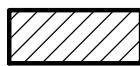


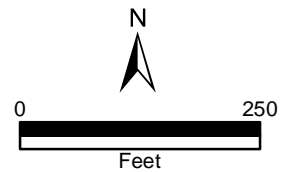
1-C-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



2057 Emoriland Blvd. 37917
Fairmont-Emoriland NC

Original Print Date: 1/13/2021
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Debra Sullivan





Staff Report

Knoxville Historic Zoning Commission

File Number: 1-C-21-HZ

Meeting: 1/21/2021
Applicant: Debra Sullivan
Owner: Debra Sullivan

Property Information

Location: 2057 Emoriland Blvd. **Parcel ID** 69 L C 034
District: Fairmont-Emoriland NC
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Minimal Traditional with Colonial Revival influences, c.1939

One story frame with brick veneer wall covering. Side gable roof with asphalt shingle roof covering. Six over six double hung windows. Entablature at front entry with unroofed stoop. Exterior end brick chimney. Brick foundation. Rectangular plan.

Description of Work

Level II Construction of Addition or Outbuilding

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.
4. The recommended location for additions is to the rear or side of existing buildings.

C. Materials

2. If an addition is made to an existing house, the wall cladding materials should duplicate those on the existing house, or as shown on the matrix on page 00.
-

Comments

This instance of an application being re-reviewed by the HZC after being approved with specific conditions is an exception, due to a misunderstanding where the applicant thought the contractor would be representing the project and the contractor was not virtually present to participate in the HZC meeting. Under Section 16.8.F of the City of Knoxville Zoning Ordinance, applicants "aggrieved by a final determination of the Historic Zoning Commission regarding a Certificate of Appropriateness may have such determination reviewed by the courts as provided by state law." Thus, applications acted upon by the HZC are not normally re-reviewed, but reviewed in chancery court per TCA 13-7-409.

Staff Findings

1. 2057 Emoriland Blvd. is a contributing resource to the Fairmont-Emoriland NC overlay.
 2. Placement of a small porch on the rear elevation is appropriate. The proposed porch meets the side and rear setback guidelines of the base zoning and does not exceed the overall lot coverage on the property. The house is located on a corner lot, so the porch will be visible from the public right-of-way, especially on Clearview Street.
 3. The primary residence is a Colonial Revival-influenced Minimal Traditional, with a simple brick masonry exterior, double-hung wood windows, and a wood-sided rear gable. The porch uses a simple design and materials that are complimentary to the primary residence. The 7/12 porch roof is compatible with the house.
 4. The porch will be accessible via two new multi-light French doors. Installation of these doors does not have a detrimental effect on any historic features.
 5. At the December 2020 Historic Zoning Commission meeting, the application was approved with the condition that the porch gable be enclosed with siding to match the rear elevation's gable field (instead of the open gable detail as submitted). This condition was added based on the prominent location of the porch, and the guidelines that "the design of additions should be consistent with the character of the main structure" and "cladding materials should duplicate those on the existing house, or as shown on the matrix." The cladding materials listed under Minimal Traditional on the matrix are "brick, stone, weatherboard" with "wood, brick, wrought iron columns" listed as appropriate porch trim.
-

Staff Recommendation

Staff recommends approval of the porch addition, including the installation of two new multi-light French doors, providing for discussion and conclusion between the Commission and applicant on the porch gable detail.



DESIGN REVIEW REQUEST

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

Debra Sullivan

Applicant

01/04/2021

01/21/2021

1-C-21-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

Debra Sullivan

Name

Company

2057 Emoriland Blvd.

Knoxville

TN

37917

Address

City

State

Zip

865-850-4899

sullivandebj@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Same

Owner Name (if different from applicant)

Owner Address

Owner Phone

69LC034

Property Address

Parcel ID

Fairmont-Emoriland

NC

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

1.4.21

Please Print

Date

Debra Sullivan
Applicant Signature

Debra Sullivan

01/04/2021

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 porch to rear of house. Porch will align with left side of rear elevation, and measures 15'11"x10' long. Gable roof porch is supported by three evenly spaced 6"x6" square wood beams, featuring an open gable with 2x8 wood rafters and a 7/12 roof pitch. Porch will feature a 36" tall balustrade of square wood pickets and 3/4" wood tongue and groove flooring.

