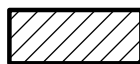




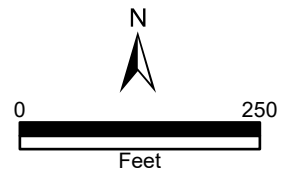
7-A-24-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1635 Jefferson Ave. 37917
Edgewood-Park City H

Original Print Date: 7/2/2024
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Billy Price





Staff Report

Knoxville Historic Zoning Commission

File Number: 7-A-24-HZ

Meeting: 8/15/2024
Applicant: Billy Price
Owner: Austin McLaughlin

Property Information

Location: 1635 Jefferson Ave. **Parcel ID** 82 P F 016
District: Edgewood-Park City H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Neoclassical, c.1910

Two-story, hipped-roof residence with an exterior clad in wood lap siding. Bracketed cornice under primary roof eaves. Wrap-around, hipped-roof porch supported by wood columns with Doric capitals.

Description of Work

Level II Major Repair or Replacement

After-the-fact review of roof replacement. Asphalt shingle roof was replaced with a 5V ribbed metal panel roof with exposed fasteners. Roof replacement completed by February 2024 without permits.

Applicable Design Guidelines

Edgewood-Park City Design Guidelines, adopted by the Knoxville City Council on July 29, 1997.

Roofs

4. Materials used in roofing existing buildings or new construction shall duplicate the original materials as much as possible. Asphalt or fiberglass shingles can be appropriate, as are slate, standing seam metal. Or metal/wood shingle roof coverings. The color of roofing materials should be a dark green, charcoal gray, or black or dark reddish brown, to simulate the original roof coverings.

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Roofs, Roof Features, and Chimneys

1. Retain original roof shapes, materials, and associated characteristics.
 - d. Corrugated, 5-groove, or wide sheet metal is not appropriate on the roof of the main building or front porches.
-

Comments

The application was postponed at the July 2024 meeting to allow for further discussion among the neighborhood and additional information to be provided by the applicant.

Staff Findings

1. 1635 Jefferson Ave is a contributing resource to the Park City National Register Historic District and the local
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overlay.

2. The request for review is after-the-fact; the new roof has already been installed without permits or a COA. A building permit is required for the project.
 3. Both the adopted and the approved but not yet formally adopted sets of design guidelines for Edgewood-Park City encourage duplicating original materials as much as possible. Related to metal roof products, the older design guidelines recommend standing seam metal or metal shingle roof coverings as replications of the original materials. The new design guidelines note that “corrugated, 5V-groove, or wide sheet metal” products are not appropriate replacement materials.
 4. Standing-seam metal roof is a metal roofing product which typically features flat vertical panels joined with concealed fasteners in an interlocking seam. Ribbed metal roofing panels, typically called “5V” to describe the profile of the panels with inverted v’s running down the length of each panel, are a contemporary design, often made in a material called Galvalume (a steel-core metal with zinc and aluminum covering). These are secured with screws/fasteners to the roof decking, which are typically left exposed.
 5. The application was postponed to allow the neighborhood additional time to discuss the metal roofing material in relation to the neighborhood context, the existing and proposed design guidelines, and overall community priorities. The neighborhood has responded with a letter noting the “roof does not detract from the character of the neighborhood and should therefore be approved.”
 6. The currently proposed Edgewood-Park City design guidelines discourage the installed roof type; prior to further review by the HZC and adoption by City Council, the guidelines should be updated to incorporate the neighborhood’s preferences.
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Staff Recommendation

Based on the additional neighborhood input and the opportunity to update the Edgewood-Park City design guidelines for metal roofing prior to adoption by Council, staff recommends approval of Certificate 7-A-24-HZ.



DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Litespeed Construction

Applicant

05-28-2024

7-A-24-HZ

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Billy Price

Litespeed Construction, Inc.

Name

Company

1532 Washington Ave

Knoxville

TN

37917

Address

City

State

Zip

865-297-3286

roofing@litespeedconstruction.com

Phone

Email

CURRENT PROPERTY INFO

Austin McLaughlin

1635 Jefferson Ave Knoxville TN 37917

8179251990

Owner Name (if different from applicant)

Owner Address

Owner Phone

1635 Jefferson Ave Knoxville TN 37917

082PF016

Property Address

Parcel ID

Parkridge

Historic

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

6.5.24

Please Print

Date

Kirby Smith
Applicant Signature

Kirby Smith, Litespeed
Please Print

05/28/24
Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

Brief description of work: _____

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: **Installed metal roof consistent with historic materials**

