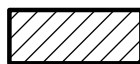


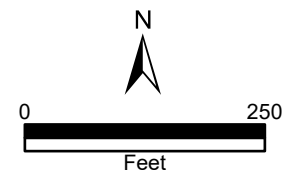
7-A-24-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



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: 7/18/2024
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.

--

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

N/A

Staff Findings

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

2. The request for review is after-the-fact; the new roof has already been installed without permits or a COA.
 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.
-

Staff Recommendation

Staff recommends denial of the 5V metal roofing product, which does not meet the design guidelines; staff recommends approval of roof replacement with architectural or asphalt shingles, or a standing-seam metal roof.



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

Kirk Smith
Applicant Signature

Kirk 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:

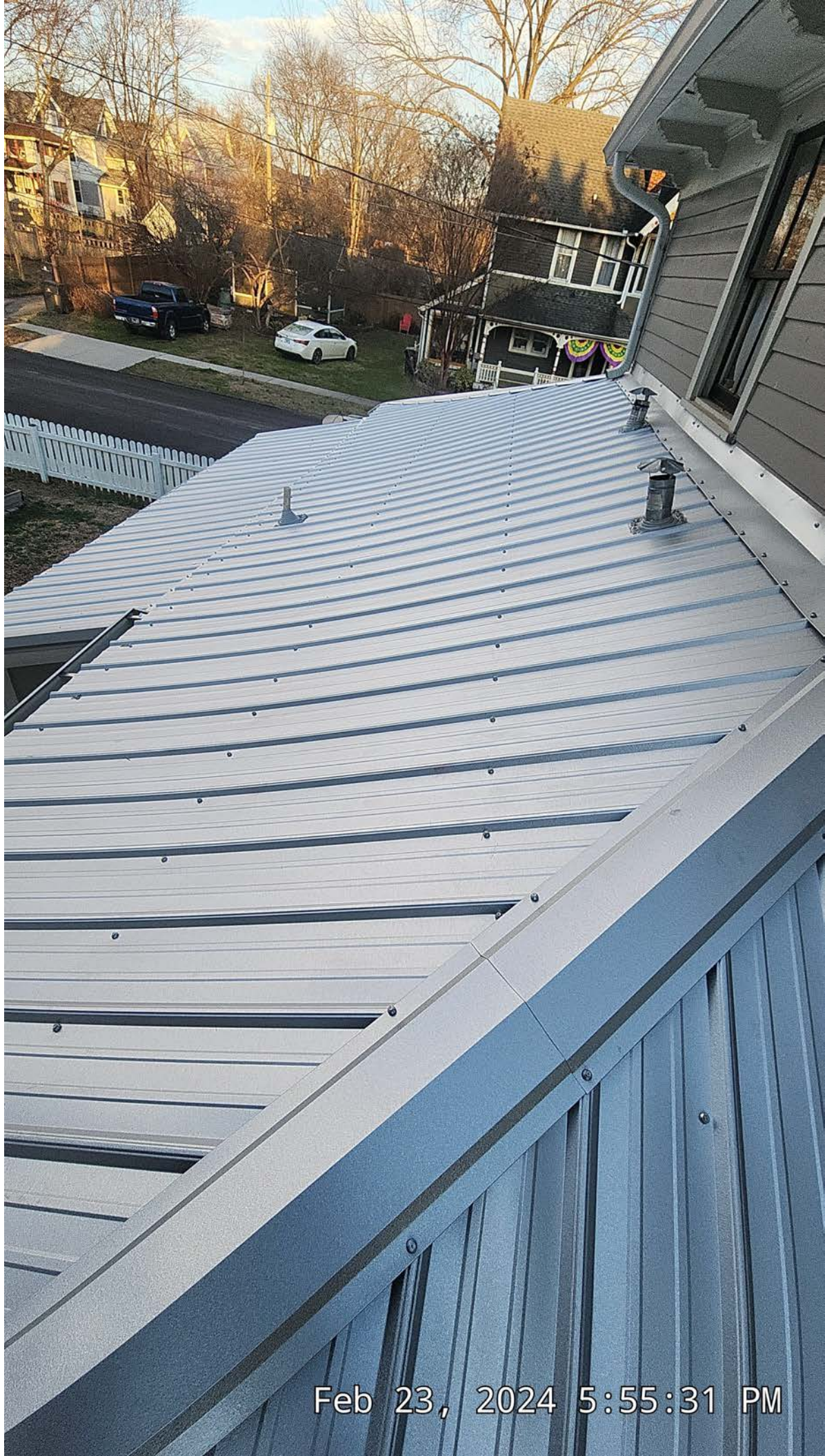
100.00

FEE 2:

FEE 3:

TOTAL:

100.00



Feb 23, 2024 5:55:31 PM



