



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

PROPERTY LOCATION: 610 Caswell Ave. /
Parcel ID 81 M N 003

FILE NO.: 8-N-19-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 8/15/2019

APPLICANT: Logan Higgins Aplos Home

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

PROPERTY DESCRIPTION: Queen Anne Cottage (c.1910)

One-story frame residence with a hipped roof with lower cross gables, clad in asphalt shingles. Exterior is clad in vinyl siding and façade rests on a continuous, raised brick foundation. One-story, shed-roof porch extends across the right half of the façade, supported by turned wood columns. Windows are one-over-one, double-hung sash. Interior offset brick chimney. Irregular plan.

► **DESCRIPTION OF WORK:**

Applicant is proposing a rectangular rear addition, measuring approximately 25'-4" wide by 5' deep (5'-6" deep on the right side), offset from the house's right side by 1', with a flat-roof porch projecting from the rear addition. Existing rear wood deck will be removed.

The addition's roofline will extend from the existing one-story hipped massing on the left side, which currently includes an enclosed pantry and a recessed rear entry stoop. The existing hipped roof, currently truncated abruptly in the middle of the rear elevation, will extend across the elevation and intersect the existing rear gable, replicating the roof's existing hip, eaves, and materials. The addition's roof slope is 5/12.

Addition to rest on continuous brick foundation to match the existing brick, and be clad in board-and-batten siding, to distinguish the addition from the original house, which is currently clad in vinyl siding. One fixed, rectangular, single-light, wood window to be installed on rear elevation of addition. Access to the porch will be provided by multi-light double doors.

Proposed porch will be L-shaped and project from the rear addition, with the flat-roof covered section measuring 13'-6" wide by 14' long. An uncovered deck will extend 12'-9" to the right, with an ending aligning with the addition, and will be 7'-0" deep. Porch foundation will be brick piers, with square wood posts supporting a flat, black rubber roof. Porch roof will be 8'-6" above the porch floor. Porch to be located approximately 11'-1" from left side of property line, and 2'-3" from the right.

► **APPLICABLE DESIGN GUIDELINES:**

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

New Additions

1. Locate attached exterior additions at the rear or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building. Proportion is very important.
2. Design new additions in a manner that makes clear what is historic and what is new.
3. Consider the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district. Design for the new work may be contemporary or may reference design motifs from the



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historic buildings. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, size, texture, scale, relationship of solid to voids, and color.

4. Place new additions, such as balconies or solar greenhouses, on non-character-defining elevations, and limit the size and scale in relationship to the historic building.

7. New work should not appear to be as old as the historic building. Do not duplicate the exact form, material, style, and detailing of the historic building in the new addition.

8. New additions should not cause a lessening or loss of historic character, including the historic building's design, materials, workmanship, location, or setting.

Porches

1. Repair porches on historic houses using wood floors, balustrades, post and columns, or replace duplicating the original size and design.

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

Secretary of the Interior's Standards for Rehabilitation

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.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

COMMENTS:

N/A

STAFF FINDINGS:

1. The house is a contributing resource to the Fourth and Gill H-1 Overlay and the National Register Historic District.

2. The addition and rear porch will be somewhat visible from the public right-of-way, since an alley runs adjacent to the east side of the house. It will be visible from points in the alley itself.

3. The proposed addition adds 125 square feet to the existing house. The size, scale, and massing of the addition are proportionate to the historic house.

4. The rear elevation is not a character-defining elevation of the house, so the location of the addition is appropriate. The existing wood deck was installed in late 2018 and does not contribute to the house's integrity.

5. The proposed addition does not obscure or damage any significant character-defining features of the house.

6. The current hipped roof sags due to an unsupported cantilever; continuing the roofline with enclosed space below will better support the roof. Moreover, the rear dormer currently appears disproportionate to the rest of the house, and would be complimented by an extension of the hipped roofline. Interior space and wall framing will provide structural support for the second-story dormer.



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7. The proposed board-and-batten siding differentiates the addition from the original and is compatible with the existing house. Should the house's current vinyl siding be replaced with wood clapboard siding in the future, the newer construction would remain differentiated from the old, yet compatible.

8. The right side of the proposed addition features a solid wall. Installation of a small double-hung sash window or a second rectangular wood casement window would better compliment the relationship of solids to voids on the historic structure.

