



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

PROPERTY ADDRESS: 1707 Emoriland Blvd 37917

FILE NO.: 1-B-19-HZ

DISTRICT: Fairmont-Emoriland NC-1

MEETING DATE: 1/17/2019

APPLICANT: Sara Martin Open Door Architecture (architects)

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

PROPERTY DESCRIPTION: Spanish Eclectic (1930)

Two-story frame with stucco wall covering. Flat roof with parapets with straight-barrel Mission tile, regularly laid. Six-over-six paired double-hung wood windows. Window with leaded calmes on front elevation. Recessed, arched, one-third front porch with decorative tile vents, full arches and stuccoed columns. One-story projecting bay on front elevation with Mission tile roof. Stuccoed foundation. Rectangular plan. Contributing.

► **DESCRIPTION OF WORK:**

The homeowners wish to construct a rear addition and detached carport behind their house. The new construction is to be of smooth-finish cement stucco to complement the original cement stucco on the house. The overall width of the additions, which include a sunroom and a screened-in porch, extends across nearly the entire rear of the house at ~33 feet long, but is still offset from the corners at the widest portions of the house. The sunroom will measure 15'-6" at its deepest point and includes a wood box bay window and a pitched roof covered in clay tiles on the rear. Stuccoed parapet walls extend up the sides of the bay. The screening on the porch is divided into wood-framed panels. The entire addition is open on the lower level, with the opening defined by round arches and a lintel-topped square opening. The windows will likely be wooden and will contain simulated-divided lites. A black metal railing will surround the top level of the detached carport and a set of steps will lead up from the back yard to this top level. The carport, also of stucco, measures 32'-10" deep and 12'-8" wide. See attached drawings for full details.

► **APPLICABLE DESIGN GUIDELINES:**

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

- 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.
- 9.Accessory buildings should be located at least fifteen feet to the rear of the front facade line.

COMMENTS:

STAFF FINDINGS:

- 1.The 1930 Spanish Eclectic house is contributing in the Fairmont-Emoriland NC-1 district.



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2. The design of addition and the carport is consistent with the Spanish Eclectic character of the main house.
3. The proposed stucco and tile roofing materials will match those of the main house.
4. The location of the sunroom and carport is to the rear of the house, and the sunroom is offset from the end walls of the main house on each side as recommended by the design guidelines.
5. The addition and carport is more than five feet behind the front facade of the main house as recommended by the design guidelines.
6. The carport is located more than fifteen feet to the rear of the front facade line as recommended by the design guidelines.

► **STAFF RECOMMENDATION:**

Approval.

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

Please print all information:

