



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

PROPERTY ADDRESS: 1335 Grainger Ave 37917

FILE NO.: 5-K-17-HZ

DISTRICT: Old North Knoxville H-1

MEETING DATE: 5/18/2017

APPLICANT: Annette Wszelaki (owner)

LEVEL OF WORK: Level II. Major replacement of materials or architectural elements

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 roof ridges will be finished with a trim band, 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:

A proposal for metal roof for 1335 Grainger was reviewed by the HZC at their April 20, 2017 meeting and an interlocking standing seam metal roof was approved. The applicant has submitted further information for a new application (specifications and precedents) for a ribbed metal roofing material that they would prefer to install. The HZC reviews alternatives to traditional materials to determine if they adequately simulate an early or original material. The HZC will also need to determine if the house, its roof, and the context are similarly situated to the other 6 houses in ONK on which a non-standing-seam metal roof has been previously approved by the HZC.



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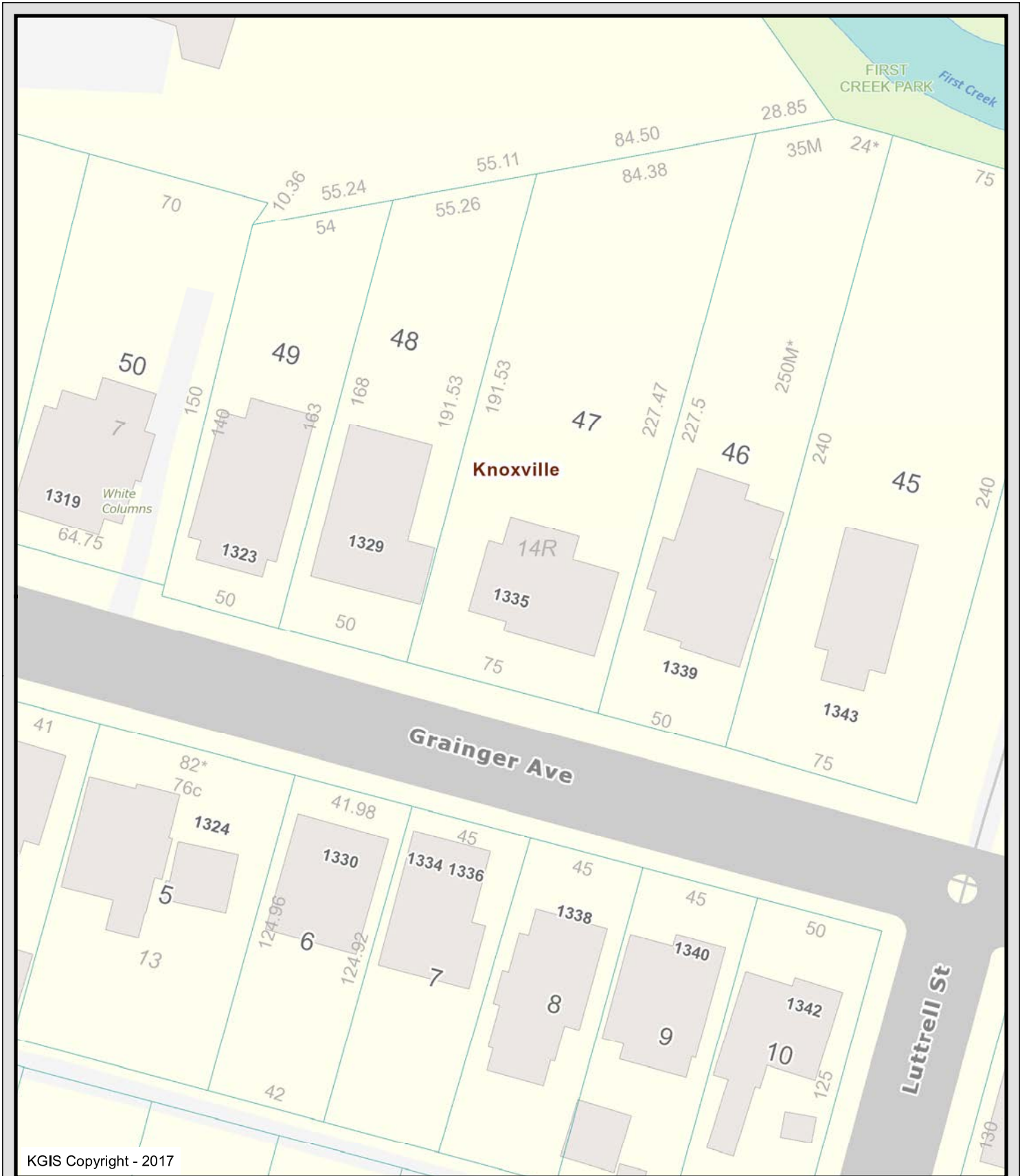
DISTRICT: Old North Knoxville H-1

