suggest the function of original outbuildings that would have been located in the neighborhood.



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2. The design of features like garage doors that face the street shall mimic carriage house doors from an era consistent with the primary building on the lot.

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site environment.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

COMMENTS:

N/A

STAFF FINDINGS:

1. The garage is original to the property, retains a high degree of architectural integrity, and is noted as a contributing outbuilding to the Old North Knoxville National Register Historic District.
2. The garage is recessed behind the primary house by approximately 27' and set approximately 116' from the front property line. When standing directly in front of the house, the garage doors are somewhat visible from the right-of-way, through an open porte cochere on the house's south elevation.
3. The replacement garage door will accommodate continuing the historic use of the garage as automobile storage, while the second door will provide pedestrian access to the half-story interior space which is described in the NR nomination as "servants quarters." The sliding barn-style doors do not easily accommodate auto storage.
4. Installing the new garage door will result in an approximately 7" decrease in the overall opening's height, which will not affect any significant features of the garage and will be minimally visible from the public right-of-way.
5. The garage and its doors exhibit a Tudor Revival and Craftsman style that reflect the style of the primary house. There is no notable original hardware on the existing garage doors. The proposed replacement garage door features six-light wood windows above three recessed panels. The pedestrian door has a Craftsman-style design to match the garage doors. The simple design reflects modest Craftsman influences and would not detract from the overall stylistic integrity of the garage.
6. Both the garage door and the pedestrian door are compatible with the overall massing, scale, and style of the garage. The pedestrian door will be minimally visible.

► STAFF RECOMMENDATION:

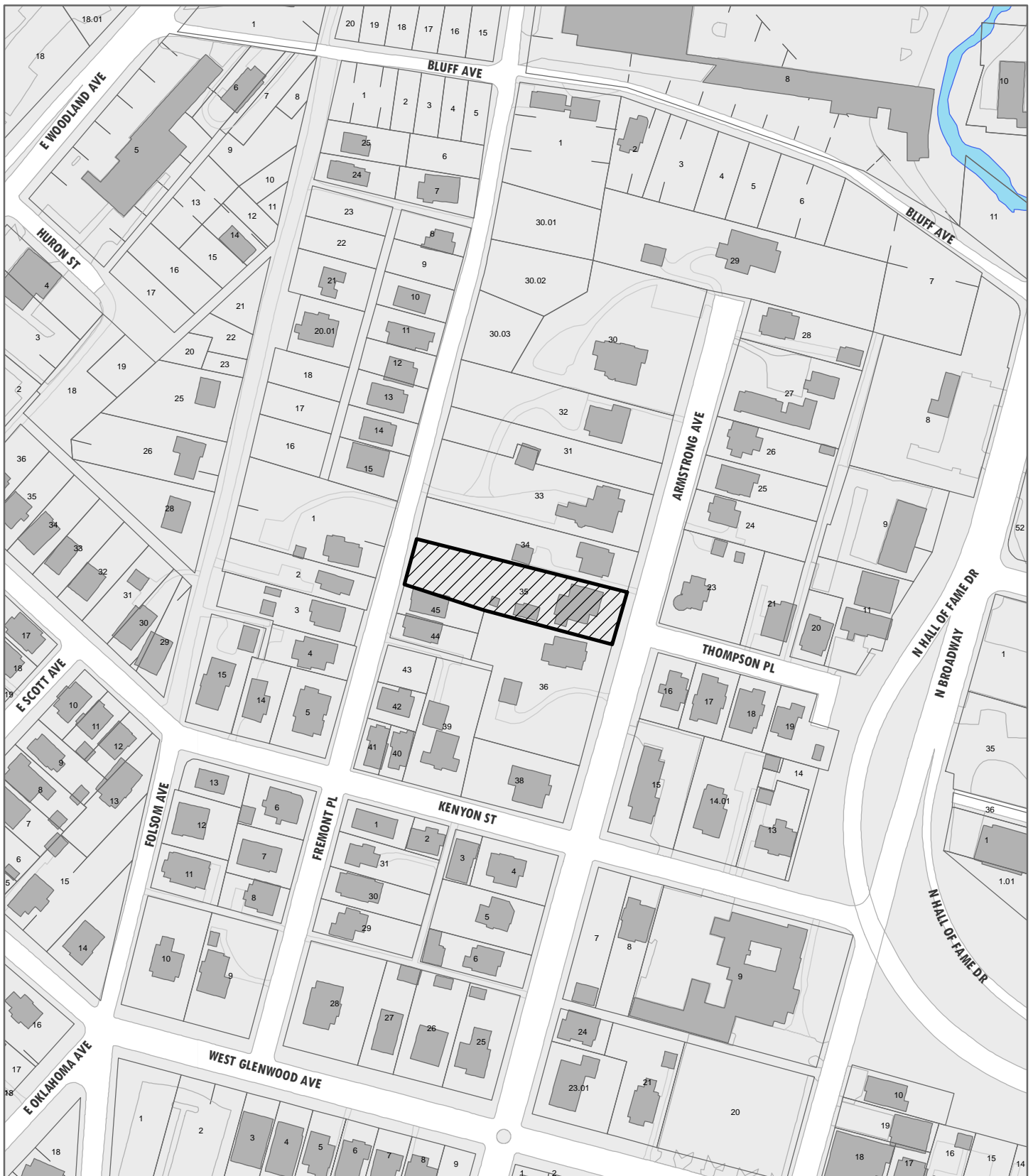
Staff recommends approval of the work as proposed, with the condition that the garage door, pedestrian door, and new vertical and horizontal support members be painted to complement the remainder of the garage and primary structure.



