



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

PROPERTY ADDRESS: 2000 Fairmont Blvd 37917

FILE NO.: 9-K-17-HZ

DISTRICT: Fairmont-Emoriland NC-1

MEETING DATE: 9/21/2017

APPLICANT: Mike Caruthers; Caruthers Construction (contractor)

LEVEL OF WORK: Level II. Construction of rear addition

PROPERTY DESCRIPTION: Colonial revival (1934)

Two-story frame with artificial siding and recessed first story on two-thirds of front elevation with corner pendant. Cross gable roof with asphalt shingle roof covering. Six-over-six double hung windows, tripled on first-floor elevation. Recessed front entry with multi-pane sidelights. Exterior end brick chimney. Brick foundation. Rectangular plan. Contributing.

► **DESCRIPTION OF WORK:**

Construct single-story end-gabled addition on rear of house with dimensions of 17'-4" wide x 22' long x 14'-7" high and 381s.f. The overall height will vary with the topography and the parged and painted CMU foundation will vary in height above ground from 9'-3" to 4'-5". Roof to be asphalt-shingled and pitched to match the main house. The fascia, cornerboards and all trim will match that on the main house. Siding to be smooth-grained vinyl (mastic-type) siding to match existing vinyl siding on main house. (spec submitted with this application). Rear side of addition will have a set of triple windows (double-hung), vinyl-clad with 6/6 muntins between the glass panels and the side-street-facing elevation will have three individual windows of the same type. The interior-yard-facing elevation will have one window of that type. All windows to match the size of the windows on the main house. Gutters will be aluminum to match those on the main house.

► **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.

4.The recommended location for additions is to the rear or side of existing buildings. Additions to the front of buildings are not encouraged, because they obscure the original architectural designs.

8. If additions are to be made to the existing building they should be located at least five feet behind the front facade of the existing building.

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

2. For an addition, the wall cladding materials should duplicate those on the main house, or as shown in the matrix.



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4. The following wall cladding materials should not be used on primary buildings or on accessory structures visible from Fairmont or Emoriland Boulevards:

- T-111 or similar products.
- Exposed concrete blocks.

COMMENTS:

The proposed window and shutter replacement on the existing house do not fall under the purview of the NC-1 overlay.

STAFF FINDINGS:

1. The house is a contributing structure in the Fairmont-Emoriland Neighborhood Conservation Overlay NC-1.
2. The overall design, shape, and roof pitch of the addition is consistent with the character of the main structure.
3. The overall scale and proportion of the addition is compatible with that of the main structure and does not visually overwhelm it.
4. The addition is to the rear of existing building and which is the recommended location in the guidelines, and it does not obscure or detract from the original architectural design of the main building.
5. The addition is located at least five feet behind the front facade of the existing building as recommended by the design guidelines.
6. The proposed vinyl wall cladding materials match those on the existing house, but the specification is for smooth vinyl which has a more authentic appearance than faux wood-grained.
7. The proposed wall cladding materials are not among those against which the design guidelines recommend. The concrete block foundation will be stuccoed and painted to match that on the existing house.
8. The 6/6 double-hung windows are of the correct configuration and appropriately match the size and type on the main house.
9. The metal carport to be removed from the rear of the house is of no historic significance.

► STAFF RECOMMENDATION:

Approval



KNOXVILLE-KNOX COUNTY HISTORIC ZONING COMMISSION

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

Date Filed: 9/5/2017

File Number: 9-K-17-HZ

Application Accepted By: Kaye Graybeal

HZC Meeting Date: 9/21/2017

APPLICANT INFORMATION

Name: Mike Caruthers Caruthers Construction
Address: 6800 Glenbrook Dr Knoxville, TN 37919
Phone: 8653891594 Email: mecaruthers@bellsouth.net
Relationship to Owner: contractor

OWNER INFORMATION

Name: Chris Skalet
Address: 1221 Brookgreen Cir Knoxville, TN 37919
Phone: 865-548-4236 Email: chrisskalet@comcast.net

LOCATION OF PROPERTY

Address: 2000 Fairmont ^{Ave.} Ave 37917
District: Fourth and Gill H-1 *Fairmont Enrolled*

LEVEL OF WORK

Level II. Construction of addition

DESCRIPTION OF WORK

Construct single-story gabled addition on rear of house at a with dimensions of 17'-4" x 22', Roof to be asphalt shingled to match the main house, as will the fascia and all trim. Foundation walls to be stuccoed and painted to match the side porch. Siding to be vinyl to match existing aluminum siding on main house. Rear of addition will have a set of triple windows, vinyl-clad with grills between glass and each side will have three single vinyl-clad double-hung windows with grills between glass. Gutters will be aluminum to match those on the main house.