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 (HZA) to assure that they are compatible with surrounding houses and the contextual character of the streetscape.
- 3) As stated in the ONK Design Guidelines, 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.
- 4) Today, the roofs in the ONK(H-) are nearly all asphalt shingles, which were a prevalent choice among homeowners beginning in the 1950s.
- 5) There are records in the MPC data base of the HZA having approved metal roofing (that is not standing seam) on 6 houses in the ONK(H-1) at the following addresses: 1410 Kenyon Street, 208 W. Glenwood Avenue, 1416 Fremont Avenue, 310 E. Oklahoma Avenue, 318 E. Oklahoma Avenue, and 244 E. Oklahoma Avenue.
- 6) Due to the roof of the subject house being hipped, it prominently displays the roofing material. The front and sides of the main house roof, including the porch and porte cochere roofs, are very visible in the streetscape.
- 7) The proposed dark bronze color (as opposed to natural metal finish or brighter colors) will help to somewhat reduce the prominence.
- 8) The ribbed metal roof attempts to simulate the historically utilized standing seam metal roof, while 5-V-groove or corrugated metal roofing is only appropriate for accessory structures or rear porch roofs.

STAFF RECOMMENDATION:

Based on the information available in HZA files and staff's survey of roofs in the ONK (H-1) east and west of Broadway Avenue as a context, staff recommends approval for a metal roof that is of the same type (but with the "Burnished Slate" finish), that have been approved and installed on six houses in the ONK (H-1) as outlined in the Staff Finding #5 of this report.

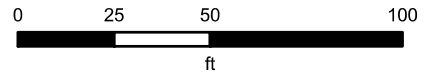


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1335 Grainger Avenue
Old North Knox

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Knoxville - Knox County - KUB Geographic Information System



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1335 Grainger Ave.





1335 Grainger Avenue looking northwest



1335 Grainger Avenue looking northwest in the streetscape



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



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)



