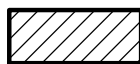


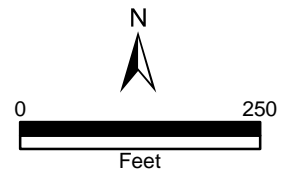
9-C-22-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1335 Armstrong Ave. 37917
Old North Knoxville H

Original Print Date: 9/7/2022
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Daniel Orr Custom Constructors





Staff Report

Knoxville Historic Zoning Commission

File Number: 9-C-22-HZ

Meeting: 9/15/2022
Applicant: Daniel Orr Custom Constructors
Owner: Vaughn McCoy

Property Information

Location: 1335 Armstrong Ave. **Parcel ID** 81 L E 038
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Neoclassical, c.1915

Two-story frame residence with a hipped roof clad in asphalt shingles, an exterior of wood lap siding, and a brick foundation. Projecting front-gable massings extend to the front and sides. One-story, wrap-around front porch with a gable roof portico centered over the main entry. Interior brick chimneys.

Description of Work

Level II Major Repair or Replacement

After-the-fact review of removal of three dormers on the east and south roof slopes, and replacement of asphalt shingle roof cladding with new roof.

Applicable Design Guidelines

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

Roofs

1. The shape of replacement roofs or roofs on new construction shall imitate the shapes of roofs on neighboring existing houses or other houses of the same architectural style.
 6. Roofs that are visible from streets shall retain their original shapes. Do not introduce roof elements such as dormers to a roof shape that is original.
-

Comments

N/A

Staff Findings

1. 1335 Armstrong Avenue is a contributing resource to the ONK National Register Historic District and the local overlay.
 2. Review of the dormers' removal is after-the-fact. Removal of roofline features such as dormers typically requires review by the Historic Zoning Commission.
 3. The application indicates the three shed-roof dormers are non-historic additions, constructed as part of an attic
-

renovation in the 1980s. While no historic photos can confirm the dormers' later addition, the applicant has provided physical evidence in the form of construction photos. Photos indicate the dormers were constructed of 2 x 2 framing and OSB, along with single-pane aluminum windows. These materials indicate a construction date later than the c.1915 house. Moreover, a non-historic wood deck was constructed on the rear to provide exterior access to the upper stories.

4. Removing the dormers will align the house's roofline with the design guidelines ("roofs that are visible from streets shall retain their original shapes; do not introduce roof elements such as dormers to a roof shape that is original.")

Staff Recommendation

Staff recommends approval of the work as completed.

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: Remove dormers. Dormers are not original to house.
Constructed of 2x2 framing + OSB. Poor framing has led to rot and
break down. Repair existing rafters due to poor craftsmanship

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:
100.00		
FEE 2:		
FEE 3:		

1335 Armstrong ave removal of Dormers

Back in the 1980's 3 dormers were constructed as part of an attic renovation performed at 1335 Armstrong ave.

The renovations were performed very poorly which led to extensive water damage throughout the years that followed. The disrepair has led to a need to remove and repair a great deal of framing and the entire roof as well. The dormers in question were constructed of 2x2 framing and OSB and improper single pane storm windows. The dormers had a particularly excessive amount of water damage.

It was the customer/home owners desire to remove the dormers completely and fill-in the framing to accommodate new roofing. This would restore the original architectural style of the home as well as allow for structurally repairing of the framing that had been poorly cut out to install the dormers in the first place.



Lindsay Crockett <lindsay.crockett@knoxplanning.org>

1335 Armstrong ave pictures

3 messages

Daniel Orr <knoxconstructors@gmail.com>
To: lindsay.crockett@knoxplanning.org

Wed, Aug 3, 2022 at 10:37 AM

Pictures as in order. I apologize I could not get them to orient in better order.

- 1) is a the added on access to the attic 'living' area. Obviously not original and doors were cut in to provide access. No interior access to attic is currently in place
- 2) this is after the dormers were removed due to the miscommunication. This can serve as plans/ drawings for the desired product being applied for.
- 3) this is the framing of the dormers. Much newer lumber than what should be there had the dormers been original.
- 4) this is in connection to picture 3 and shows the framing of the roof that is original.
- 5) picture of the window installed in the new dormers. These do not match the rest of the house and are single pane storm windows.
- 6) this is a picture taken from Zillow that shows the construction of one of the dormers. Reiterating that these were added on and not original
- 7) is prior to roof work and removal of the dormers. The two in question are right and left of the gable end

Thank you

Daniel



1



2



3



4



5



6



7