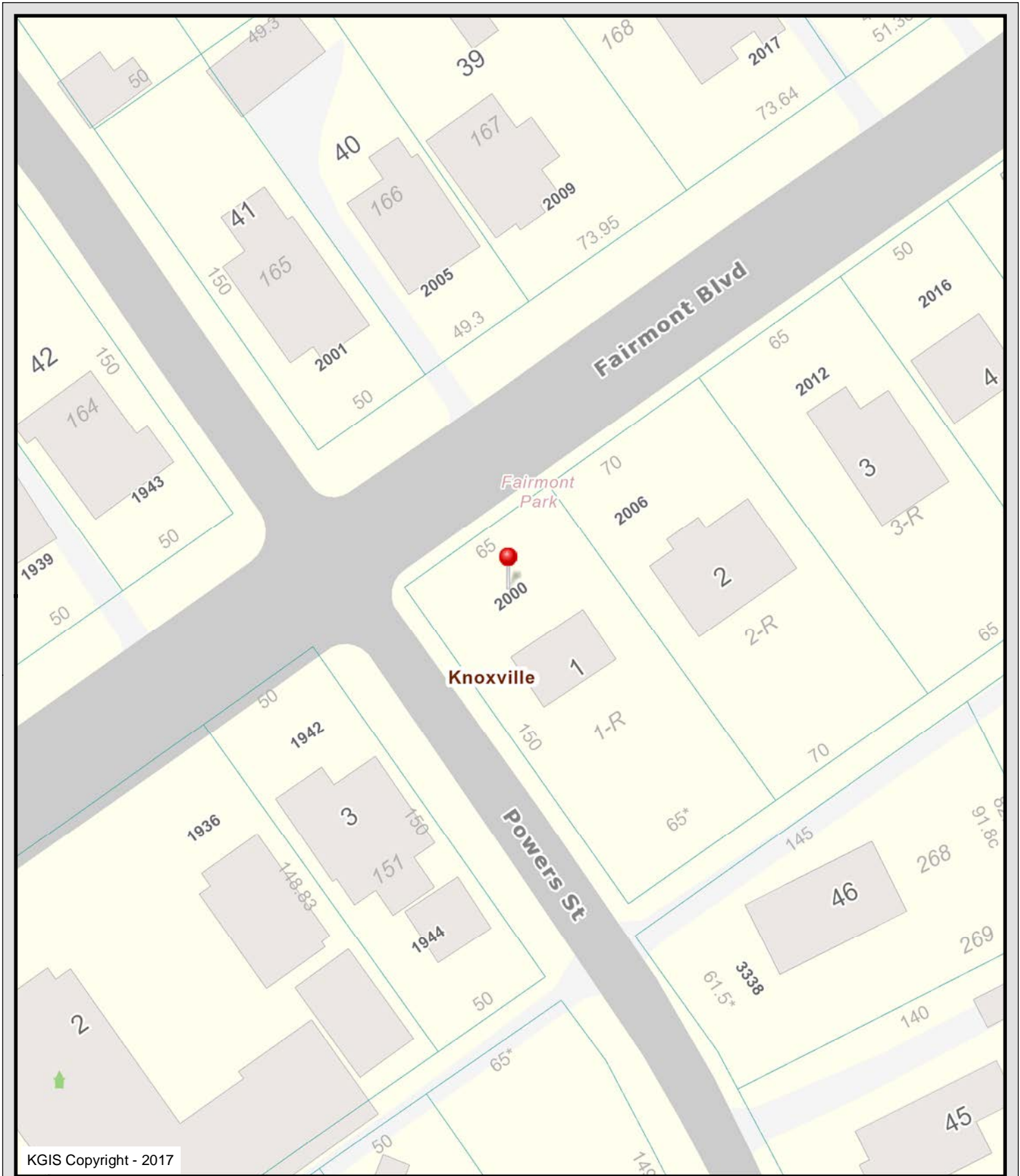
SIGNATURE OF APPLICANT

Date: 9/5/17

Return application to:

Knoxville-Knox County Historic Zoning Commission
Suite 403, City-County Building, 400 Main Street
Knoxville, Tennessee 37902

See Part 2 for submittal information requirements. Incomplete submittals will not be accepted.

