

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

**PROPERTY ADDRESS:** 609 Caswell St 37917

**FILE NO.:** 6-C-14-HZ

**DISTRICT:** Fourth and Gill H-1

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**MEETING DATE:** 6/19/2014

**APPLICANT:** Melissa Caldwell-Weddig; Christopher Weddig (owners)

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

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**PROPERTY DESCRIPTION:** Queen Anne Cottage (c. 1885)

Altered one-story two-thirds front porch with shed roof, battered columns on brick piers, brick balustrade and brick foundation- Craftsman influenced. (contributing).

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► **DESCRIPTION OF WORK:**

**LEVEL I**

Re-point brick foundation as needed according to Preservation Brief #2 provided. Replace porch flooring in-kind as needed. Remove two non-original, late 2/1 double-hung window sashes on east-side 1st and 2nd levels and one on the rear 1st level that were improperly retrofitted to fit into the openings. Replace with wood 1/1 double-hung windows previously approved by the HZC to match those on the remainder of house. Remove stationary single-light window on rear east side from non-original, late opening and replace with operable 1/1 double-hung sash to fit current opening.

**LEVEL II**

Lower foundation wall of porch to floor level and add wood columns, balusters and railings to front porch as indicated in submitted drawings. Replace deteriorated wood double-hung windows in-kind on side and rear of house utilizing specification for front window replacements previously approved by HZC.

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► **APPLICABLE DESIGN GUIDELINES:**

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

FOURTH AND GILL DESIGN GUIDELINES (all apply)

**PORCHES**

" . . . individual [porch] details should be repaired and preserved, or replicated if good documentation of the original porch exists."

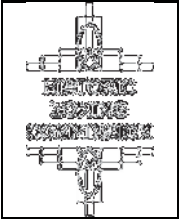
1. Repair porches on historic houses using wood floors, balustrades, posts and columns, or replace duplicating the original size and design. Reconstruction of the documented original porch is also appropriate

**WINDOWS: Rehabilitation and New Construction**

1. Vinyl and aluminum replacement windows should not be used.

2. Original windows should be reused. It will be much less expensive and much better historically to retain the original windows.

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3. Storm windows are often considered when a homeowner wants to increase the heating and cooling efficiency of a building.

Interior storm windows that cannot be seen from the street might be a better alternative. If exterior storm windows are used, the windows can be wood, or color clad metal to match the building's trim. Exterior storm windows and security windows should not be used if they damage or obscure the original windows and frames.

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. False muntins or grids should not be used.

5. Windows should not be replaced with fixed thermal glazing or permitted to be inoperable. In many cases fixed or inoperable glazing violates code requirements for egress.

The following SECRETARY OF INTERIORS STANDARDS are particularly applicable to this proposal:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

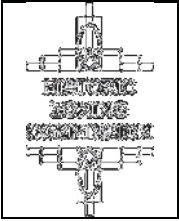
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

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 in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.



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**COMMENTS:**

A Level 1 application was approved for replacement of inappropriate, non-original late windows on sides and rear, utilizing a specification previously approved by the HZC for the front windows in fall 2013.

**STAFF FINDINGS:**

- 1) The Queen Anne cottage was built in approximately 1895 and the existing porch was added c. 1920.
- 2) Although the existing Craftsman battered porch columns and masonry balustrade cannot be dated precisely, the materials and design indicate that they date to the 1920s, in which case they are early enough to have acquired some degree of historic significance in their own right. However, the tall, solid brick wall supporting the porch is an ill-conceived design.
- 3) There are at least four other Queen Ann/Colonial Revival-era houses in the district which exhibit the evolution of the porches from the Victorian to Craftsman style. This stylistic transition shown porches is indication of local implementation of a nationwide historic trend that occurred from the late 1910s through the 1940s.
- 4) Some photo-documentation exists to indicate that the stairs leading up to the original porch, had a turned or square-picket balustrade.
- 5) The brick pier porch column supports shown in Option 2 would continue to convey the stylistic evolution of the porch from the Victorian to the Craftsman style. Simple square 2x2 balusters would be less conjectural than the turned balusters shown on the submitted drawings and would be compatible with the Craftsman-style square brick piers.
- 6) The proposed removal of the solid masonry balustrade will break up a tall expanse of stucco foundation, which currently causes the house to stand out as an anomaly among streetscapes where the porches are more at street-level and pedestrian-scaled.
- 7) According to a 1917 Sanborn map (attached), the porch originally more shallow, with the front edge lining up with the front of the projecting bay to the west.
- 8) The windows proposed to be replaced exhibit the same degree of deterioration as the windows previously approved in October 2013 for replacement.

