



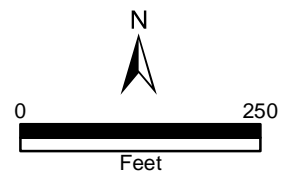
6-D-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1329 Armstrong Ave. 37917
Old North Knoxville H

Original Print Date: 6/8/2021
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Kelvin Scott





Staff Report

Knoxville Historic Zoning Commission

File Number: 6-D-21-HZ

Meeting: 6/17/2021
Applicant: Kelvin Scott
Owner: Kelvin Scott

Property Information

Location: 1329 Armstrong Ave. **Parcel ID** 81 L F 004
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne, c.1898

Two-story residence with a hipped roof with gables projecting to front and sides, clad in asphalt shingles, an exterior of wood clapboard siding, and a continuous brick foundation. Gable fields feature fish-scale and diamond-patterned wood shingles, decorative fascia boards, and cornice returns. Two-story, wrap-around porch with turned wood balustrade and round wood columns with Ionic capitals on the lower porch. Two brick chimneys. Double-hung, two-over-one wood windows.

Description of Work

Level II Major Repair or Replacement

Modification to house's rear porch (northwest corner of the house). The porch will be enclosed with screens using removable batons adjacent to porch columns. A railing will be installed on the rear and side elevation of the porch, with a chamfered half-round handrail and turned wood balusters to match the balustrade and handrail on the front porch. A screen door will be installed on the right side, salvaged from a previous renovation, in its original location.

Applicable Design Guidelines

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

C. Porches

1. Historic porches on houses in Old North Knoxville should be repaired, or may replicate the original porch if documentation of its size and design can be discovered.
2. Design elements to be incorporated in any new porch design must include tongue-and-groove wood floors, beadboard ceilings, wood posts and/or columns and sawn and turned wood trim when appropriate. If balustrades are required, they must be designed with spindles set into the top and bottom rails.
5. Porches and balconies visible from a street may not be enclosed unless the enclosure provides as much transparency as existed prior to the enclosure and is designed to be immediately removable.

Comments

N/A

Staff Findings

1. 1329 Armstrong Avenue is a contributing resource to the Old North Knoxville National Register Historic District and local overlay.
 2. The property is a corner lot, with the rear porch to receive rehabilitation fronting Kenyon Street; work on the porch will be visible from the public right-of-way.
 3. In general, work on the porch draws from physical evidence of a past porch design. The salvaged screen door to be installed will be placed in its original location, drawing on physical evidence from the porch beam. Enclosing the porch with a screen will retain sufficient transparency and would be easily removed without effect on the house.
 4. The installation of a new balustrade and handrail to match the front porch will create a sense of visual symmetry from Kenyon Street, with compatible front and rear porch elements. The new balustrade and handrail should match the front porch in design, size, and detail. Balusters should be set into the top and bottom rail.
 5. All modifications could be removed without effect on any character-defining features of the house.
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Staff Recommendation

Staff recommends approval of the work as proposed, with the conditions that 1) new balustrade and handrail match the front porch in design and size, with balusters set into the top and bottom rails; 2) if any of the rear columns are proposed for replacement, final specifications with dimensions should be submitted to staff for approval.



DESIGN REVIEW REQUEST

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

Kelvin Scott

Applicant

Wednesday, May 25th, 2012

June 17, 2021

6-D-21-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

Kelvin Scott

Name

Company

1329 Armstrong Ave.

Knoxville

TN

37917

Address

City

State

Zip

865-456-7891

info@ksviolins.com

Phone

Email

CURRENT PROPERTY INFO

Kelvin Scott and Rachelle Scott

Same as above

865-456-7891

Owner Name (if different from applicant)

Owner Address

Owner Phone

1329 Armstrong Ave.

081LF004

Property Address

Parcel ID

Old North Knoxville

Residential

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

5.26.21

Please Print

Date

Kelvin W. M. Scott

5/24/2021

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: I am rehabilitating the rear porch of our property. I wish to add a railing with spindles that matches the original railings that are now gone, but still extant on the front porch. I would like to screen in the porch so that we can enjoy our backyard, which is very small. Original post locations are still visible on cross beams, and a owner, Vaughn McCoy, now deceased, described the original porch.