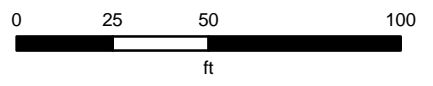


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2000 Fairmont Blvd.
Fairmont-Emoriland NC-1 Overlay

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Knoxville - Knox County - KUB Geographic Information System



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ROOF TO BE
REPLACED



WINDOWS TO
BE REPLACED
W/ CORRECT
GRID PATTERNS

SHUTTERS TO BE REPLACED

SIDING TO BE CLEANED

1 Existing Front Elevation

Not To Scale



CARPORT TO BE
REMOVED

2 Existing Side Elevation

Not To Scale

An Addition for 2000 Fairmont Blvd

Knoxville, Tennessee 37917

HOLLY YOUNG WILLIAMS ARCHITECT

holly@hywarchitect.com

865.661.6588

ROOF TO BE REPLACED



WINDOWS TO
BE REPLACED
W/ CORRECT
GRID PATTERNS

CARPORT TO BE
REMOVED

1 Existing Rear Elevation

Not To Scale

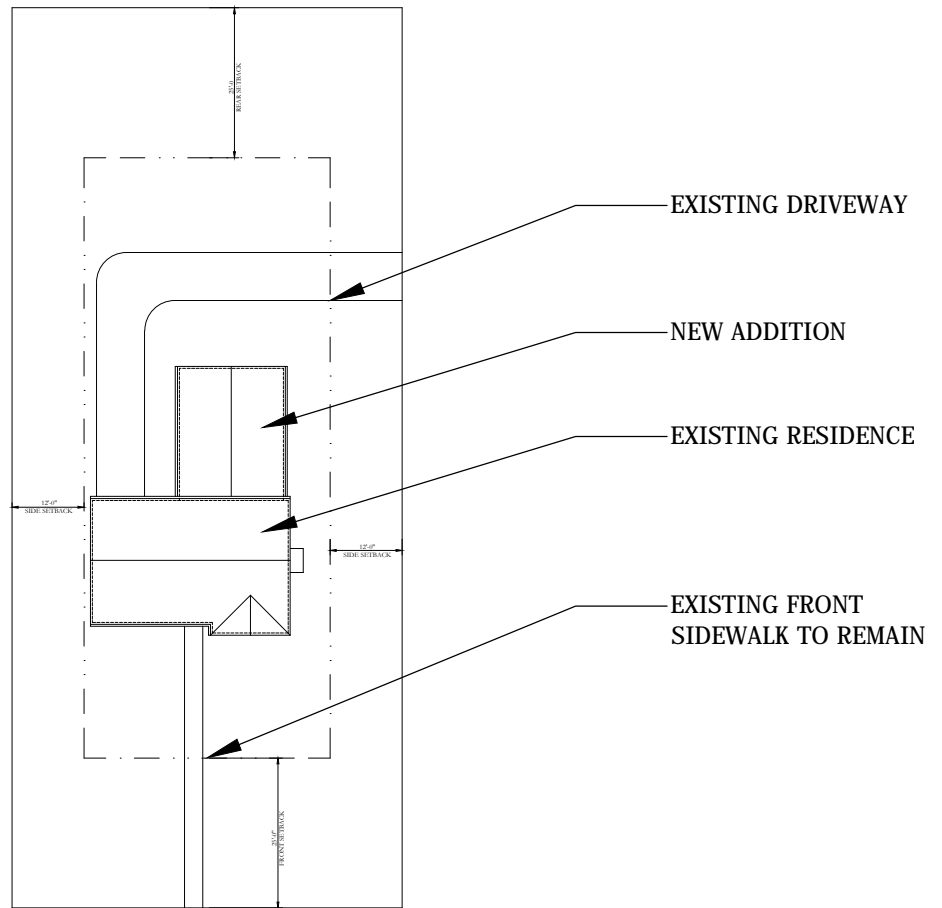
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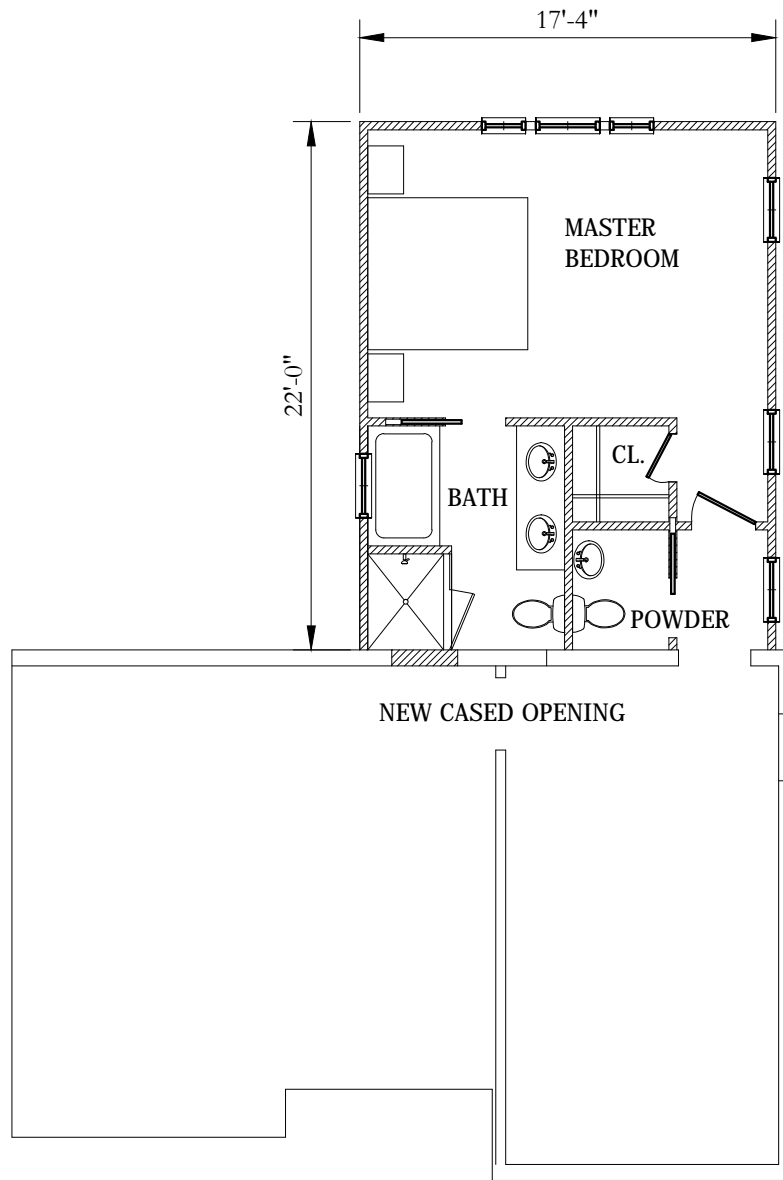