► **STAFF RECOMMENDATION:**

Staff recommends approval of Option 2 with the condition of square 2x2 balusters based on the findings of fact and the design guidelines. The owner/applicant will be responsible for providing a property survey to Building Inspections to determine if any of the work is potentially within the City's right-of-way.

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

Please print all information

**1. NAME OF APPLICANT:** Melissa Caldwell-Weddig

Address: 609 Caswell Ave, Knoxville, TN, 37917

Telephone: 865-771-1285 E-mail address: caldwig@me.com

Relationship to Owner: Owner

**2. NAME OF OWNER:** Melissa Caldwell-Weddig, Christopher Weddig

Address: 609 Caswell Ave, Knoxville, TN, 37917

Telephone: 865-300-2744 E-mail address: caldwig@me.com; cweddig@me.com

**3. LOCATION OF PROPERTY:**

Address: 609 Caswell Ave, Knoxville, TN, 37917 Tax ID/Lot/Parcel No: 081MG025

**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
- Level II** Major replacement of materials or architectural elements; construction of addition or outbuilding; renewal of COA
- Level III** Construction of a new primary building; subdivision of 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.)

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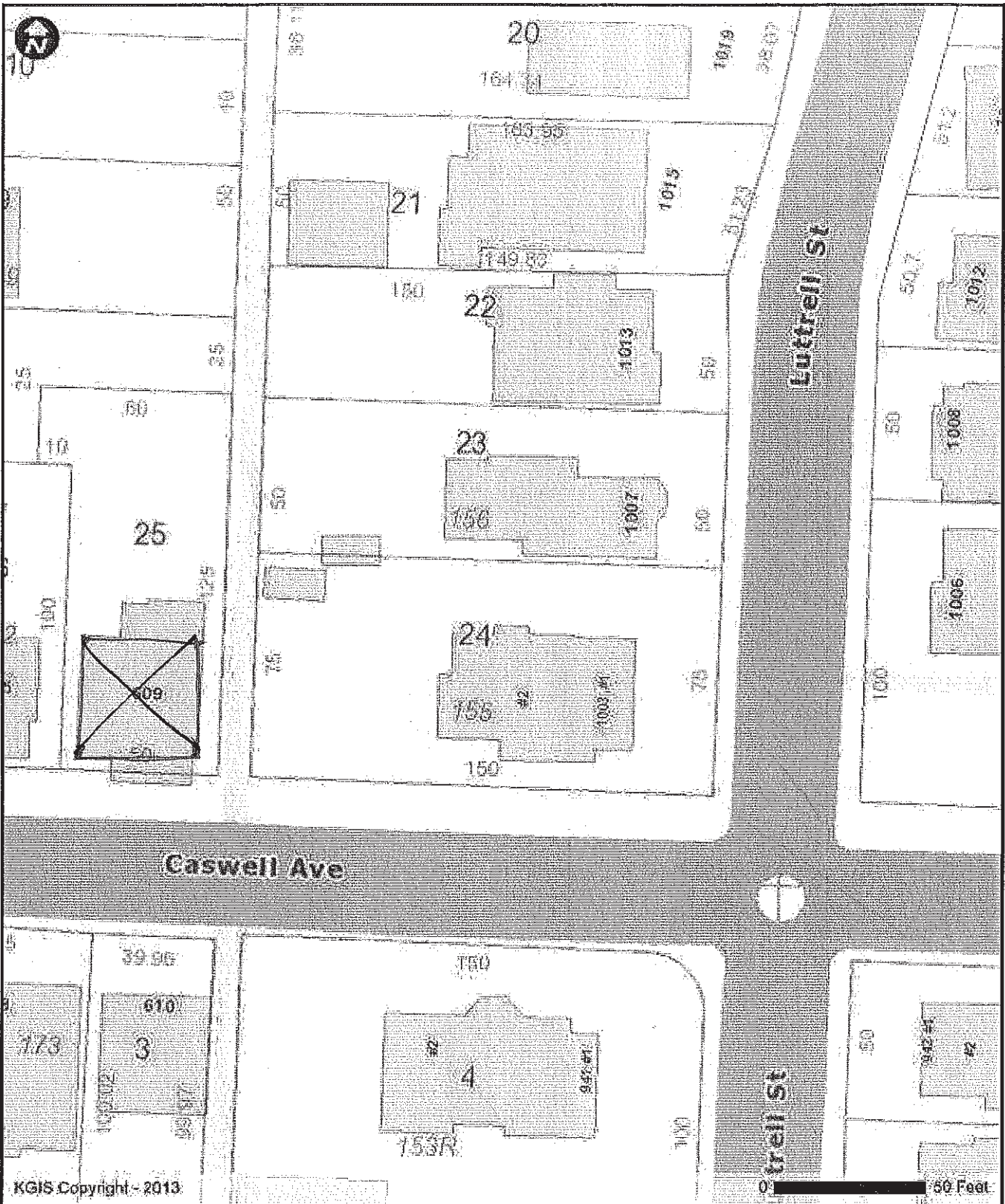
**6. SIGNATURE OF APPLICANT:** \_\_\_\_\_ Date: \_\_\_\_\_

Return application to: Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902. **Incomplete applications will not be accepted.**

**FOR STAFF USE ONLY**

Date Received \_\_\_\_\_ . Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Approved As Modified \_\_\_\_\_ .

Date Acted On \_\_\_\_\_ .



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0 50 Feet

# 609 CASWELL AVENUE

HZC item

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - [www.kgis.org](http://www.kgis.org)

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***INFORMATION REQUIRED FOR CERTIFICATE OF APPROPRIATENESS***