1. NAME OF APPLICANT: Sara Martin, Open Door Architecture

Address: 1121 Eleanor St. Knoxville, TN 37917

Telephone: 865-603-4756 E-mail address: sara@opendoorarchitecture.com

Relationship to Owner: Architect

2. NAME OF OWNER: Mary Jane Moran and John Calarco

Address: 1707 Emoriland Blvd, Knoxville, TN 37917

Telephone: 603-781-4749 moran.maryjane@gmail.com, John.Calarco@unh.edu

3. LOCATION OF PROPERTY:

Address: 1707 Emoriland Blvd, Knoxville, TN 37917 Tax ID/Lot/Parcel No: 069LH012

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

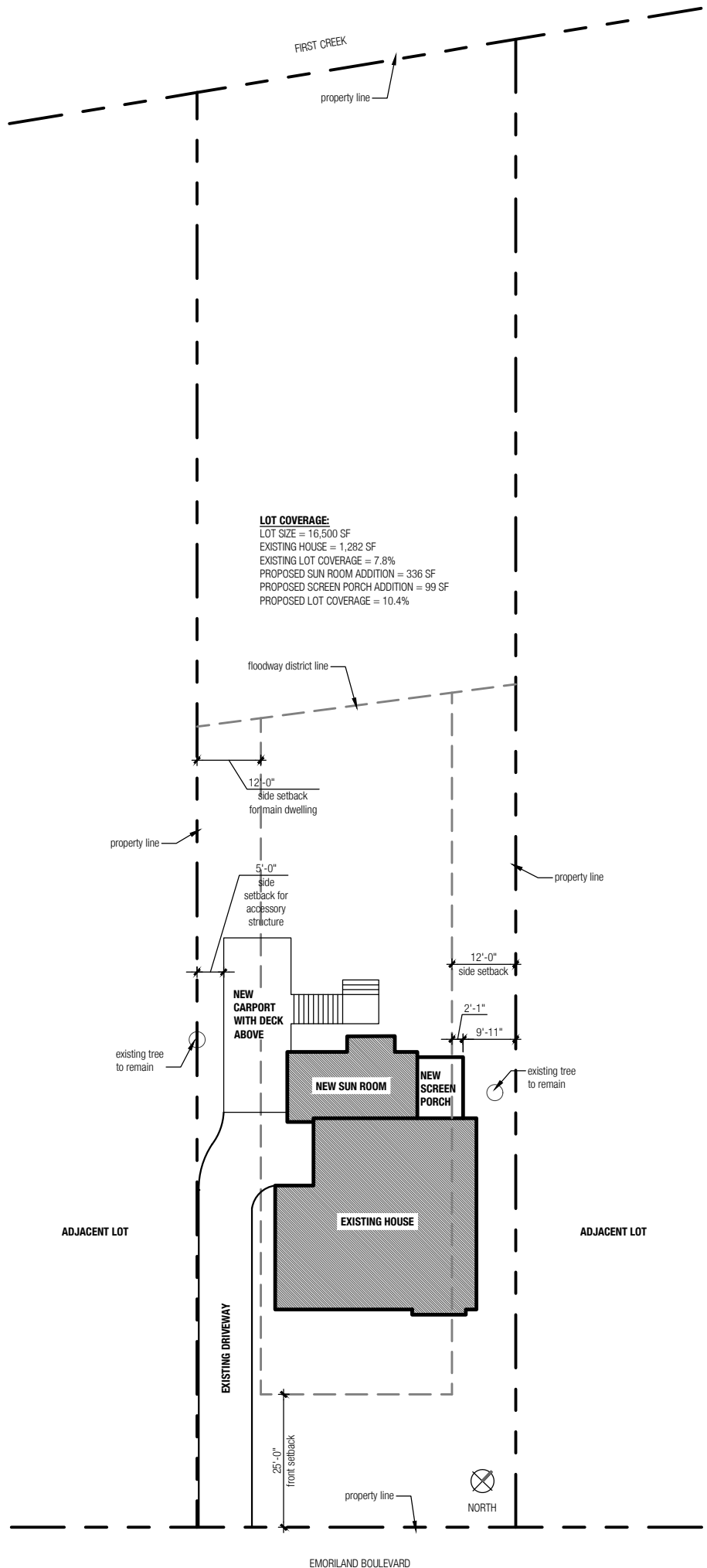
5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

The homeowners wish to construct a rear addition and unattached carport behind their home. The new construction is to be of smooth-finish cement stucco to complement the original cement stucco on the house. See attached drawings for full details.