1 Site Plan
 Scale 1/32" = 1'-0"

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HOLLY YOUNG WILLIAMS ARCHITECT holly@hywarchitect.com
 865.661.6588



1 Addition Floor Plan
 Scale 1/8" = 1'-0"

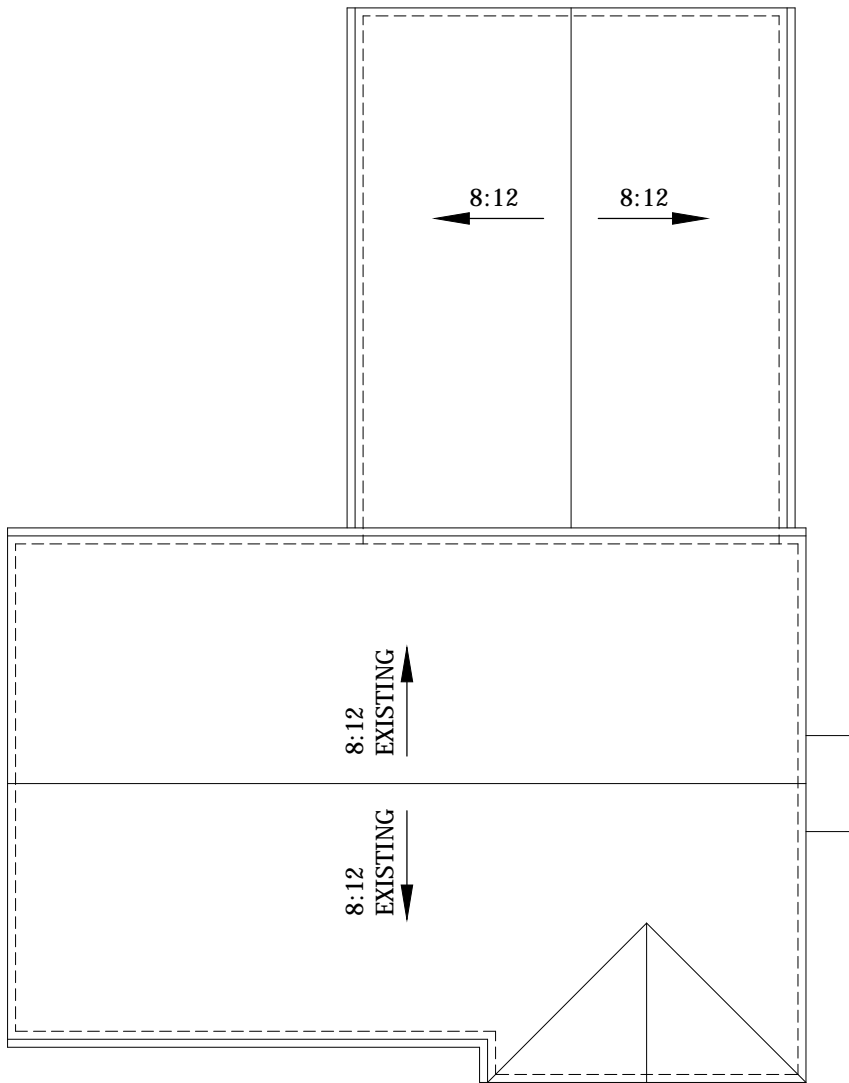
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1 Roof Plan
Scale 1/8" = 1'-0"

