



KNOXVILLE HISTORIC ZONING COMMISSION STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION

PROPERTY ADDRESS: 605 Caswell St 37917

FILE NO.: 9-O-17-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 9/21/2017

APPLICANT: Sue. G. Russell (owner)

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

PROPERTY DESCRIPTION: Queen Anne (c. 1895)

Two-story frame with weatherboard wallcovering. High-pitched hip roof with lower cross gables, and imbricated shingles on front gable. Two interior offset side brick chimneys. Replacement 6/6 double-hung windows. One-story full front porch with late replacement deck-type balustrade and late -added sawn work between porch wood support posts. Two-story bay on front elevation. Irregular plan. (contributing)

► **DESCRIPTION OF WORK:**

Install a new front door, replacing non-historic door, with a door with an repurposed 1860s church window, set into a solid wood door. Install a transom window over the door - a fixed glass, single-light, framed in directly above the door to bring the height of the door up to the height of the windows. The approximately 41 lineal feet of balustrade on the front porch will be refined with horizontal banding on the upper front and bottom that matches the dimension of the trimboards on the interior side of it. The proposed banding will conceal the beveled ends of the balusters. The current balusters are spaced 5 ½" apart and do not meet the current code restriction of no greater than a 4-inch spacing between them. Additional balusters will be placed in between all existing.

The deck has been dismantled. Only the floor of the bottom deck remains along with two vertical members and a lateral which will support the metal roof to be used in the proposed screened-in porch. The screened-in porch will:

- 1) utilize the same footprint as the existing, remaining lower deck: 11' deep by 14' wide,
 - 2) be capped with a 5-V crimp metal roof attached to the side of the house on a ledger board, and;
 - 3) will slope at the required 3:12 ratio for a metal roof.
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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.

ENTRANCES

2. It may be appropriate to design or construct a new entrance if the historic one is missing. Any restoration should be based on historical, pictorial and physical documentation and should be compatible with the historic character of the building and with adjacent buildings. It should not create a false historic appearance. Entrances should not be removed when rehabilitating a building, either in adapting to a new use or continuing a historic one.

7. Missing doors should be replaced with new doors appropriate for the style and period of the building. In replacing missing original doors, replacement doors should mimic doors typical for that architectural style, including materials, glazing, and pane configuration.



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PORCHES

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.

2. Porches visible from a street may not be completely enclosed

The individual design elements of the neighborhood porches - turned wood posts, railings and balusters, heavy wood columns, wood ceilings and floors, g - reinforce the style of the houses. These individual details should be repaired and preserved, or replicated if good documentation of the original porch exists. Properly proportioned porches are important . . . in Fourth and Gill.

SECRETARY OF INTERIORS STANDARDS

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.

COMMENTS:

STAFF FINDINGS:

1. The house is a contributing structure within the Fourth and Gill H-1 Overlay and the National Register Historic District.
2. The documentary photo from the early 20th-century indicates 1/1 double-hung windows and no decorative sawnwork or other ornamentation on the structure. The historic inventory dating 1990 does not indicate any original ornamentation, except for imbricated fishscale shingles in the gable, and the house is similar to many other simple, unembellished Queen Anne houses in the district.
3. There are two houses in the Fourth and Gill H-1 Overlay that exhibit front window framed with small square lights as shown in the proposed front door window, salvaged from an old church. There are no doors currently exhibiting this feature in the historic district nor historically in documentary photos. Three of the earlier George Barber designed houses in the Edgewood-Park City Neighborhood exhibit this type of design in a window. Based on surveys of Knoxville's historic neighborhoods, this more intricate door design is been reserved for earlier (c. 1890), more elaborate Queen Anne designs that exhibited an abundance of architectural ornamentation to supplement it.
4. Stained glass is not documented to have been utilized in entry doors or any of the larger windows. However, leaded and beveled glass criss-cross designs are frequently featured in the later, more elaborate and transitional Queen Ann/Colonial Revival houses of the early 20th century. The HZC has not approved any applications for adding stained glass to windows. There are three doors in Fourth and Gill that feature stained glass, but these were apparently installed before the H-1 was established, as staff cannot locate any approvals for stained glass in Fourth and Gill H-1.
5. It is staff's opinion that the multi-light stained-glass door would be decoratively conjectural and would not comply



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with the SIS guideline that states: "Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."