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:	

Design Review Request

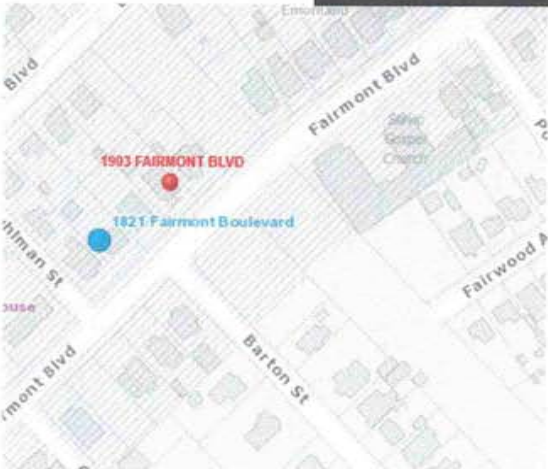
Homeowner requests permission to add a covered porch to the rear of 2057 Emoriland Boulevard.

Porch design adheres to the Fairmont Park Neighborhood Conversation District Design Guidelines for Minimal Traditional Style by incorporating a gabled roof (7/12 pitch) and utilizing wood for posts, beams, T&G flooring, balustrade and pickets.

Design proposes an open gable to allow as much natural light to fill the porch and adjoining living space (home office) as possible. Design further encourages natural light inside by including double, multi-pane French doors. Natural light and high ceilings are design priorities.



