



**KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 1335 Grainger Ave 378917

FILE NO.: 4-E-17-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 4/20/2017

APPLICANT: Annette Wszelaki (owner)

LEVEL OF WORK: Level II. Major replacement of materials

PROPERTY DESCRIPTION: Four-square Craftsman eclectic (2005)

Two story frame with hip roof with lower cross gables and composition shingle roof. Paired and tripled two over one windows. Vinyl siding to emulate weatherboard on first story, vinyl shakes on second. Corner boards. Paired cornice brackets under overhanging eaves. One-story front and side wrap-around porch with extending porte cochere, square 10" to 12" columns, sawn wood balustrade with 2x2 balusters on 4-1/2" centers. Split-face block foundation. Minimum foundation height - 24". Height of first story - 9'-1". Height of second story - 8'-1". Slope of roof 9/12.

► **DESCRIPTION OF WORK:**

Replace asphalt shingles on 9/12 hipped roof on main house, porch and porte cochere with galvanized "Classic Rib" metal roof in a bronze color referred to as "Bunished Slate." All ridges will finished with trim, and the roof will be ventilated through soffit vents.

► **APPLICABLE DESIGN GUIDELINES:**

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

ROOFS

The roofs in Old North Knoxville are now nearly all modern asphalt shingles. There were a variety of original roofing materials, such as standing seam metal or metal shingles, wood or slate shingles, large patterned asphalt or asbestos shingles, or shaped roof tiles of terra cotta or concrete. The historic roof colors would have been darker shades of brown, gray, red, green or black. . . . When building new structures, roof materials should be carefully chosen to suggest the colors, patterns and materials that would have been found in the neighborhood originally.

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.

COMMENTS:

The HZC's authority is that of appropriateness for the aesthetics within the historic district. Although the durability of products is important in maintaining older homes, it is not the Commission's primary charge to determine which product is the most durable. The Commission is open to material alternatives to traditional materials as long as they adequately simulate the original material. In this case, both asphalt shingles and metal roofs come with a 30-year or more warranty. The goal is to utilize materials that address both the concerns of aesthetics and durability.



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STAFF FINDINGS:

- 1) The house is considered to be a noncontributing structure within the Old North Knoxville (ONK) H-1 due to its construction date of 2005. The style alludes to a Craftsman four-square.
- 2) Changes to noncontributing houses are reviewed by the Historic Zoning Commission (HZC) to assure that they are compatible with surrounding houses and the street context.
- 3) Today, the roofs in Old North Knoxville are nearly all asphalt shingles.
- 4) Historically, there were a variety of original roofing materials, such as standing seam metal or metal shingles, wood or slate shingles, large patterned asphalt or asbestos shingles, or shaped roof tiles of terra cotta or concrete. The historic roof colors would have been darker shades. Historically, standing seam metal roofing was occasionally utilized on 1920s Craftsman houses in some cities.
- 5) There is no record in the MPC data base of the HZC approving ribbed metal roofing in the ONK or Fourth and Gill historic districts; although standing seam-look roofs have been approved.
- 6) There are two examples of ribbed metal roofs installed on one-story gable-roofed houses nearby at 1317, 1319, and 1406 N. Fourth Avenue; however, these houses are not within the local H-1 overlay or the National Register of Historic Places.
- 7) Staff was able to identify seven applications for standing seam metal roofing that have been approved in various historic districts; however, it appears that none have been installed except at 422 Cumberland Avenue. This house is the James Park House which was constructed in 1812 (pictured at the end of this application). The applicant has surveyed roofs within the ONK district and has relayed that several metal ribbed roofs have been identified, but the information on these is not available to staff at this time to include in this staff report.
- 7) The hipped roof of the subject house displays the roofing material more prominently to the streetfront than do the side-gabled houses; so it will be very visible in the streetscape from all sides of the house, including that installed on the porch and porte cochere roofs. The proposed dark bronze color (as opposed to natural metal finish or brighter colors) will help reduce the prominence.
- 8) The ribbed metal roof attempts to simulate a standing seam metal roof, while 5-V-groove or corrugated metal roofing is only appropriate for accessory structures or rear porch roofs.
- 9) The HZC will need to determine if the ribbed metal roof adequately simulates a standing seam roof which was sometimes historically utilized in the area of the historic districts. The ribbed metal roofing has been approved by the Old Mechanicsville Neighborhood for use in that historic district

► **STAFF RECOMMENDATION:**

At the time of the writing of this staff report, staff has been unable to identify any previous HZC approvals for ribbed metal roofing within the nearby historic districts and an actual sample of the roofing is not yet available to staff. Based on the information available in HZC files, the example photo submitted by the applicant, and staff's survey of roofs in the H-1 east of Broadway as a context, staff recommends that asphalt shingles or a simulated standing seam metal roof are more appropriate for the house, the streetscape, and the district. The applicant will provide additional information on the ribbed metal roofing product and its prior use in the district at the 4/20/17 HZC public hearing.

