



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

**PROPERTY ADDRESS:** 1801 Washington Ave 37917

**FILE NO.:** 5-L-18-HZ

**DISTRICT:** Edgewood-Park City H-1

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**MEETING DATE:** 5/24/2018

**APPLICANT:** Heather Casteel; Chris Casteel (owner)

**LEVEL OF WORK:** Level II. Construction of addition

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**PROPERTY DESCRIPTION:** Craftsman (c. 1910)

Two-story frame with aluminum siding and brick veneer. Hip roof with lower cross-gables, asphalt shingled. Features king-posts, rafters and louvered attic vents. One-story one-bay front gable porch with square brick columns and low brick piers, sawn wood balustrade. Six-over-six and 12-over-1 double-hung and twelve-light casement windows. Exterior brick chimney. Brick foundation. Rectangular plan. (Contributing)

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► **DESCRIPTION OF WORK:**

Construct 21' x 14' wooden deck at back of house from left to the end of the brick facade. Balusters (2x2) set into top and bottom railing. It will be no taller than 36" and spaced to meet code. Three handrails will be installed on the far left, far right, and middle of the stairs. 6x6 (or 8x 8) posts will be installed on the corners to support the porch roof.

Option 1: Construct low-pitched shed porch roof over wooden deck. Wood-framing with asphalt-shingled roofing. Exposed and painted post and beam construction. Alternate: the area beneath the slope on each side of the shed roof could be infilled with painted wood siding. Beams would be covered in this alternative.

Option 2: Construct hipped porch roof over wooden deck. Wood-framing with asphalt-shingled roofing. Roof pitch is to be 4/12.

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► **APPLICABLE DESIGN GUIDELINES:**

Edgewood-Park City Design Guidelines, adopted by the Knoxville City Council on July 29, 1997.

**ADDITIONS:**

- 12) New additions must be located at the rear or on an inconspicuous side of a historic building, limiting the size and scale in relation to the historic building.
- 13) New additions must be designed so that it is clear what is new and what is old, but must be compatible in terms of mass, materials, size, texture, scale, relationship of solids to voids and color.
- 14) New additions shall not alter the basic character of the building, or cause a lessening of historic character.

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**COMMENTS:**

The staff findings below would apply to either the shed roof or hipped roof addition.

**STAFF FINDINGS:**

- 1) The house is a contributing structure within the Edgewood-Park City H-1 Overlay and the National Register Historic District



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2) The proposed addition is located on the rear of the house and its size mass and scale do not overwhelm the rear façade.

3) The covered deck is designed to be compatible in terms of its painted wood materials. The shape and layout of the deck make it clear that it is a new structure.

4) The porch addition will not alter the basic character of the house, or cause a lessening of historic character. The addition could be easily removed in the future without destroying significant historic material.

► **STAFF RECOMMENDATION:**

Approval of either the hipped or low single-pitched (shed) roof over the wooden deck.

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

Please print all information:

1. **APPLICANT NAME:** Heather Casteel  
Address: 1234 Armstrong Ave. Knoxville, TN 37917  
Telephone: 865-599-0644 E-mail address: hrcasteel@gmail.com  
Relationship to Owner: owner (co-owner Chris Casteel)

2. **OWNER NAME:** Chris & Heather Casteel  
Address: 1234 Armstrong Ave. Knoxville, TN 37917  
Telephone: 865-599-0644 E-mail address: hrcasteel@gmail.com

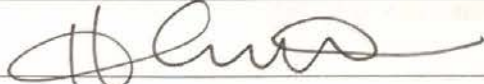
3. **LOCATION OF PROPERTY:**  
Address: 1801 Washington Ave. Tax ID/Lot/Parcel No: 082IL031

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.)