Historic Overlay Design Inspiration



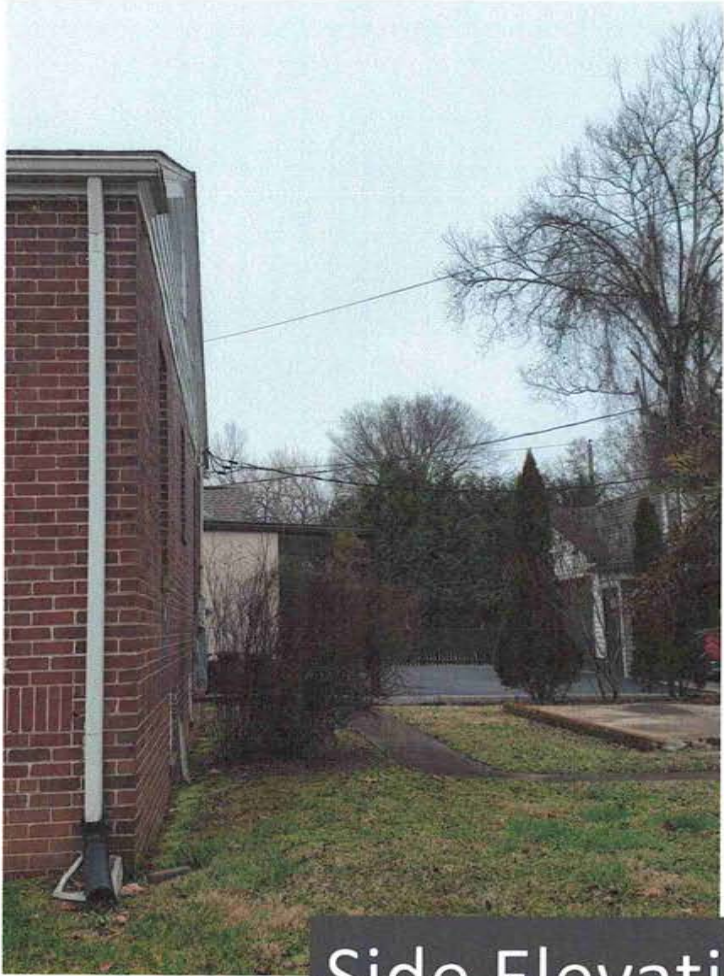




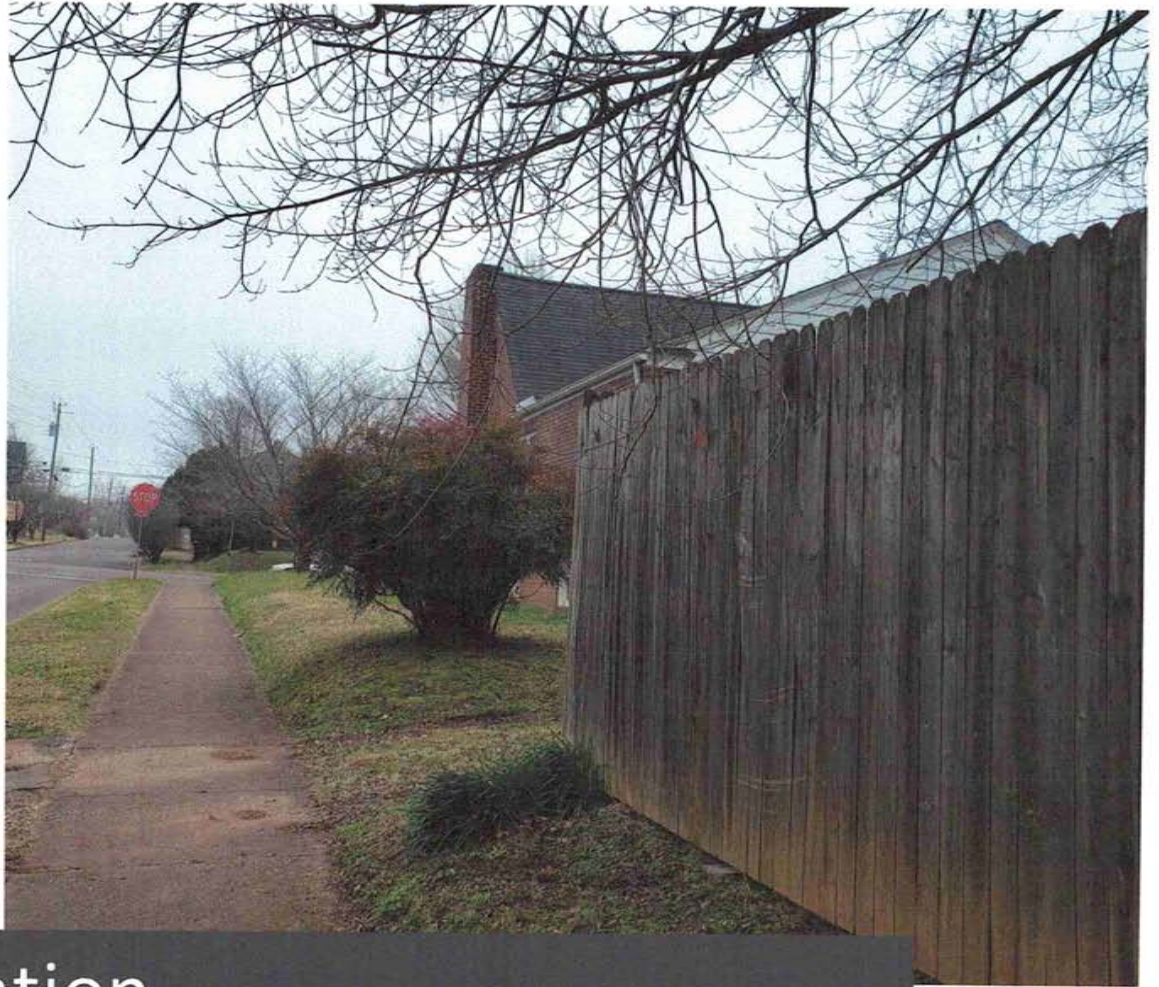
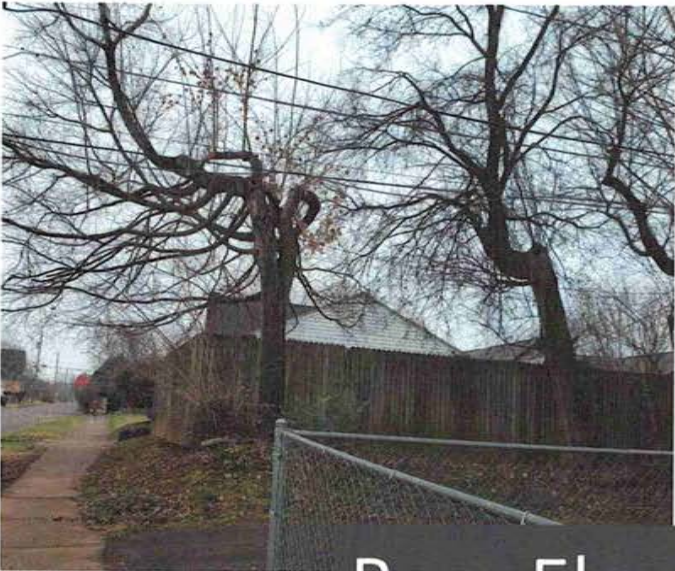




Site View



Side Elevation



Rear Elevation

2057 Emoriland Boulevard (1939)

Minimal Traditional One story frame with brick veneer wall covering. Side gable roof with asphalt shingle roof covering. Six over six double hung windows. Entablature at front entry with unroofed stoop. Exterior end brick chimney. Brick foundation. Rectangular plan. (C)