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:

100.00

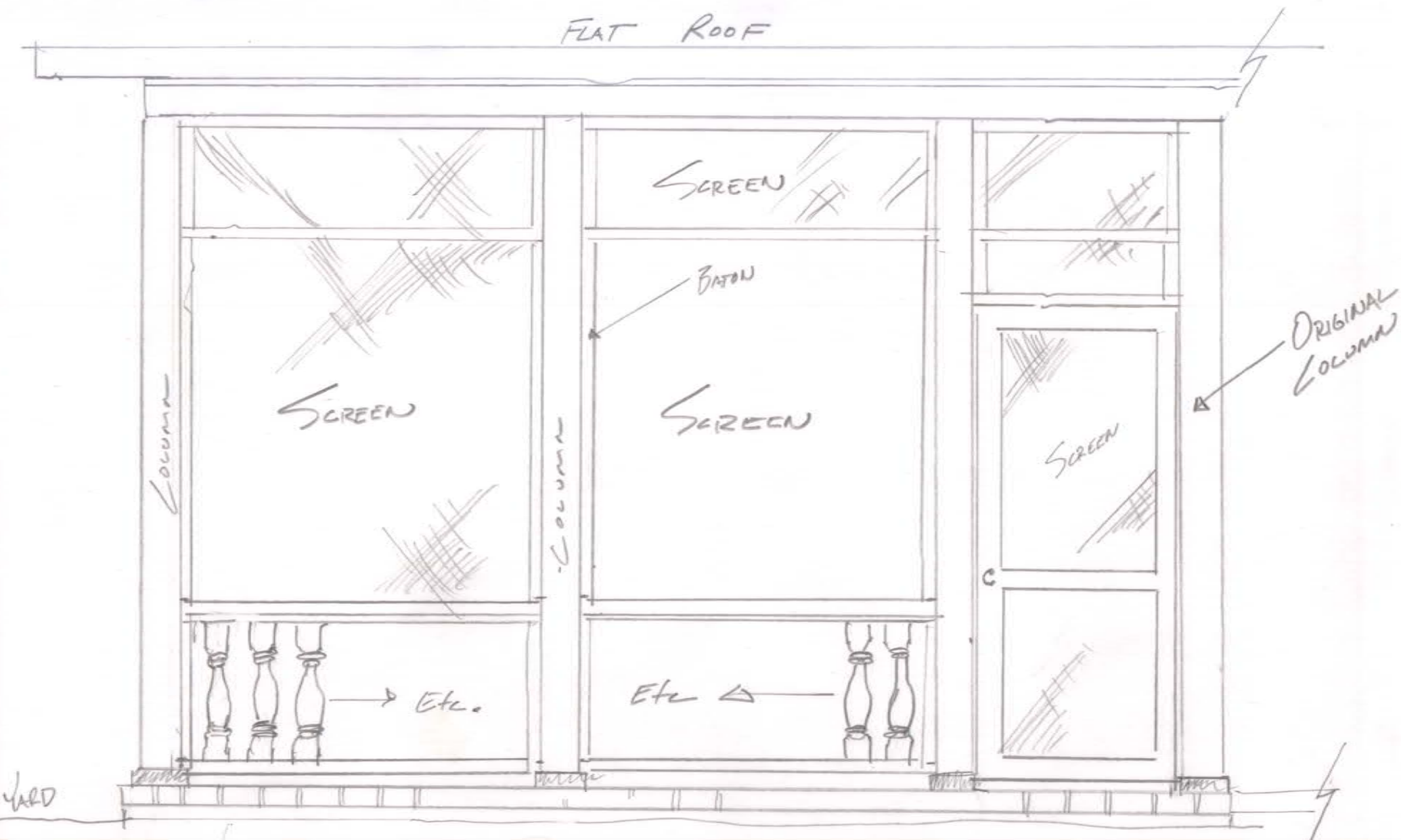
TOTAL:

