



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

**PROPERTY ADDRESS:** 1437 Grainger Ave 37917  
**DISTRICT:** Old North Knoxville H-1

**FILE NO.:** 6-M-18-HZ

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**MEETING DATE:** 6/21/2018

**APPLICANT:** Warwick Cruz; Rhineview Group (owner)

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

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**PROPERTY DESCRIPTION:** Queen Anne (c. 1895)

Two-story frame with aluminum siding. Hip roof with asphalt shingles. One-over-one double hung windows. The former one-story three-quarter front porch with wood columns and Doric capitals has been removed and is proposed to be reconstructed in 2018. Exterior end brick chimney. Brick foundation. Irregular plan. (Contributing)

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▶ **DESCRIPTION OF WORK:**

Reconstruct frame front porch based on a design common to similar houses. The balustrade is to be 36 inches high and comprises 2x2 nominally sized square pickets and square porch posts with beveled trim at the top and bottom and on the handrail. The wooden deck will have a 36-inch balustrade with the balusters set into the top and bottom rail or with the ends sandwiched between 1x4 trim. The chimney stack will be replaced with a replica to create non-working chimney and stuccoed as is the existing. The non-original front door is proposed to be replaced with vintage or new half-light with horizontal panels below as shown in the drawings submitted for this meeting. The weatherboard siding will be repaired or replaced in-kind as needed and 3.5-inch corner boards will be added. A Velux fixed curb-mount skylight is proposed centered on the rear of the hipped roof at 22.5"x34.5" in size.

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▶ **APPLICABLE DESIGN GUIDELINES:**

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

C. PORCHES p.17

The individual design elements of the neighborhood porches include wooden turned posts, heavy wood posts or columns, square or turned balustrades, wood bead board ceilings and tongue-and-groove floors, or sawn wood trim. All are important to the style of the houses. These individual details should be repaired and preserved, or replicated if good documentation of the original porch exists.

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.
  2. Design elements to be incorporated in any new porch design must include tongue-and-groove wood floors, beadboard ceilings, wood posts and/or columns and sawn and turned wood trim when appropriate. If balustrades are required, they must be designed with spindles set into the top and bottom rails.
  4. In new construction, the proportion of the porches to the front facades shall be consistent with the historic porches in the neighborhood.
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**COMMENTS:**



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**STAFF FINDINGS:**

- 1) The house is a contributing structure in the Old North Knoxville H-1 Overlay and the National Register Historic District.
- 2) The proposed hipped roof and three-quarter porch design is typical of other hipped roof Queen Ann cottages with the same façade. A change of materials on the front façade indicates the extend of the porch to toward the left side of the house.
- 3) The wooden materials including tongue-and-groove flooring, beadboard ceiling and asphalt shingles are appropriate.
- 4) The 2x2 nominally sized square pickets and square porch posts are appropriate since the original design is unknown.
- 5) The existing front door is non-original and inappropriate. The proposed half-light front door with panels below is typical of and appropriate for the style and period of the house, based on similar houses on the street.
- 6) The deck on the rear will be visible from the right-of-way since the lot is a corner lot, but will be constructed appropriately with the pickets set into the top and bottom rails with a 36-inch overall height for th balustrade.
- 7) The existing windows are proposed to be repaired and retain. The window on the front porch which is missing. This opening will be filled with a 2/2 wooden double-hung window to match the size of those existing on the house.
- 8) The proposed skylight centered on the rear of the hipped roof. It will be visible from the right-of-way of N. Fourth since this is a corner lot, but there is precedent for approving smaller skylights on rear face of roofs even though it will be visible. Skylights have not been approved in situations where they can be seen from the front.
- 9) The Queen Ann cottages in the districts typically have an engaged (half post) and a full post flanking the steps. The post to the left of the steps should be an engaged or half-post. A fourth porch post should be added to the right of the steps and a middle post should be centered in the remaining space. The step handrails should be attached to the porch posts flanking the steps in order to the porch design to be more typical for this style of house.

**► STAFF RECOMMENDATION:**

Staff recommends approval with the condition that a fourth porch post be added to the right of the steps and that the middle post be centered in the remaining space. The step handrails are to be attached to the porch posts flanking the steps. The post to the left of the steps is to be an engaged or half-post. The rear deck is approved contingent on the size being provided.