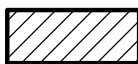
9. There is some precedent for small, flat-roof porches in the neighborhood. The proposed porch is sufficiently transparent so as to not visually detract from the integrity of the rear streetscape, and the small porch could be easily removed without damage to historic fabric in the future. Simple wood post porch supports and a vertical picket railing are compatible with the Queen Anne cottage style.

► **STAFF RECOMMENDATION:**

Staff recommends approval with the following conditions: 1) porch balustrade, handrails, and steps to meet City codes, 2) either a wood double-hung sash window or a wood casement window to be installed on right side of addition, 3) if current or future owners propose to enclose the rear flat-roof porch in the future, the project would be re-evaluated by HZC.



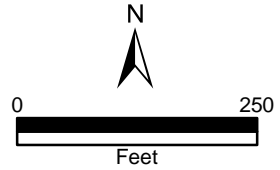
8-N-19-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



610 Caswell Ave. 37917
 Fourth and Gill H-1

Original Print Date: 8/1/2019
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Logan Higgins Aplos Home



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

Please print all information:

1. NAME OF APPLICANT: LOWAN HIGGINS - APLOS HOME
Address: 200 W/ JACKSON AVE # 408 KNOXVILLE, TN 37902
Telephone: 423.502.4210 E-mail address: LOWAN.A.HIGGINS@GMAIL.COM
Relationship to Owner: PROJECT DESIGNER

2. NAME OF OWNER: NINA HOWELL
Address: 140 E GLENWOOD AVE, #110 KNOXVILLE, TN 37917
Telephone: 865.310.1505 E-mail address: NINA.D.HOWELL@GMAIL.COM


3. LOCATION OF PROPERTY:
Address: 610 CASHELL AVE Tax ID/Lot/Parcel No: 081MNO03

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; renewal of COA
- Level II Major replacement of materials or architectural elements; construction of 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.)

• EXTRUDE EXISTING FORM TO CREATE A SMALL ADDITION
• ADD NEW COVERED BACK PORCH
• SEE DESIGN PACKET FOR MORE DETAILS

6. SIGNATURE OF APPLICANT:  Date: 7.29.19

Return 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. **Incomplete applications will not be accepted.**

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

610 Caswell Avenue

design by aplos home

Proposed addition to rear of building

New additions may be necessary for some of the houses in the Fourth and Gill Historic District. They should duplicate the lot coverage and placement of adjacent historic buildings.

This proposed addition is to extend the kitchen, main bathroom, and part of a bedroom. The intention of the design is to follow Secretary of Interior Guidelines as well as the Fourth and Gill Neighborhood Design Guidelines to make the needed change with minimal impact to the historic form of the house. This addition will extrude an existing form with a small pop out and create a new covered porch.

Per the guidelines, we intend to:

1. Match scale and number of story's to existing and neighborhood context.
2. Locate entire addition onto rear of building in a location not highly visible from the street
3. Differentiate new from old in a way that preserves the historic integrity of the house.

1. Addition Footprint & Lot Coverage Comparison

The proposed addition is roughly 5' x 25'-0" along the back side. In total, this will only add around 125 SF to the house. In the diagram below, we show the scale of the addition compared to the existing house, along with the placement of the new back porch and compare the size to that of the neighbors.