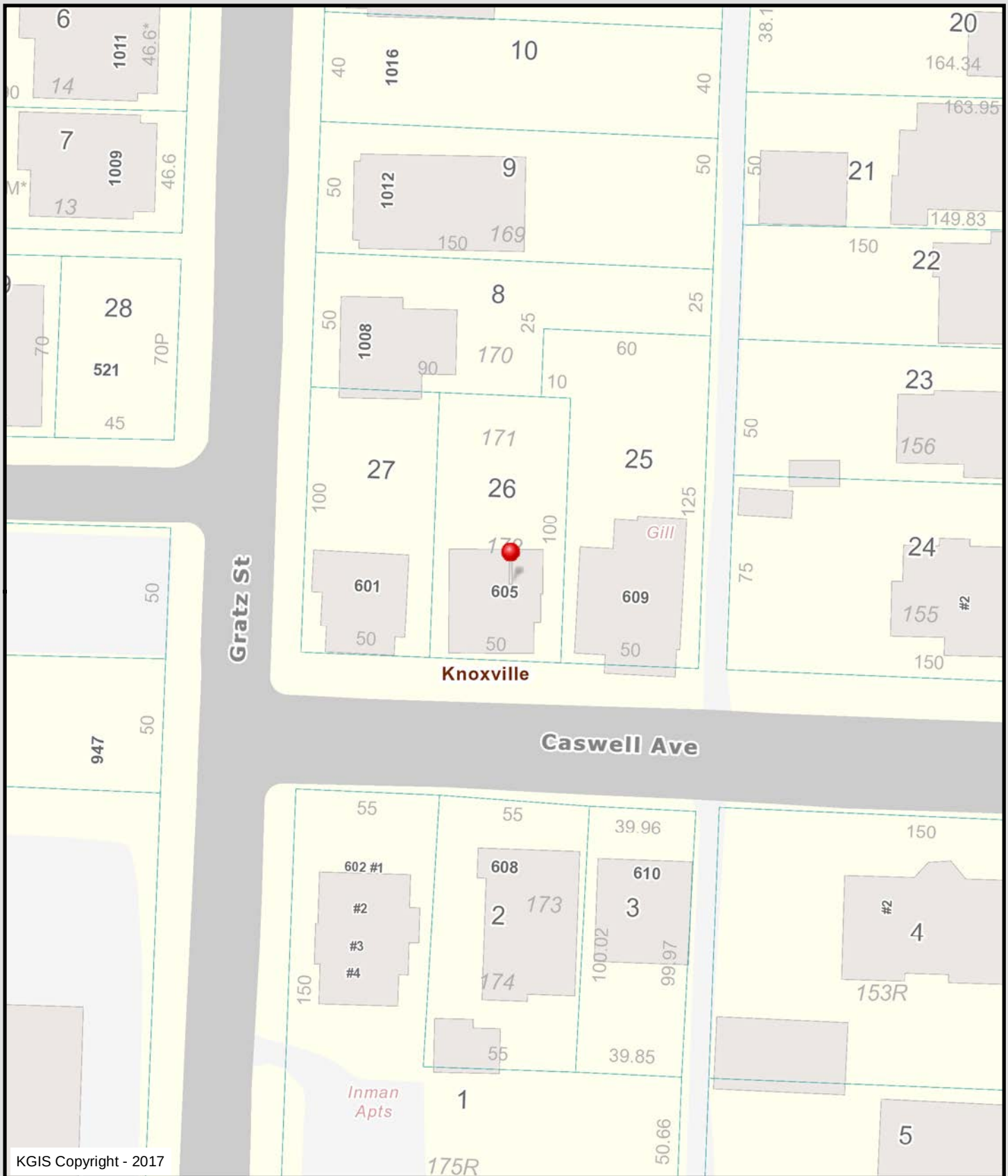
6. There is physical evidence on the house in its change of siding type and window height to indicate that a transom existed over the entry door, and this is a very typical and common characteristic of Queen Ann entries. As the entry exists without its transom and with a shortened entry door, the original proportion and scale of the entry are distorted and not proportionate to the house.

7. The screened-in porch on the rear elevation will not be seen from the front street right-of-way and will not destroy historic fabric. The late wooden deck and steps that were removed prior to the COA issuance were not of historical importance. The 5 V-groove metal roofing, while not appropriate on a historic front porch, is not inappropriate on a rear porch.

8. The proposed trim boards on the rails of the front balustrade to conceal the ends, and the insertion of extra balusters will somewhat improve the appearance of the inappropriate replacement balustrade.

► **STAFF RECOMMENDATION:**

Approval of all above-mentioned improvements to the house except for the proposed front door. The multi-light and stained glass type of door panel is not documented to have ever been utilized for this era of house or in Knoxville's historic neighborhoods.