2200 Emoriland Boulevard (1929)

Tudor Revival. One story frame with brick veneer wall covering. Side gable roof with two front facing intersecting gables, asphalt shingle covering. Rectangular vent windows to attic. Six over six double hung windows. Raised, brick faced, unroofed patio. Interior front brick chimney with corbelled brick segmental arch. Metal railing at patio and front steps. Brick foundation. Rectangular plan. (C)

2201 Emoriland Boulevard (c.1929)

Tudor Revival One story frame with brick veneer wall covering. Side gable roof with asphalt shingle covering. Eight over eight double hung windows. Exterior front brick chimney. Unroofed stoop with metal railings. Brick foundation. Rectangular plan. (C)

2204 Emoriland Boulevard (1930)

Craftsman. One story frame with brick veneer wall covering. Hip roof with lower cross gable, gabled front porch. Picture window on front elevation with four light transom and sidelights. Four over four double hung windows. One story, one-half front porch with brick columns, brick buttresses at front entry, brick balustrade. Brick foundation. Rectangular plan. (C)

2210 Emoriland Boulevard (1941)

Minimal Traditional. One story frame with brick veneer wall covering. Side gable roof with lower cross gabled front porch, asphalt shingle covering. One bay front entry with metal posts and balustrade. Eight over eight double hung windows. Brick foundation. Rectangular plan. (C)

2211 Emoriland Boulevard (1929)

Tudor Revival. One story frame with brick veneer wall covering. Hip roof with central gablet, asphalt shingle covering. Central one bay portico with gabled roof, arched ceiling and oversize square wood posts. Six over six double hung windows. Exterior front brick chimney. Brick foundation. Rectangular plan. (C)

2212 Emoriland Boulevard (c.1940)

Minimal Traditional. One story frame with brick veneer wall covering. Hipped roof with asphalt shingle covering. One story two-thirds front porch with gabled roof, elaborate metal columns and balustrade. Six over six double hung windows. Exterior side brick chimney. Brick foundation. Rectangular plan. (C)

2219 Emoriland Boulevard (1929)

Minimal Traditional. One story frame with brick veneer wall covering. Cross gable roof with asphalt shingle covering. Paired six over six double hung windows. One story one bay porch with metal columns and railing. Brick basement. Irregular plan. (C)

2220 Emoriland Boulevard (1929)

Minimal Traditional. One story frame with artificial siding. Hipped roof with asphalt shingle covering and projecting front gables flanking central shed roof porch. Six over six double hung windows, tripled on one front gable end and paired on the other. Central shed roofed porch supported by metal posts. Brick exterior side chimney. Brick foundation. Rectangular plan. (C)

2221 Emoriland Boulevard (1930)

Tudor Revival. One story frame with brick veneer wall covering using tapestry brick in front gables. Side gable roof with central and end front gables. Unroofed portico at front entry. Six over six double hung windows. Enclosed screened porch with arched openings on side elevation. Brick exterior front chimney. Brick foundation. Rectangular plan. (C)


2223 Emoriland Boulevard (1941)

Tudor Revival. One story frame with brick veneer wall covering using tapestry brick in front gables. Side gable roof with central and end front gables. Unroofed portico at front entry. Six over six double hung windows. Enclosed screened porch with arched openings on side elevation. Brick exterior front chimney. Brick foundation. Rectangular plan. (C)

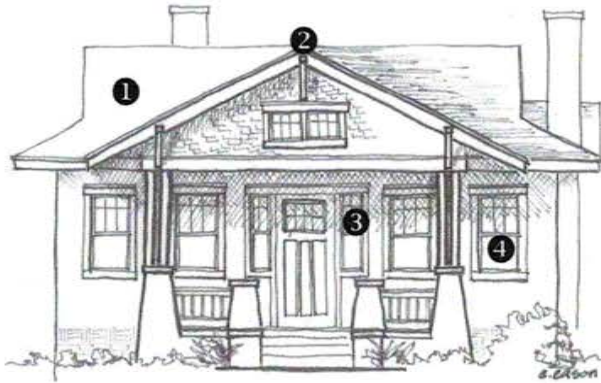
2226 Emoriland Boulevard (1954)

Minimal Traditional. One story frame with brick veneer wall covering and stone, regularly laid, front gable. Cross gable roof with asphalt shingle covering. Front entry in front gable portion faced with stone. Six over six double hung windows. Brick foundation. Rectangular plan. (C)

