



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

**PROPERTY ADDRESS:** 0 Emoriland Blvd. Rd

**FILE NO.:** 3-D-17-HZ

**DISTRICT:** Fairmont-Emoriland NC-1

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**MEETING DATE:** 3/16/2017

**APPLICANT:** Caleb Kyser (owner)

**LEVEL OF WORK:** Level III. Construction of new primary building

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**PROPERTY DESCRIPTION:** vacant lot

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► **DESCRIPTION OF WORK:**

Construct one-story, frame, front-gabled house with footprint of 45'x36'-6" . Height of overall house to be approximately 19 feet from finished grade and the front foundation to rise approximately 2 feet above finished grade. Style to be front-gabled Craftsman with integral front-gabled porch. The setbacks are to be 35 feet from the street's edge, 9.5 feet from the west side, and 14 feet from the east side. A two-track driveway is proposed for the east side.

1) Foundation

- Block foundation will be covered with Boral Heritage Trail brick. Sample board provided.

2) Siding and Trim (All exterior siding and trim are to be painted with traditional craftsman earth tones)

- Wall siding will be smooth fiber cement board with 6" reveal. Sample provided.
- Gables will be fiber cement board straight shingle. Example photo provided in packet.
- Window and door trim will be smooth fiber cement board 6" on top and 4" on sides and bottom as shown on plan. Also shown in example photo.
- Corner trim will be 6" smooth fiber cement board board
- Freeze boards will be 8" smooth fiber cement board
- Fascia board will be 6" smooth fiber cement board
- Soffit will be made of wood or vented fiber cement board
- Each gable will have three wooden brackets made as shown on plan

3) Window and Doors

- Front door will be painted wood with side lights. Unit will be as shown on plans (see photo in packet for more detailed view).
- Back door will be aluminum-clad French with full glass, painted to coordinate with trim
- Window style and sizes will be as shown on plan
- Window to be made of wood with aluminum exterior with simulated -divided-lites 7/8" grille "putty" profile. See photos in packet for more detail. Please note that vinyl flange will not be visible after trim is installed
- Window color will be Colonial White or Bronze

4) Porches and Railing

- All porch railing will be of wood as shown on plan and painted
- Front porch walking surface and stairs will be poured concrete and tinted so not to cure white
- Tapered woods columns will be as shown on plan and painted



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5) Roof

- Roof pitch will be 4-over-12 shown on plan
- Roof material will be standard-size asphalt dimensional shingle. As seen in the top left corner of the siding example photo.

6) Driveway and Sidewalk

- Concrete driveway will have a full approach turning into two 24" tracks with grass between and around tracks. Tracks will end at the back of the house and back parking area will be brown pea gravel.
- Concrete sidewalk will match width of front steps-- both driveway and sidewalk will be tinted to match porch.

▶ **APPLICABLE DESIGN GUIDELINES:**

Fairmont Park Neighborhood Conservation District Design Guidelines, adopted by the Knoxville City Council on November 26, 2002.

A.New Development and Additions

Construction of new buildings, accessory buildings and additions

- 1.The design of additions and accessory buildings should be consistent with the character of the main structure.
- 2.New buildings on vacant lots shall be set back the same distance from Emoriland or Fairmont Boulevards as the adjacent buildings.
- 3.The width of side yard setbacks should duplicate the average side yard widths of the three adjacent existing buildings on each side of the subject property.
- 6.The entrances and front facades of new buildings located on Emoriland and Fairmont Boulevards should be sited facing those streets. The front facade should have a strong sense of entry.
- 7.Sidewalks should run from the front sidewalk to the front entrance, reinforcing the established rhythm and emphasizing the importance of the front entry.