Certificate (File) No: \_\_\_\_\_

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

Please print all information:

1. **NAME OF APPLICANT:** Warwick Cruz  
Address: 2107 Belle Terra Rd. Apt D, Knoxville, TN 37923  
Telephone: 831-512-9233 E-mail address: warwickcruz@gmail.com  
Relationship to Owner: manager

2. **NAME OF OWNER:** Rhineview Group, LLC  
Address: 820 Park Row # 654, Salinas, CA 93901  
Telephone: 831-512-9233 E-mail address: warwickcruz@gmail.com

3. **LOCATION OF PROPERTY:**

Address: 1437 Grainger Ave Tax ID/Lot/Parcel No: \_\_\_\_\_

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.)

Expose original lap siding and repair as needed, use 3.5 inch corner boards.  
Replace existing front door with new or vintage door to match period.  
Remove non-functioning fireplace and replace with stuccoed false chimney  
Install hip roof above the porch. Stucco the foundation.  
Install a skylight in rear part of roof. Install a deck (10ft x 10ft)  
Install new or vintage matching window in front.

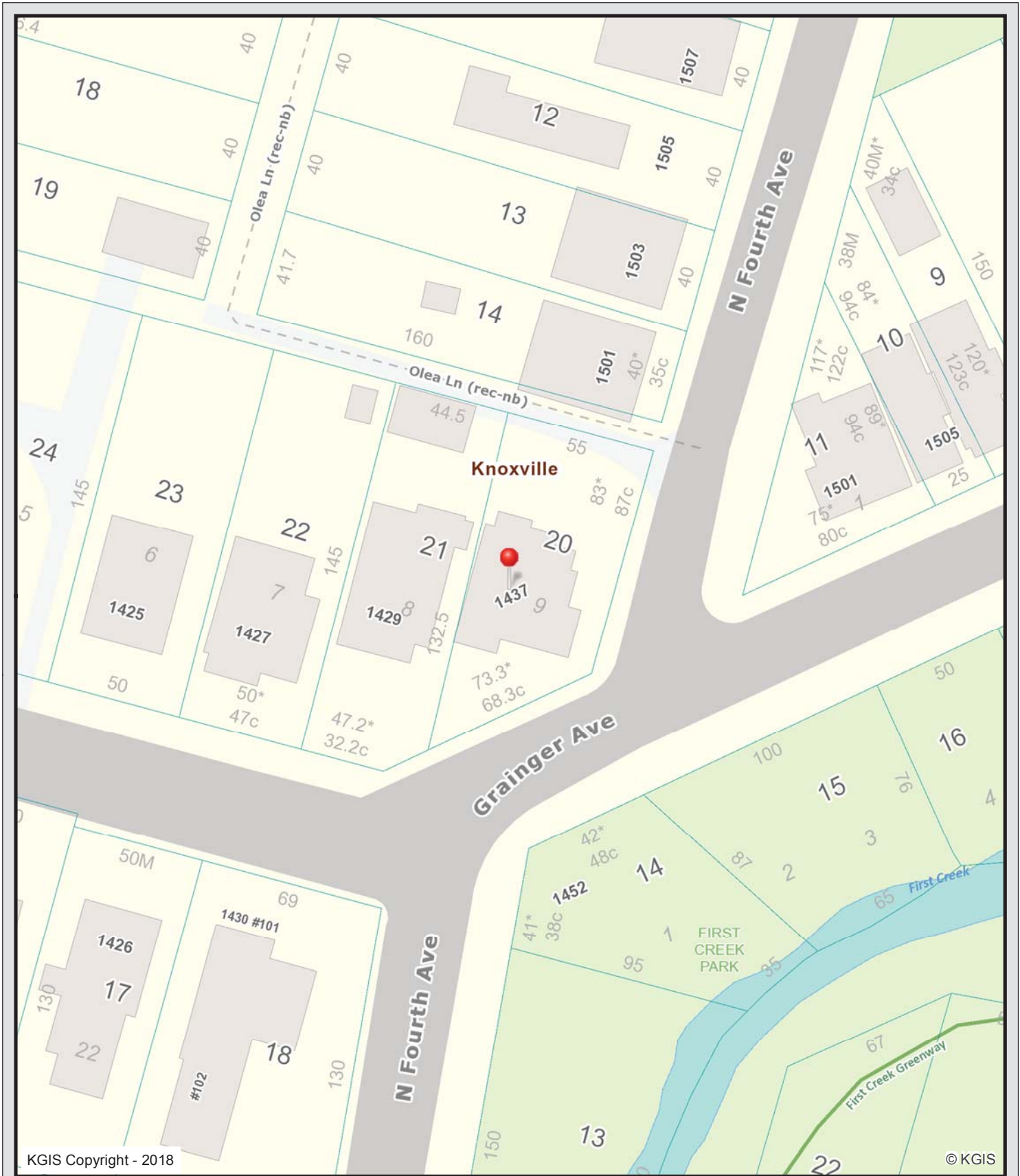
6. **SIGNATURE OF APPLICANT:** Warwick Cruz Date: 6/4/18