MATRIX OF PREVALENT HOUSE STYLES AND DESIGN FEATURES • FAIRMONT-EMORILAND NEIGHBORHOOD

	TUDOR REVIVAL	SPANISH ECLECTIC	COLONIAL REVIVAL	DUTCH COLONIAL REVIVAL	CRAFTSMAN	MINIMAL TRADITIONAL	RANCH
Shape Roof	Steep (9/12 to 12/12); gables; dominant front or multiple front dormers	Low pitched gable or hipped; flat. Tiled roofs – Spanish (S-curve), Mission (half-cylinder) style tiles	Hipped, side or cross gabled, 8:12 pitch or greater. Gablets and gabled porticos. Dormers	Mansard roofs; shed & gabled dormers	Multiple roof forms; gabled forms, either front, cross or side; telescoping front gables; hipped; oriental influence. Gabled or shed dormers	Side gable; cross gable. 6-, 7- or 8/12 pitch	Complex, shallow roof forms, usually 5/12 or 6/12 pitch. Side or cross gable. Hipped
Window Size	2:1 (height to width); some novelty shapes	2:1 (height to width)	2:1 (height to width)	2:1 (height to width); paired; tripled	2:1 (height to width); paired; tripled. Small high windows bracketing chimneys or in stair landings	Picture windows; double hung 2:1 (height to width)	Double hung & picture windows, 1:2, 1:1 (width to height)
Window Style	1/1, 3/1, multi/1; paired, single, Gothic arches; calmes	Single & triple arches; casements. Multi-paned	6/6, 8/8, 9/9, 12/12 panes or multi-pane/1; paired or tripled; bay windows; Palladian windows; transoms; arched fanlights	6/6, 8/8, 9/9, 12/12 panes or multi-pane/1; paired or tripled; bay windows; Palladian windows; transoms; arched fanlights	Multi-paned & patterned pane over one; leaded & stained glass; casements	Multiple panes	Single or multiple panes
Porch Size	1 bay, recessed or extended, arched or gabled porticos or doors	Unroofed; recessed	Porticos, gabled or arched, w/ arched ceilings; broken pediments; sidelights and fanlights; full & half porches	Porticos, gabled or arched, w/ arched ceilings; broken pediments; sidelights & fanlights; full & half porches	Full, 3/4 or 1/2. Porte cochere extensions	Unroofed or one or two bay porches with gabled roofs	Unroofed or shallow porches
Porch Trim	Half-timbers; square columns, Gothic arches, sawn wood	Arched entries; paired doors with multiple rectangular panes.	Elaborated entrances; columns with elaborate capitals; turned or sawn wood balustrades	Elaborated entrances; columns with elaborate capitals; turned or sawn wood balustrades	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	Wood, brick, wrought iron columns.	Wood, wrought iron columns
Wall Surface	Brick; stone (quoins & wall surfaces); weatherboard; stucco; combinations with multiple materials	Stucco	Brick; stone; weatherboard or shingle siding; stone	Brick; stone; wood shingle; weatherboard	Cobblestone; brick; stone veneer, stucco; weatherboard, wood shingle	Brick, stone, weatherboard	Brick veneer, stone veneer, weatherboard, oversize wood shingle
Other Trim	Half timbering; verge boards; brick mold; cornices; tall chimneys	Tile roofed chimney tops; brick or tile vents; stained glass; spiral columns, patterned tiles, carved stonework	Applied garlands & other wall trim; dentil molding; cornice returns; corbelled chimneys; quoins; belt courses	Dentil molding; corbelled chimneys; quoins	Exposed rafter tails; knee brackets; king posts; trusses; belt courses; balconies & second story porches	Brick or stone chimneys	Brick or stone chimneys; some patterned focal windows