B.Building and Roof Form

The houses in Fairmont-Emoriland are diverse in their architectural designs and trim, with roof variations formed by flat roofs, offsetting gables or hips, telescoping gables and dormers. Wings extend from the main body of the buildings and porches or porticos add further diversity. In constructing new buildings:

- 1.Houses with the same design of front facades cannot be repeated within five adjacent houses.
- 2.A matrix of the primary architectural designs and their features found in the Fairmont-Emoriland neighborhood is shown on page 6 of this report. New designs should interpret one of these design types, with features drawn from the matrix and appropriate to that style.
- 4.The minimum roof pitch should be appropriate for the style of house that is being constructed, as shown on the matrix in these guidelines.
- 5.Stoops, porticos or front porches are required for new buildings in the neighborhood, with the appropriate form drawn from the matrix of style types.
- 6.Most buildings should incorporate complex planes in the design of their front facades, as shown on the attached matrix.
- 7.The average foundation height of new buildings should replicate the average height of buildings on adjacent lots.



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8.The height of newly constructed buildings from the first floor to the top of the first story should replicate the height of neighboring buildings.

**C. Materials**

1.In constructing new buildings, the materials to be used should respect individual designs as shown on the matrix provided in the design guidelines.

3.Board and batten and materials noted on the matrix can be used on accessory buildings located in the side or rear yards.

**D.Access and Parking**

Many of the houses along Fairmont and Emoriland boulevards were built before use of the automobile was widespread. Driveways, if they exist, are of minimal width. Front sidewalks access the entry off of the primary sidewalk at the street. Garage doors on accessory structures facing the primary streets of the neighborhood are usually located at the rear of the lot. All of these factors act to preserve the impression of the neighborhood as a streetcar, or walking neighborhood, which contributes to its historic setting.

1.The carports or doors of attached garages should not face Emoriland or Fairmont Boulevards.

2.Attached garages or carports should be located fifteen feet back of the front facing facade.

4.If driveways are built they should be 9-10' wide. Separate tire strips of aggregate exposed concrete are encouraged.

6.Sidewalks should connect the public front sidewalk to the front entrance.

**E.Landscaping, Walls and Fencing**

Several factors form the setting for historic houses in the Fairmont-Emoriland neighborhood. They include the driveways themselves, walkways from the front sidewalk and mature trees. While these visual images affect the setting, they also impact on drainage issues with First Creek. The amount of impermeable features such as paving and roofs has a direct effect on the amount of runoff in First Creek, and the degree of flooding that can occur downstream. Additional mature trees and landscaping will also reduce immediate runoff and moderate the effects of intense rainfall.

1.The maximum lot coverage for impermeable features such as paving and roofs on any lot shall be 40%.

2.If driveways are constructed, they should be as narrow as possible.

3.Mature trees in the designated area should be protected, with residents and agencies encouraged to maintain trees that currently exist, and to begin planting the next generation of trees as soon as possible in conformance with the Master Plan for Tree Planing now being drafted.

4.Prior to any grading, a site plan should be prepared depicting trees that are to be conserved with any new development.

5.The front and rear yards of new houses constructed on Emoriland or Fairmont Boulevards should provide for large, native trees that will reach at least 50' in height at maturity. At least one tree should be placed in each of the front and rear yards. Examples of these include oaks, maples, sweet gums, sycamores, and other native trees that are suited to the environment and soils of the neighborhood. Existing trees may be included

6.At least one native ornamental tree such as a dogwood or redbud should also be planted in the front and the rear yards of each newly built primary structure in the neighborhood.

7.Fences and freestanding walls over 30" tall shall not be constructed in front of the front facade of houses facing



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Emoriland or Fairmont Boulevards.

8. There should be no mailboxes at the street on Emoriland or Fairmont Boulevards; all mailboxes should be attached to the front facade of houses.