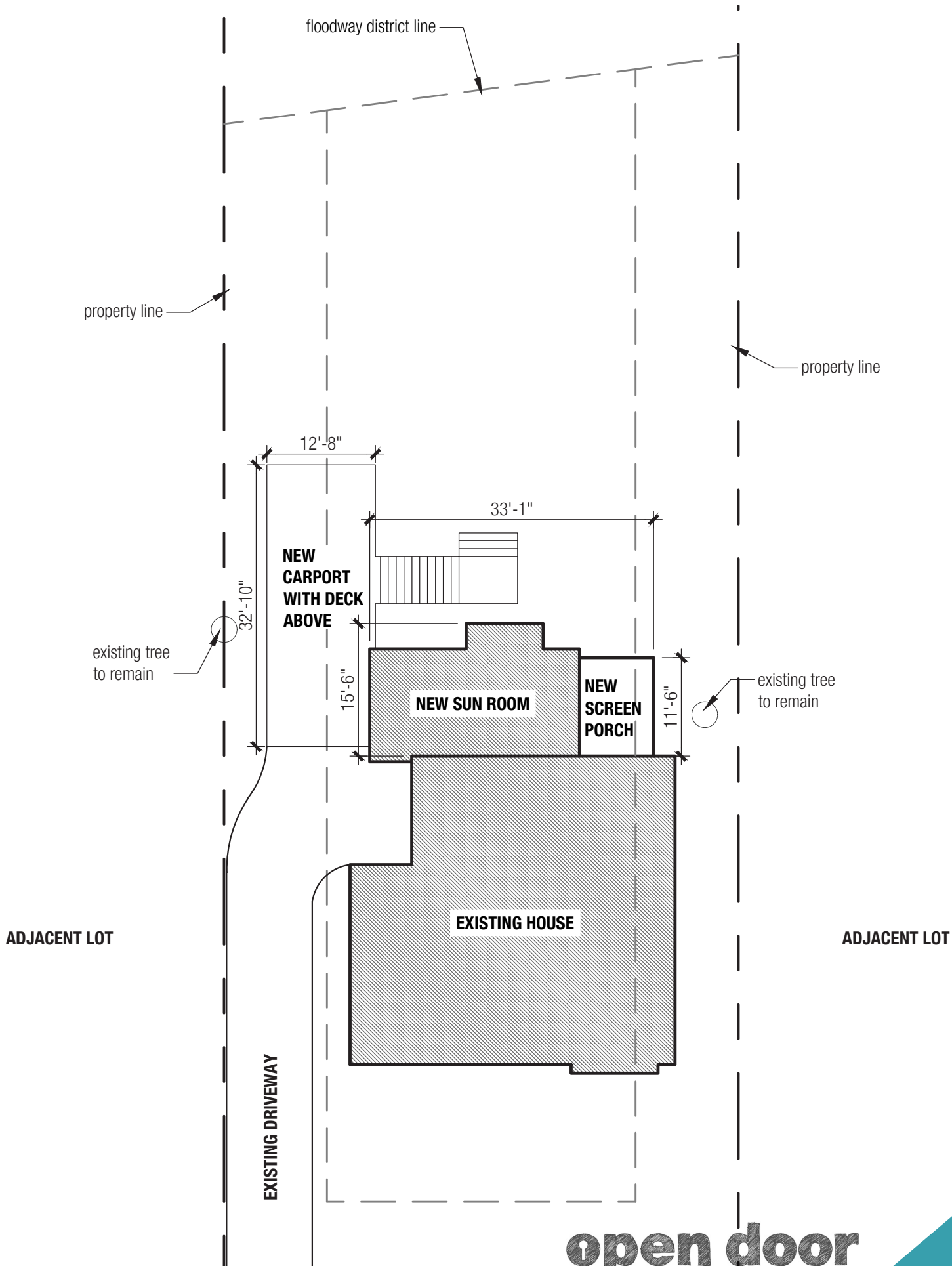
6. SIGNATURE OF APPLICANT:  Date: January 2, 2019