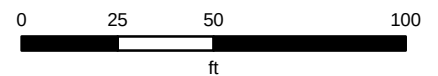


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605 Caswell Avenue
FOURTH AND GILL H-1 OVERLAY

Knoxville - Knox County - KUB Geographic Information System

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605 Caswell Avenue

Certificate (File) No: _____

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

Please print all information:

1. **APPLICANT NAME:** SUE G Russell
Address: 605 Caswell Ave
Telephone: 828 778 7747 E-mail address: SUEGRUSSELL@ATT.NET
Relationship to Owner: Self

2. **OWNER NAME:** Same
Address: _____
Telephone: _____ E-mail address: _____

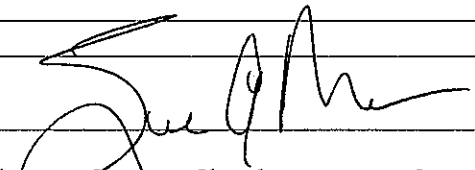
3. **LOCATION OF PROPERTY:**
Address: 605 Caswell Ave Tax ID/Lot/Parcel No: _____

4. LEVEL OF WORK (circle Level)

- ☒ **Level I** Routine repair; replacement of deteriorated materials in-kind; removal of artificial siding; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure or a late addition; renewal of COA
- Level II** Major replacement of materials or architectural elements; construction of an addition or outbuilding
- Level III** Construction of a new primary building; subdivision of individually designated 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.)

See ATTACHED

6. **SIGNATURE OF APPLICANT:**  Date: 9/5/17

Incomplete applications cannot be accepted.

Mail application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902; or Fax: (865) 215-2068; or E-mail to Kave.Gravbeal@knoxmpc.org
Phone: (865) 215-3795

FOR STAFF USE ONLY

Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			

5. Description of Work

Extensive work is contemplated for this long neglected house. A Certificate of Appropriateness has been issued for both roofing and guttering. Additional work will occur in the areas listed below.

1. Front entryway: entry door & transom
2. Front porch
3. Rear double deck partial dismantle, conversion to screened-in porch

1. Entry door – the existing door is out of context with the era of the house. It will be replaced with a simple, solid wooden door featuring the window type most associated with the architectural style of this house, a Queen Anne (Attachment 1). One clear pane will be surrounded by a series of colored squares which will constitute **the only color on the house**. The color palette for the house is shown in Attachment 2. It is composed of varying shades of grey, white and black. The window, a repurposed 1860s church window, will be set into a solid wood door. The door, including window, will be painted in the trim color of black and be both simple and understated. The cobalt blue and red/orange glass around the center clear panel are a subtle nod to the neighboring house's blue/orange color palette and simple enough to co-exist with the turquoise and grey palette of the other neighboring house.



Transom. Additionally, the original rhythm of the façade was compromised with the introduction of the current door. The entry point of a house is typically the biggest opening, as

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it must admit the standing human form. Windows are typically smaller and match the height of the door, not exceeding the door height as is the case here (note above).

The current door is shorter than all the windows on the front with a disconcerting result. It is possible the original door was taller and matched the height of the first floor windows. Supporting evidence exists in that the wood siding on the house above the door is slightly thinner (modern era milling) compared with the remainder of the siding on the house in the door area. This suggests a poorly thought out remodel and the introduction of the readily available, standard 6'8" door. A solution would be to install a transom window over the door - a fixed glass, single light, framed in directly above the door to bring the height of the door up to the height of the windows. Additional evidence to support the transom as a way to correct the rhythm problem is found inside. Upon entering the house to the left is the living room and as is shown below, there is evidence of a transom over the passageway. It is, as is apparent, blocked in but in the ongoing renovation of the interior of the house, it will be filled with a pattern complimentary to the Queen Anne window in the door. It is not unreasonable to consider that there was a matching transom over the front door. And, finally, transom windows occur on **every** house on Caswell Avenue between Gratz and Luttrell, for example, 610 Caswell Avenue, pictured here. Apparently, it was the norm.



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2. Front porch. The approximately 41' of balustrade on the front porch can be refined with both the introduction of horizontal banding on the upper front and bottom that matches the dimension of the boards on the interior side. The proposed banding will conceal the attachment ends of the balusters. The current pickets are spaced 5 ½" apart and do not meet the current code requirement of no more than 4" of spacing in between. Additional pickets will be placed in between all existing pickets.



4. Rear double deck. In the mid-1990s, double decks were installed at 605 Caswell Avenue. By then, the property had become a rental, decks likely installed to attract college student renters. The result, shown, to the right, was not subtle.



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Since the above picture, the deck has been dismantled, the wood carefully removed for re-use. Only the floor of the bottom deck remains along with two vertical members and a lateral which will support the metal roof to be used in porch creation.



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The screened-in porch will:

- 1) use the same footprint as the existing, remaining lower deck:
11' deep by 14' wide,
- 2) be capped with a 5-V crimp metal roof attached to the side of
the house on a ledger board, and
- 3) will slope at the required 3:12 ratio for a metal roof.



The result of this modification will be to greatly decrease the visual impact of the addition and provide a healthy place to enjoy fresh air without exposure to the strong mosquito, stinging insect population of the area.

Attachment 1

CEILING

TRANSOM

SAME
HEIGHT
8'3"
from
floor



ADJACENT
WINDOW

DOOR IS 6'8"

- STAINED GLASS SQUARES ARE COBALT AND RED/ ORANGE
- 18 SQUARES TOTAL, APPROX. 4" X 4"



605 Caswell in background as viewed from the corner of Luttrell