Staff Report

Knoxville Historic Zoning Commission

File Number: 7-C-26-HZ

Meeting: 7/16/2026

Applicant: Marlow Payant

Owner: Marlow Payant

Property Information

Location: 1321 Armstrong Ave. **Parcel ID** 81 L F 006

District: Old North Knoxville H

Zoning: RN-2 (Single-Family Residential Neighborhood)

Description: Queen Anne with Neoclassical Influence, c.1910

Two story frame with replacement oversize wood shingle wall covering. Hip roof with lower cross gables, asphalt shingle covering. Double-hung replacement windows. One story wrap around front and side porch with square wood columns, side portion enclosed with glass windows. Exterior end stuccoed chimney. Rough-faced cast stone foundation.

Staff Recommendation

Staff recommends approval of Certificate 7-C-26-HZ subject to one condition: 1) the size of the replacement chimney to reflect the existing, with specific measurements submitted to staff prior to demolition of the existing chimney.

Description of Work

Level I Major Repair or Replacement

Removal of deteriorated original brick chimney on the south side elevation that is clad in stucco. Construction of a 3’ wide by 30’ tall and 1.5’ deep brick chimney with a curve where the smoke chamber meets the flue.

Comments

1. 1321 Armstrong Avenue is a contributing resource to the National Register district and the local overlay.

2. The Commission considered the same request to demolish the existing chimney and construct a new one in its place at their May meeting where they did not approve demolition and requested that the applicant remove sections of the stucco and repair the chimney if possible. The applicant submitted photos where the stucco was removed from the bottom of the chimney, which show spalling and crumbling brick and deteriorated mortar.

3. The guidelines encourage removing and replicating chimneys that are too deteriorated to repair using remaining physical evidence. The chimney is significantly damaged, so removal can be appropriate. The design of the proposed replacement chimney matches the existing, and the proposed brick and mortar mix are similar in color and texture to the original. The size of the replacement chimney should reflect the existing, with specific measurements submitted to staff prior to demolition of the existing chimney.

Applicable Design Guidelines

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

A. Roofs

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.