CRAFTSMAN STYLE



1. Complex Roof Shape
2. Oversize Brackets
3. Sidelights
4. Multi-pane Windows

MINIMAL TRADITIONAL STYLE



1. Multi-pane Picture Window
2. Wrought Iron Column
3. Cross Gable Roof

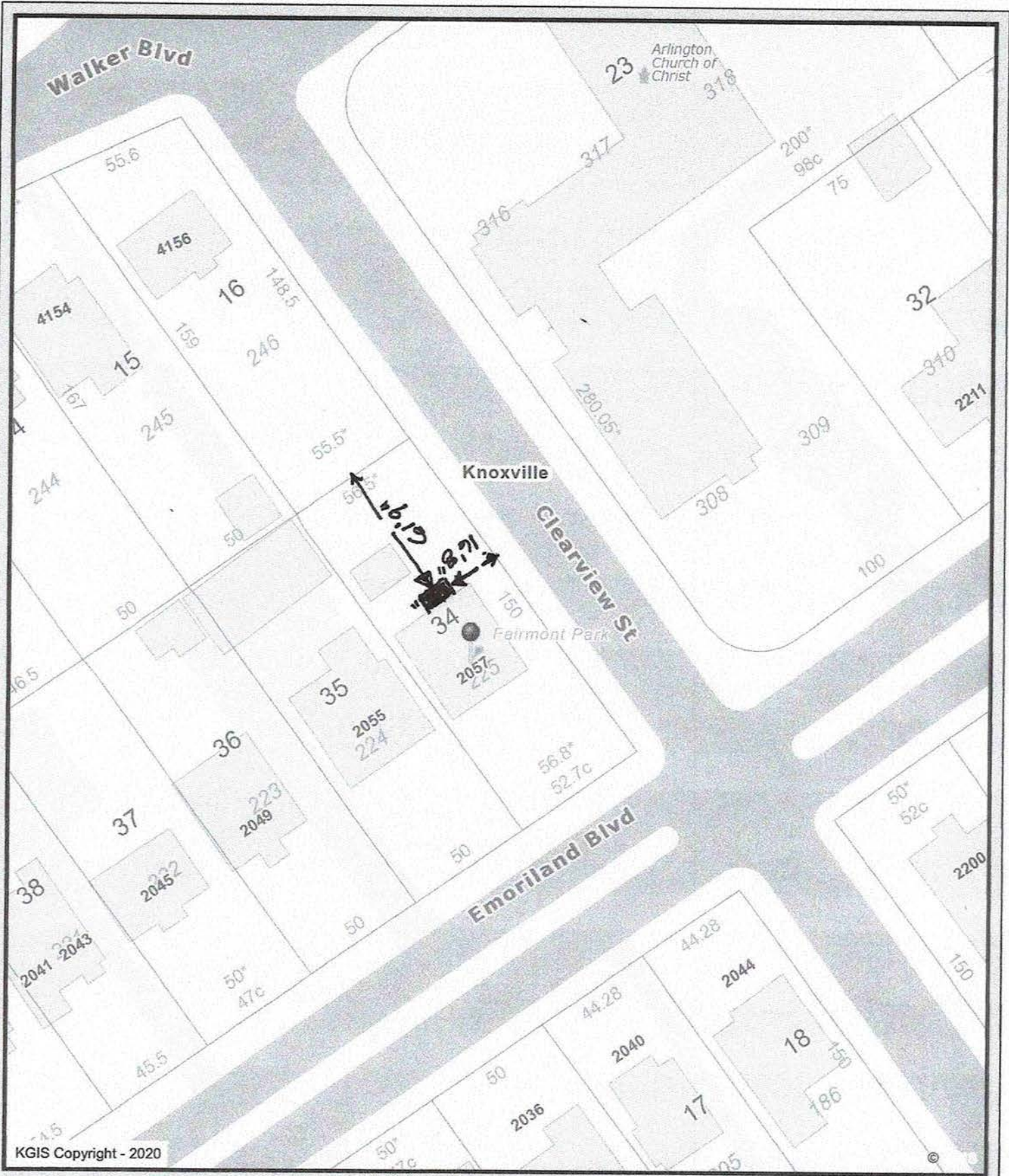
C. Materials

1. In constructing new buildings, the materials to be used should respect individual designs as shown on the matrix on page 00 of this report.
- 2. If an addition is made to an existing house, the wall cladding materials should duplicate those on the existing house, or as shown on the matrix on page 00.
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.

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.
3. Detached garages shall be located behind and to the side of the existing house.
4. If driveways are built they should be 9-12' wide. Separate tire strips of aggregate exposed concrete are encouraged.
5. Parking pads should not be placed in the front yard.
6. Sidewalks should connect the public front sidewalk to the front entrance.