208 W. Glenwood Avenue – ribbed metal roofing approved 2009



208 W. Glenwood Ave close-up approved by HZC 2009

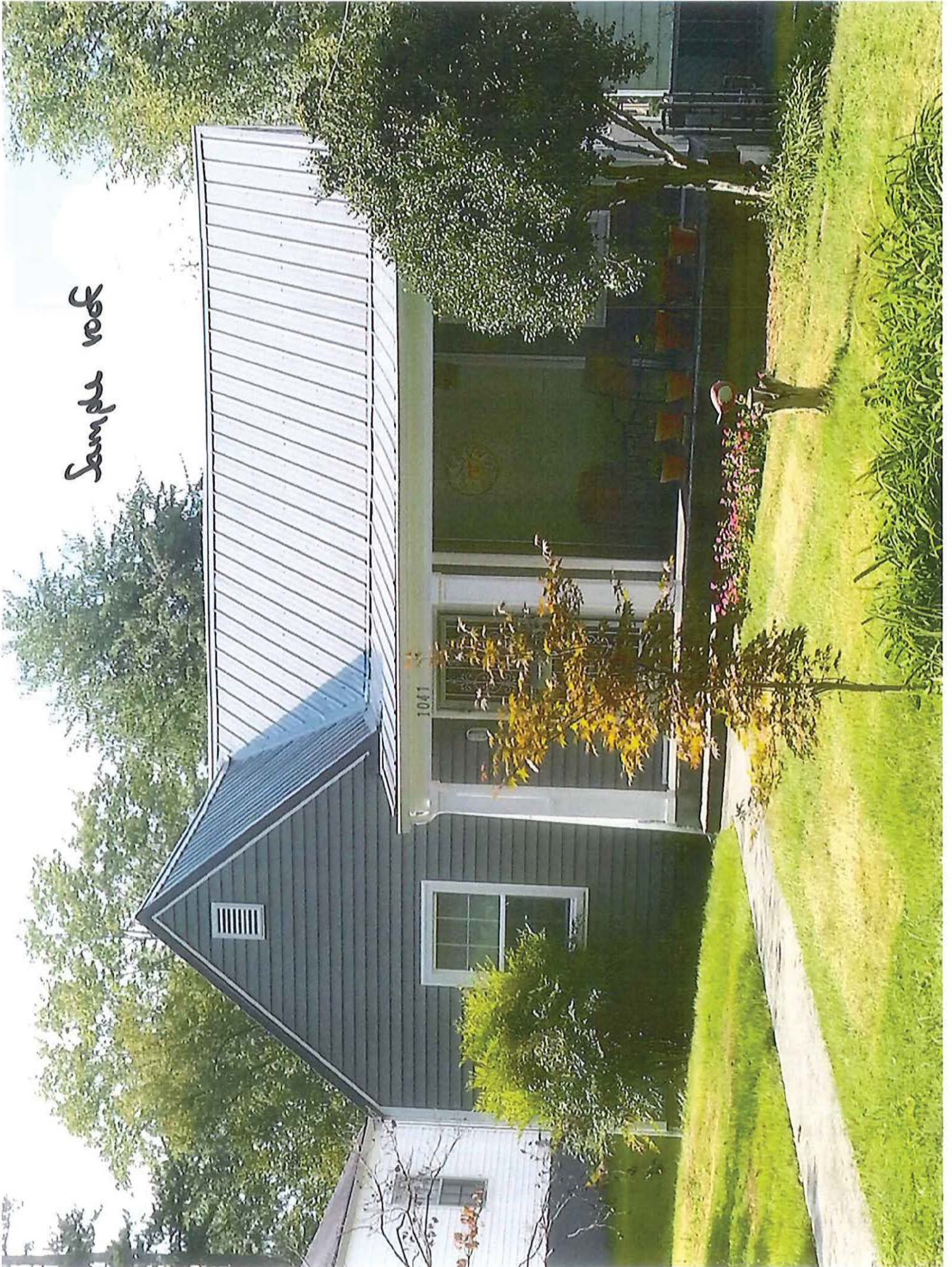


1410 Kenyon Avenue –approved by HZC 2006



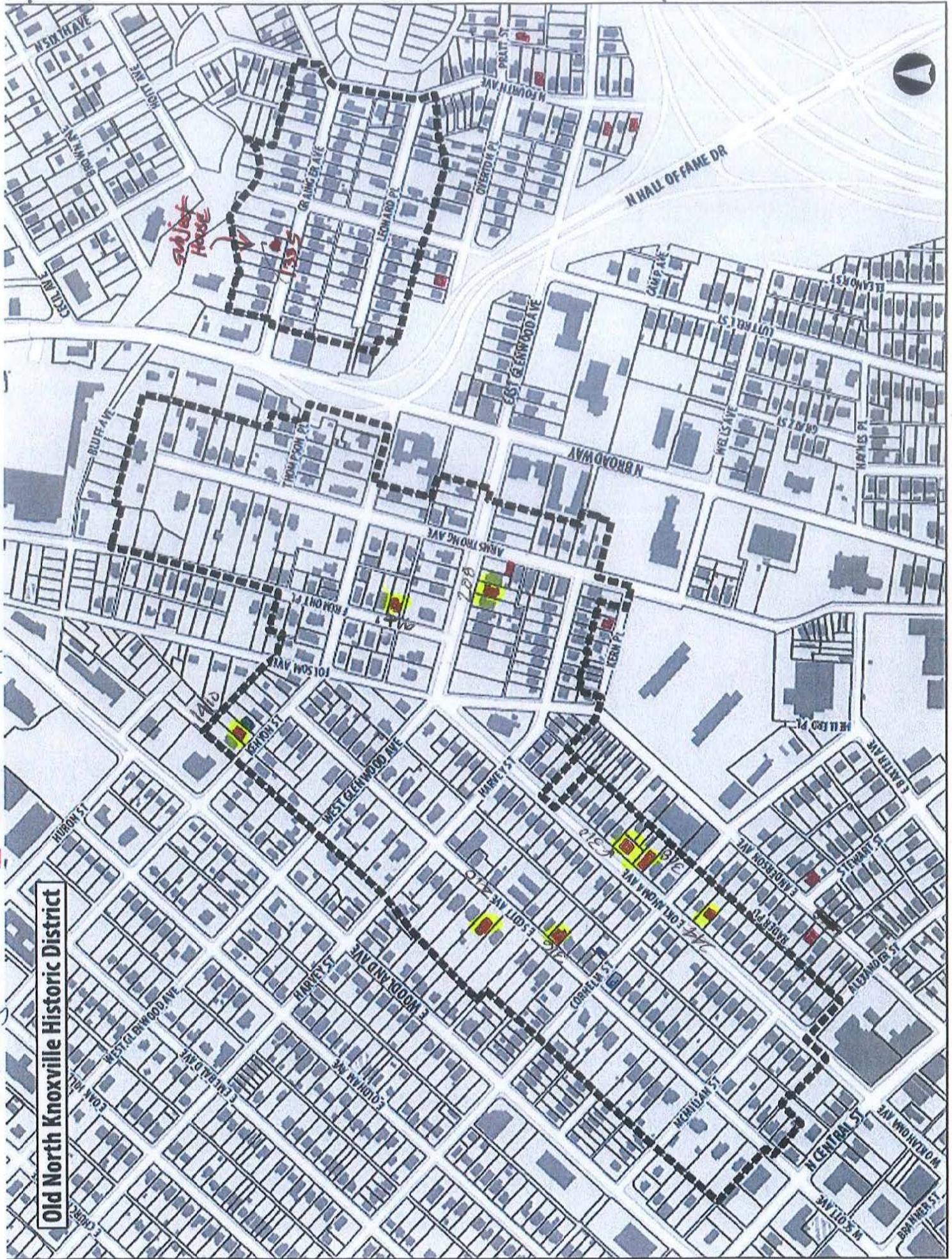
1241 Armstrong Avenue – not approved, but constructed as a non-residential building

Sample roof



4/2017

RIBBED METAL ROOFING SURVEY BY APPLICANT



Old North Knoxville Historic District



1335 Grainger roof color sample

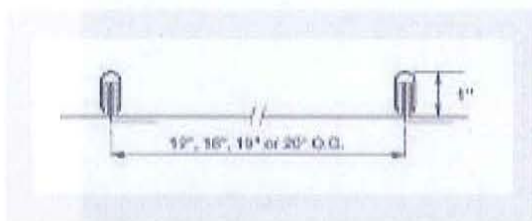
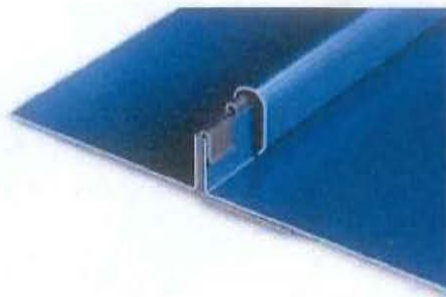
4 / 25 Boyd's Bear Country

