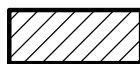




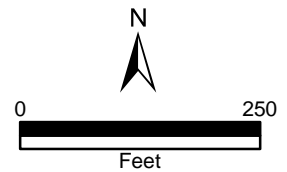
7-H-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1943 Emoriland Blvd. 37917
 Fairmont-Emoriland NC-1

Original Print Date: 6/30/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Christopher Morgan





Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 7-H-20-HZ

PROPERTY LOCATION: 1943 Emoriland Blvd. / Parcel ID 69 L C 045

DISTRICT: Fairmont-Emoriland NC-1

MEETING DATE: 7/16/2020

APPLICANT: Christopher Morgan

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

PROPERTY DESCRIPTION: Craftsman, c.1927

One-story frame residence with replacement asbestos shingle siding. Replacement windows. Front telescoping gable roof with knee braces and vents altered, asphalt shingle covering. Brick foundation. One-story, two-thirds front porch. Interior rear central brick chimney.

► **DESCRIPTION OF WORK:**

Level I work: demolition of a non-historic garage. Front-gable roof garage has received several exterior modifications, including vinyl siding and modified doors, and is non-contributing to the Fairmont Park NC overlay.

Level II work: construction of a new accessory structure. Shed will be 14' long by 16' wide, with a front-gable roof clad in asphalt shingles and an exterior of fiber cement board lap siding. Shed will be placed 8' from interior property line and 14' from rear property line. Shed will feature two one-over-one, double-hung vinyl windows on front and two on the right side, and repurpose a salvaged Craftsman-style door for entry.

► **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

1. The design of additions and accessory buildings should be consistent with the character of the main structure.
9. Accessory buildings should be located at least fifteen feet to the rear of the front façade line.

C. Materials

3. Board and batten and materials noted on the matrix can be used on accessory buildings located in the side or rear yards.
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, Under "Craftsman," aforementioned matrix lists: "cobblestone, brick, stone veneer, stucco, weatherboard, wood shingle."

E. Landscaping, Walls, and Fencing



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

COMMENTS:

N/A

STAFF FINDINGS:

1. 1943 Emoriland Boulevard is a contributing resource to the Fairmont Park NC Overlay.
2. The accessory building is proposed to be placed behind the primary building, 14' from the rear property line and 8' from the left side (interior) property line. The shed will be obscured by an existing 8' tall fence and the house. Placement of the shed is appropriate. The shed will be very minimally visible from the public right-of-way.
3. The 16' wide x 14' deep, 12' tall rectangular shed with a front-gable roof is a suitable form and massing for an accessory building. The asphalt-shingle roof will have a 1' eave overhang on the side elevations. An eave overhang on the front and rear sides would add depth to the elevation most visible from the public right-of-way.
4. Guidelines note that board and batten, and materials noted on the matrix, can be used on accessory buildings. Recommended materials for an accessory building associated with a Craftsman-style main house are "cobblestone, brick, stone veneer, stucco, weatherboard, [or] wood shingle." The applicant has proposed fiber cement board lap siding with a 6.25" exposure. Smooth-finished fiber cement board siding has been approved on new secondary structures in other local overlays, such as Old North Knoxville and Fourth and Gill. Smooth-finished fiber cement board has been approved on one new construction house, and one addition, within the Fairmont Park NC overlay. Fiber cement board has been noted to sufficiently reflect wood clapboard siding, if it has a smooth finish and is painted.
5. The one-over-one windows and repurposed Craftsman door meet the design guidelines for an accessory structure.

STAFF RECOMMENDATION:

Staff recommends approval of the work as proposed, with the following conditions: 1) fiber cement board siding be smooth-finished; 2) eave overhangs extend across front and rear elevations.