Certificate (File) No: 4-E-17-H2

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION

Please print all information:

1. NAME OF APPLICANT: Annette Wszelaki
Address: 1335 Grainger Avenue
Telephone: 865-310-37978 E-mail address: awszelak@utk.edu
Relationship to Owner: Owner

2. NAME OF OWNER: Annette Wszelaki
Address: 1335 Grainger Avenue
Telephone: 865-310-3978 E-mail address: awszelak@utk.edu

3. LOCATION OF PROPERTY:
Address: 1335 Grainger Avenue Tax ID/Lot/Parcel No: 081EE074

4. LEVEL OF WORK (circle Level)

- Level I Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure; renewal of COA
- Level II Major replacement of materials or architectural elements; construction of addition or outbuilding
- Level III Construction of a new primary building; subdivision of individually designated property
- Level IV Demolition or relocation of a contributing structure

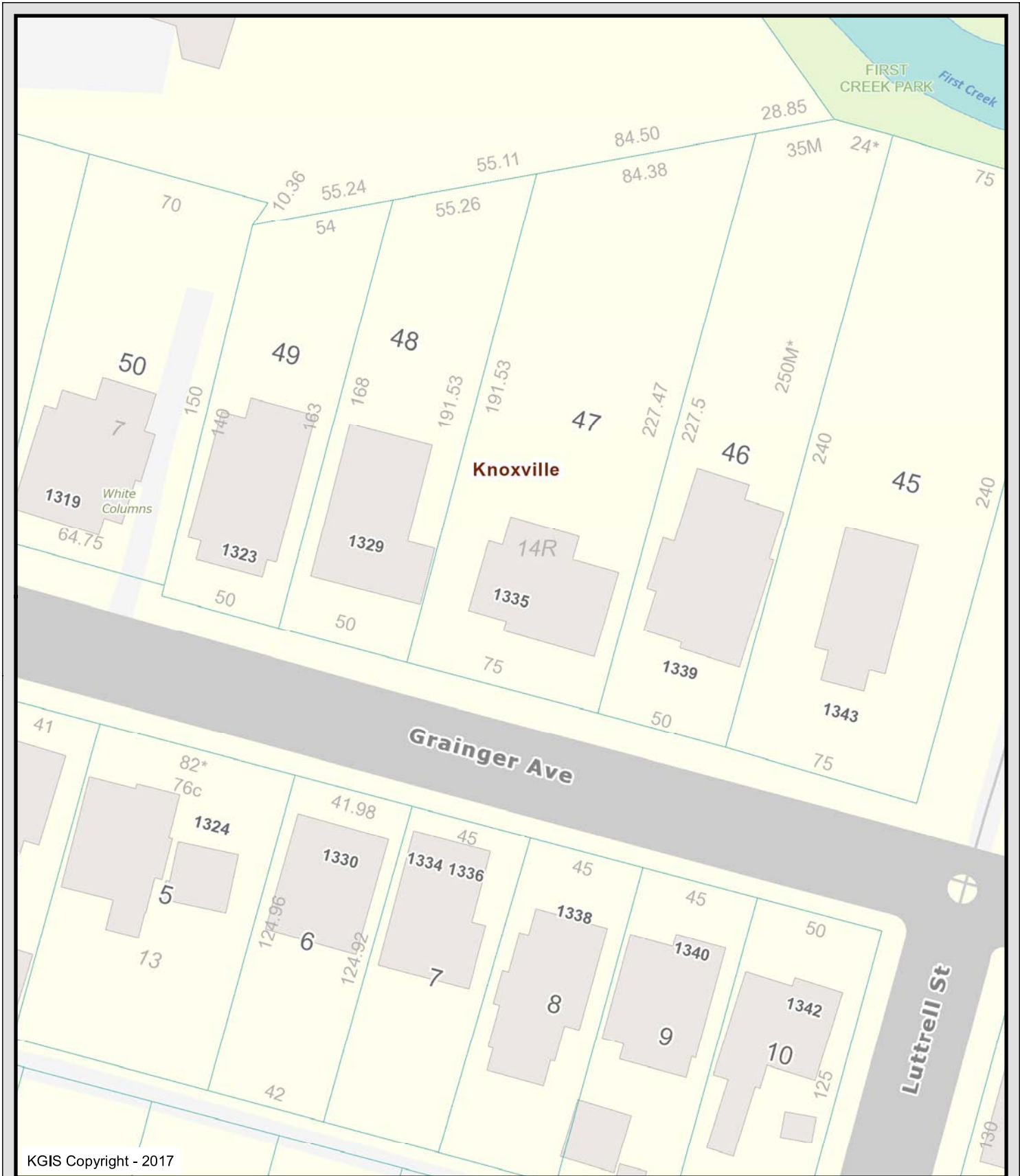
5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