100.00

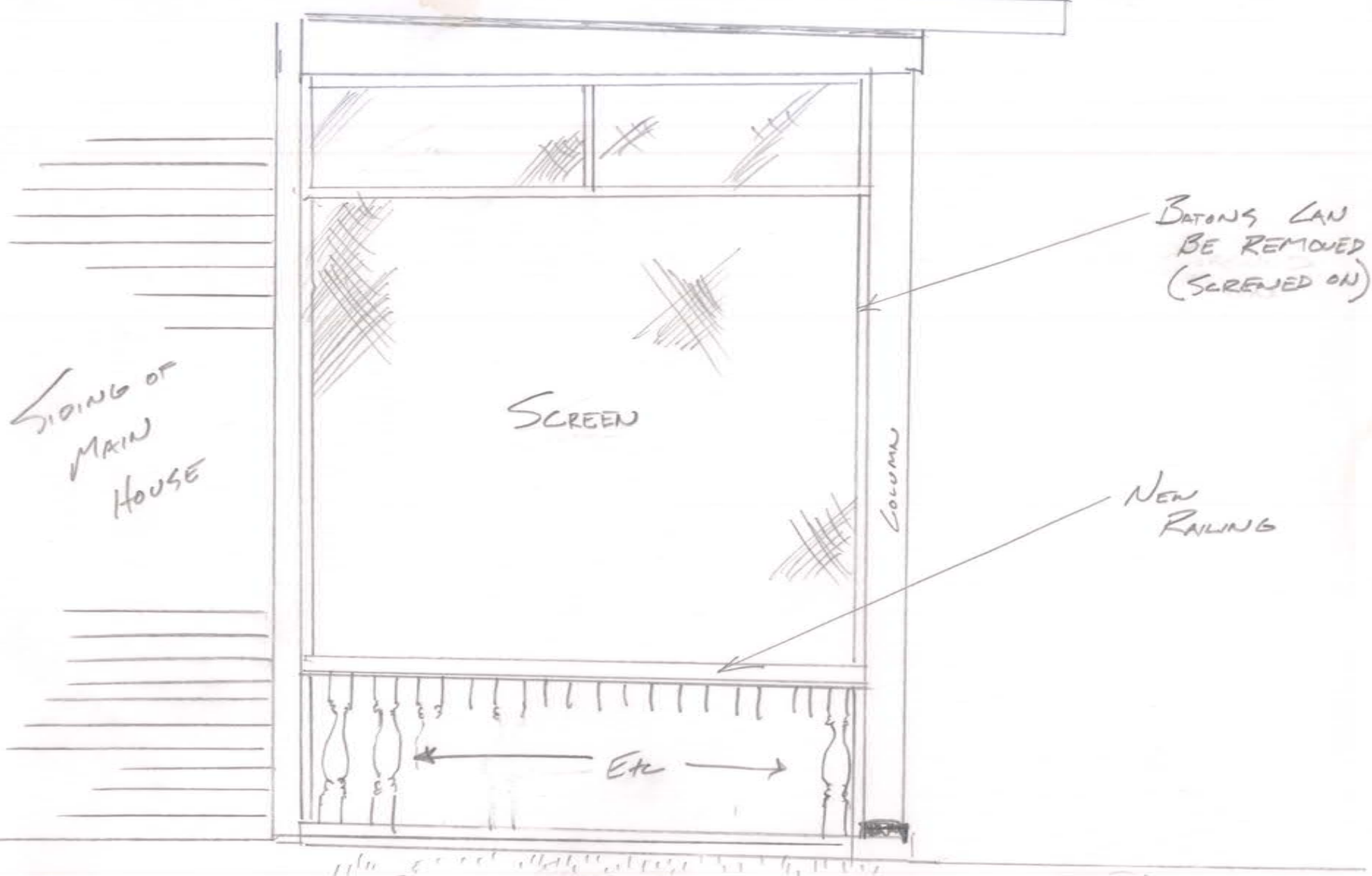
FEE 2:

FEE 3:

FLAT ROOF



PROPOSED SCREENED PORCH
1329 ARMSTRONG AVE.
(NORTH SIDE)



PROPOSED SCREENED PORCH

1329 ARMSTRONG AVE.

(EAST SIDE)



Current Porch



Original Spindle and Railing design on front porch.
This will be matched on the back porch.



