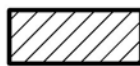


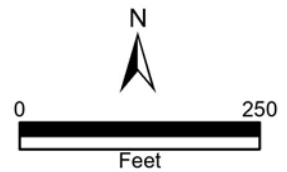
**2-D-25-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



1235 Armstrong Ave. 37917  
 Old North Knoxville H

Original Print Date: 2/10/2025  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Sean Bolen





# Staff Report

Knoxville Historic Zoning Commission

File Number: 2-D-25-HZ

**Meeting:** 2/20/2025  
**Applicant:** Sean Bolen  
**Owner:** Sean Bolen and Trevor Stafford

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## Property Information

**Location:** 1235 Armstrong Ave. **Parcel ID** 81 L N 012  
**District:** Old North Knoxville H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Craftsman, c.1915

One and one-half story frame with weatherboard wall covering. Side gable roof with front gable dormer and asphalt shingle covering, rafters, knee braces, and sawn wood bargeboard on dormer. Double hung three over one windows. One story recessed full front porch with short truncated wood posts on weatherboard covered balustrade. Exterior end brick chimney. Brick foundation. Irregular plan.

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## Description of Work

Level II Major Repair or Replacement

In-kind replacement of roof cladding. Installation of gutters.

Remove vinyl siding from the south elevation of the house. Repair existing wood siding and replace damaged siding, when necessary, with in-kind wood lap siding.

Fully enclose the existing rear porch with either in-kind siding, cedar shingles, or board-and-batten. Removal existing non-original sunroom windows and full-lite door. Installation of two French doors in their place; applicant requests details to be approved by staff.

Remove two non-original aluminum windows on the side elevation. Install two 1/1 or single-pane wood casement windows in the existing openings. Removal of two windows from the rear elevation and one window on the side elevation of the rear addition. The existing window openings will be enclosed with in-kind wood lap siding. Repair all remaining original windows.

Removal of the original rear brick chimney from the dormer. The chimney was taken down below the roofline prior to 2001.

Removal of the non-original left column from the front porch. The column will be replaced with a wood column to match the original columns. Replacement in-kind of existing wood tongue-and-groove flooring, with additional in-kind repair to wood elements on front porch as needed.

Masonry repair and repointing on the foundation and porch stairs as needed.

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## Applicable Design Guidelines

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

#### A. 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. Roof pitch shall duplicate the 12/12 pitch most often found in the neighborhood or replicate the pitch of neighboring building. Roof shapes shall be complex, using a combination of hips with gables, dormers where appropriate to the style, turrets, or other features that emphasize the importance of Victorian-era or Craftsman styling.
3. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding, bargeboards and other unique roof features). Use some of these details in designing new buildings.
4. Materials used in roofing existing buildings or new construction shall duplicate the roofing materials originally found in the neighborhood. Asphalt or fiberglass shingles can be appropriate, as are wood, slate, standing seam metal, or metal shingle or tile roof coverings. The color of roofing materials should be a dark green, charcoal gray, black or dark reddish brown to simulate the original roof colors.
7. Gutters shall be half-round if they are replacing half-round gutters; newly installed gutters may be half-round with round downspouts if they are installed on Victorian-era buildings.

#### B. Windows

1. Original windows shall be reused if possible. It will be much less expensive and much better historically to retain the original windows, and it is inappropriate to replace them with new windows that differ in size, material or pane division.
2. If replacement windows are necessary, they shall be the same overall size as the originals, with the same pane division and the same muntin depth, width and profile. They shall be the same materials as the original windows, which were generally wood.
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.
6. Windows may not be blocked in. They must retain the full height and width of the original opening.
8. Reuse existing, serviceable window hardware.

#### 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.
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.
6. A wood porch floor may not be replaced with a poured concrete floor, which will absorb and retain moisture and eventually damage the structure, as well as the appearance of the building.

#### D. Entrances

6. Service (rear) entrances may not be altered to make them appear to be formal entrances by adding paneled doors, fanlights, transoms or sidelights.
7. Secondary entrances must be compatible with the original in size, scale and materials, but clearly secondary in importance.