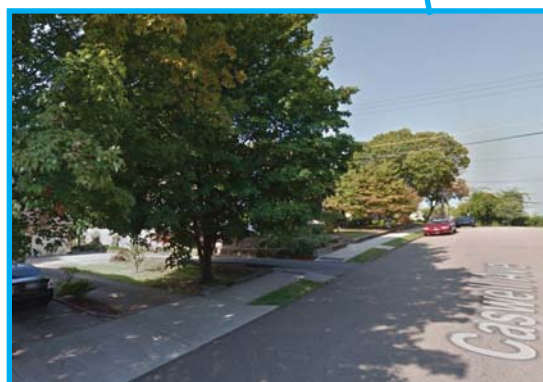
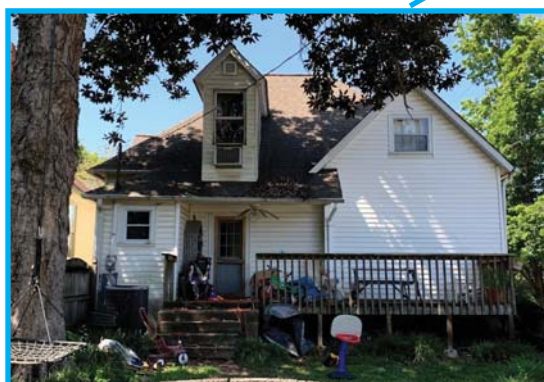
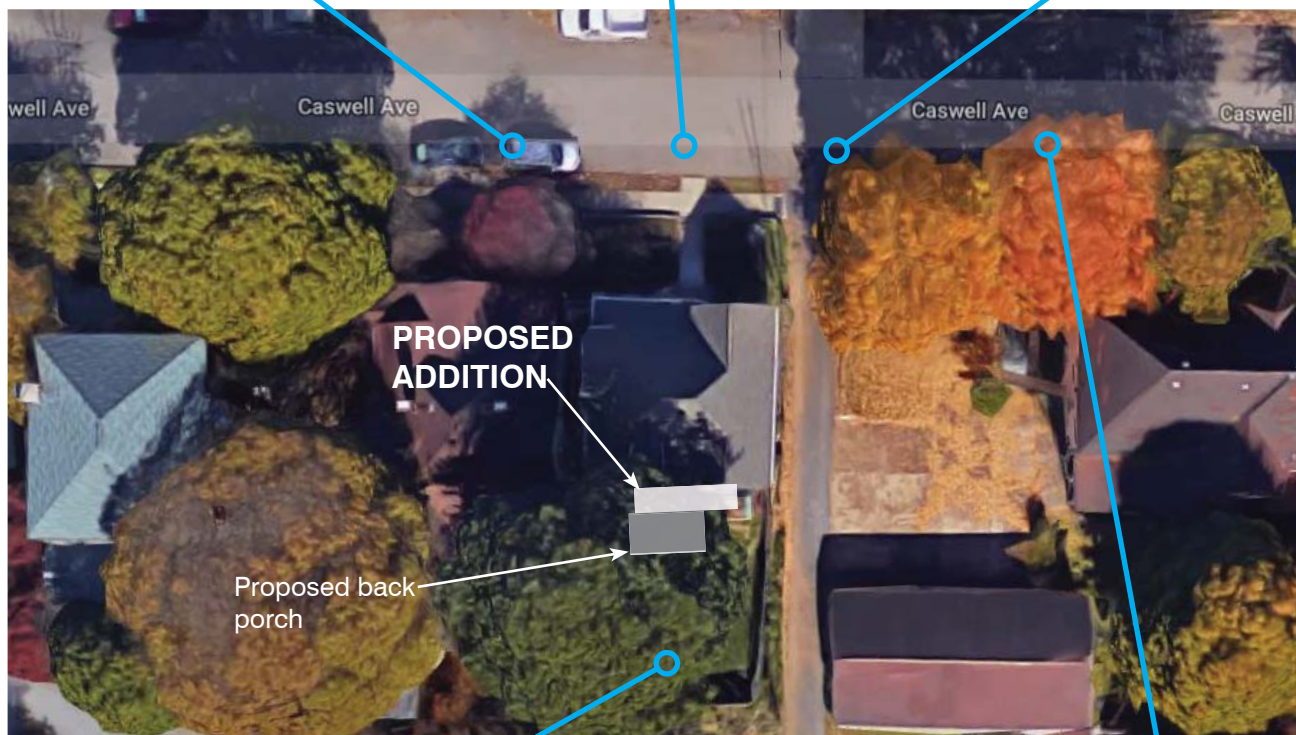
2. Addition Location

Visibility

Proposed addition will have almost no visibility from the street due to location on the site, density of block, and existing greenery.