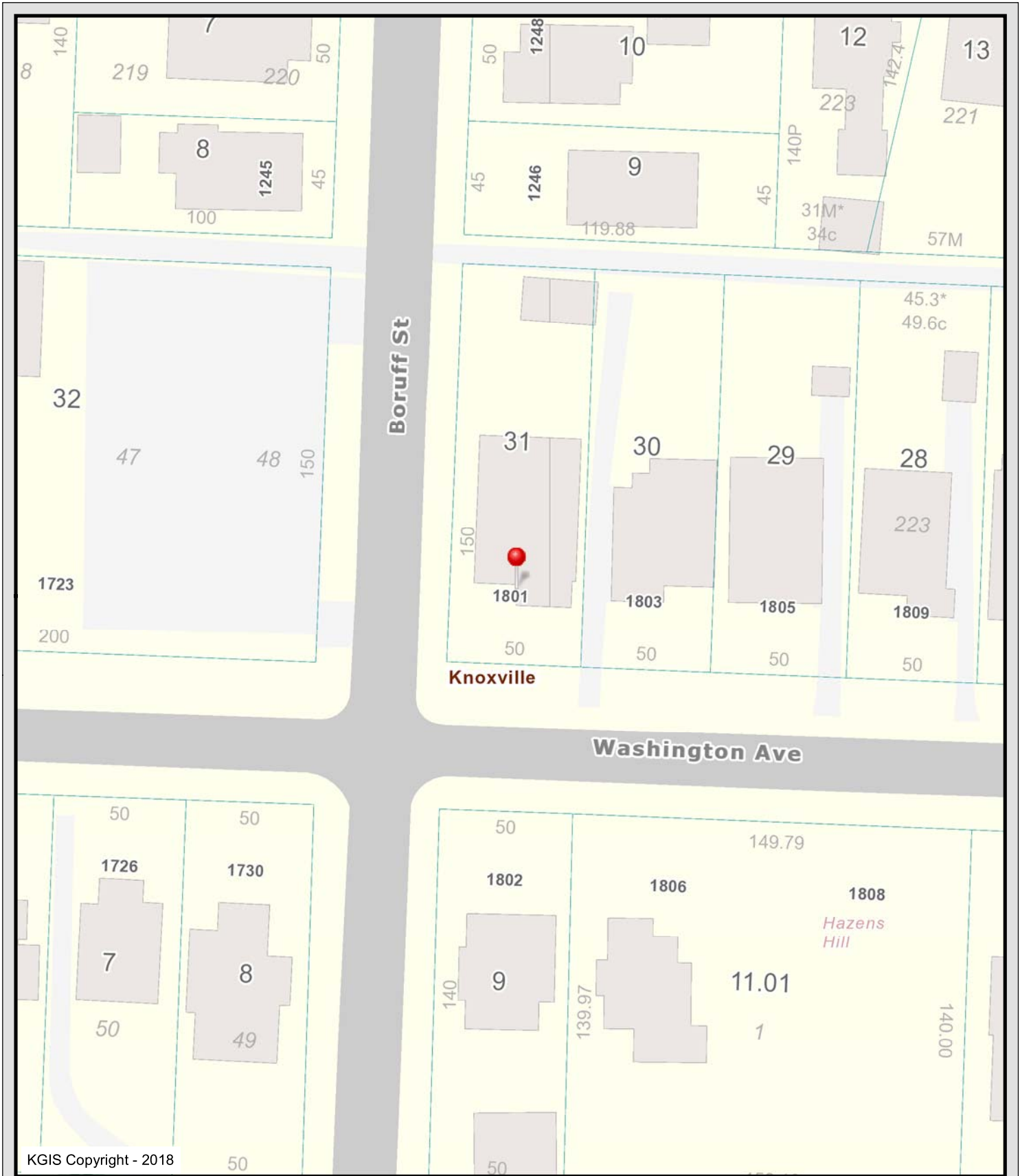
- ① Build wood deck at rear exterior. 21' x 14'
- ② Build wooden fence along back of property.
- ③ Add wooden (painted) and shingled porch roof over deck at rear exterior.

6. **SIGNATURE OF APPLICANT:**  Date: 4-30-18

**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 [Kaye.Graybeal@knoxmpc.org](mailto:Kaye.Graybeal@knoxmpc.org)  
Phone: (865) 215-3795

FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			

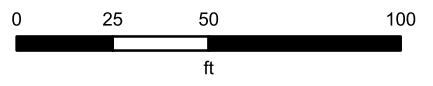


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**1801 Washington Avenue**  
Edgewood-Park City H-1

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**Knoxville - Knox County - KUB Geographic Information System**



