



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

PROPERTY ADDRESS: 601 Caswell Ave 37917

FILE NO.: 9-D-14-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 9/18/2014

APPLICANT: Jim Campbell (owner)

LEVEL OF WORK: Level II. Construction of addition or outbuilding

PROPERTY DESCRIPTION: Queen Ann (c. 1895)

Two-story frame with weatherboard wall covering. Hip roof with lower cross gables, imbricated shingles and heavy bargeboard on front gable. Asphalt shingle covering. One-over-one double-hung windows. One-story full front porch with hip roof with front gable with imbricated shingles, splayed wood posts on brick piers, brick buttresses at front steps and brick balustrade. Irregular plan (contributing)

► **DESCRIPTION OF WORK:**

Construct wood-framed 8x12 side-gabled accessory structure in rear yard. Siding to be board and batten. Doors to be vertical wooden boards. Side-gables and front entry gable to have straight-edged horizontal wood siding rather than irregular-edged cedar siding as shown. Windows to be salvaged wood true-divided light. Pitch of asphalt-shingled roof to be 14/12 to match the front gable of the house with walls being 8 feet tall.

► **APPLICABLE DESIGN GUIDELINES:**

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

Typical outbuildings would have included carriage houses or servants' quarters, often taller than one story and built with steeply pitched gable roofs, or combined gable and shed roofs, with weatherboard or board and batten wall covering. Smaller work sheds were also common in Fourth and Gill. It is acceptable to construct new outbuildings to the rear of lots on Fourth and Gill, with designs that respect the original designs.

1. Buildings resembling servants' quarters or carriage houses, work buildings, or simple one-story garages are appropriate to be constructed in the Fourth and Gill Historic District. Their size and construction should use materials that correspond to the original primary buildings on the lot.

COMMENTS:

STAFF FINDINGS:

1) Typical outbuildings in 4th and Gill have included carriage houses, barns, and servants' quarters, often more than one story tall and built with steeply pitched gable roofs or combined gable and shed roofs, with weatherboard or board and batten wall covering.

2) The structure is proposed to be located to the rear of the lot as recommended by the guidelines, but will be viewable from Caswell Avenue since the rear yard is on a corner lot.



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3) The dimensions, style, details, and materials of the submitted tool shed are compatible with the Victorian-era of the existing.

4) A 14/12 roof pitch is compatible with that of the existing house.

► **STAFF RECOMMENDATION:**

Approval based on the design guidelines and staff findings.

Certificate (File) No: 9-D14-H2

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

Please print all information

1. NAME OF APPLICANT: James E Campbell

Address: 601 Caswell Avenue

Telephone: 865 525 4609 E-mail address: JCampbee@yahoo.com

Relationship to Owner: I am the owner

2. NAME OF OWNER: " "

Address: _____

Telephone: _____ E-mail address: _____

3. LOCATION OF PROPERTY:

Address: 601 Caswell Ave Tax ID/Lot/Parcel No: 081M/G27

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.)

I would like to build a tool, garden shed on the back lot of my property. I have looked (and photographed) 30 out buildings in the neighborhood. The design I chose will positively accent my house and the neighborhood. Since there is no alley running along my property the shed will not resemble a carriage house but rather a miniature Victorian era shed. The steep pitch 14/12 will assure the aesthetic of the building. I will also use doors and windows of the era. Thank you for your consideration.

