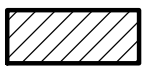




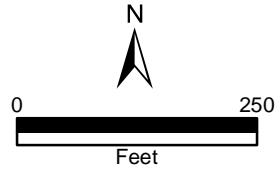
5-J-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



610 Caswell Ave. 37917
Fourth and Gill H-1

Original Print Date: 5/6/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Nina Reineri





Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 5-J-20-HZ

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

DISTRICT: Fourth and Gill H-1

MEETING DATE: 5/21/2020

APPLICANT: Nina Reineri

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 house rests on a continuous, raised brick foundation. One-story, shed-roof porch extends 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:**

Proposed construction of a second-story deck on top of a previously approved, new flat-roof porch. Deck will be accessed from an existing rear dormer, which will receive a new full-light, painted wood door. Deck will be 13'-6" wide by 8' deep, with a 36" tall wood guardrail to match the guardrail on the first floor porch (square wood posts with wood pickets set into the top and bottom rails). Deck floor will be 3/4", pressure-treated wood decking. To support the deck, additional roof framing and two additional columns will be added to the lower porch.

► **APPLICABLE DESIGN GUIDELINES:**

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999. Most of the houses in the Fourth and Gill Historic District have a porch. [...] They may even be two story porches, with upper story balconies. The individual design elements of the neighborhood porches - turned wood columns, elaborate railings and balusters, heavy wood posts or columns, wood ceilings and floors, gingerbread trim - 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 to new buildings constructed in Fourth and Gill, helping new construction blend better with the neighborhood.

4. In new construction, the proportion of the porches to the front facades should be consistent with the historic porches in the neighborhood. Details such as columns, posts, piers, balustrades and porch flooring must use materials that present a visually and physically appropriate appearance historically.

COMMENTS:

First-story, flat-roof porch and rear addition were reviewed by the HZC in August 2019.



Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 5-J-20-HZ

STAFF FINDINGS:

1. 610 Caswell Avenue is a contributing resource to the Fourth and Gill National Register Historic District and Historic overlay.
2. The proposed deck would be placed on top of an existing flat roof on a non-historic porch, on the rear elevation. Placement of the proposed deck is appropriate.
3. The applicant has noted the intent of the second-story deck as providing a use for the rear dormer, which is currently disproportionately sized for the rear elevation.
4. Design guidelines note that houses in Fourth and Gill do have two-story porches, with upper-story balconies. This guideline generally refers to façade elevation porches, and the second-story rear deck, smaller than the porch below it, is a unique form. However, it is small in size and would not detract from the overall integrity of the house.
5. The deck is not visible from the public right-of-way. The deck could be easily removed without effect on any character-defining features of the house.
6. Materials proposed for the deck include wood pressure-treated decking, a square wood balustrade to match the first-story guardrail, and square wood posts. The second-story deck will require two additional support columns to be installed on the first-story porch, will not alter the overall appearance of the non-historic porch. The necessary additional roof framing will be obscured with wood beadboard ceiling. The proposed materials are appropriate.

► STAFF RECOMMENDATION:

Staff recommends approval of the work as proposed.



DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Nina Reineri

Applicant

5/4/2020

5/21/2020

5-J-20-HZ

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

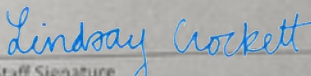
Nina Reineri

Name	Company		
140 E Glenwood Ave., Unit #110	Knoxville	TN	37917
Address	City	State	Zip
865-310-1505	ninareineri@gmail.com		
Phone	Email		

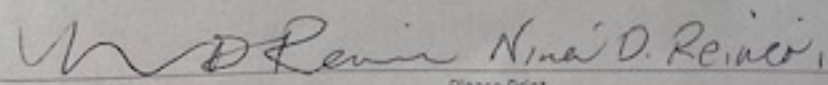
CURRENT PROPERTY INFO

Nina Reineri	140 East Glenwood Ave., Unit 110 Knoxville, TN 379 865-310-1505		
Owner Name (if different from applicant)	Owner Address	Owner Phone	
610 Caswell Avenue	081MN003		
Property Address	Parcel ID		
Fourth & Gill	H-1 Overlay		
Neighborhood	Zoning		

AUTHORIZATION


Lindsay Crockett
5/4/2020

Staff Signature Please Print Date


Please Print Date 5/4/2020

Applicant Signature Please Print Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required *Downtown Design attachment for more details.*

- Brief description of work: _____

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required *Historic Zoning attachment for more details.*

- Brief description of work: Addition of smaller uncovered porch on top of covered porch (previously approved through Historic Zoning Commission).