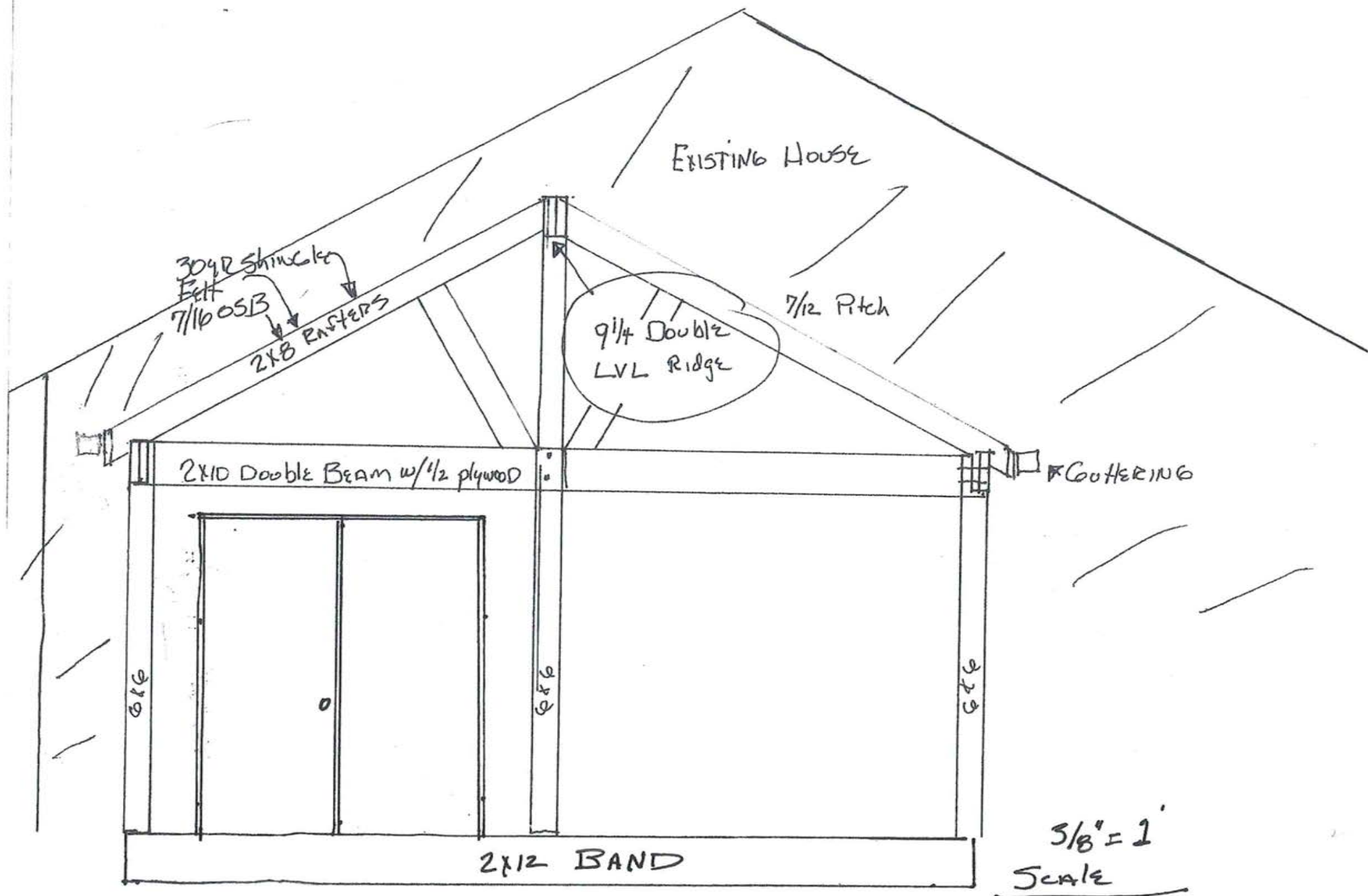


2057 Emoriland Blvd
Site Plan

Knoxville - Knox County - KUB Geographic Information System

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EXISTING HOUSE

7/12 Pitch

304R Shingles
Felt
7/16 OSB
2x8 RAFTERS

9 1/4 Double
LVL Ridge

2x10 Double Beam w/ 1/2 plywood

GUTTERING

6x6

6x6

6x6

2x12 BAND

3/8" = 1'
SCALE

Existing House

Brick

10'

16" OC 2X10 TREATED YP

3/4" T & G FLOORING

DOUBLE BANDS
2X10 TREATED YP

JOIST HANGERS

2'X2'X10"

