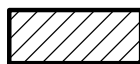


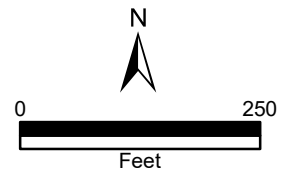
10-A-23-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1404 Armstrong Ave. 37917
Old North Knoxville H

Original Print Date: 10/4/2023
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Matthew Osborne





Staff Report

Knoxville Historic Zoning Commission

File Number: 10-A-23-HZ

Meeting: 10/19/2023
Applicant: Matthew Osborne
Owner: Matthew Osborne

Property Information

Location: 1404 Armstrong Ave. **Parcel ID** 81 L E 025
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne cottage, c.1905

One-story frame residence with an exterior of vinyl siding, a hipped roof with projecting gables, and a partial-width, hipped-roof porch supported by round columns.

Description of Work

Level II Construction of Addition or Outbuilding

New rear deck measuring 23'-2" deep by 23' wide, to be located on the left side of the rear elevation. The deck is proposed to feature Trex flooring and a Trex railing system featuring square posts and smaller square pickets. A new staircase will extend to the right of the house from the deck.

Scope of work also includes the removal of three adjoining 10-light casement windows on a projecting hipped-roof massing on the rear elevation, and the installation of paired full-light French doors.

Applicable Design Guidelines

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

C. Porches

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.

B. Windows

5. It can be appropriate to design and install additional windows on the rear or another secondary elevation. The design must be compatible with the overall design of the building.

Comments

N/A

Staff Findings

1. 1404 Armstrong Ave is a contributing resource to the Old North Knoxville National Register Historic District and

local overlay.

2. The proposed work, a new rear deck, is located on the rear of the house and will be very minimally visible from the right-of-way, if visible at all. The new deck's placement will not affect any character-defining features of the house. Placement of the deck is appropriate. The applicant should submit a site plan showing setbacks from the property lines, to ensure the deck meets the base zoning.

3. Composite flooring materials have been approved for rear elevation decks in Old North Knoxville in the past, including at 510 E. Scott (4-B-21-HZ) and 1339 Grainger Ave (9-B-23-HZ). While a faux-wood element would not be appropriate on a front porch, an original rear porch, or a more visible deck element, similar finishes have been previously approved for new rear decks in the neighborhood. The applicant should submit a final specification for the Trex flooring to staff for approval.

4. The windows to be replaced with paired French doors do not appear original to the house. The proposed scope of work will not be visible from the right-of-way. The installation of new paired full-light French doors will not affect any character-defining features of the house and will retain the same amount of transparency on the overall elevation. The applicant should submit a final door specification to staff for approval, including information on any exterior trim to be installed.

Staff Recommendation

Staff recommends approval of Certificate 10-A-23-HZ, subject to the following conditions: 1) applicant to submit final specification for Trex deck flooring to staff for approval; 2) applicant to submit final French door specification to staff for approval.



DESIGN REVIEW REQUEST

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

Matthew Osborne

Applicant

9.15.23

October 19, 2023

10-A-23-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

Matthew Osborne

Owner

Name

Company

1404 Armstrong Ave

Knoxville

TN

37917

Address

City

State

Zip

865.207.3538

oz@matthewosborne.net

Phone

Email

CURRENT PROPERTY INFO

Matthew Osborne

1404 Armstrong Ave

865.207.3538

Owner Name (if different from applicant)

Owner Address

Owner Phone

1404 Armstrong Ave

081LE025

Property Address

Parcel ID

Old North Knoxville

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

9.15.23

Staff Signature

Please Print

Date

Matthew R. Osborne

9.15.23

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:
100.00		
FEE 2:		
		100.00
FEE 3:		