(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form



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

Christopher Morgan

Applicant

6/29/2020

7/16/2020

7-H-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

Christopher Morgan

Chris Morgan Builds

Name

Company

4605 Oriole Dr

Knoxville

TN

37918

Address

City

State

Zip

865-254-4026

chrismorganbuilds@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Hope K Steward

1943 Emoriland Blvd

865-660-4345

Owner Name (if different from applicant)

Owner Address

Owner Phone

1943 Emoriland Blvd

069LC045

Property Address

Parcel ID

Fairmont Park

SFR

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

6/29/2020

Please Print

Date

Christopher Morgan

Christopher Morgan

7/29/2020

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: Demolition of existing garage and construction of new shed/garage. _____

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:		TOTAL:
FEE 2:		
FEE 3:		

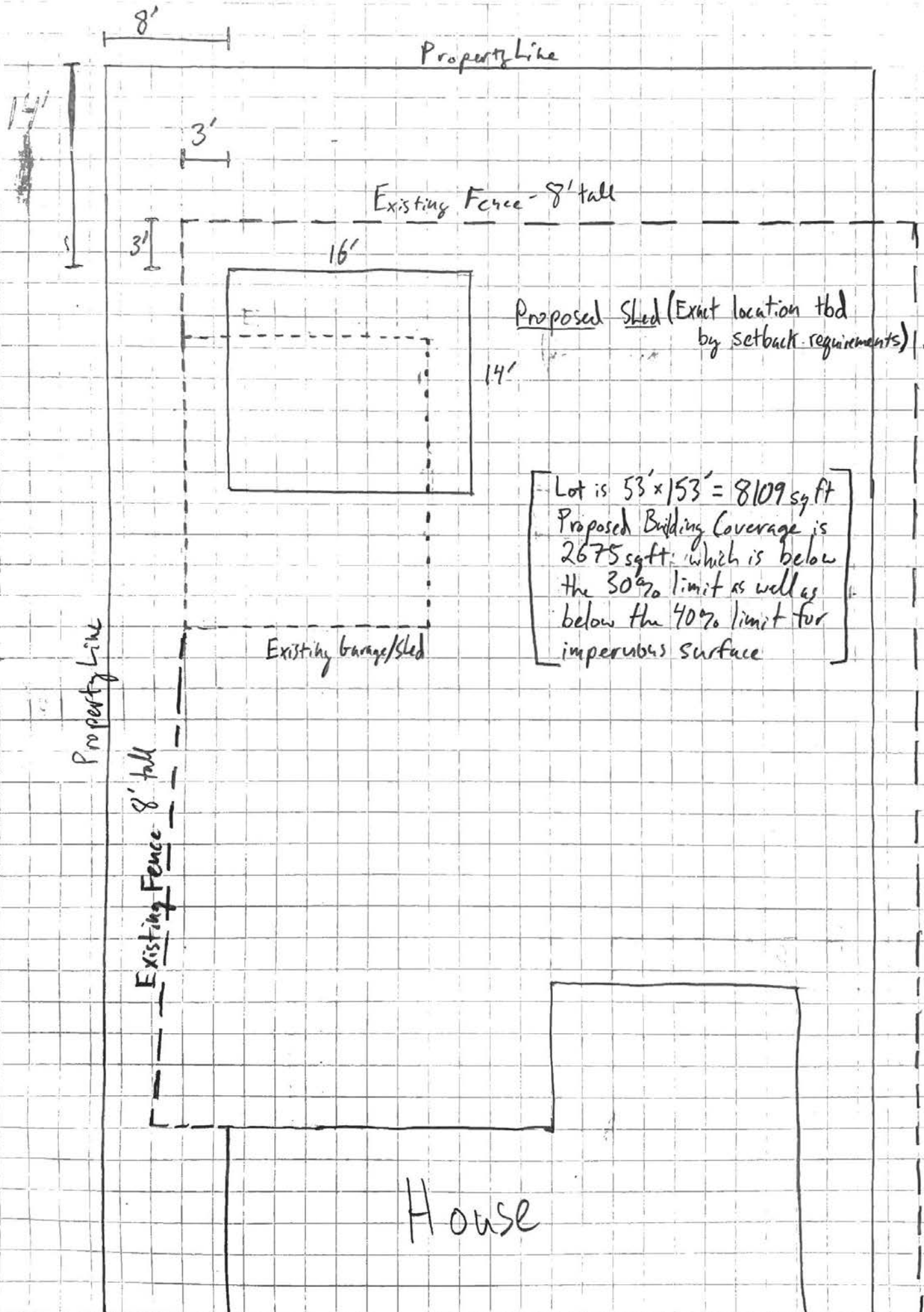
Description of work:

- Demolition of existing garage structure and old brick/concrete foundation.
- Pouring new concrete slab/foundation approx. 14'x16'.
- The new structure will ideally be placed 3' back towards the rear of the property and 3' to the right into the yard to create space to complete the existing 8' fence but will be adjusted according to necessary setback from property line and fence.
- Framing a new shed structure, with sheathing and roof decking, shingled roof and cement board siding to match existing details/look of home and neighborhood.
- 4 windows: 2 in the front and 2 facing the yard, standard new construction, single hung, white vinyl windows with no grid.
- 1 entry door in the front: Reusing antique salvaged Craftsman style original exterior door found in the house basement.
- Electric will be run for lighting and receptacles.
- Paint color will be a deep teal which is the future color of the house.

Materials:

- Shingles will match existing house shingles in style and color
- Siding is cement board lap siding
- Color will be a deep teal (future color of house)

Scale: 1" = 8'

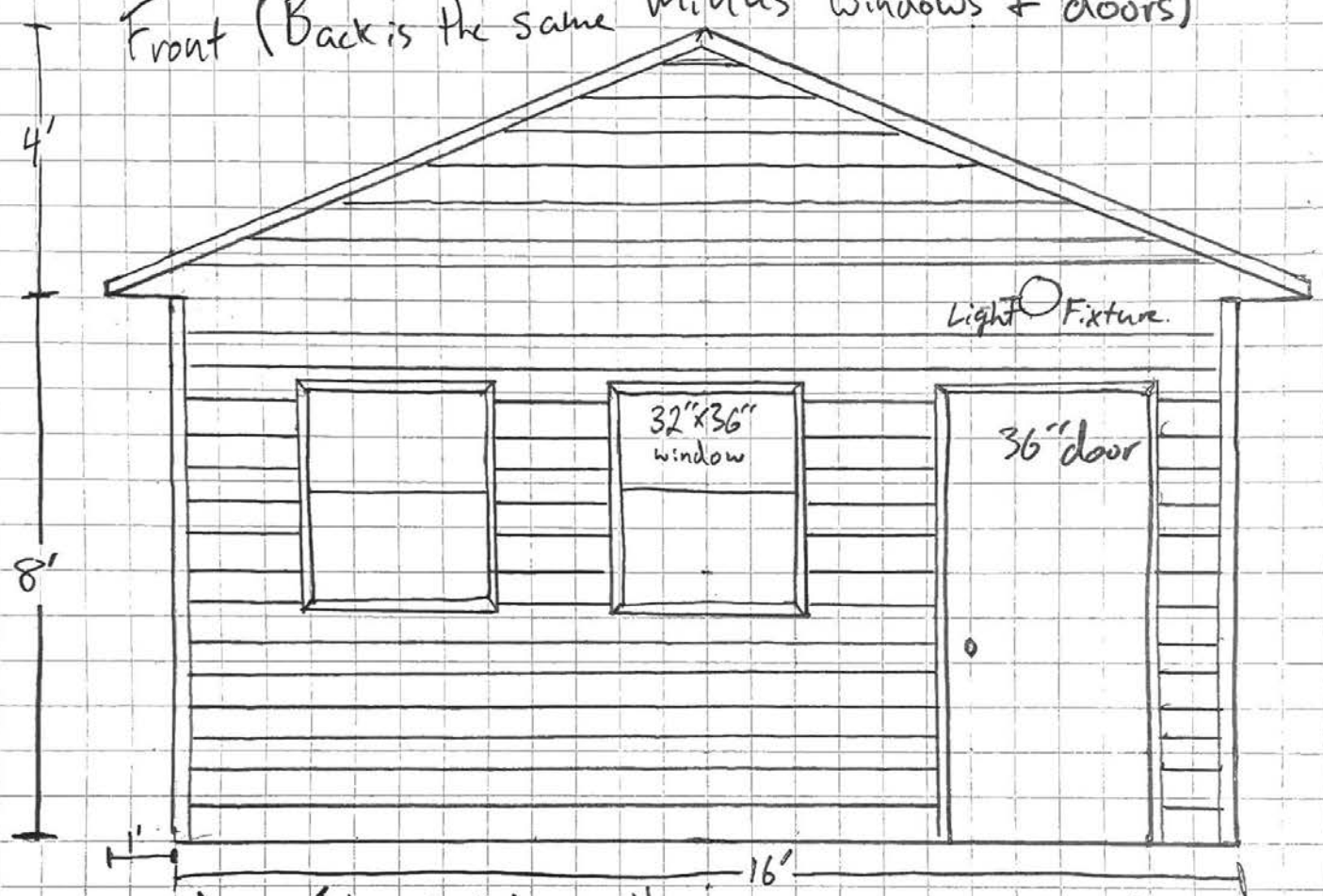


Lot is $53' \times 153' = 8109 \text{ sq ft}$
Proposed Building Coverage is 2675 sq ft, which is below the 30% limit as well as below the 40% limit for impervious surface

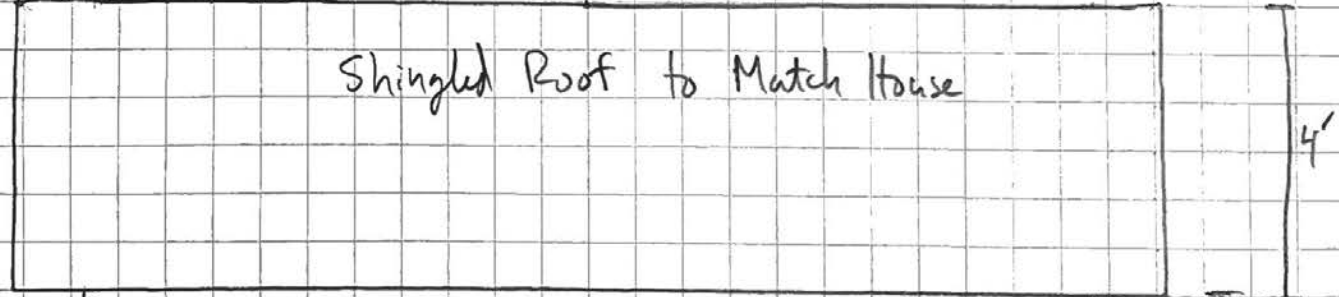
House

Scale: 1" = 32"

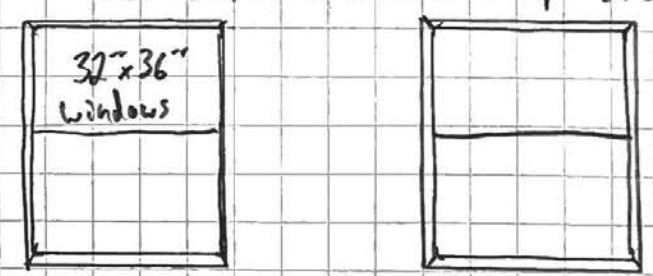
Front (Back is the same minus windows + doors)



Right Side (Left Side is the same minus windows)



Cement Board Lap Siding



Color to Match House.