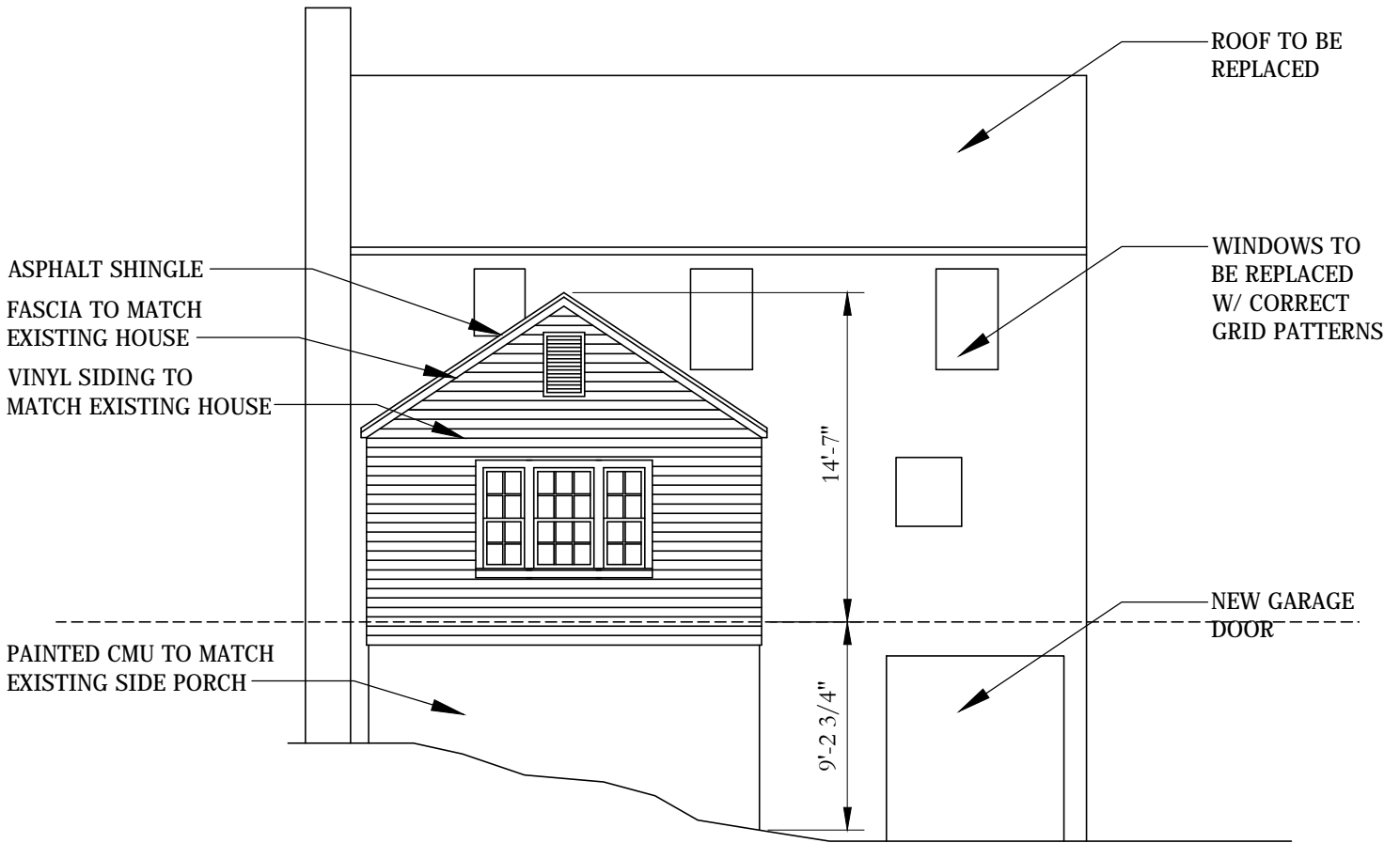
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1 Rear Elevation
 Scale 1/8" = 1'-0"