Snap-On Standing Seam Panel

Features

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

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

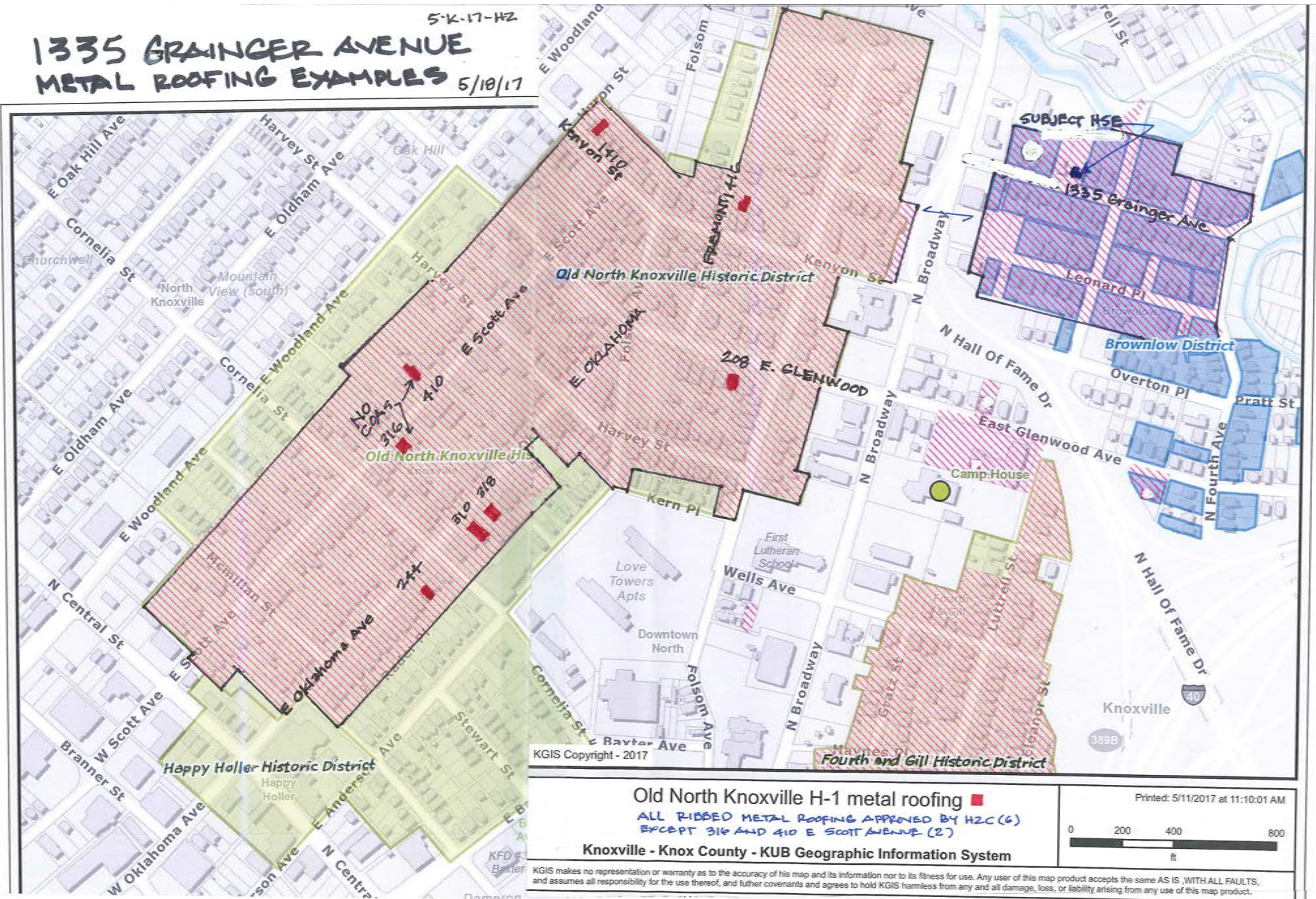


(Simulated standing seam metal roof with 1-inch-high "seam" approved by HZC in past cases)



Classic ribbed metal roofing

5-K-17-HZ
1335 GRAINGER AVENUE
METAL ROOFING EXAMPLES 5/10/17



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Old North Knoxville H-1 metal roofing ■
ALL RIBBED METAL ROOFING APPROVED BY H2C (6)
EXCEPT 316 AND 410 E SCOTT AVENUE (2)

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