***Level II***

***609 Caswell Avenue***

***6-C-14-HZ***

**Contractor:**

Troy Wilson, Prime Renovations

11124 Kingston Pike, Suite 19-237

Knoxville, TN, 37934

***Description of Proposed Work:***

**Front Porch\*:** Lower foundation wall of porch to floor level and add wood columns, balusters and rails as seen in attached photos. 609 Caswell Ave was built in approximately 1895 and the existing porch was added in 1920. We would like to open up the front facade and break up the large expanse of stucco foundation, giving the house a more traditionally Victorian look.

\* Additional Level I work (Replace Porch Floor using 1x4x10 pine porch flooring) was submitted for approval before on May 21 as part of this project.

**Windows\*:** Remove and replace existing window sashes with sash replacement/jamb liner kits. JeldWen brand, Auralast pine frames, LowE 366 glass. The same style and brand of sash was used in a previous renovation (COA File No. **10-H-13-HZC**).

While we are in the process of removing the non-original masonite shingle from our exterior and restoring the house to wood clapboard,\* we would like to take the opportunity to replace our deteriorating and non-functioning windows. We are looking to improve our energy efficiency- we would prefer new wood sashes (with no change to configuration or design) with thermal panes to the alternative of adding storm windows, which would have a greater visual impact. The new sashes would also add functionality, since none of our existing window are now functional. Several also have glass damage and all have questionable, deteriorating putty. Overall, we are concerned that restoring the current sashes would be cost-prohibitive in the context of this project and that installing storm windows would be aesthetically undesirable. We would plan to donate our existing sashes to Knox heritage for other neighborhood renovation projects.