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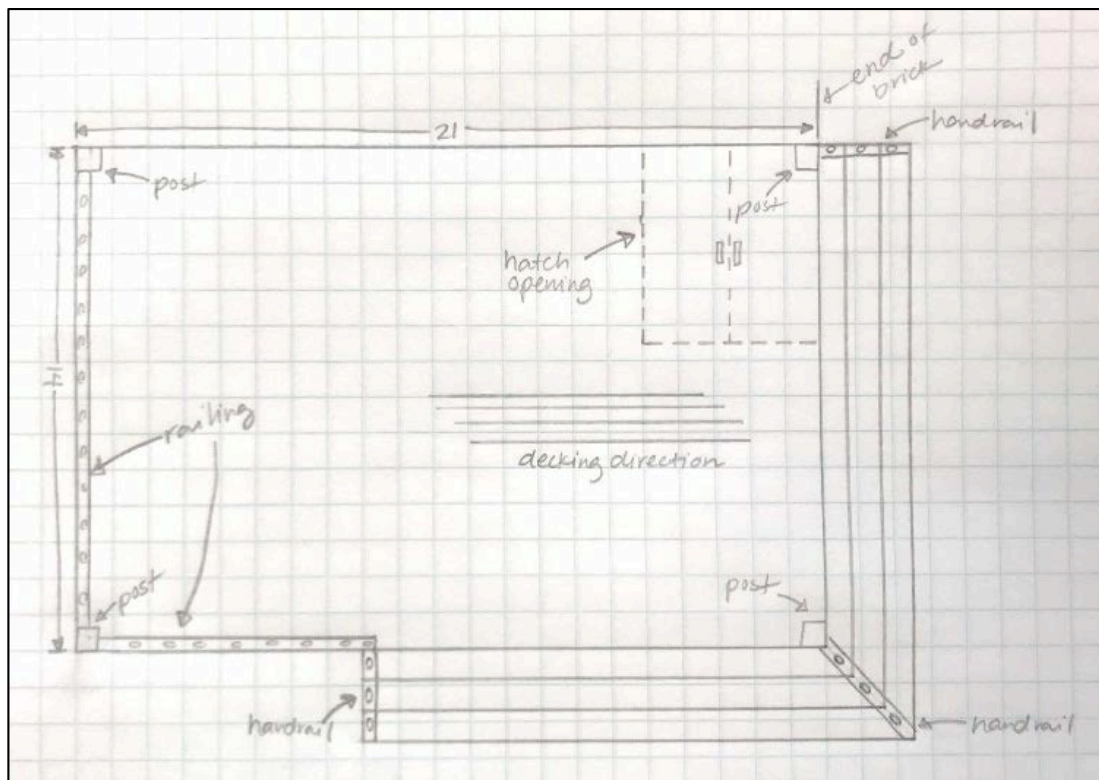
1801 Washington Avenue

Front of house. Corner of Washington and Boruff.