#### E. Wood Wall Coverings

1. Synthetic siding is inappropriate and is not allowed either as replacement siding on existing buildings or new siding in new construction.
3. Replacement siding must duplicate the original. Trim and patterned shingles that must be replaced must also duplicate the original material.
5. Wooden features shall be repaired by patching, piecing-in, or otherwise reinforcing the wood. Repair may also include limited replacement with matching or compatible substitute materials, when elements remain and can be copied.
6. Wood features that are important in defining the overall historic character of the building shall not be removed.

7. Replace only deteriorated wood. Reconstructing in order to achieve a uniform or “improved,” “new” appearance is inappropriate because of the loss of good historic materials.
8. An entire wooden feature that is too deteriorated to repair or is completely missing shall be replaced in kind. If features are replaced, the materials they are made from shall be compatible with the original in size, scale and material. Replacement parts should be based on historical, pictorial and physical documentation.

#### F. Masonry Wall Coverings

3. Evaluate the overall condition of the masonry to determine whether more than protection and maintenance are required.
4. Identify and preserve masonry features that define the historic character of the building, including walls, railings, foundations, chimneys, columns and piers, cornice and door and window pediments.
5. Replace an entire masonry feature that is too deteriorated to repair. Use the remaining physical evidence to guide the new work, and match new to old. Examples can include large sections of a wall, a cornice, balustrade, columns, stairways or chimneys.
6. If historical, pictorial or physical documentation cannot be found about a masonry feature, a modern design sympathetic to the building would be more appropriate than a hypothetical historical one. A new masonry feature should be compatible in size, scale, material and color.
7. Match replacement mortar to the original mortar in color, composition, profile and depth. If necessary, analyze the original mortar to determine the proportions of lime, sand and cement. A “scrub” technique shall not be used to repoint. The width or joint profile shall not be changed unless the change will return the joint to its original appearance. Sound mortar should not be removed.
8. Never repoint with mortar of high Portland cement content, unless that is the content of the original mortar.
9. Historic masonry shall not be coated with paint, stucco, vapor permeable water-repellent coatings or other non-historic coatings.

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## Comments

N/A

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## Staff Findings

1. 1235 Armstrong Ave is a contributing resource to the ONK National Register Historic District and the local overlay.
2. The exterior rehabilitation scopes, including removal of one side elevation of vinyl siding and installation of new wood siding to match, roof replacement in-kind, masonry repair and repointing, all meet the design guidelines.
3. The porch repair scopes of work also meet the guidelines as they propose to repair existing elements or replicate the historic design elements which have been removed.
4. The windows proposed for enclosure on the rear elevation are on a section that was most likely non-original porch that was enclosed. The windows to be enclosed will not be visible from the right-of-way, and the rear elevation will receive additional transparency from the new French doors. The left side elevation windows are in an irregular location and not character-defining features.
5. The chimney proposed for full removal is partially removed, not visible on the roofline, and not visible from the right-of-way. The full-height, exterior chimney on the right side elevation will be retained. Removal of the partially-removed secondary chimney is appropriate.
6. The application proposes to enclose the already-enclosed sunporch with more appropriate lap siding and French doors, requesting staff to approve the French door specifications at a later date. As the French doors are not visible from the right-of-way, staff level approval is appropriate.

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## Staff Recommendation

Staff recommends approval of Certificate 2-D-25-HZ as submitted.



# DESIGN REVIEW REQUEST

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

Sean Bolen and Trevor Stafford

Applicant

2/2/2025

2/20/2025

2-D-25-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

Sean Bolen

Name

Company

115 E Scott Ave

Knoxville

TN

37917

Address

City

State

Zip

865-603-5651

seanbolen@yahoo.com

Phone

Email

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

1235 Armstrong Ave

081LN012

Property Address

Parcel ID

Old North Knoxville

H-1

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Lanois*

Staff Signature

Please Print

Date

*Sean Bolen*

Sean Bolen

2/2/2025

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: Replace roof, add gutters, repair all windows, tuckpoint and relay masonry where needed, repair front porch (replacing materials in kind where required), repair and replace siding as needed, remove vinyl siding on south side of house and repare and replace original siding in kind, remove two rear facing windows, enclose rear porch, add french doors in rear.