9. Foundation plantings with low ornamental shrubs should be installed with new construction.

**COMMENTS:**

**STAFF FINDINGS:**

- 1) Emoriland Boulevard features a variety of house styles ranging from the mid-1920s to the mid-1940s, including Craftsman.
- 2) There are examples of one-story historic Craftsman bungalows at 1716, 1723, 1932, 1943, 1947, and 1952 Emoriland Boulevard which are among many in Fairmont Park; therefore, the Craftsman style is appropriate within this district.
- 3) Emoriland Boulevard exhibits a variety of house forms and roof pitches, and there is no particular height, width, or style pattern in the streetscape. Several of the front-gable styles have a 4-over-12 roof pitch as does the proposed design. The proposed height of ~19 feet above finished grade aligns with other Craftsman houses in the street scape. The foundation height of two feet above grade aligns with several other houses in the streetscape.
- 4) The proposed front setback of 37 feet is appropriate because it will align within a couple of feet of that for the adjacent house.
- 5) The side setbacks vary among properties along Emoriland Boulevard, and the proposed setbacks of 9.5 and 14 feet are appropriate and typical and allow for a driveway on the east side of the house.
- 6) The proposed smooth fiber cement board has been utilized on new construction in the districts and has been found to adequately simulate wood siding.
- 7) The materials of a tumbled brick-faced foundation, asphalt-shingled roof, and shingled gables are appropriate for the style and the district.
- 8) The specified aluminum-clad windows will simulate wood sufficiently for new construction in this NC-1 district which does not recommend particular window materials. The aluminum-clad window in a dark color such as bronze on new construction more adequately simulates the wood windows of period houses during the era of the district (from 1927-1950) than for those of the Queen Ann, turn-of-the-century era. The window muntins are to be simulated-divided-light which adds to the appearance of authenticity for the windows.
- 9) Earth-toned, darker colors were historically utilized for Craftsman homes; therefore, the aluminum-clad windows should be dark in tone, such as the proposed bronze color, rather than the alternatively proposed white finish. A lighter color in metal tends to have more sheen and appear less like wood.
- 10) The proposed wood-stained Craftsman front door, the 6/1 windows, as well as the French doors on the rear of the house are appropriate and compatible with the design of the house.
- 11) The proposed garage door is a low-profile modern metal garage door which does not allude to Craftsman carriage house doors; however, the design guidelines for this NC-1 district do not address garage doors, and it will not be seen from the right-of-way.
- 12) Decks on historic houses are more appropriate when the balusters are set into the top and bottom rails as is typical on the front porch rather than having beveled ends overlapping the rails.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the new construction based on the design guidelines and findings of fact with the



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condition that 1) the aluminum-clad windows are dark in tone, such as the proposed bronze color, rather than white; and 2) the railing for the deck have balusters that are set into the top and bottom rails rather than having beveled ends overlapping the rails.

Certificate (File) No: 3-D-17-HZ

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

Please print all information:

1. NAME OF APPLICANT: Caleb Kyser

Address: 507 Oakcrest Rd

Telephone: 865-936-0462 E-mail address: CKDADGERI@Yahoo

Relationship to Owner: Owner

2. NAME OF OWNER: Caleb Kyser

Address: Same as above

Telephone: \_\_\_\_\_ E-mail address: \_\_\_\_\_

3. LOCATION OF PROPERTY:

Address: O Emeriland Blvd Tax ID/Lot/Parcel No: 069LH015<sup>6</sup>

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.)