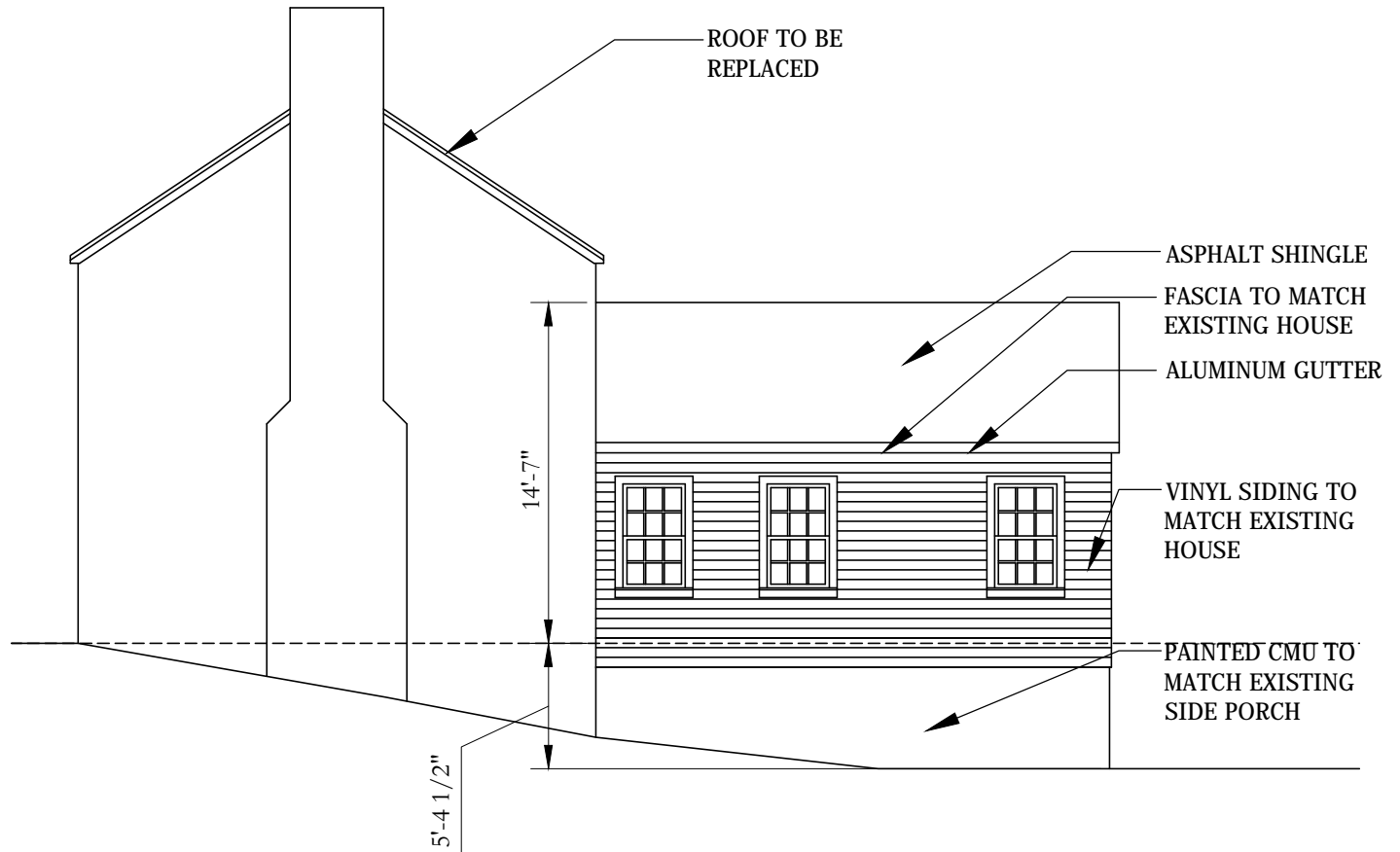
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1 Powers Street Elevation
 Scale 1/8" = 1'-0"

