

**Meeting:** 5/21/2026  
**Applicant:** Marlow Payant  
**Owner:** Marlow Payant

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## 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.

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## Staff Recommendation

Staff recommends approval of Certificate 5-F-26-HZ, subject to the following conditions:

- 1) the small shingles in the gable fields be retained;
  - 2) the design of the replacement chimney to replicate the existing, with final drawings to be approved by staff and included on plans submitted for permitting; and
  - 3) the replacement window trim to match the existing, with final drawings to be approved by staff.
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## Description of Work

Level II Major Repair or Replacement

Exterior rehabilitation.

Removal of deteriorated sections of existing cedar shake siding, concentrated on the front elevation. Installation of in-kind cedar shake siding in its place (14" exposure). Repairs to existing cedar shake siding.

Removal of existing asphalt shingle roof and installation of in-kind asphalt architectural shingle roof. Removal of 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 in its place.

Removal of one fixed window with mock muntins to simulate two 2/2 windows and a 3-lite casement window on the front elevation, two 2-lite transom windows and a grouping of five 1/1 double-hung windows on the south (left side) elevation, a 1/1 double-hung window on the rear elevation, and a 2-lite transom window on the north (right side) elevation. Installation of 1/1 double-hung wood replacement windows in the existing openings of the double-hung and casement windows. Installation of 1-lite transom wood replacement windows in the existing openings of the transom windows. Repair of all other existing windows. Repair and in-kind replacement as necessary of window

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trim.

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## Comments

1. 1321 Armstrong Avenue is a contributing resource to the National Register district and the local overlay.
  2. The in-kind replacement and repair of the cedar shake siding and the in-kind roof replacement are appropriate. The smaller shingles in the gable fields should be retained.
  3. The original brick chimney was stuccoed prior to 1992, and the applicant states it is “falling to pieces all throughout.” The guidelines encourage removing and replicating chimneys that are too deteriorated to repair using remaining physical evidence, so removal can be appropriate. However, the new proposed chimney will not match the exact design of the original chimney, which narrows at the second story where the smoke chamber meets the flue, characteristic of operable chimneys from the period. The design of the replacement chimney should be revised to include this narrow section, with final drawings to be approved by staff.
  4. The windows to be replaced exhibit severe rot, so replacement is appropriate. The majority of the windows are 1/1 double-hung replacement windows, with isolated examples of various profiles on replacement windows, and some were replaced without permits. Some of the transom windows proposed for replacement could be original, but they exhibit different trim profiles, making it difficult to confirm when they were installed, and are not character defining. The new proposed windows replicate the sizes of the existing windows, but they do not replicate the profiles of the transom windows and multi-lite windows. Some of the 2-lite transom windows could be replacement slider windows that are glued shut. The proposed replacement windows are appropriate because they are consistent with the other windows on the house, and it is not possible to determine the house’s original window profiles.
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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.