\*Level I: A level I application was filed to replace non-original sashes on May 21, 2014 as part of this project. This application also detailed the removal of the asbestos shingles on the exterior.

**Level II Porch Alterations:**

*609 Caswell Ave, current front view.*





In this photo of 1041 Luttrell, we believe we can see the original porch stairs and rails of 609 Caswell- they can be seen on the far right side of the photo.





1 FRONT ELEVATION CONCEPT 1  
SD1.1 1/4" = 1'-0"

*Proposed Alterations to Porch.* We are submitting 2 options- one with a full wood porch column and one with a partial brick column. We believe the full-wood column is more representative of the original house, as seen in the photograph, but either would be great if the Commission thinks one or the other is more appropriate in context. See attached PDF for option 2.

## **Level II Window Sash Replacement/ Repair**

Front Cottage Window, replaced in November 2013. JeldWen brand, Auralast pine frames, LowE 366 glass. (COA File No. 10-H-13-HZC). The same style and brand will be used for any sashes replaced in this renovation.



### **Window Specifications:**

Windows 1-3: replaced fall 2013.

Window 4: Replace sash to match windows 1-3; bad putty and glass damage

Window 5: Leave existing- unique shape

Window 6 & 7: Replace sashes, non functioning, rot, not well fit, match to lower level windows on side of house (1-over-1 evenly spaced)



**East side of house (Alley view)**

Window 8 & 10: Bad putty, glass damage, non functional sash cords

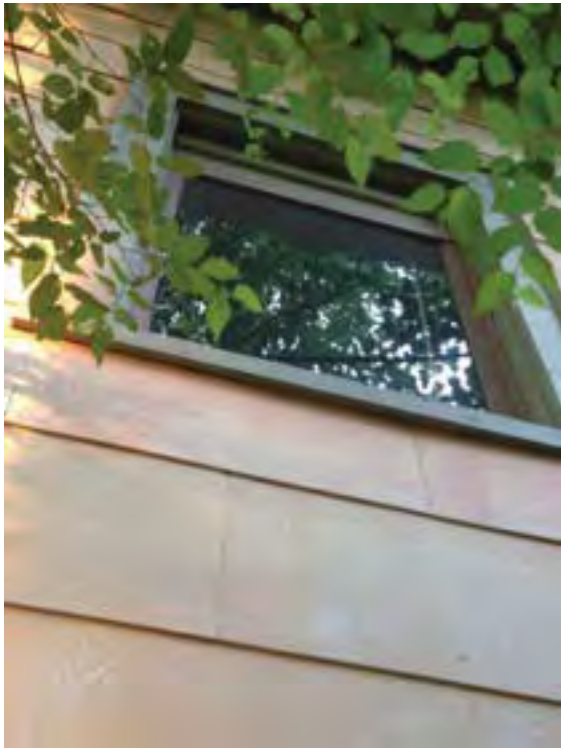
Window 9 & 11: non-original sashes, non functioning, see level I application



North side (rear)