We would like to replace our light brown asphalt shingle roof with a galvanized classic rib metal roof. The color we have chosen is burnished state to harmonized with the color that would have been used historically & to better meld with the color of other roofs on our street. While our home is not an old home, (built in 2005), we are already experiencing issues (leaks) with the shingle roof & would prefer to make an investment in a metal roof that will serve us over the next 30 years. photos are included of our house, the color of the metal, and an example of the roof from our contractor.

6. SIGNATURE OF APPLICANT:  Date: 4-2-17

Return application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902 or Fax: 865-215-2068. **Incomplete applications will not be accepted.**

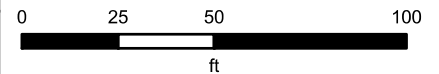
FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			



1335 Grainger Avenue
Old North Knox

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Knoxville - Knox County - KUB Geographic Information System



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8504 McKenzie Ln.
Ooltewah, TN 37363

Knoxville - 865-238-2628
FAX 855-671-0873

Annette Wszelaki
1335 Grainger Ave.
Knoxville, TN 37917

We propose to furnish all materials and perform all labor necessary to complete the following:

- Remove one layer of shingle roofing and dispose of properly.
- Install synthetic roof underlayment over clean roof decking surface.
- Install high temperature Ice/Water Barrier in all valleys.
- Install 30.0 Sq. of new 29 gauge Metal Roofing to entire home.
- Install new pipe boots over all penetration vents.
- Roof will be mechanically fastened with matching 1½" Long-Life WoodGrip XG Screws.
- All gable edges will be terminated with Gable Trim.
- Sidewall Flashing will be installed along Split-Level Roof wall.
- Endwall Flashing will be installed along front of 2nd Story Dormer.
- Clean up and remove all job related debris.

Unit item cost: Any roof decking replacement necessary will be invoiced at a cost of \$45.00 per 4' X 8' sheet of decking.

PAYMENT - We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of: [REDACTED]

Payments as Follows: 30% Deposit to begin work, final Payment upon Completion of Work.
This proposal may be withdrawn by us if not accepted within 30 days after date listed above.

TERMS - Limited Warranty - Contractor conveys to owner a 10 year limited warranty on workmanship. The claim shall be limited to defects in workmanship within the scope of work performed by contractor and reported to contractor. Any defect discovered after ten (ten) years shall not be covered under this limited warranty. Defects in material are not covered under this limited warranty. Specifically excluded from this limited warranty are any and all Acts of God, storm damage, wind, hail, vandalism, or other cause unrelated to the installation of the roof by contractor. Also excluded from this warranty are any consequential damages. All warranty claims must be directed to Burell Built and not to any third party. Burell Built shall be notified within 24 hours of any warranty claim.

Assignment of material warranties - Contractor hereby assigns to owner all warranties on materials (if any) - as provided by the manufacturer of such materials. Any warranty claim for defective material must be directed to the manufacturer of the material and not Burell Built. Burell Built shall be notified within 24 hours of any warranty claim or issue.

Attorneys fees and cost - If any party to this Contract brings a cause of action against the other party arising from or relating to this Contract, the prevailing party in such proceeding shall be entitled to recover reasonable attorney fees and court costs. This agreement shall be interpreted and governed in accordance with the laws of the state of Tennessee and any action brought under this agreement will be brought in Knox County.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Signature

Date



Office 1 – 865-238-2628
Fax – 865-951-1582
Cell – 865-237-6241
TN LIC# 68998
Max License Limit \$750,000

8504 Mckenzie Ln.
Ooltewah, TN 37363
423-702-4042

“With Passion & Integrity for the structures we are trusted with!