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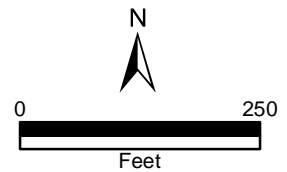
3-D-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1355 Armstrong Ave. 37917
Old North Knoxville H-1

Original Print Date: 3/3/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: David Kerns





Garage and existing doors



View of garage from Armstrong Avenue

Garage door drawing

From: Brian Kassan (brian@luxgaragedoors.com)

To: clancykerns1@yahoo.com

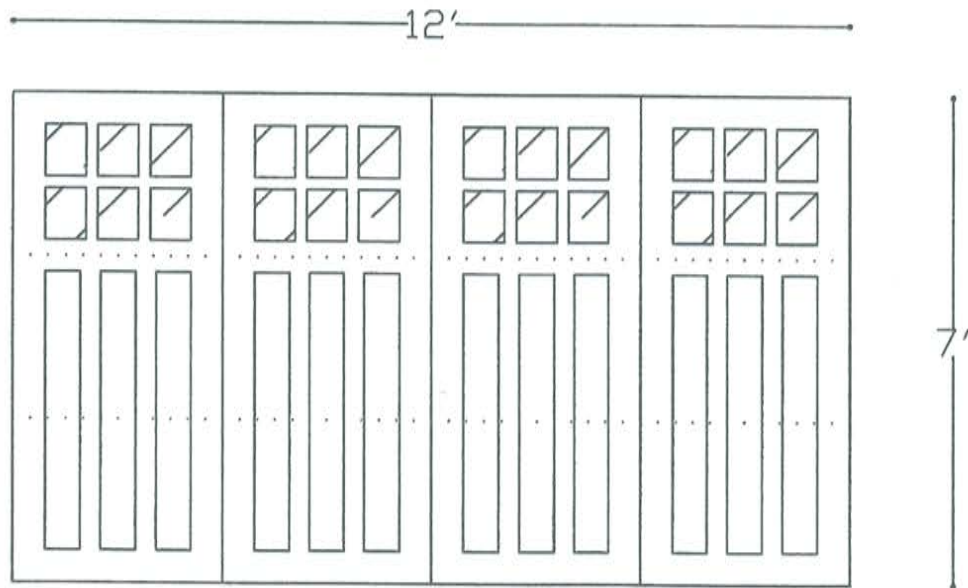
Date: Thursday, February 20, 2020, 08:08 PM EST

Hello David,

Here is the garage door drawing. I will be back in the office Monday morning.