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			

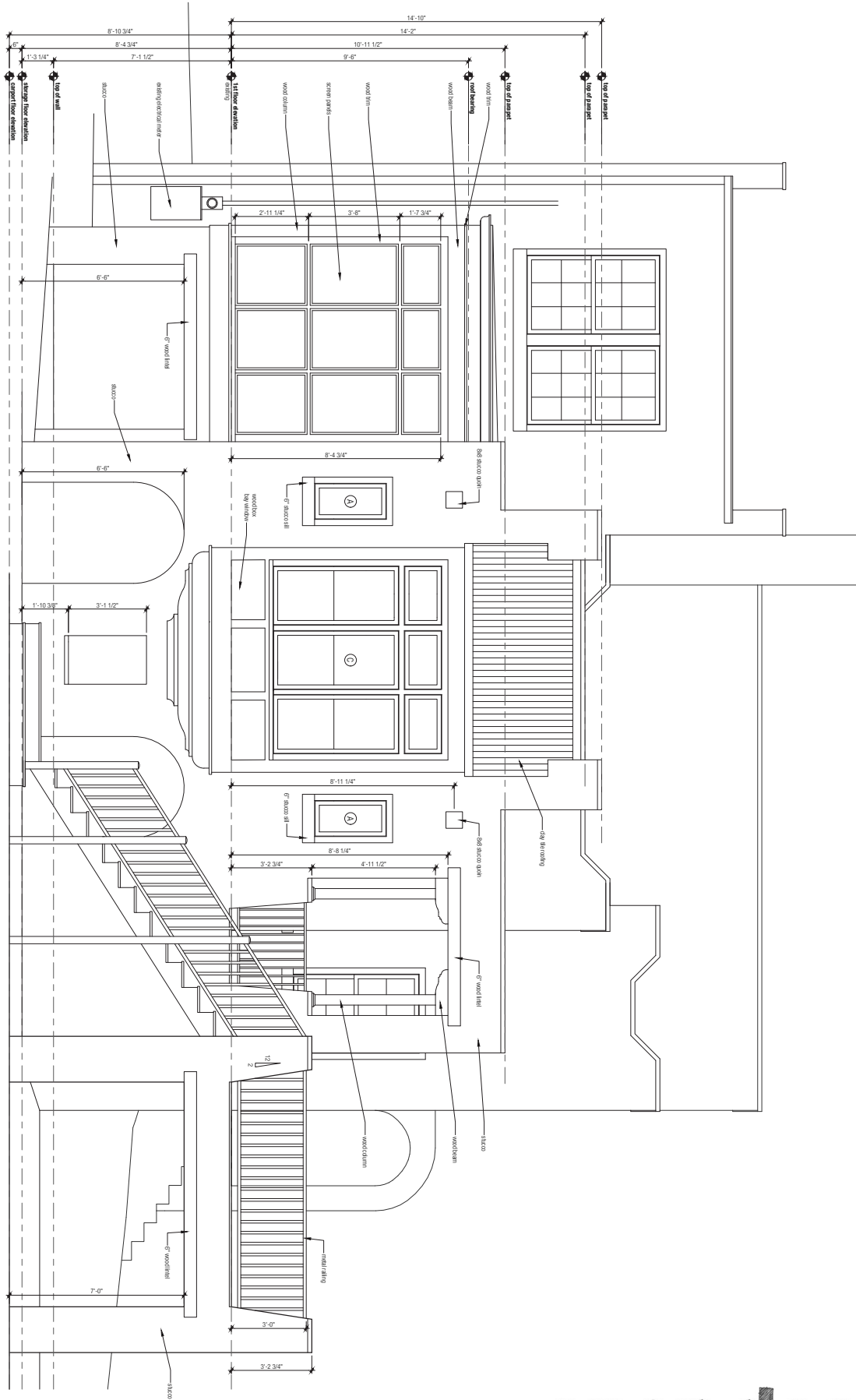


LOT COVERAGE:
 LOT SIZE = 16,500 SF
 EXISTING HOUSE = 1,282 SF
 EXISTING LOT COVERAGE = 7.8%
 PROPOSED SUN ROOM ADDITION = 336 SF
 PROPOSED SCREEN PORCH ADDITION = 99 SF
 PROPOSED LOT COVERAGE = 10.4%