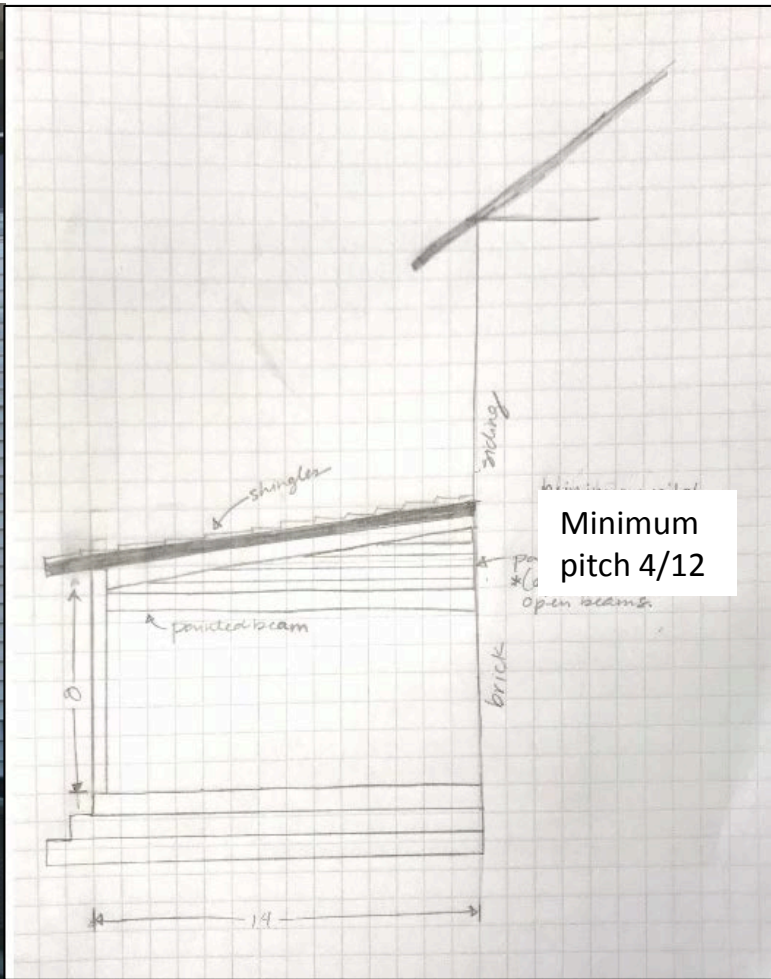
# 1801 Washington Avenue

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# 1801 Washington Avenue

Option 1: Build shed porch roof over wooden deck. Exposed and painted posts and beams. Option: the area beneath the slope on each side of the shed roof could be infilled with painted wood siding. Beams would be covered in this option.



Example of painted wood beams and posts. Would not use decorative ends.



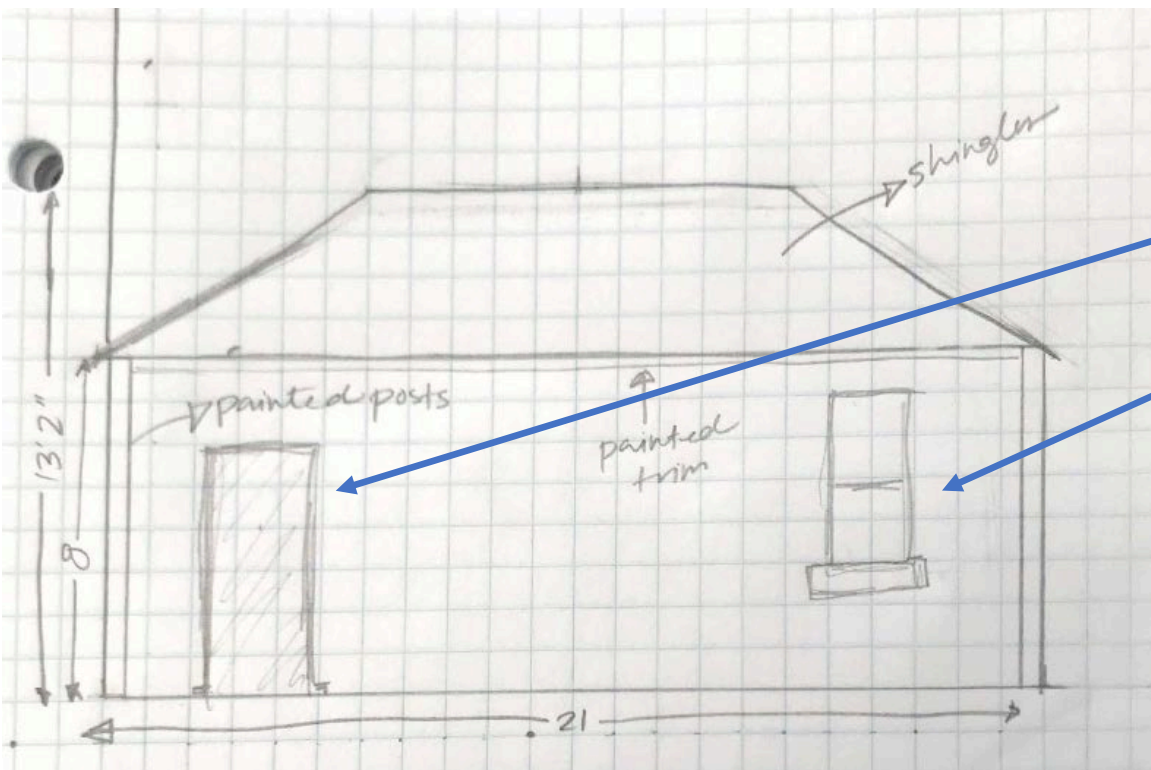
Example of simple wood beams and posts. Would not use curved braces.



Example of the area beneath the slope on each side of the shed roof infilled with painted wood siding.

# 1801 Washington Avenue

Option 2: Build hip porch roof over wooden deck.



Constructed of wood with asphalt-shingled roof. Wood will be painted.

Existing door on rear of house beyond.

Existing window on rear of house beyond

Roof pitch is 4/12. (The rest of the house is 8/12, but using that pitch for the porch will run into the upstairs windows.)