April 1, 2017

Re: 1335 Grainger Ave, Knoxville, TN 37917

To Whom It May Concern:

Below is a summary of the metal roofs available and our recommendation in keeping with the Historic Guidelines.

Corrugated metal roofing panels were invented in the early 1800's and have been in use as roofing material since that time. Asphalt shingles were invented in the 1950's and is a relatively new type of roofing.

The quality of metal roofs has advanced significantly while still maintaining their historic look and feel.

There are currently three types of metal roofing widely available – Corrugated 5V Crimp, Galvalume Classic Rib, and Galvalume Standing Seam.

1. Corrugated 5V Crimp is the least expensive, and is typically used on barns and agricultural outbuildings.
2. Painted Galvalume Classic Rib is a low-profile residential metal panel that maintains the historic look of a metal roof, while combining technological and manufacturing improvements to the metal's overall quality and durability. Galvalume Classic Rib metal roofing is “super-galvanized” with an aluminum-zinc alloy. Galvalume is roughly twice as resistant to rust and corrosion as the steel used for corrugated metal roofing.
3. Galvalume Standing Seam metal roofs were invented in the late 1970's and are used mostly in commercial roof applications. A standing seam metal roof uses a system of clips and hidden fasteners to install. It is cost-prohibitive in a residential application due to a much slower installation time and higher material costs. Standing seam is a newer panel design that has not had widespread use on residential homes.

We recommend installation of the Galvalume Classic Rib metal roof to most closely match the older building styles and materials.

If you have any further questions, please contact me at (865) 237-6241.

Sincerely,

Nathan Stefanini

Project Supervisor

1335 Grainger Ave.



Sample roof





1317 N. 4th Ave. ribbed metal roofing (not in the H-1)



1317 N. 4th Ave. ribbed metal roofing (close-up)



1406 N. 4th Ave. ribbed metal roofing (not in the H-1)



1406 N. 4th Ave. ribbed metal roofing (close-up)



1406 N. 4th Ave. ribbed metal roofing (close-up showing edge profile)



1335 Grainger roof color sample



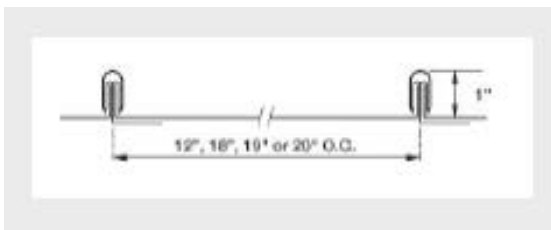
James Park House at 422 Cumberland Avenue constructed in 1812. This house exhibits a standing-seam type roof.

Snap-On Standing Seam Panel

Features

- Ideal for transition roofs
- Stiffener beads available
- Herr-Voss corrective leveled
- 20 year non-prorated finish warranty
- Maximum panel length of 45 feet

 [Spec Sheet Download](#)  [Related Products](#)



(Simulated standing seam metal roof with 1-inch-high "seam" approved by HZC in past cases)