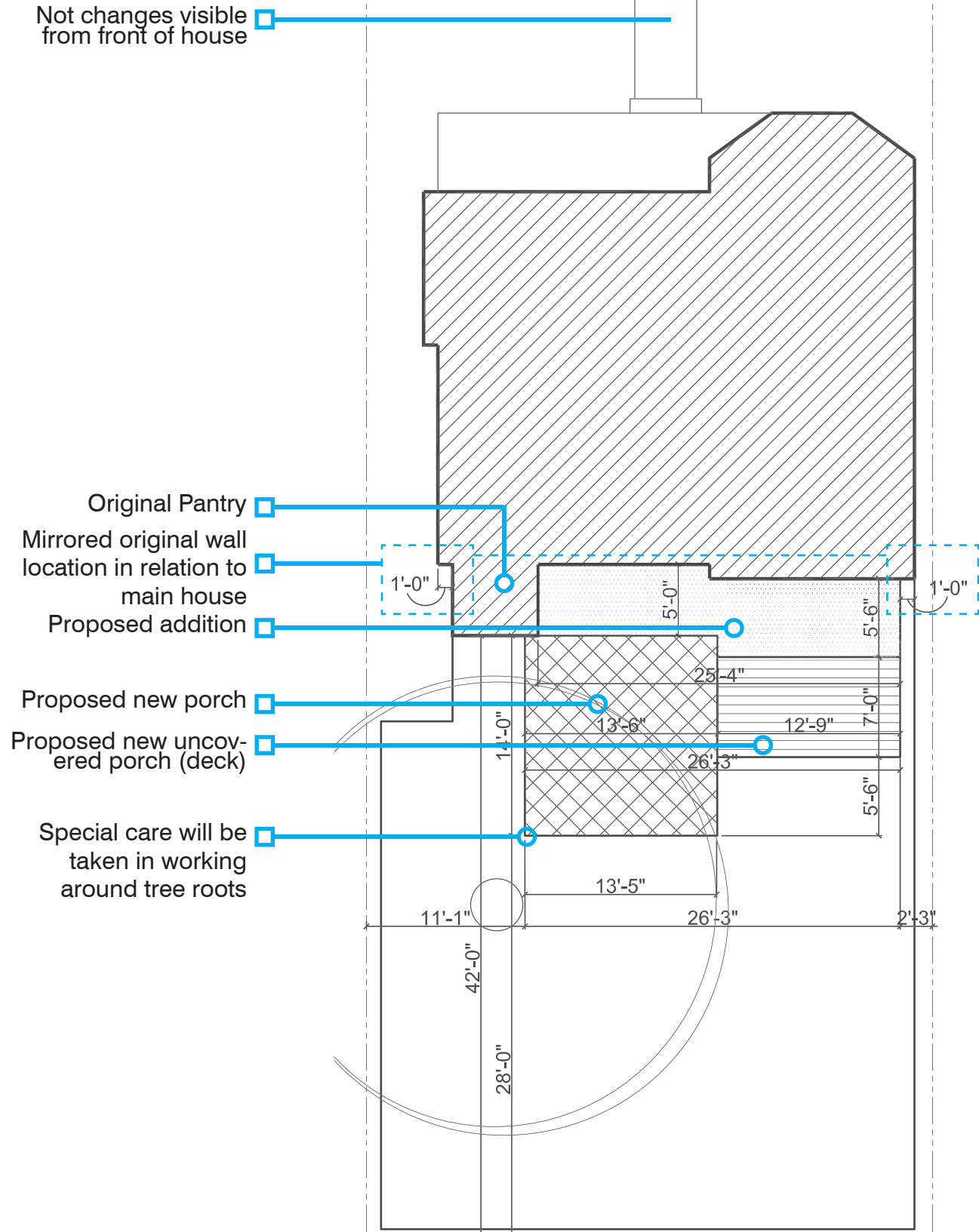
*Views with addition



2. Addition Location

Site Plan

Caswell Avenue



*property line dimensions are based on KGIS maps and are subject to minor variances