Window 12-13: rot, non functioning

Window 14 & 15: See level I application



### West Side

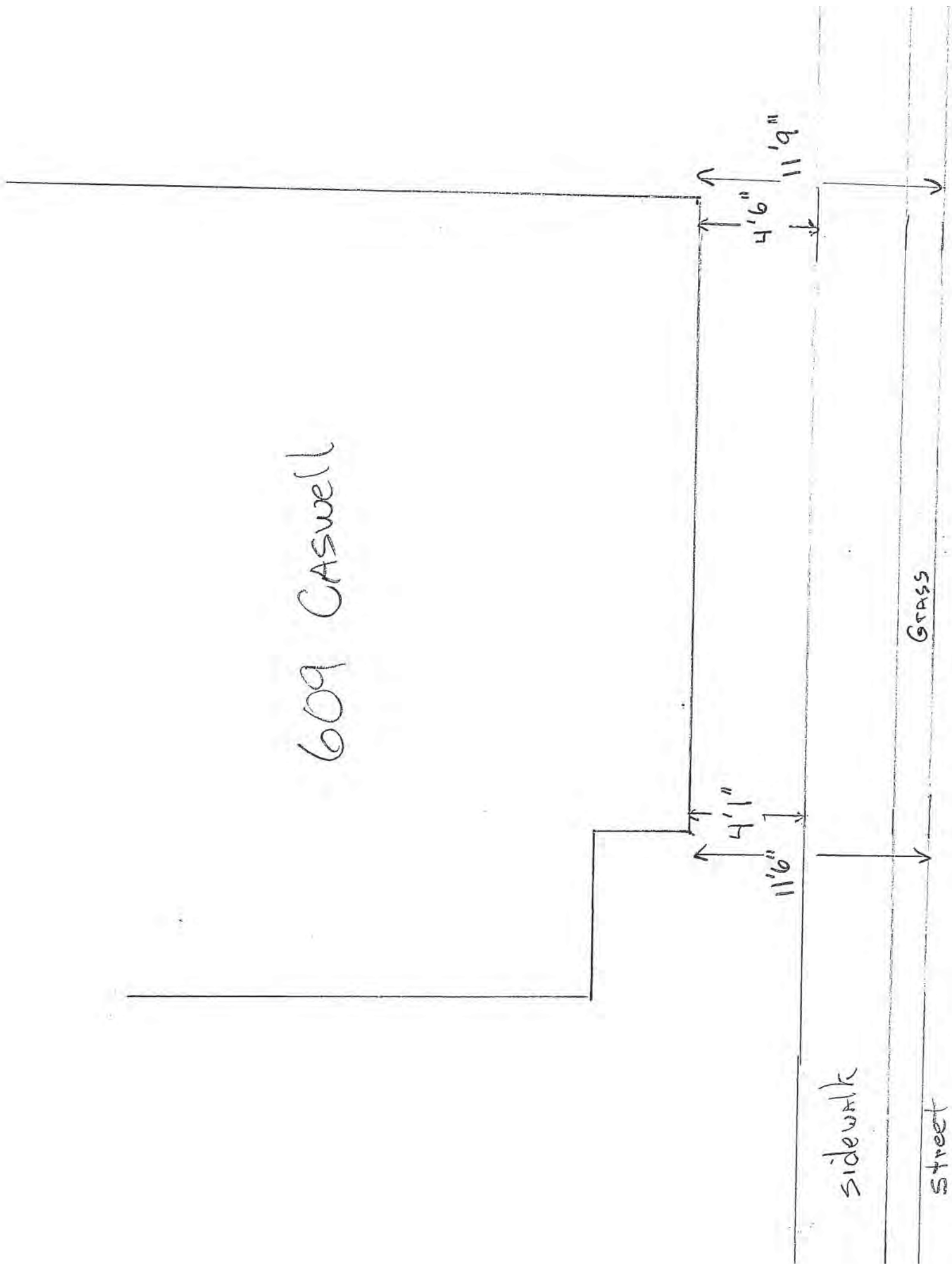
(On narrow path between 609 and 605 Caswell)