1712 SF. 3. Bed 2, Bath Craftsman with 2 car basement garage, please see work packet for more detail and photos

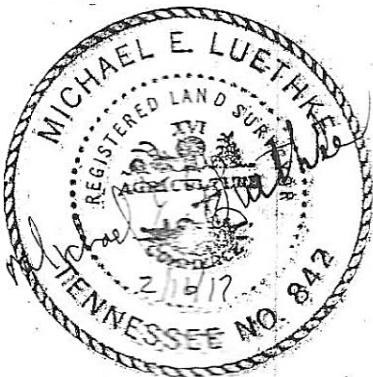
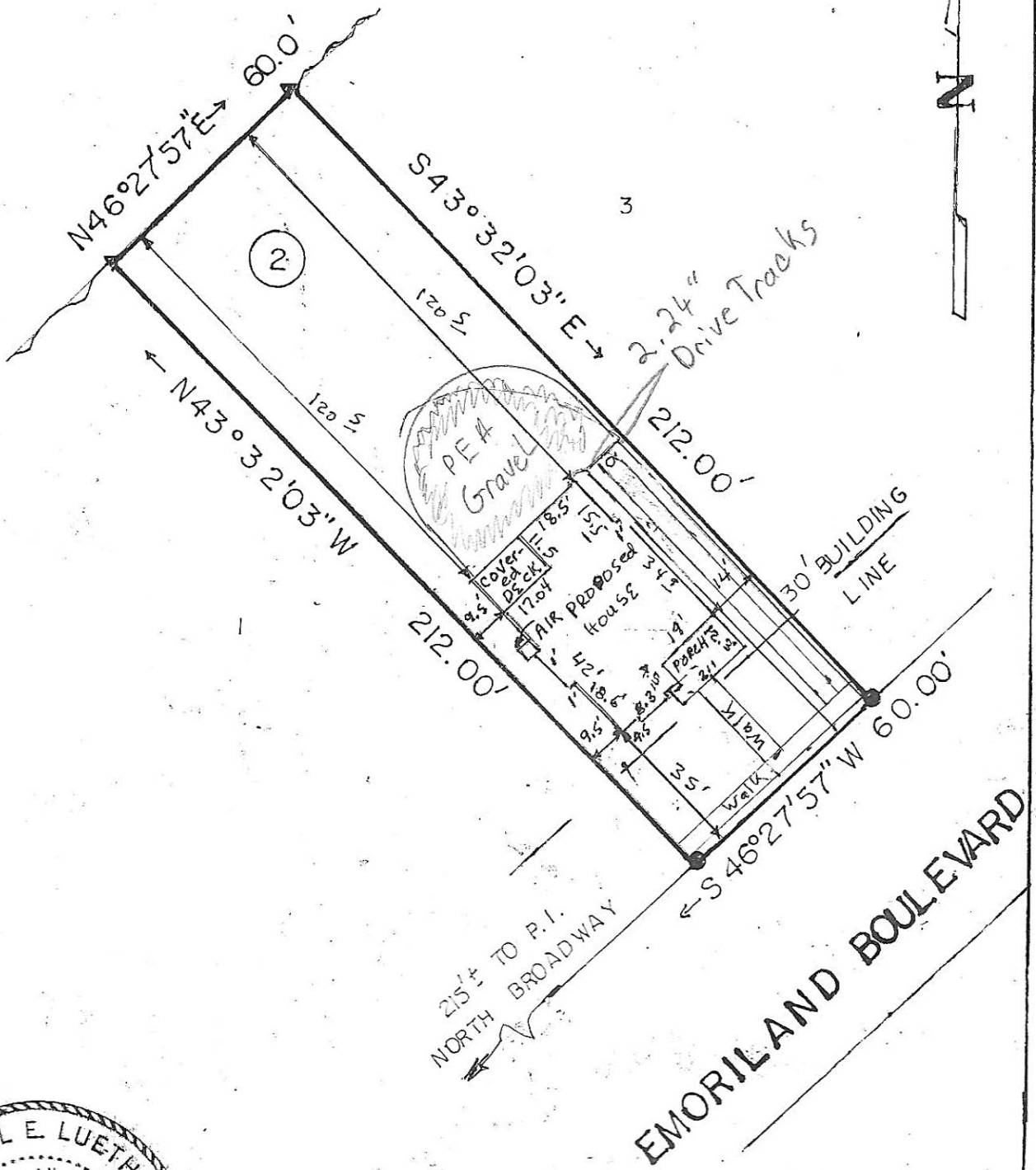
6. SIGNATURE OF APPLICANT: Caleb Kyser

Date: 2-24-17

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.