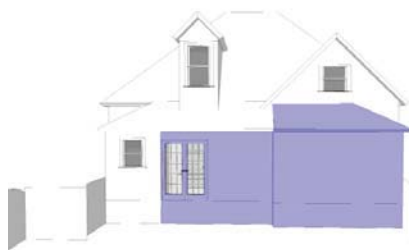


3. New v. Old

Views



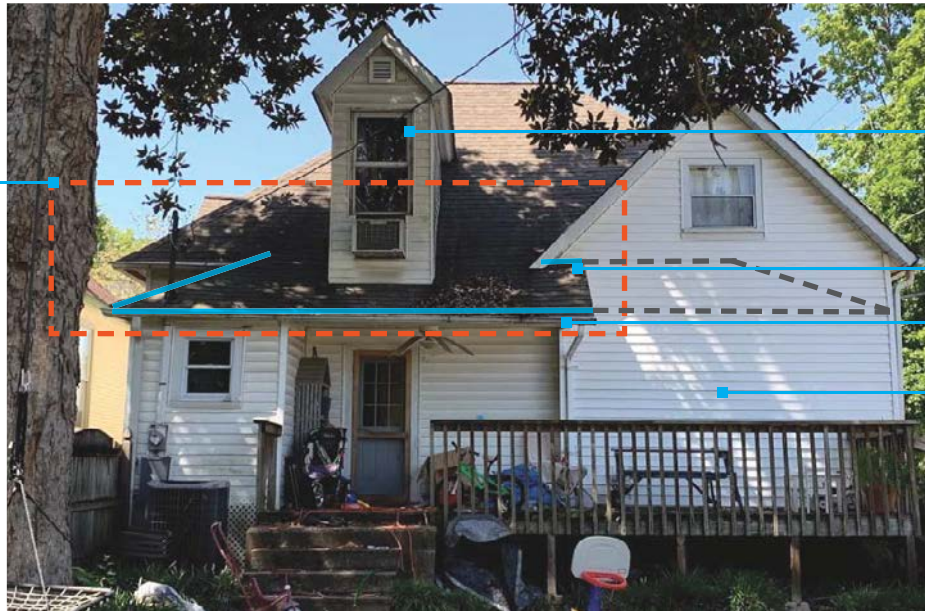
Existing



Addition - Extrusion of existing form



Addition - With porch



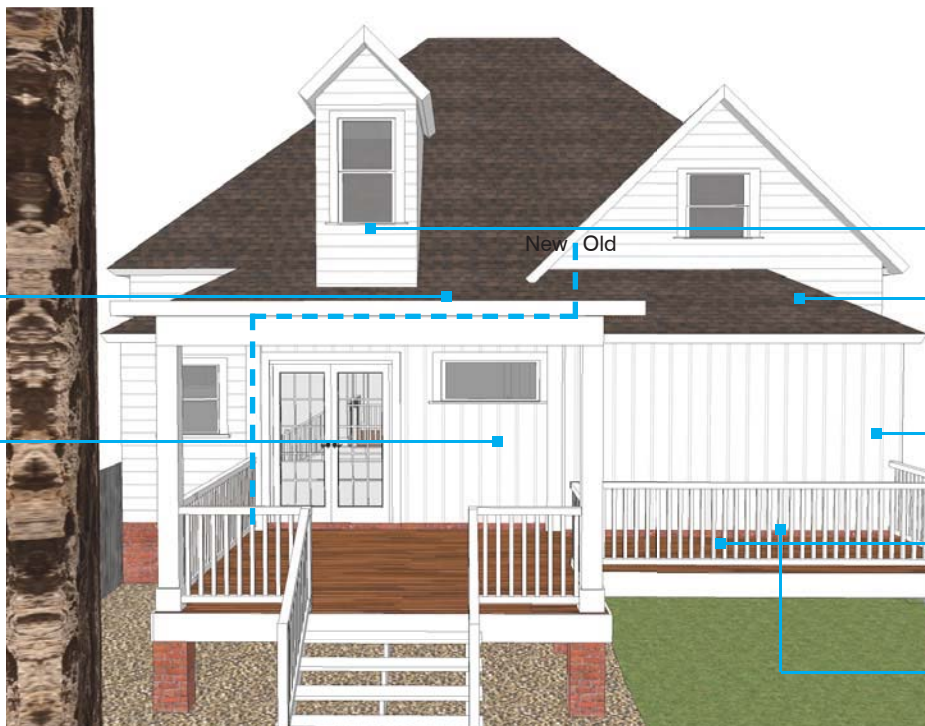
Existing roof to be extended with slight pitch change on new section, roof end to be replicated.