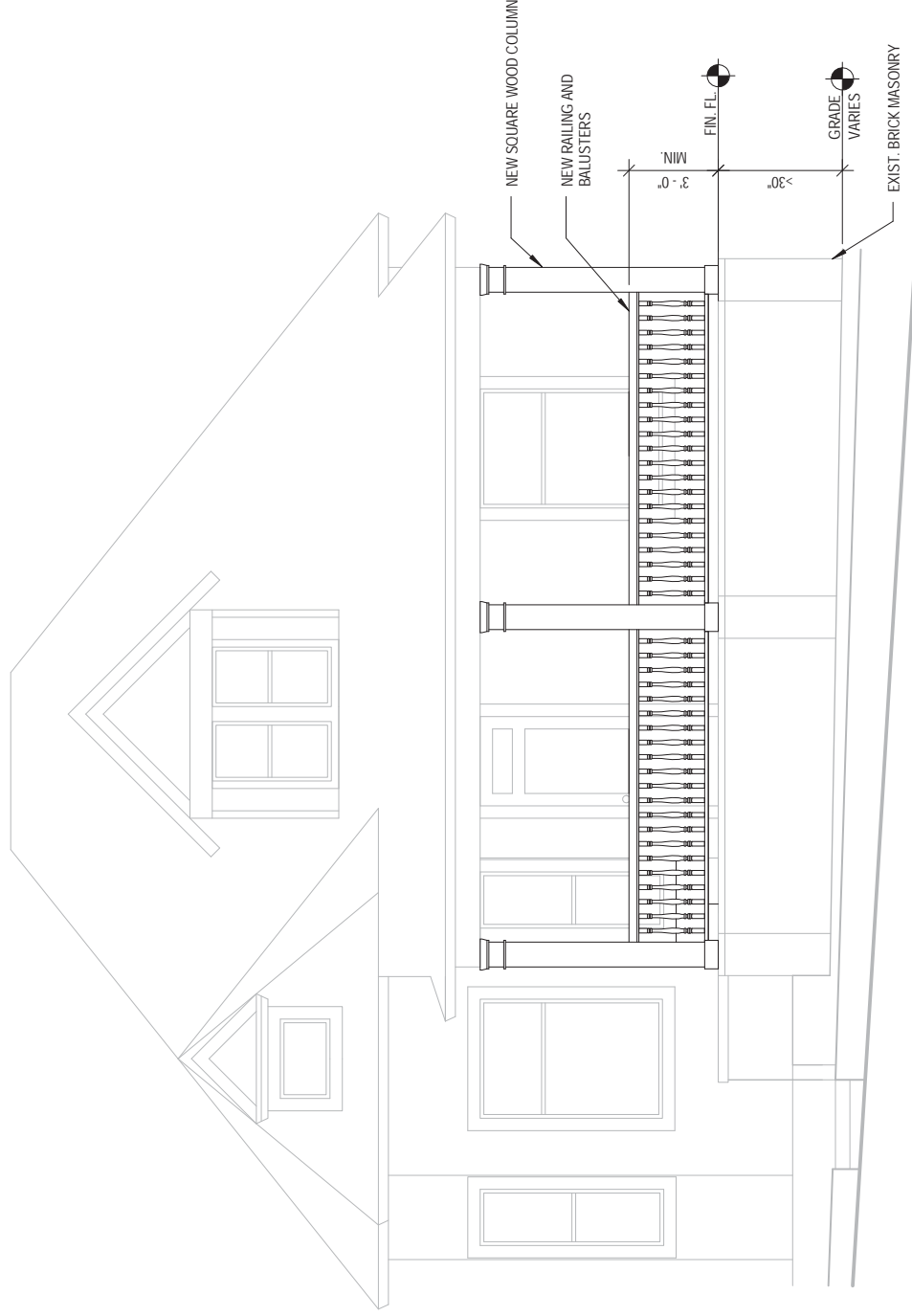
Window 16: Retrofitted, non functioning See level I application