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:

FEE 2:

FEE 3:

**TOTAL:**

Pd. 02/03/2025, SG

# Historic Zoning Application for 1235 E Armstrong Ave

## Applicants:

Sean Bolen and Trevor Stafford

## Scope of work:

Replace roof, add gutters, repair all windows, tuckpoint and relay masonry where needed, repair front porch (replacing materials in kind where required), repair and replace siding as needed, remove vinyl siding on south side of house and repair and replace original siding in kind, remove two rear facing windows, enclose rear porch, add French doors in rear, replace two small metal windows on the upper rear south elevation with wood windows of the same size, remove rear chimney.





Repair front porch in kind with all replacements being of the same size, shape, and the material of the original.



Tuckpoint and relay masonry where required.



Remove vinyl siding on south of property and repairing and replacing all damaged siding with wood poplar siding with the same reveal and roughcut texture.





Remove two rear facing windows, and one offset side window, that cannot be seen from the public right of way.





Enclose rear porch with either siding, cedar shingles, or board and batten. Preferably we would like to use something other than siding to leave a shadow of what was there before, but can work with whatever decision the commission would prefer.

Replace non-original sunroom windows with two French doors to access the rear yard. French doors to be approved by staff.

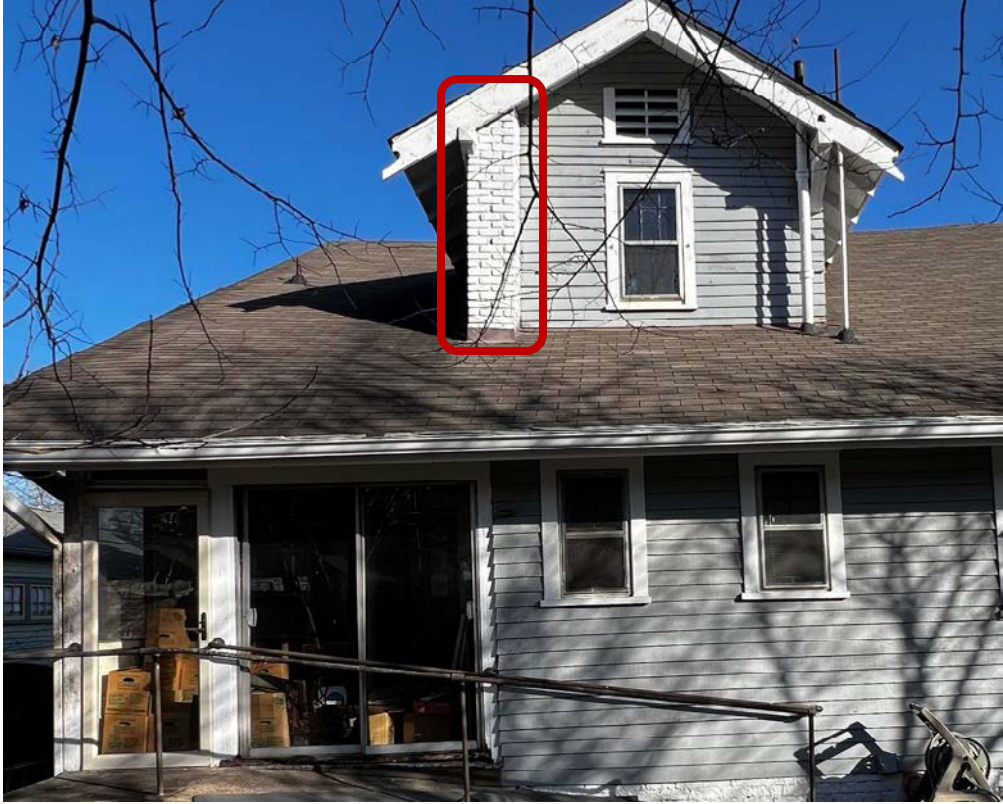


Replace two small side and back windows that are currently aluminum with two wood casement windows (one over one or single pane).





Remove rear chimney that has been taken down below the roofline. This chimney cannot be seen from any public right of way.



Views from the public right of way.



Floorplan.

1235 Armstrong: First Floor - Updated