### B. Windows

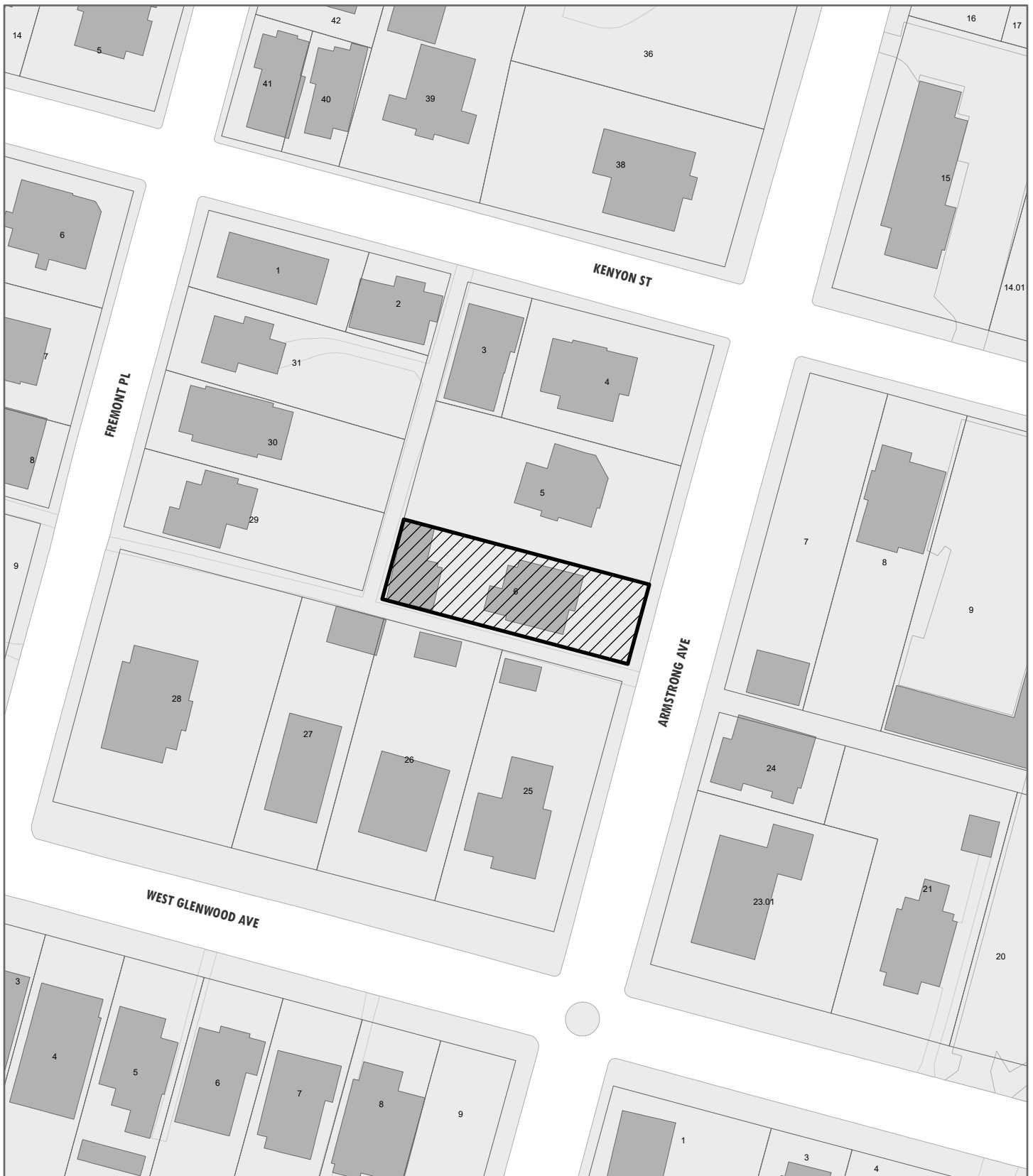
1. Original windows shall be reused if possible. It will be much less expensive and much better historically to retain the original windows, and it is inappropriate to replace them with new windows that differ in size, material or pane division.
2. If replacement windows are necessary, they shall be 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.
3. True divided lights shall be used in replacement window sashes with more than one pane.
6. Windows may not be blocked in. They must retain the full height and width of the original opening.

#### 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.
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.



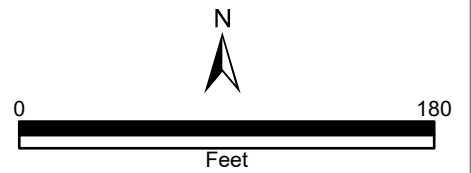
**5-F-26-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



1321 Armstrong Ave. 37917  
 Old North Knoxville H

Original Print Date: 5/7/2026  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Marlow Payant



1. Siding: Vendor: Salvage Lumber CO – Cedar siding to match – Repairs in kind application
  - Estimating the need to repair/replace about 60-70% of the existing cedar siding.
  - Some areas are still in good shape and will just be painted.
  - New cedar siding matches existing 14” of exposure
  - Red circle showing area that is bad and green showing an area that is in good condition.



2. Windows:

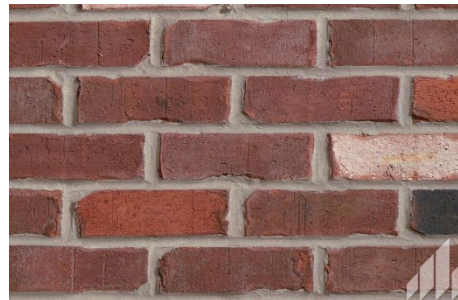
- a. Only the fully rotten windows are being considered for replacement. Some have a combo of wood rot and are glued shut with layers and layers of adhesives, silicone, and paints.
- b. See current estimate from vendor – (note the estimate is for the whole house but I am only doing the rotten ones.
- c. Brand: Marvin Elevate, painted exterior, bare pine interior





### 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



4. Roof:

- a. Not changing any pitch or anything. Just replacing with new architectural shingles



84 Lumber  
5802 Middlebrook Pike  
Knoxville, TN 37921

Only using red highlighted items

Customer Quote

Short Form

QUOTE EXPIRES

N/A

QUOTE DATE

Quote Not Ordered

BID BY

PRICE BOOK

Price Book 2026

CREATED

4/24/2026

matthew.campbell@84lumber.com

PK # 332

Customer Information:

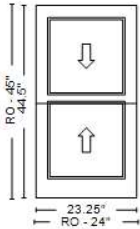
Delivery Information:

Phone: Fax:

Phone: Fax:

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
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CUSTOMER JOB NAME	TERMS	QUOTE NAME	PROJECT NAME
		Marlow Payant	Marlow Payant

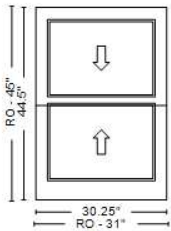
Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
100	None Assigned	24" X 45"	23.25" X 44.5"	\$543.83	1	\$543.83



Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 23.25 x 44.5)(Pine Species)(No Interior Finish)(No Finger Pulls)(Grey Spacer)(White Jambliner)(Champagne Hardware)(No Brickmould)(No Sill Nosing)(Full Screen)(Tan Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(R-PG35-H) Performance Data:(U-Value: 0.28)(SHGC: 0.2)(VT: 0.46)(CR: 60)

\* Units viewed from exterior.