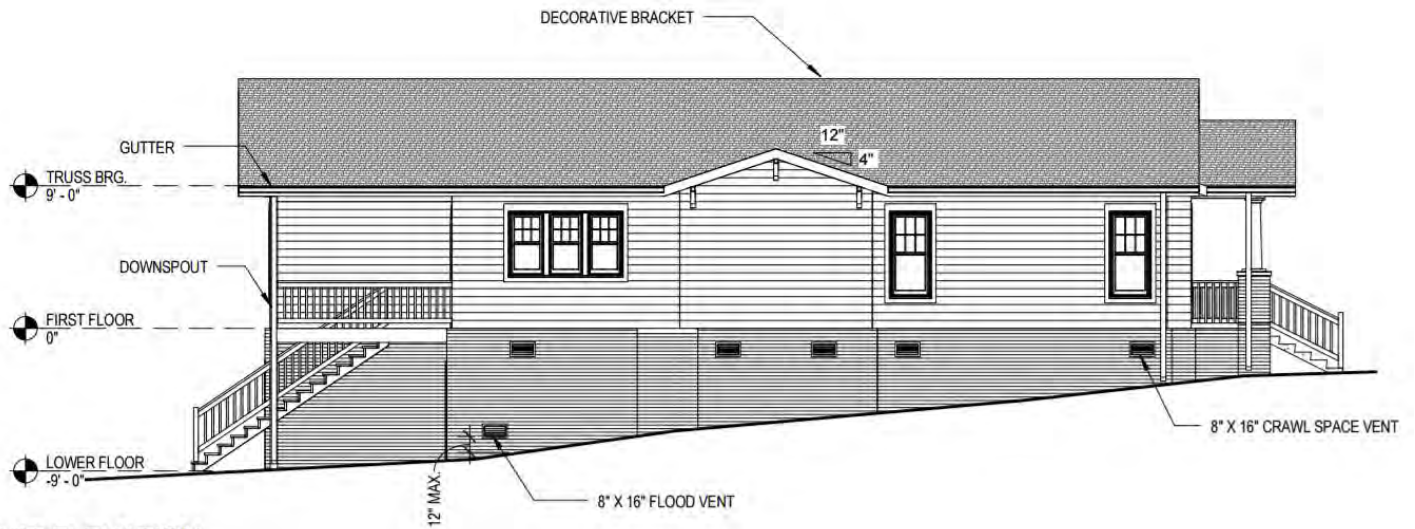
FOR STAFF USE ONLY			
Date Received	<u>2/24/17</u>	Approved	Disapproved
Date Acted On		Approved As Modified	