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required *Infill Housing attachment for more details.*

- Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500

FEE 1:

FEE 2:

FEE 3:

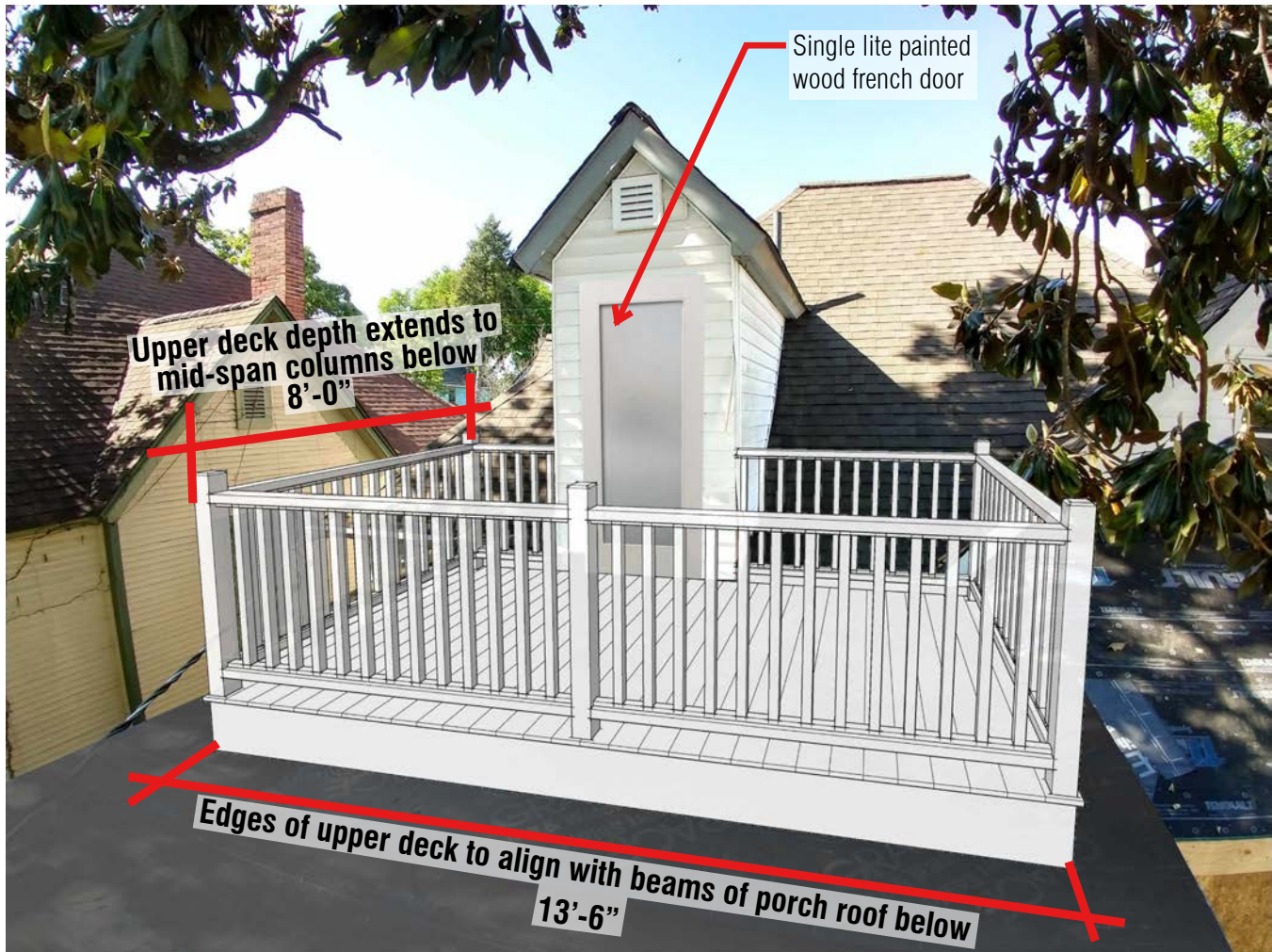
TOTAL:

Application for Certificate of Appropriateness

610 CASWELL AVE, KNOXVILLE, TN 37917

MAY 4, 2020

The proposed changes shown are modifications to a previous COA application, file number 8-N-19-HZ, approved at the 8/15/2019 HZC meeting.



The homeowner wishes to construct a deck on top of the previously approved covered porch.

- The covered porch roof sits 12" below 2nd story finished floor level. Therefore, a new floor structure will be constructed on top of the EPDM roof consisting of 2x10 SYP boards at 16" o.c. Perimeter of floor structure will be wrapped in a painted skirt board to match perimeter of porch below.
- Penetrations in EPDM roof to be flashed for leak prevention
- The new deck floor will be 3/4" stained, pressure treated decking
- 36" tall painted wood railings will be provided to match original COA application (square posts and balusters)
- A single-lite painted wood french door will replace the existing non-original dormer window to provide deck access.
- Additional roof framing and 2 extra columns will be added to the lower porch (shown next page)

Application for Certificate of Appropriateness

610 CASWELL AVE, KNOXVILLE, TN 37917

MAY 4, 2020

The proposed changes shown are modifications to a previous COA application, file number 8-N-19-HZ, approved at the 8/15/2019 HZC meeting.



Photograph taken 5/2/2020 during construction (not intended to represent completed project)

Roof framing in highlighted blue portion of roof will be doubled (2x8 PT lumber at 8" o.c.) to support new roof load from upper deck. All roof framing will be concealed with painted wood beadboard ceiling.

Temporary bracing

(2) new columns (dashed red outlines) to match existing 6x6 PT posts will be added mid-span over brick piers with concrete foundations (size and construction per permitted construction drawings) to support additional roof load



Northeast view from Caswell Avenue



Northwest view from Caswell Avenue



Rear view from alley



Pictometry,
east view



Pictometry,
south view