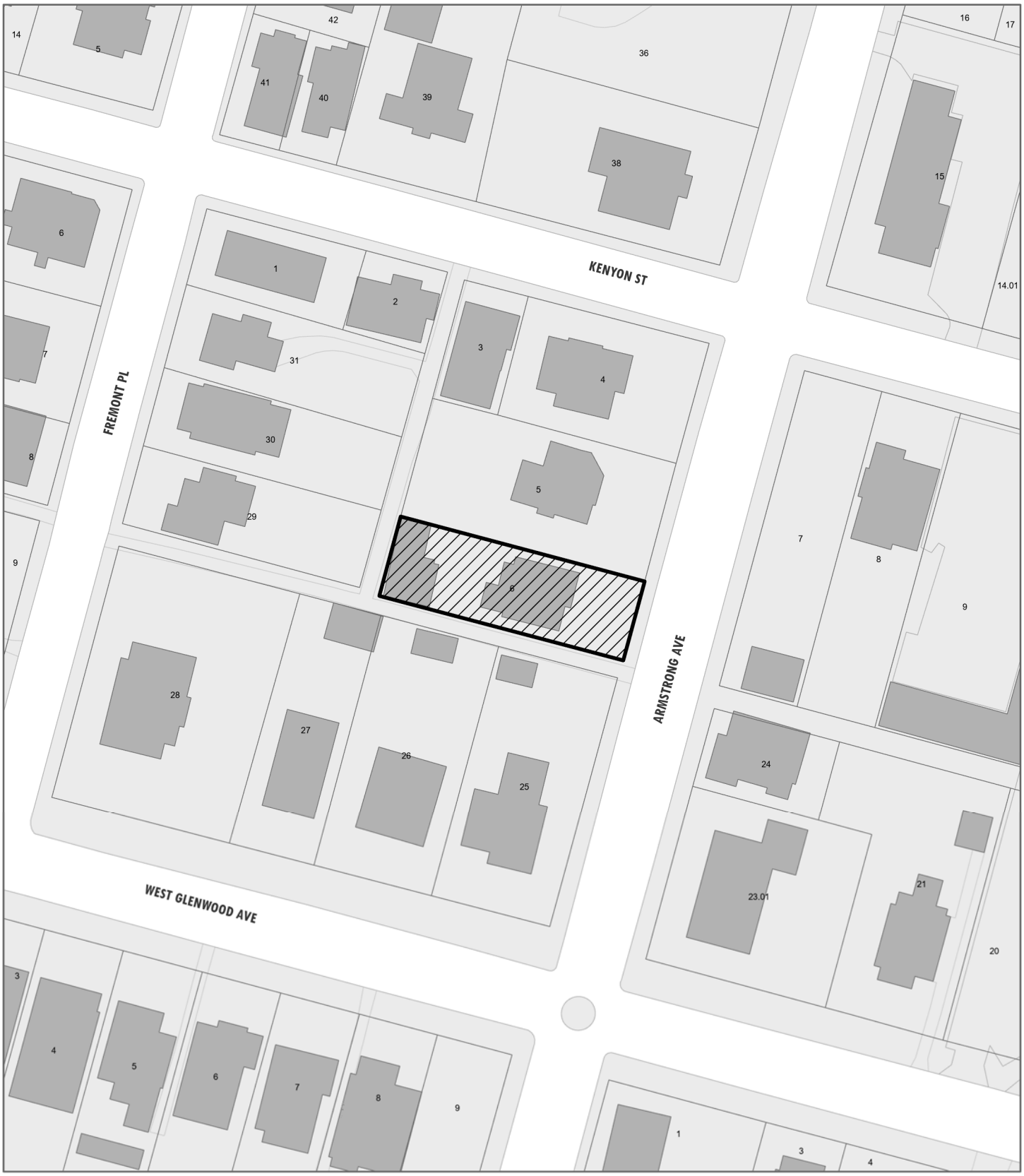
F. Masonry Wall Coverings

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.

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.



HISTORIC ZONING COMMISSION

7-C-26-HZ

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1321 Armstrong Ave. 37917

Old North Knoxville H

Original Print Date: 6/29/2026

Knoxville/Knox County Planning -- Historic Zoning Commission

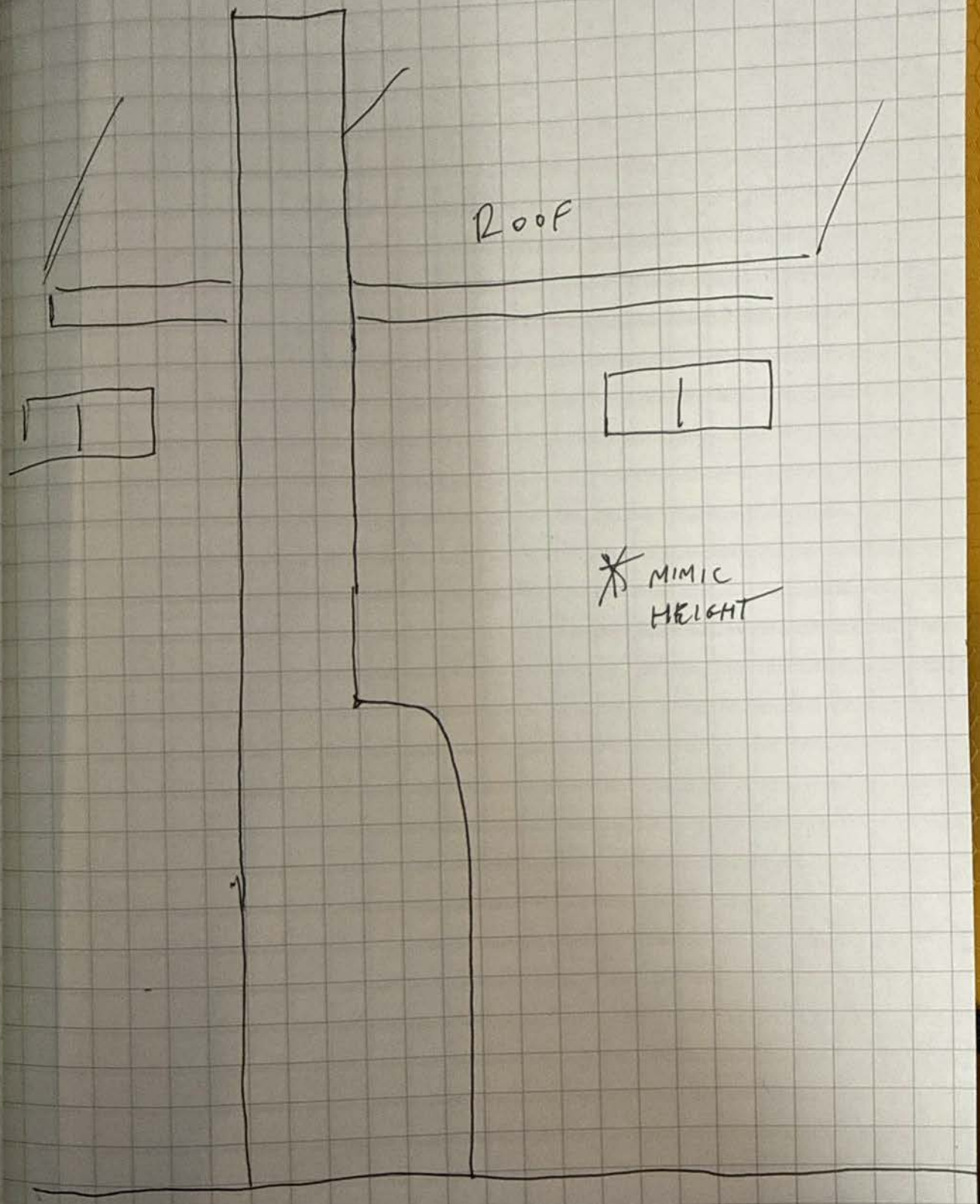
Petitioner: Marlow Payant

N

0 180

Feet

3. Chimney:
    a. Chimney has been stucco'd at some point and is falling in pieces all throughout.
    b. Type O Mortar Mix – Historic River Sand
    c. Brick: Vendor: General Shale old Louisville
    d. Dimensions 18" deep x 3' wide x 30' tall


ROOF
* MIMIC HEIGHT