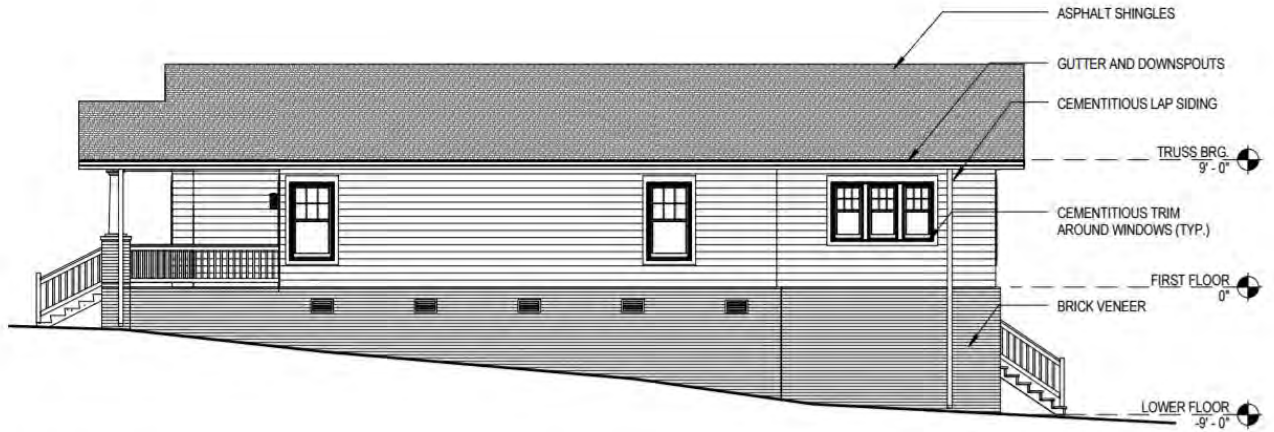


CALEB KYSER





EAST ELEVATION



H1 WEST ELEVATION

DOOR SCHEDULE

DOOR NUMBER	TYPE	DOOR				COMMENTS
		WIDTH	HEIGHT	THICKNESS	HARDWARE	
001A	WROUGHT IRON SECURITY DOOR	3' - 0"	6' - 8"	1 3/4"		GLASS REMOVED & SERVES AS FLOOD VENT
001B	OVERHEAD DOOR	16' - 0"	7' - 0"	1 1/2"		
102A	SINGLE FLUSH	2' - 10"	6' - 8"	1 3/4"		
103A	CRAFTSMAN ENTRY	5' - 2"	7' - 0"	1 3/4"		
105A	DOUBLE FRENCH DOORS	5' - 8"	6' - 8"	1 3/4"		
106A	SINGLE FLUSH	5' - 0"	6' - 8"	1 3/4"		
107A	SINGLE FLUSH	2' - 8"	6' - 8"	1 3/4"		
108A	BIFOLD - 4 PANEL	4' - 0"	7' - 0"	1 1/2"		
109A	SINGLE FLUSH	2' - 8"	6' - 8"	1 3/4"		
110A	SINGLE FLUSH	2' - 8"	6' - 8"	1 3/4"		
111A	SINGLE FLUSH	2' - 8"	6' - 8"	1 3/4"		
112A	SINGLE FLUSH	2' - 8"	6' - 8"	1 3/4"		
113A	SINGLE FLUSH	3' - 0"	6' - 8"	1 3/4"		
114A	SINGLE FLUSH	3' - 0"	6' - 8"	1 3/4"		
115A	SINGLE FLUSH	2' - 8"	6' - 8"	1 3/4"		



WINDOW SCHEDULE

TYPE MARK	ROUGH OPENING		TYPE	Comments
	Rough Width	Rough Height		
A	2' - 6"	5' - 4"	CLAD DOUBLE HUNG	
B	6' - 3 1/2"	5' - 4"	CLAD DOUBLE HUNG	(2) WINDOW UNITS AT 3'-0" WIDE EACH
C	3' - 0"	5' - 4"	CLAD DOUBLE HUNG	
E	2' - 2"	4' - 0"	CLAD DOUBLE HUNG	
F	7' - 1 1/2"	4' - 0"	CLAD DOUBLE HUNG	(3) WINDOW UNITS AT 2'-2 1/4" WIDE EACH





Tuscany 6LT E-03



57

Tuscany Collection

## SIMULATED DIVIDED LITES.

Sierra Pacific offers two modern ways to achieve the classic appeal of traditional divided lites. We've eliminated the energy loss and cleaning headaches caused by those old-fashioned individual panes of glass.

Outside, extruded aluminum bars match your cladding precisely. Between the glass, optional aluminum spacers create the look of true divided lites. Inside, bars of preservative-treated pine (or select wood species) complete the picture.



## GRILLES BETWEEN THE GLASS.

This is the easiest way to achieve the divided lite look. We seal the grille between the panes of glass. So you get the visual appeal you want without the grille ever getting in your way.



Grilles between the glass come in your choice of profiles: 11/16" or 1" contour or 5/8" flat. Two-tone grilles also available.

## GRILLE CONFIGURATIONS.

Your grilles can be as traditional or as unique as you choose. Our standard configurations include rectangular and Queen Anne. But with our custom configurations, we're ready to transform your inspiration into reality.



Rectangular



Queen Anne



Bronze spacer option shown.

Grille profiles

Simulated divided lite

Wood grille

Putty 5/8"



Putty 7/8"



Putty 1"



5/8"



7/8"



1"



1-1/4"



2"



STANDARD  
COLORS.