Classic ribbed metal roofing



410 E. Scott Avenue in ONK with ribbed metal roofing (no COA)



1416 Fremont Avenue in ONK with ribbed metal roofing (HZC approved)



316 E. Scott Avenue in ONK with ribbed metal roofing (no COA)



Close-up of 316 E. Scott Avenue in ONK with ribbed metal roofing



244 E. Oklahoma Avenue in ONK with ribbed metal roofing (HZC approved)



240 E. Scott Avenue in ONK with standing seam metal roof on porch only (HZC approved)

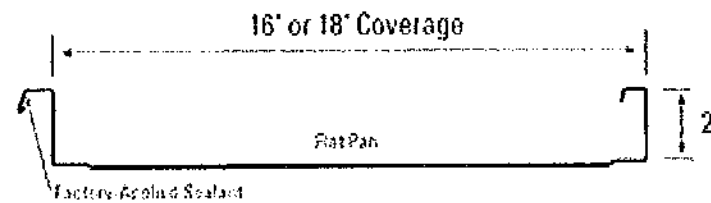
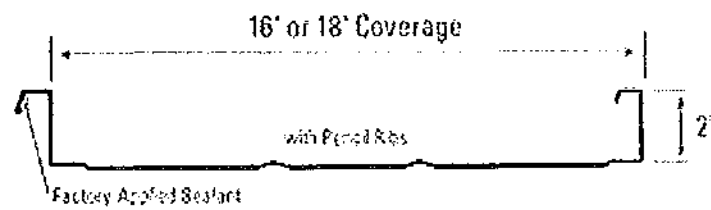
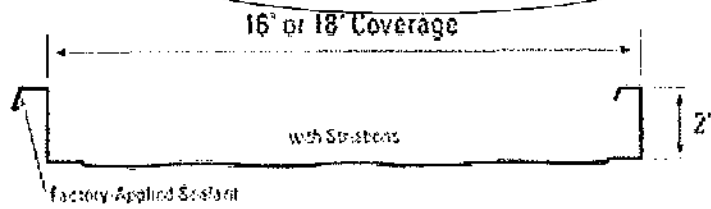
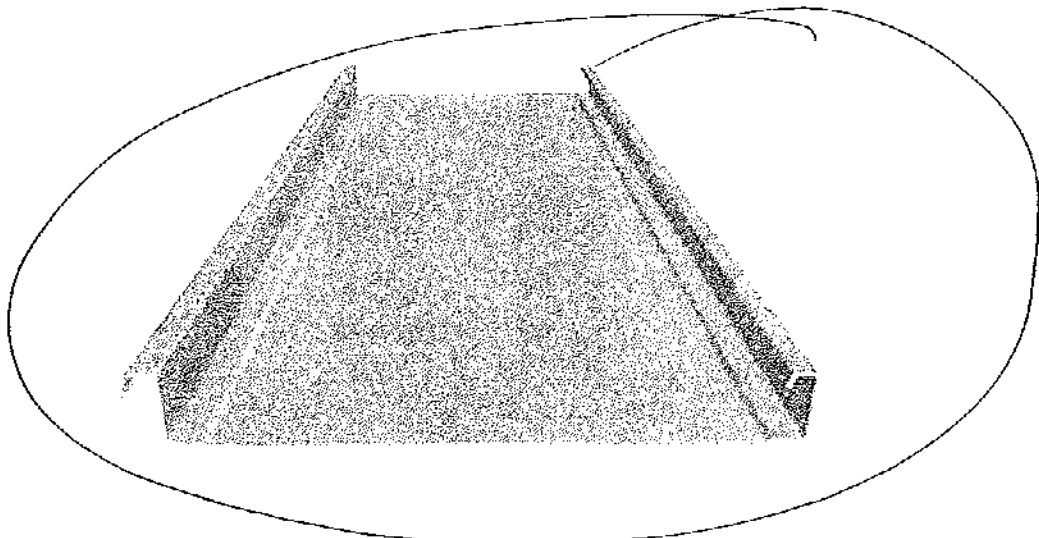
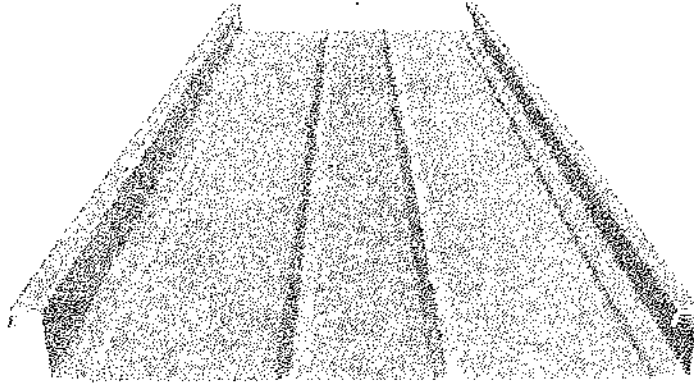
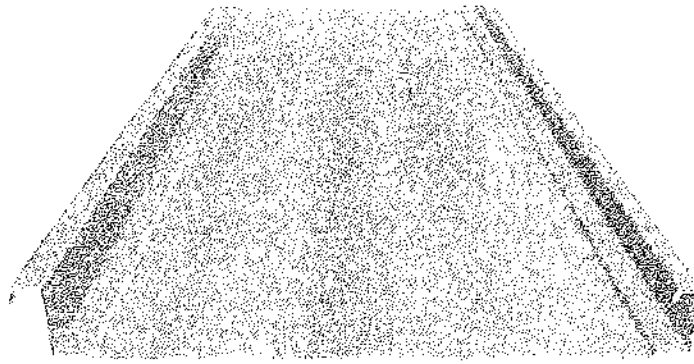


318 E. Oklahoma Avenue in ONK with ribbed metal roofing – late construction (HZC approved)



310 E. Oklahoma Avenue in ONK with ribbed metal roofing – late construction (HZC approved)

4/20/17
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4/20/17
AD

CLASSIC TRB