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

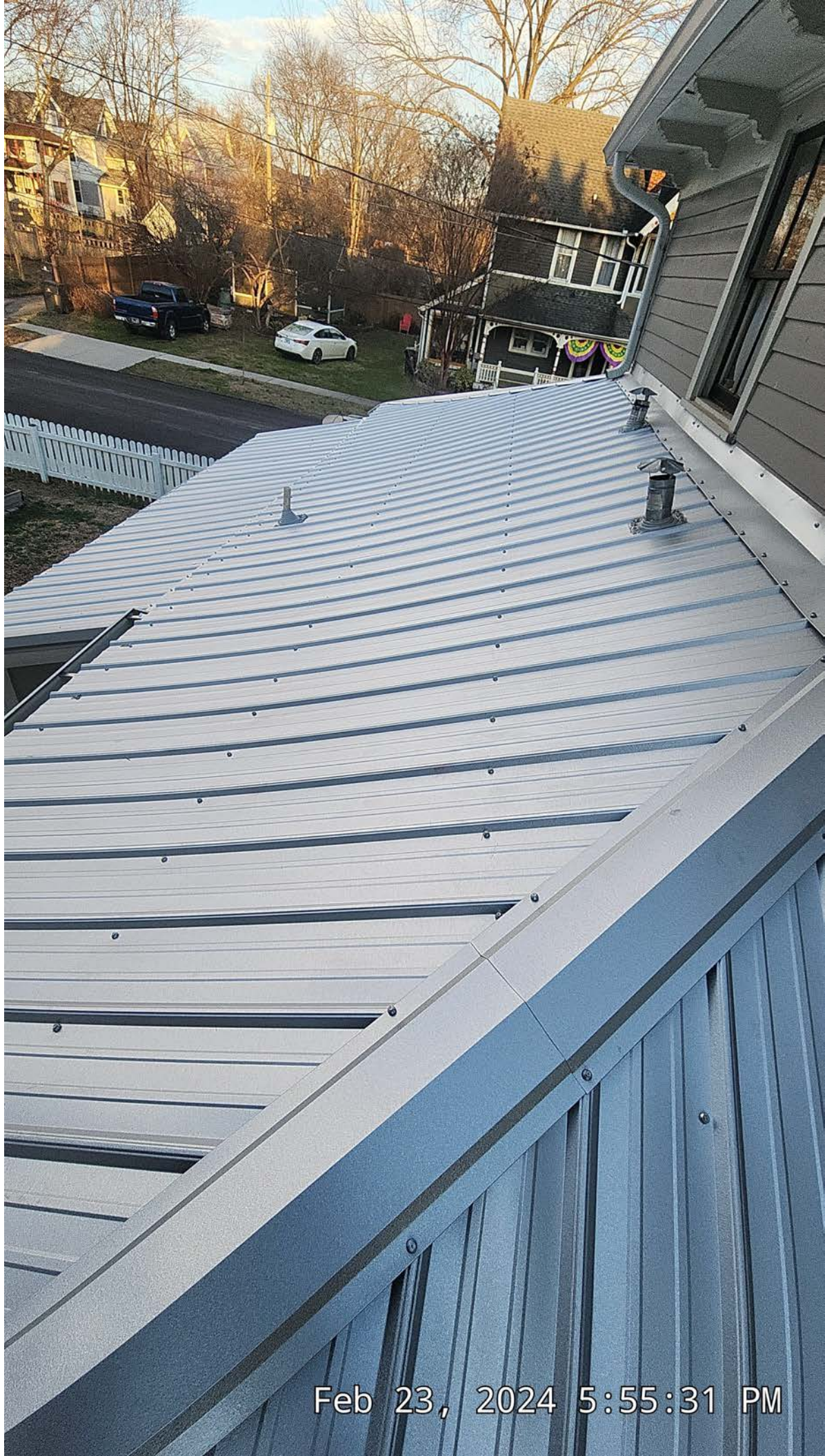
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:		TOTAL:
100.00		
FEE 2:		
FEE 3:		100.00



Feb 23, 2024 5:55:31 PM



Feb 23, 2024 5:56:59 PM



Feb 23, 2024 5:55:36 PM



8/6/2024

Historic Zoning Commission
Knoxville, Tennessee

Dear Members of the Historic Zoning Commission,

I hope this letter finds you well. I am writing on behalf of the Parkridge Community Organization to inform you of our recent discussion regarding the after-the-fact application for a Certificate of Appropriateness for the installation of a metal roof at 1635 Jefferson Ave.

During our August membership meeting, the details of this application were discussed amongst the members that reside within the Historic District. The existing guidelines were reviewed, the nuanced differences in metal roof styles were thoroughly reviewed, and several homes on the same block with the same type of roofing were considered. The unanimous conclusion was reached that the roof does not detract from the character of the neighborhood and should therefore be approved. A secondary result from this discourse will be continued discussions to determine if the pending guideline update for Edgewood -Park City should include this type of material.

Thank you for your attention to this matter and for your continued dedication to historical preservation. Should you require any further information or have any questions we would be more than happy to provide additional details or clarifications as needed.

Sincerely,

Nicholas Poker
President
Parkridge Community Organization
historicparkridge@gmail.com
865-582-1546