Thanks!

Brian



Brian Kassan

Sr. Sales Manager

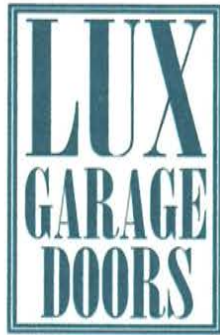
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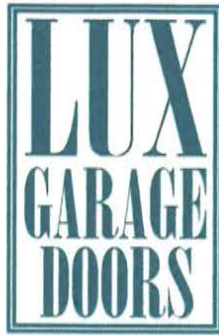


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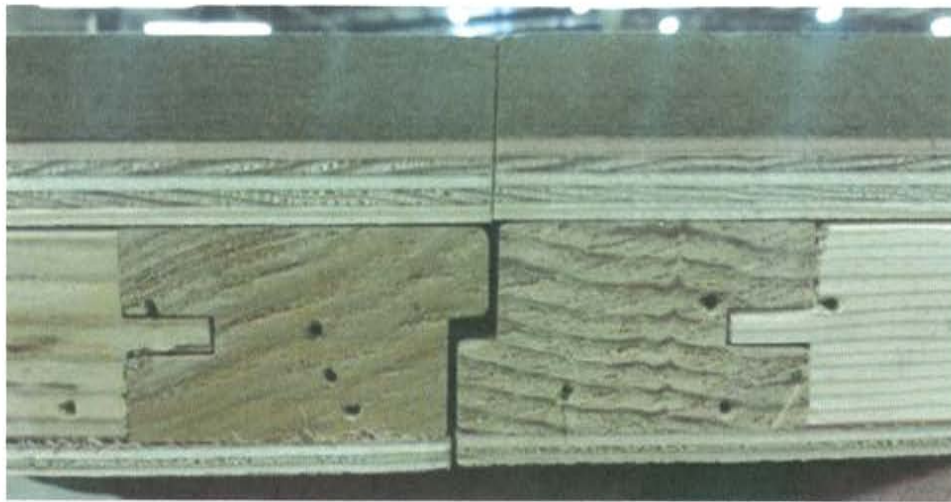
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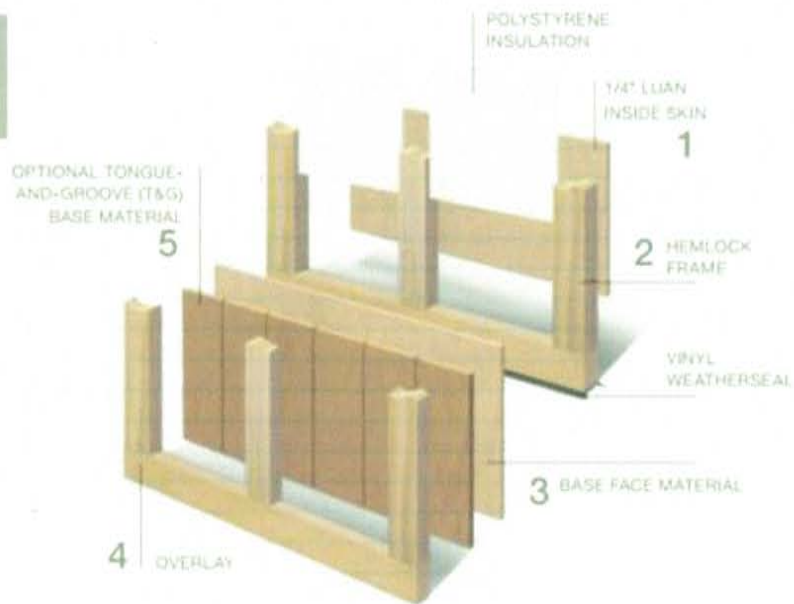


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