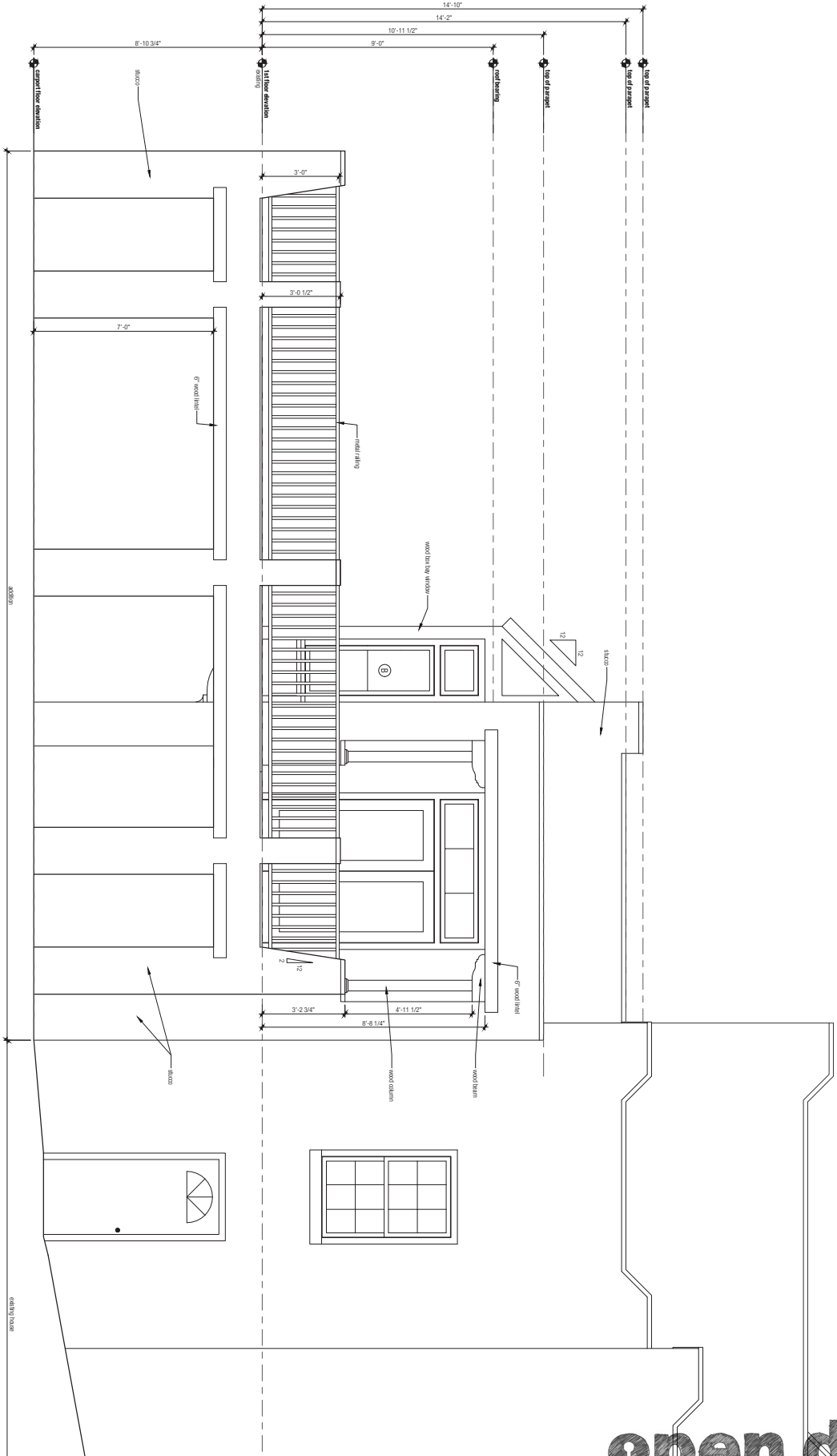
a24 north elevation

1/2" = 1'-0"