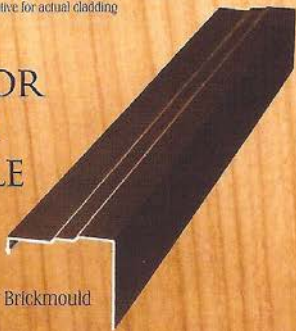
TRENDS  
COLOR  
PALETTE.

ANODIZED  
CLAD  
FINISHES.

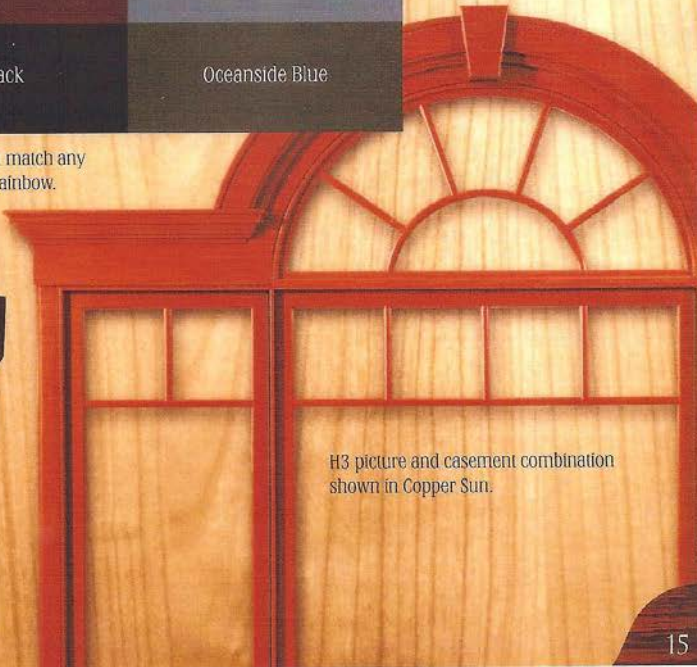
White*	Bronze*	Silver Ice	Clear Anodize
Eggshell*	Green	Gray Velvet	Champagne Anodize
Colonial White*	Sage Brown	Battleship Gray	Light Bronze Anodize
Burnt Sun	Bahama Brown	Copper Sun	Medium Bronze Anodize
Dried Wheat	Brick Red	Brick Red	Dark Bronze Anodize
Sand*	Boysenberry	Military Blue	
Patina Green	Jet Black	Oceanside Blue	
Aspen Moss	We'll also custom match any color under the rainbow.		

\*Shortest lead-time.  
Printing limits our ability to show colors precisely.  
See your local representative for actual cladding samples.

EXTERIOR  
TRIM  
PROFILE



1-1/2" Auxiliary Brickmould



H3 picture and casement combination shown in Copper Sun.