6. SIGNATURE OF APPLICANT: James E Campbell Date: 9-4-14

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			





601 Caswell - Main house gable



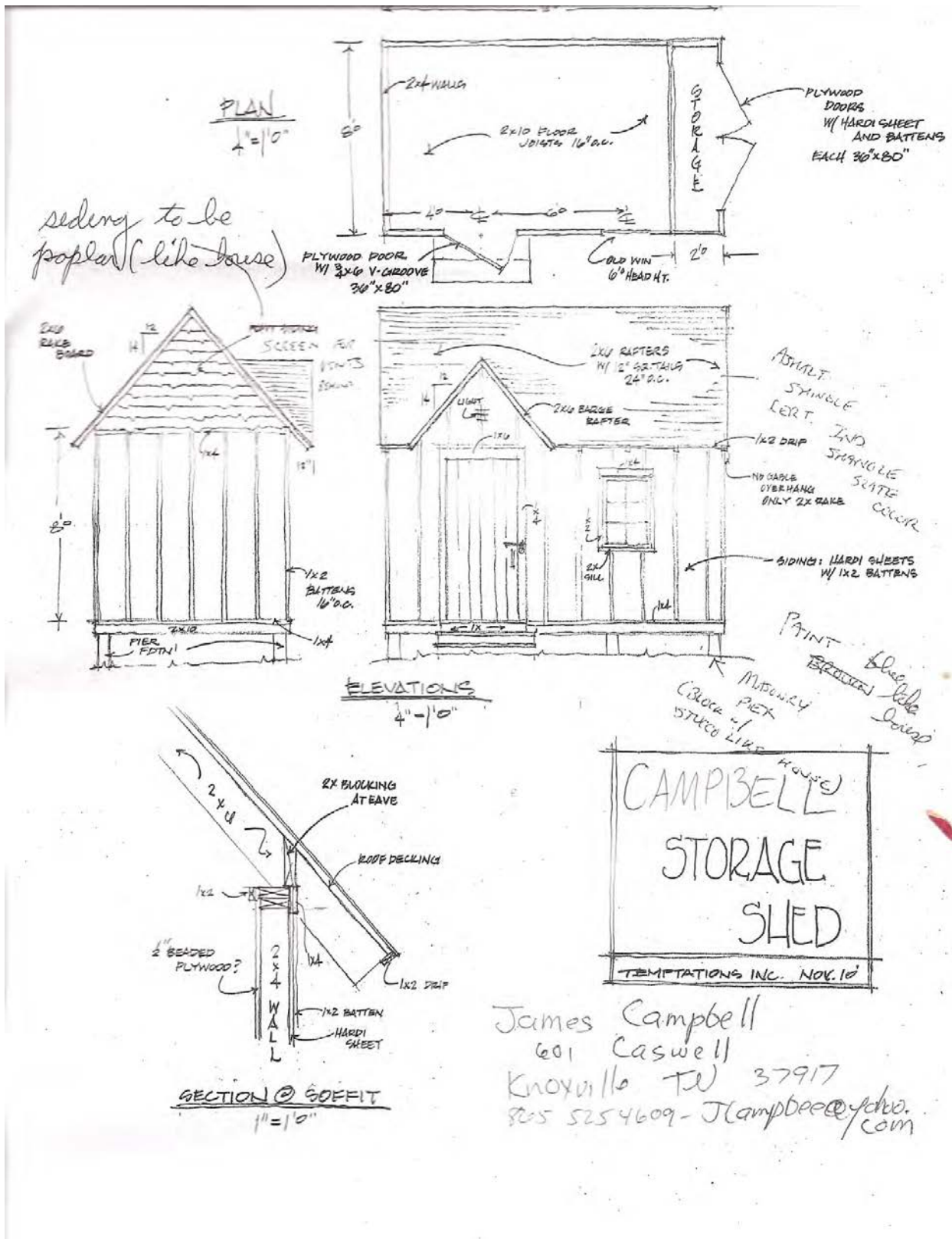
601 Caswell - Accessory structure example



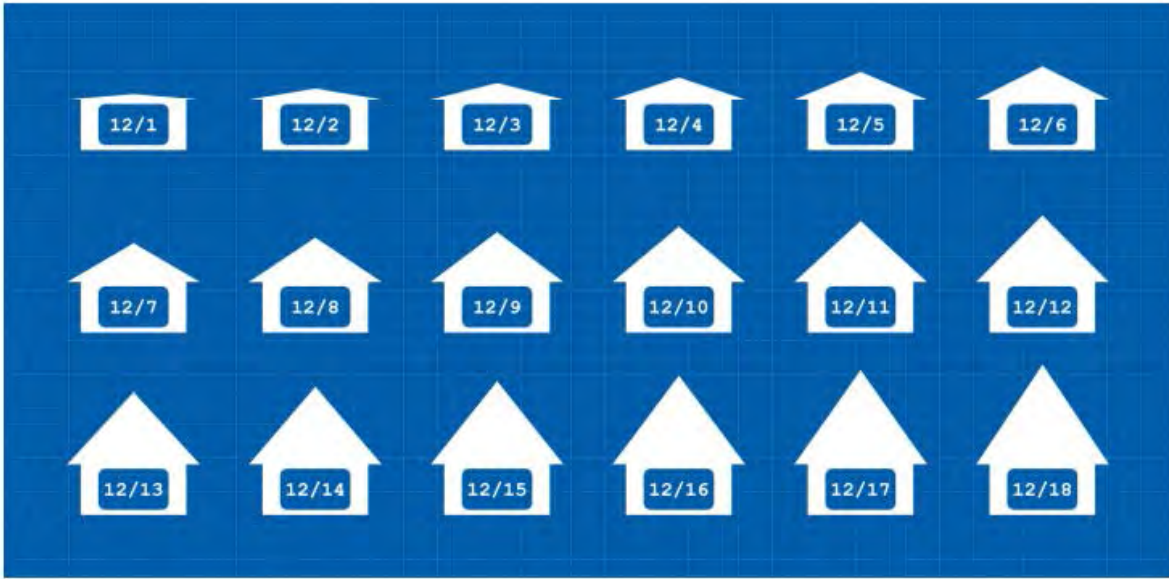
601 Caswell - Accessory structure example



601 Caswell - Accessory structure location (rear yard)



601 Caswell – Accessory structure drawings



Various roof pitch profiles