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			





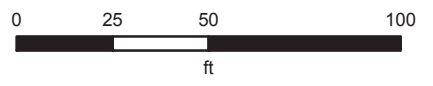
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**1437 Grainger Avenue**  
 Old North Knoxville H-1

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**Knoxville - Knox County - KUB Geographic Information System**



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**1437 Grainger Ave. front façade indicating missing porch (5/2018)**



**1437 Grainger Ave. rear façade (5/2018)**



1437 Grainger Avenue file photo c. 1996

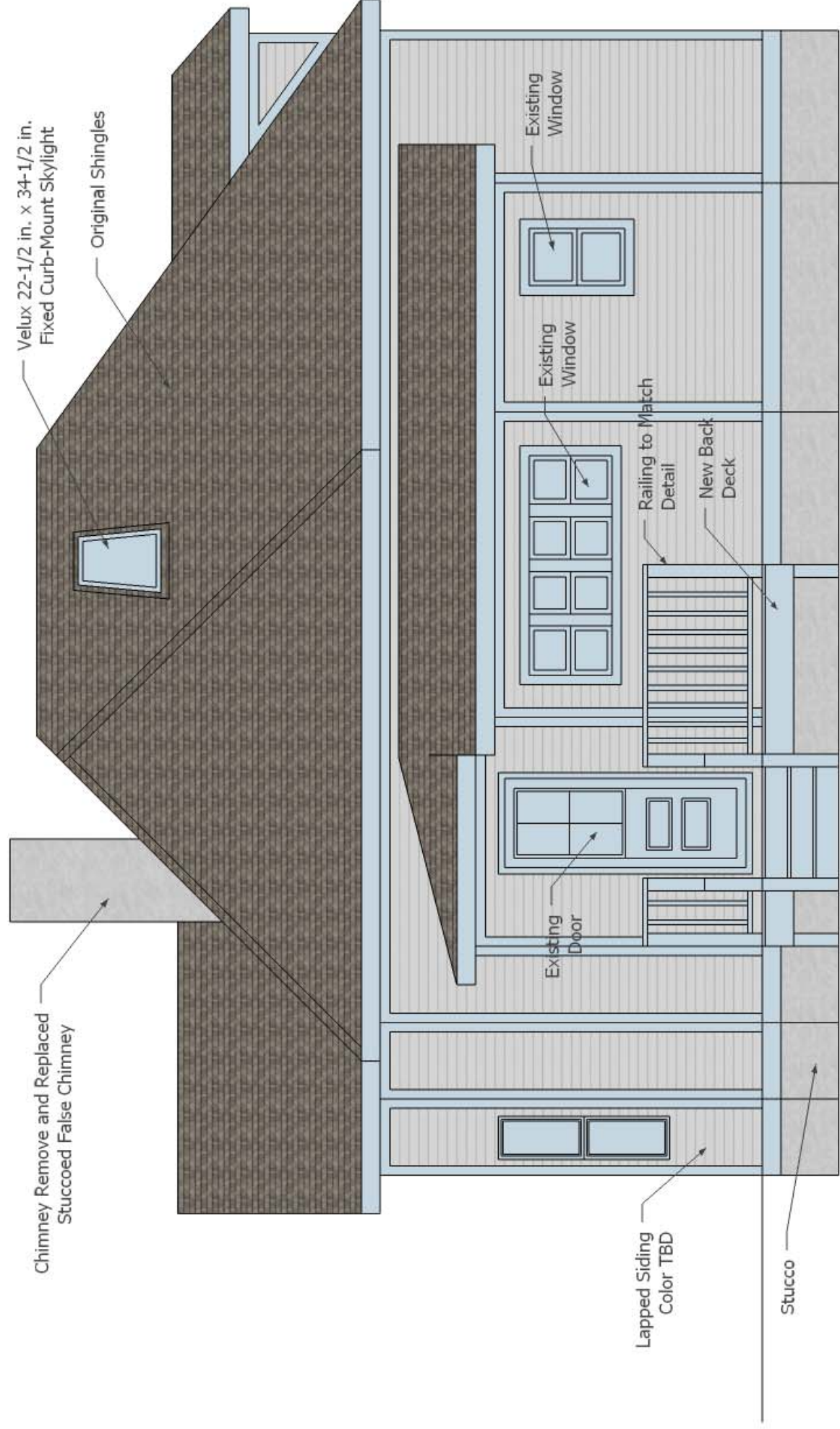


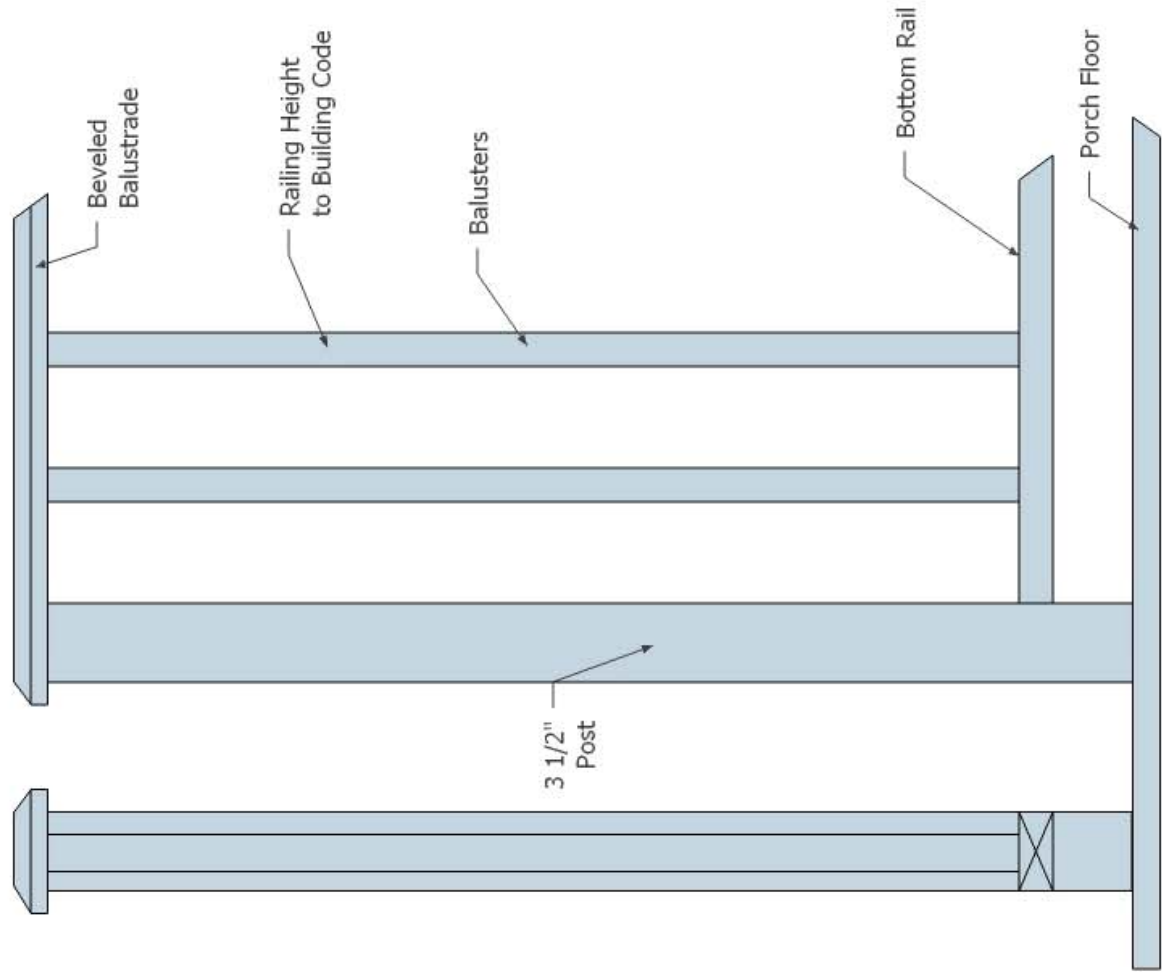


This rendering has been included as facade detail notes were cut off on the revised submitted drawing of the front facade.









# Specifications

## Dimensions

Daylight area (sq. ft.)	5.39	Product Width (in.)	27.375
Product Depth (in.)	3	Rough Opening Height (In.)	34.5
Product Height (in.)	39.375	Rough Opening Width (In.)	22.5

## Details

Cladding Type	Aluminum	Maximum roof pitch (degrees)	60
Color Family	Gray	Minimum roof pitch (degrees)	0
Color Family	Grays	Product Weight (lb.)	31.2lb
Flashing Included	No	Returnable	90-Day
Frame Material	Aluminum	Severe weather ready	Yes
Glazing Type	Tempered glass	Skylight Mounting Type	Curb Mount
Hardware Included	Yes	Skylight material	Glass
Low-E (Y,N)	Yes	U-Factor	0.49
Material	Glass	UV protection (%)	95.2