## Homes Across From Lot 16

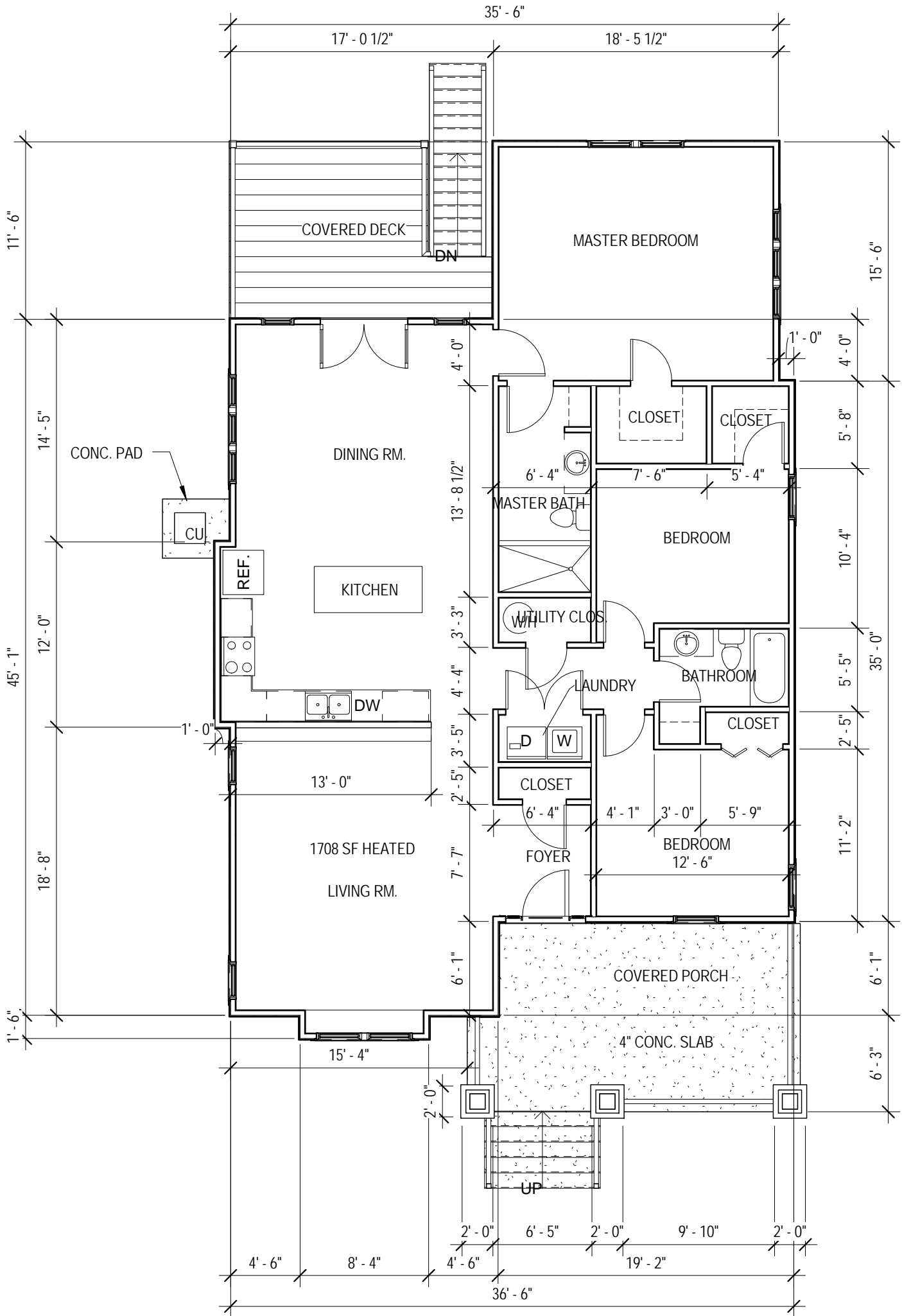




**Home Left Of Lot 16 (Vacant lots to the right)**









1932 Emoriland Boulevard



1723 Emoriland Boulevard



1943 Emoriland Boulevard



1947 Emoriland Blvd.



1716 Emoriland Blvd.



1952 Emoriland Boulevard

FAIRMONT-EMORILAND NEIGHBORHOOD CONSERVATION OVERLAY (NC-1) DESIGN FEATURES  
FOR CRAFTSMAN HOUSES

<b>CRAFTSMAN</b>
Multiple roof forms; gabled forms, either front, cross or side; telescoping front gables; hipped; oriental influence. Gabled or shed dormers
2:1 (height to width); paired; tripled. Small high windows bracketing chimneys or in stair landings
Multi-paned & patterned pane over one; leaded & stained glass; casements
Full, $\frac{3}{4}$ or $\frac{1}{2}$ . Porte cochere extensions
Transoms & sidelights; multi-paned doors; heavy solid balustrades; sawn wood balustrades with piers; battered, round, or square single or tripled columns or posts on piers
Cobblestone; brick; stone veneer, stucco; weatherboard, wood shingle
Exposed rafter tails; knee brackets; king posts; trusses; belt courses; balconies & second story porches