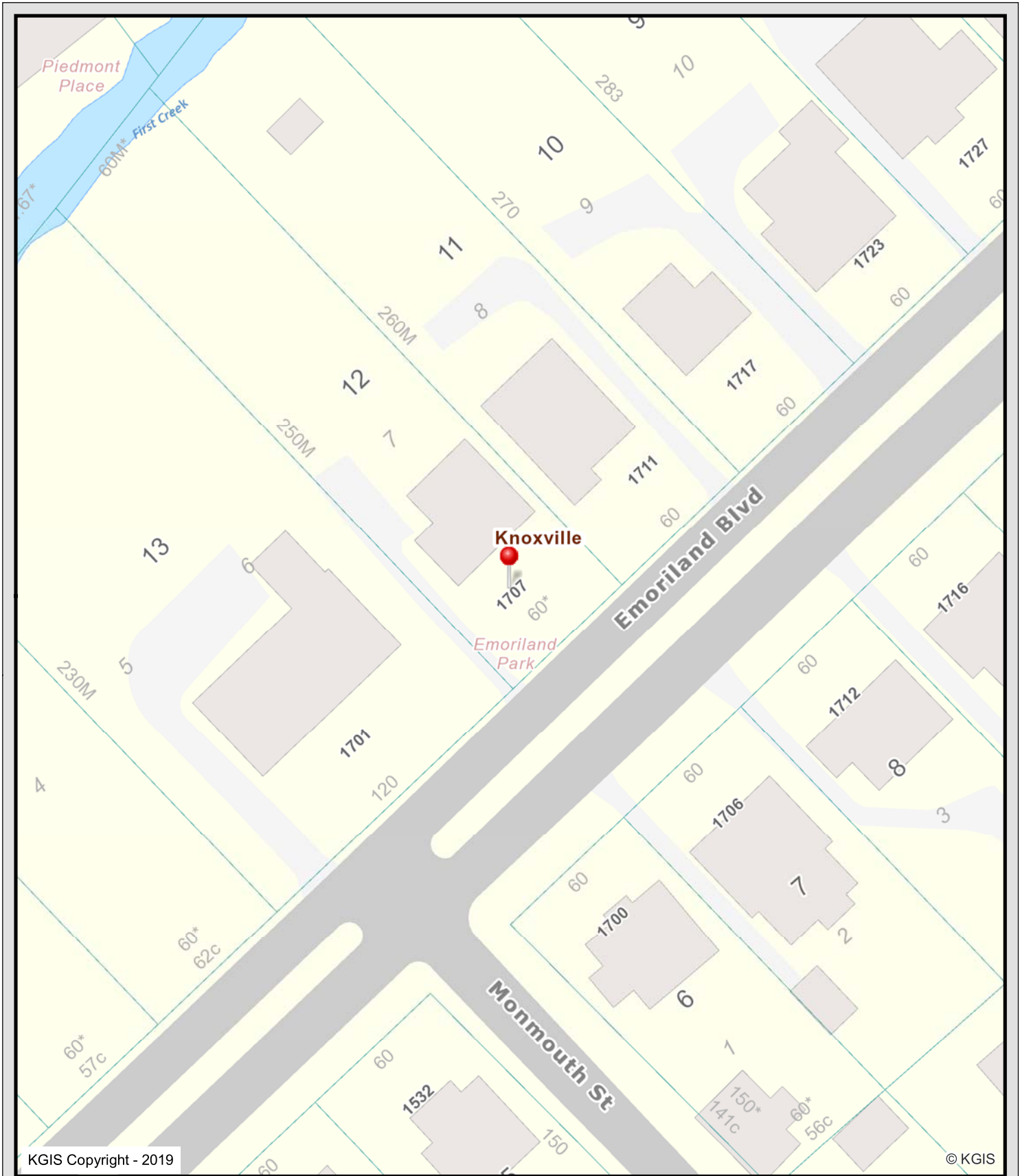


a24 west elevation

1/2" = 1'-0"





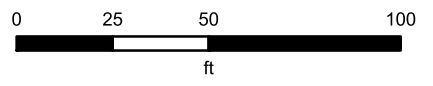


1707 Emoriland Blvd.
 Fairmont-Emoriland NC-1

Knoxville - Knox County - KUB Geographic Information System



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