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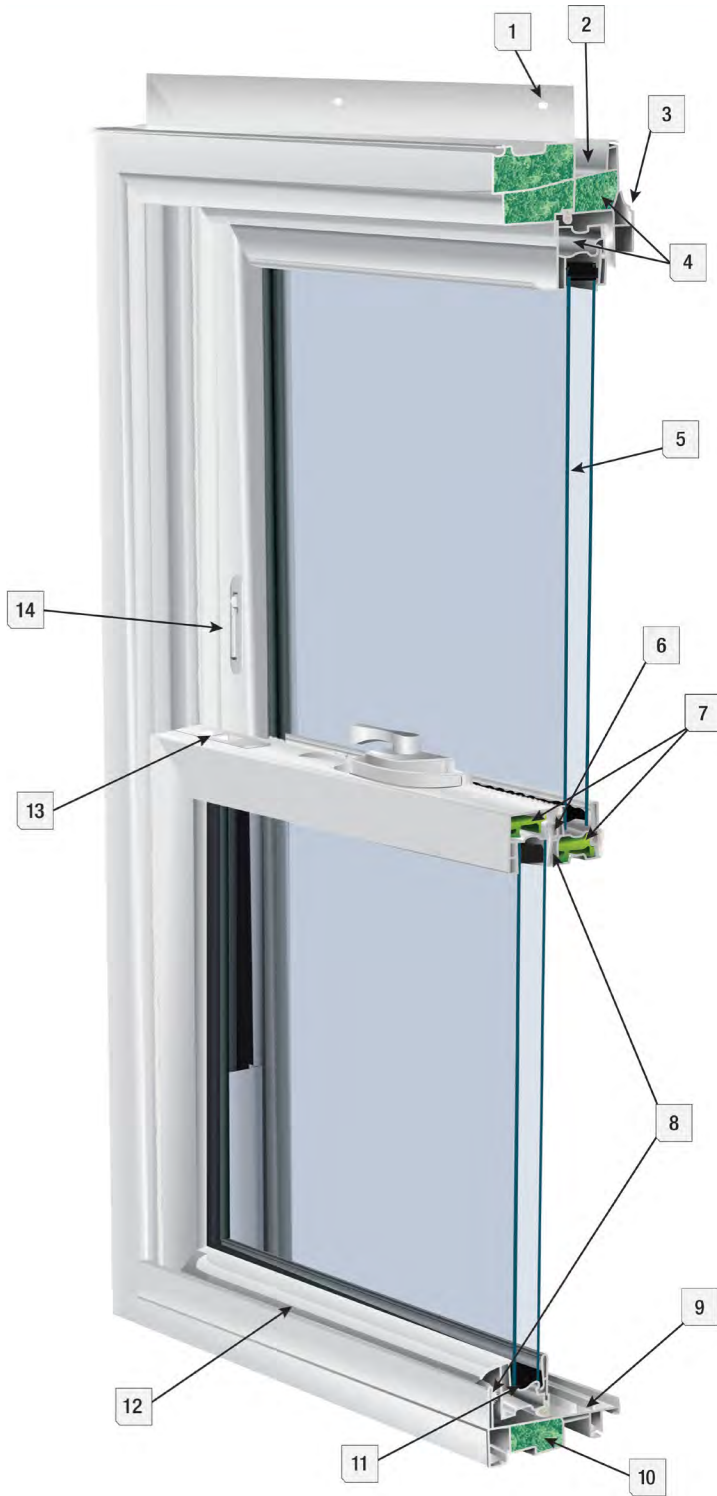
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2200 SERIES

DOUBLE HUNG | HORIZONTAL SLIDER
FIXED PICTURE | SPECIALTY SHAPES

The 2200 Series is a reliable vinyl window design that combines quality and affordability with many optional features making it our most desired custom product.



FEATURES

- 1 Extruded Nail Fin (removable for replacement applications)
- 2 Fully Extruded Recessed J-Channel
- 3 Beveled Exterior Main-Frame
- 4 Multi-Chambered Sashes and Main-Frame
- 5 3/4" Insulated Double Strength Glass Unit
- 6 Fully Extruded Interlock at Sash Locking Rail
- 7 Reinforced Innergy™ Rigid Thermal Interlock System Available
- 8 Multi-Point Double Barrier-Fin Weather Stripping System Along Sashes and Main-Frame
- 9 Sloped Sill Design
- 10 Foam-Filled Frame Available
- 11 Quanex Building Products Warm Edge Flexible Spacer System
- 12 Fully Extruded Lift Rail
- 13 E-Z Tilt™ Sash Design with Routed Flush Mount Dual Tilt Latches
- 14 Twin Vent Stops
- 15 Triple-Pane Glass Options Available

STANDARD

- Sunshield® Virgin Vinyl with Titanium Alloy Compound
- Main-Frame Jamb Depth Dimension of 3 1/4"
- Patented Fusion Welded Frame and Sashes
- Half Screen Standard Full Screen is Available
- Constant Force Balance System