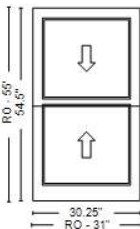
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200	None Assigned	31" X 45"	30.25" X 44.5"	\$588.32	2	\$1,176.64



Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 30.25 x 44.5)(Pine Species)(No Interior Finish)(No Finger Pulls)(Grey Spacer)(White Jambliner)(Champagne Hardware)(No Brickmould)(No Sill Nosing)(Full Screen)(Tan Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(LC-PG35-H) Performance Data:(U-Value: 0.28)(SHGC: 0.2)(VT: 0.46)(CR: 60)

\* Units viewed from exterior.

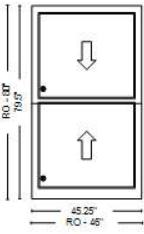
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300	None Assigned	31" X 55"	30.25" X 54.5"	\$617.16	1	\$617.16



Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 30.25 x 54.5)(Pine Species)(No Interior Finish)(No Finger Pulls)(Grey Spacer)(White Jambliner)(Champagne Hardware)(No Brickmould)(No Sill Nosing)(Full Screen)(Tan Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(LC-PG35-H) Performance Data:(U-Value: 0.28)(SHGC: 0.2)(VT: 0.46)(CR: 60)

\* Units viewed from exterior.

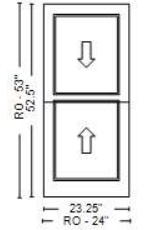
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400	None Assigned	46" X 80"	45.25" X 79.5"	\$898.96	4	\$3,595.84



Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 45.25 x 79.5)(Pine Species)(No Interior Finish)(No Finger Pulls)(Grey Spacer)(White Jambliner)(Champagne Hardware)(No Brickmould)(No Sill Nosing)(Full Screen)(Tan Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(LC-PG30-H) Performance Data:(U-Value: 0.28)(SHGC: 0.2)(VT: 0.46)(CR: 60)

\* Units viewed from exterior.

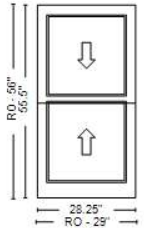
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500	None Assigned	24" X 53"	23.25" X 52.5"	\$552.07	2	\$1,104.14



Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 23.25 x 52.5)(Pine Species)(No Interior Finish)(No Finger Pulls)(Grey Spacer)(White Jambliner)(Champagne Hardware)(No Brickmould)(No Sill Nosing)(Full Screen)(Tan Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(R-PG35-H) Performance Data:(U-Value: 0.28)(SHGC: 0.2)(VT: 0.46)(CR: 60)

\* Units viewed from exterior.

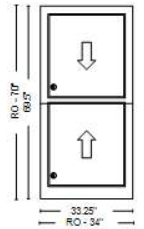
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600	None Assigned	29" X 56"	28.25" X 55.5"	\$603.97	1	\$603.97



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\* Units viewed from exterior.

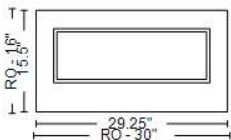
Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
700	None Assigned	34" X 70"	33.25" X 69.5"	\$698.73	1	\$698.73



Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 33.25 x 69.5)(Pine Species)(No Interior Finish)(No Finger Pulls)(Grey Spacer)(White Jambliner)(Champagne Hardware)(No Brickmould)(No Sill Nosing)(Full Screen)(Tan Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(LC-PG35-H) Performance Data:(U-Value: 0.28)(SHGC: 0.2)(VT: 0.46)(CR: 60)

\* Units viewed from exterior.

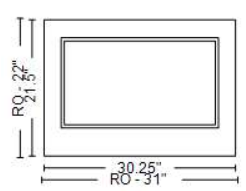
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800	None Assigned	30" X 16"	29.25" X 15.5"	\$555.36	1	\$555.36



Pinnacle Wood Prime Double Hung Picture XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 29.25 x 15.5)(Pine Species)(No Interior Finish)(Grey Spacer)(No Brickmould)(No Sill Nosing)(Energy Star: Meets in SC, S Zones)(CW-PG30-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.2)(VT: 0.48)(CR: 63)

\* Units viewed from exterior.