Current dormer looks disproportionate to rest of house and feels uncomfortably unsupported

New roof has slight change in pitch but ties in at same height

Current roof sags due to unsupported cantilever

Current house sheathed entirely with vinyl siding



Flat roof over porch, typical for neighborhood, low-impact, clearly differentiates from original and respects historic character of the house

Incremental improvements, board and batten to differentiate new from old and incrementally help the house restore to a more historic sheathing

New | Old

Dormer feels less unsupported

New roof extrudes existing with slight change in pitch and replicates hip slope at end

Wall and roof continue existing wall and roof with minor change in depth and pitch

Uncovered deck not visible from street due to existing fence

Brick foundation to match original building



3. New v. Old

Elevations

The changes on this house reference and continue forms seen throughout the house, such as the front porch's roof. The addition of the back porch is very low impact and fitting to a historic neighborhood.

Front (Street) Elevation

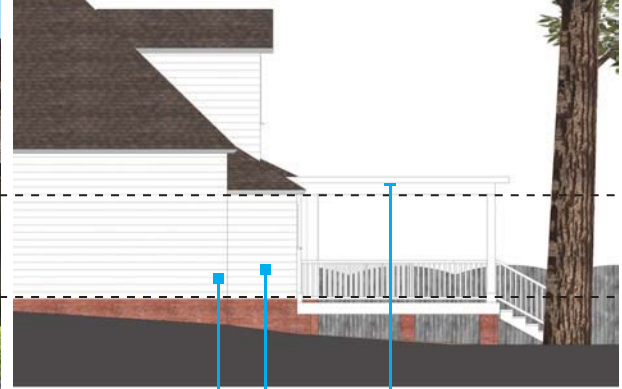


Fascia Hgt.

Finish Floor

No changes are visible in front elevation other than updating existing house and adding landscaping

Rear Elevation

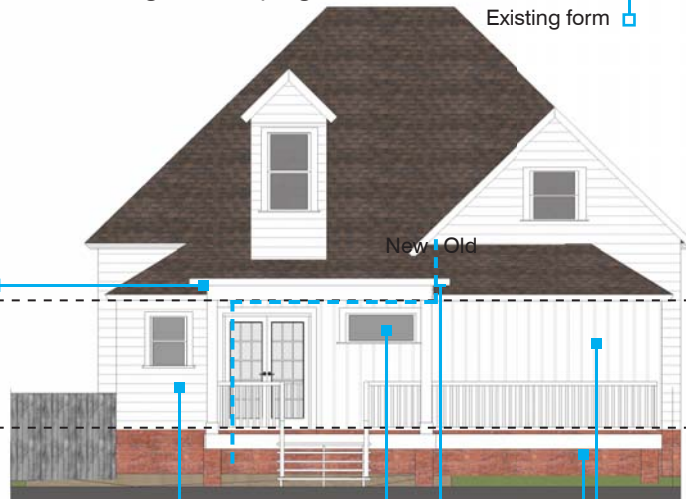


Existing Vinyl Siding

8'-6" AFF

Fascia height matches existing

Left Elevation



Fascia Hgt.

Fascia terminates into porch beam on both sides to porch

Finish Floor

Fascia height matches existing

Existing siding defines historic form

Wood window on addition

8'-6" AFF

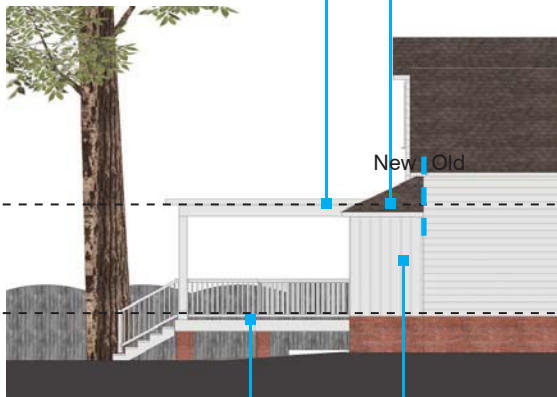
Brick foundation to match original

New board and batten siding

Right Elevation

Black rubber roof, typical for low slope roofs

New Roof match existing



Porch Hgt.

Finish Floor

8'-0" AFF

Porch Ceiling

Simple new back porch matches detail level of original house

Difference of siding helps differentiate existing from original and define historic form



Existing elevation



3. New v. Old

Views

