

CITY HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION

MEETING DATE: 10/17/2013 ▶ FILE NO.: 10-H-13-HZ

APPLICANT: High Oaks Construction Company John Wampler (contractor)

ADDRESS OF PROPERTY: 609 Caswell St 37917

HISTORIC DISTRICT: Fourth and Gill H-1

TYPE OF WORK: Level II. Replacement/repair

- ▶ DESCRIPTION OF WORK: Replace three semi-original 1/1 wood window sashes in front-bay section. The sills, frames and trim are to be repaired in kind. The windows will be thermal paned and the routing style of the sashes is proposed to be similar to existing.

PROPERTY DESCRIPTION: Queen Anne Cottage (c. 1895)

One-story frame with asbestos shingle wall covering . Hip roof with gabled front dormer with imbricated shingles, diamond-pane window in smaller dormer and octagonal sections to one side. One-over-one double-hung windows. One-story two-thirds front porch with shed roof, wood posts on brick piers, brick balustrade. Brick foundation. Irregular plan.

▶ APPLICABLE DESIGN GUIDELINES:

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.

▶ STAFF RECOMMENDATION:

Approval of replacement window parts that are beyond repair.

STAFF FINDINGS:

- 1) The three windows in front bay located on the front the left appear are deteriorated, but components can be repaired; however, they have been heavily puttied as shown in the photo of window #3 (the worst of the three). There is an effective process to remove putty from window frames which would allow re-use of the windows.
- 2) Some of the window sash members have disintegrated and are misshapen to the point that it is not feasible to repair them as shown in photo of window #1.
- 3) On window #2, the top rail of the bottom sash is not original and doesn't align with bottom of the top sash, as shown in photo
- 4) The middlewindow on the bay has a non-original board attached to the bottom of the top sash which doesn't allow it to line up with the bottom sash, close or lock correctly.
- 5) The right-hand window (#3) on the bay is not as deteriorated as the other two and the putty could be removed. However, the applicant states that although this window could be repaired, it would not match the other two which need to be replaced..
- 6) The design guidelines state that original windows should be reused; however, the guidelines provide the alternative of closely matching when the windows are severely deteriorated.
- 7) Since the windows are to be 1/1 to match existing, the double pane will not be as obvious as with windows with muntins.
- 8) There is some deterioration to the sills, trim, and frames, but these components are repairable.

FOURTH & GILL NEIGHBORHOOD DESIGN GUIDELINES (The Design Guidelines apply in their entirety.)

Windows are a very important architectural element of Fourth and Gill's buildings, helping to define each building's character. . . Windows are often a prime target of rehabilitation projects. In order to judge the necessity of replacing windows, a careful survey should be made of the windows and their condition.

Window Recommendations: Rehabilitation and New Construction

1. Vinyl and aluminum replacement windows should not be used.
2. Any original windows should be reused. It will be much less expensive and much better historically to retain the windows.
4. If replacement windows are necessary, they should be the same overall size as the originals, with the same pane division, and the same muntin style and exterior depth, width and profile.

SECRETARY OF INTERIOR'S STANDARDS

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities and, where possible, materials. Replacement or missing features shall be substantiated by documentary, physical or pictorial evidence.

Certificate (File) No: 10-H-1342

Date: 10-1-13

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

I (we) make application for a Certificate of Appropriateness for the plans and proposals described for the following property.

1. NAME OF APPLICANT: HIGH OAKS CONST. JOHN WAMPLER

Address: 621 ELEANOR ST.

Telephone: 637-2342 e-mail address _____

Relationship to Owner: CONTRACTOR

2. NAME OF OWNER: CHRIS WEDDIG

Address: 609 CASWELL AVE

Telephone: 964-9649 CELL (865) e-mail address CWEDDIG@ME.COM

3. LOCATION OF PROPERTY (Address, Lot, and Parcel No.):

Address: 609 CASWELL AVE Tax ID: _____

4. TYPE OF WORK: (Circle One)

A. Exterior Alteration or Repairs

B. New Construction Primary structure Garage New addition

Other (specify): _____

C. Demolition:

D. Relocation of Structure

5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information to be submitted 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.)

LEVEL 2 see attached

6. SIGNATURE OF APPLICANT: Chris Weddig

Date: 10/1/13

Return application to: Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902.

FOR STAFF USE ONLY			
Date Received	<u>10-1-13</u>	Approved	Disapproved
Date Acted On		Approved As Modified	



KGIS Copyright - 2013

0 50 Feet

609 CASWELL AVENUE

HZC item

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - www.kgis.org

Printed: 10/2/2013 at 9:05 PM

Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

WORK DESCRIPTION

609 CASWELL WINDOW SASH REPLACEMENT

September 30, 2013

The bay enclosure on the front of the house has three windows that are in bad need of repair.

1. The left side of the bay has a top sash that has the bottom rail completely gone and has had a temporary board attached to hold the glass from completely falling out.
2. The middle bay also has a non-original board attached to the bottom of the top sash which doesn't allow it to line up with the bottom sash, close or lock correctly.
3. The right side bay window has deterioration in the sash as well. Although a bit better than the other two, in my opinion the three need to match.

The proposal is to do a sash replacement in all three. There is some deterioration to the sills but to preserve the integrity of the original size, thickness of the sill and original sill we submit to repair the frames and trim. The sash replace will be with the same glass configuration (except thermal pane) and similar routing style. We believe this will be the last intrusive repairs to the original windows.



Bay where
windows are

Full Front View
chairs Weddick's
609 Wells Ave

4th & Collie Neighborhood Road

From: John Wampler johnwampler@comcast.net
Subject: No Subject
Date: October 7, 2013 at 4:31 PM
To: John Wampler johnwampler@comcast.net



Chris Wedd's
609 Wells Ave



#1

#2

#3

Sent from my iPhone

Front left view

From: John Wampler johnwampler@comcast.net
Subject: No Subject
Date: October 7, 2013 at 4:32 PM
To: John Wampler johnwampler@comcast.net

Chris Weddis
609 Wells Ave.



WINDOW # 1 Beyond Repair!

From: John Wampler johnwampler@comcast.net
Subject: No Subject
Date: October 7, 2013 at 4:33 PM
To: John Wampler johnwampler@comcast.net

Chris Wedel's
609 Wells Ave.



2

Damage

Sent from my iPhone Also; Top Rail of Bottom
SASH is NOT ORIGINAL & Doesn't
Align with Bottom of Top SASH.

From: John Wampler johnwampler@comcast.net
Subject: No Subject
Date: October 7, 2013 at 4:33 PM
To: John Wampler johnwampler@comcast.net

Chris Wedding
609 WALK AVE



#3 Best of 3 window But Thien of
Bay set. Some bad putty.