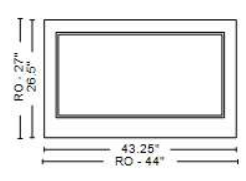
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900	None Assigned	31" X 22"	30.25" X 21.5"	\$582.56	2	\$1,165.12



Pinnacle Wood Prime Double Hung Picture XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 30.25 x 21.5)(Pine Species)(No Interior Finish)(Grey Spacer)(No Brickmould)(No Sill Nosing)(Energy Star: Meets in SC, S Zones)(CW-PG30-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.2)(VT: 0.48)(CR: 63)

\* Units viewed from exterior.

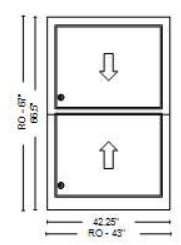
Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
1000	None Assigned	44" X 27"	43.25" X 26.5"	\$721.81	1	\$721.81



Pinnacle Wood Prime Double Hung Picture XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 43.25 x 26.5)(Pine Species)(No Interior Finish)(Grey Spacer)(No Brickmould)(No Sill Nosing)(Energy Star: Meets in SC, S Zones)(CW-PG30-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.2)(VT: 0.48)(CR: 63)

\* Units viewed from exterior.

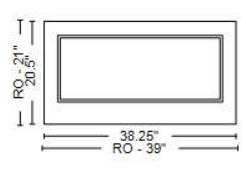
Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
1100	None Assigned	43" X 67"	42.25" X 66.5"	\$788.55	1	\$788.55



Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 42.25 x 66.5)(Pine Species)(No Interior Finish)(No Finger Pulls)(Grey Spacer)(White Jambliner)(Champagne Hardware)(No Brickmould)(No Sill Nosing)(Full Screen)(Tan Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(LC-PG30-H) Performance Data:(U-Value: 0.28)(SHGC: 0.2)(VT: 0.46)(CR: 60)

\* Units viewed from exterior.

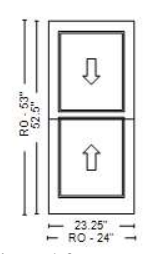
Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
1200	None Assigned	39" X 21"	38.25" X 20.5"	\$721.81	1	\$721.81



Pinnacle Wood Prime Double Hung Picture XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 38.25 x 20.5)(Pine Species)(No Interior Finish)(Grey Spacer)(No Brickmould)(No Sill Nosing)(Energy Star: Meets in SC, S Zones)(CW-PG30-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.2)(VT: 0.48)(CR: 63)

\* Units viewed from exterior.

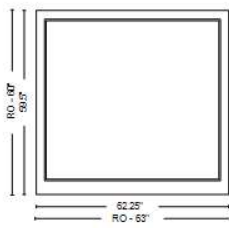
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1300	None Assigned	24" X 53"	23.25" X 52.5"	\$552.07	5	\$2,760.35



Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 23.25 x 52.5)(Pine Species)(No Interior Finish)(No Finger Pulls)(Grey Spacer)(White Jambliner)(Champagne Hardware)(No Brickmould)(No Sill Nosing)(Full Screen)(Tan Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(R-PG35-H) Performance Data:(U-Value: 0.28)(SHGC: 0.2)(VT: 0.46)(CR: 60)

\* Units viewed from exterior.

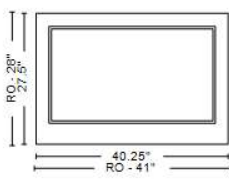
Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
1400	None Assigned	63" X 60"	62.25" X 59.5"	\$1,161.81	1	\$1,161.81



Pinnacle Wood Prime Double Hung Picture XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 62.25 x 59.5)(Pine Species)(No Interior Finish)(Grey Spacer)(No Brickmould)(No Sill Nosing)(Energy Star: Meets in SC, S Zones)(CW-PG30-FW) Performance Data:(U-Value: 0.28)(SHGC: 0.21)(VT: 0.47)(CR: 58)

\* Units viewed from exterior.

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
1500	None Assigned	41" X 28"	40.25" X 27.5"	\$721.81	1	\$721.81



Pinnacle Wood Prime Double Hung Picture XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 40.25 x 27.5)(Pine Species)(No Interior Finish)(Grey Spacer)(No Brickmould)(No Sill Nosing)(Energy Star: Meets in SC, S Zones)(CW-PG30-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.2)(VT: 0.48)(CR: 63)

\* Units viewed from exterior.

Quote Comments:

Disclaimer:

SUB-TOTAL:	\$16,936.93
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$1,566.67
TOTAL:	\$18,503.60

Messages:

\* Units meeting Egress size conform to 2018 IRC Section R310.2 Egress requirements; Local codes may differ. Customer is responsible to confirm units meet all applicable requirements..

Submitted By: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

We appreciate the opportunity to provide you with this quote!