NFRC TEST RATINGS

MODEL	U-FACTOR	SHGC
2200 DH	.28	.26

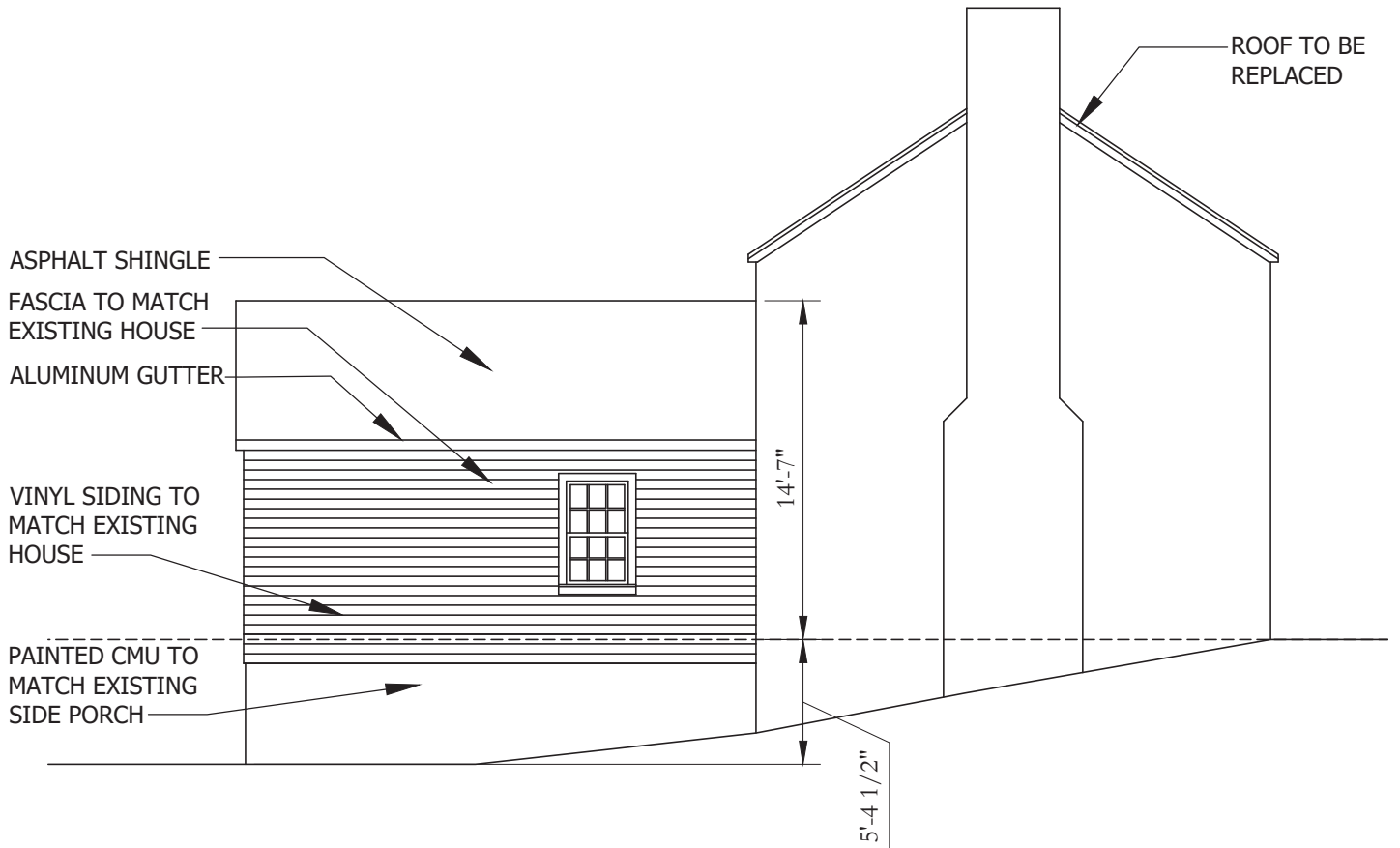
**Ratings supplied with DS CS 36/Duralite®/Argon/Grids

Constant Force Balance System



Available Colors





1 Interior Yard Elevation
 Scale 1/8" = 1'-0"

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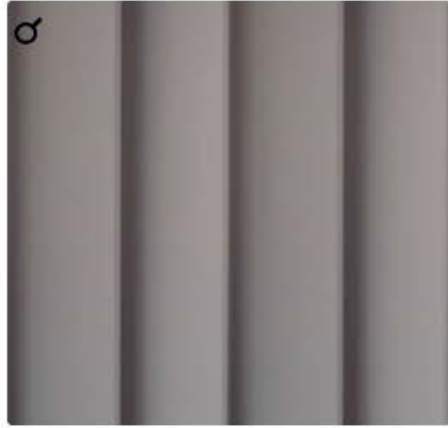


- ◀ Mastic Home Exteriors
- ◀ Siding & Accessories
- ◀ Lap Siding
- ◀ Carvedwood

Carvedwood Double 4", Smooth

Carvedwood Double 4", Smooth

Carvedwood



With the subtle brush stroke of freshly painted clapboard, Carvedwood combines strength, durability and great looks with affordable choices in style and grain. *Due to screen resolution limitations, product colors may not be exactly as shown.



Carvedwood Double

4

- Colors
- Accessories
- Features