Window 17: replace sash, non functioning

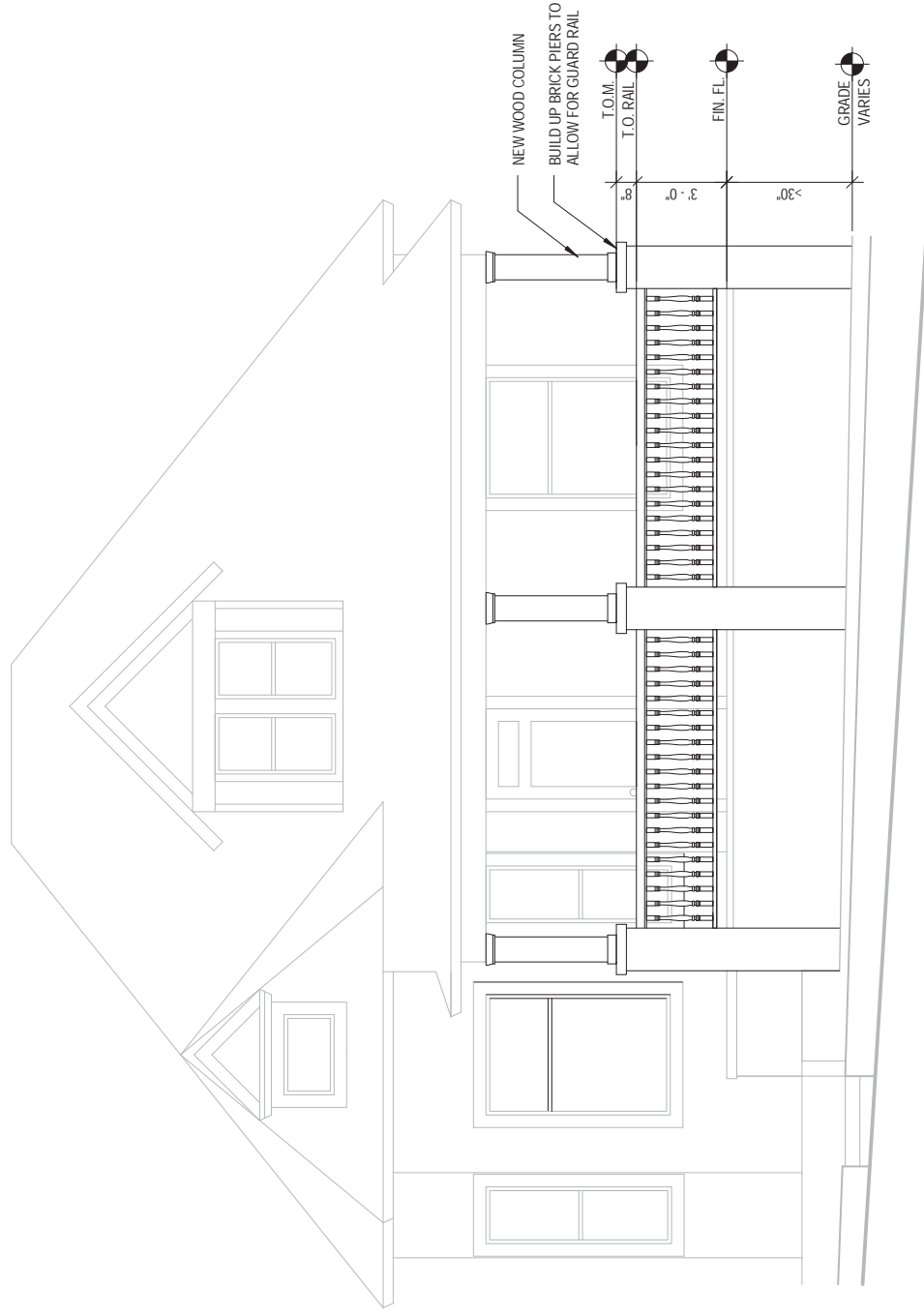


609 Caswell

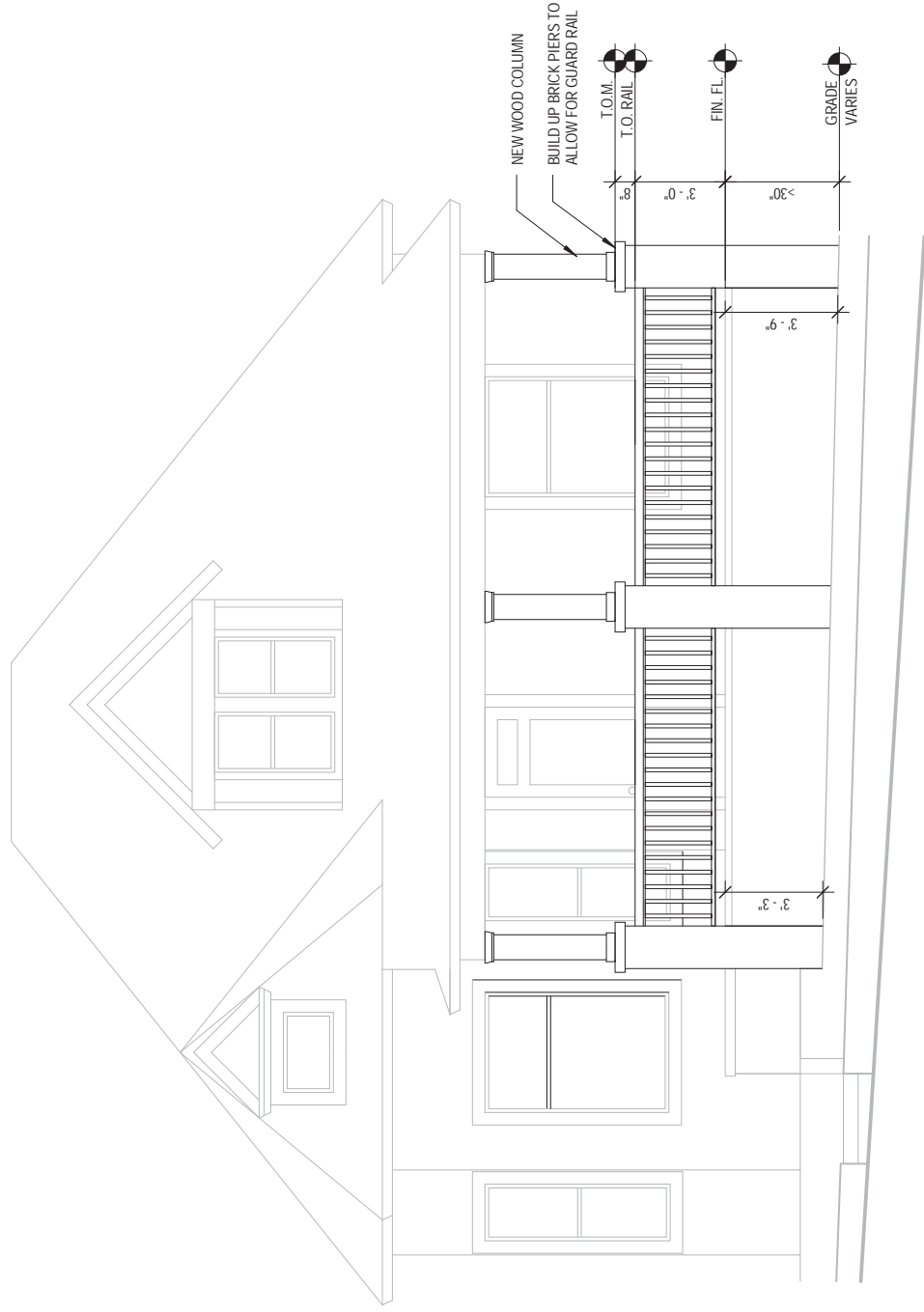




1 FRONT ELEVATION CONCEPT 1  
SD1.1 1/4" = 1'-0"



1 FRONT ELEVATION CONCEPT 2  
SD1.2 1/4" = 1'-0"



1 FRONT ELEVATION CONCEPT 3  
SD1.2 1/4" = 1'-0"