5000 PSI FOOTERS

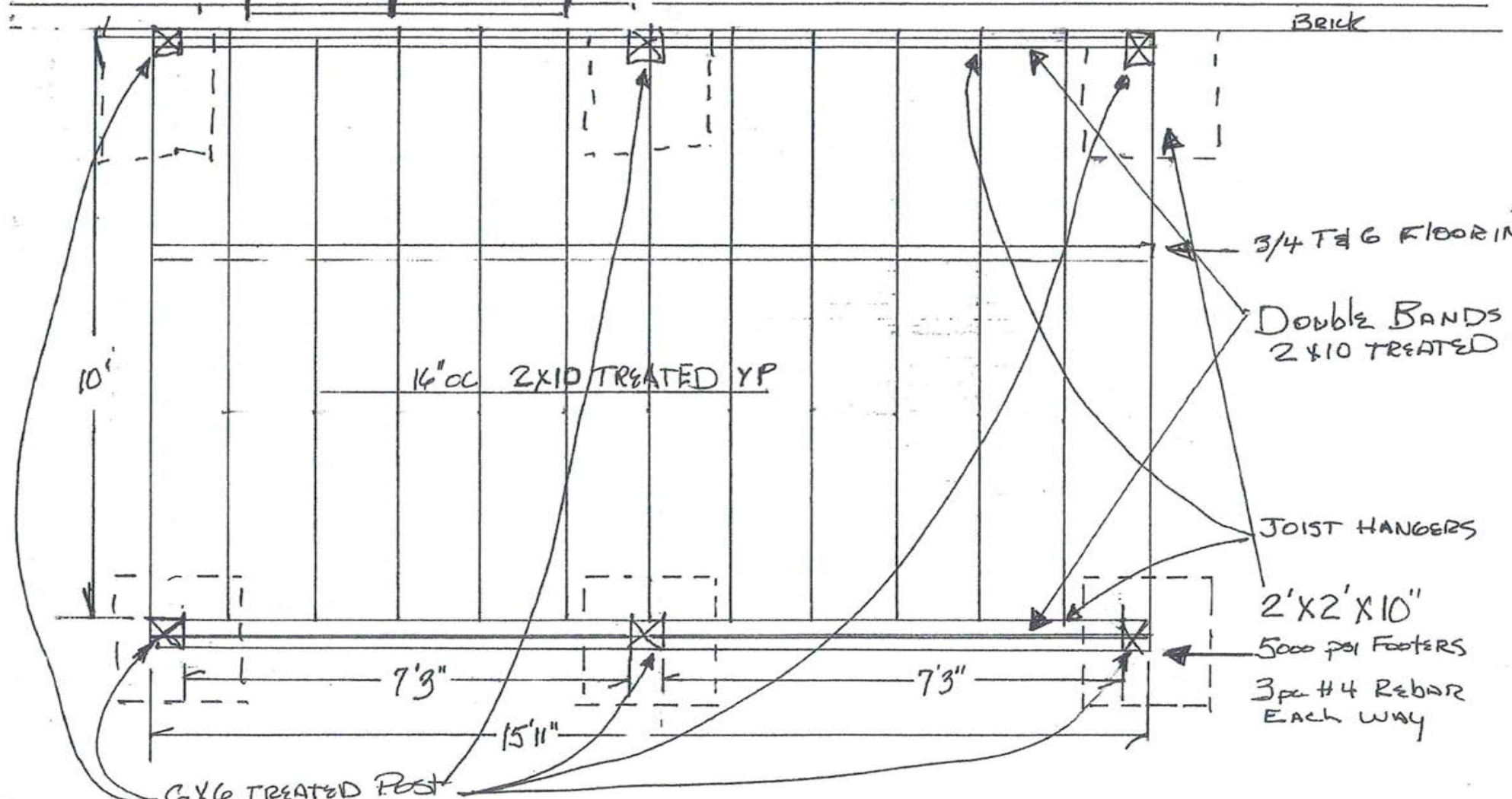
3pc #4 REBAR
EACH WAY

7'3"

7'3"

15'11"

6X6 TREATED POST
w/ MANUFACTURED POST CONNECTORS



BEAM SPLICE
(IF REQUIRED)
MUST OCCUR
OVER POST

APPROVED
POST CAP

BEAM OVER POST CAP

BEAM OVER POST

FIGURE R507.5.1(1)
DECK BEAM TO DECK POST

6 1/2" MINIMUM FOR
BEAM SPLICES
(IF REQUIRED)

MINIMUM 2"
SINGLE PLY BEAM

MINIMUM 2 1/2"
MULTIPLE-PLY BEAM

(2) 1/2" DIAMETER
THROUGH-BOLTS
OR APPROVED
EQUIVALENT
CONNECTOR

POST NOTCH
FOR FULL-BEAM
BEARING

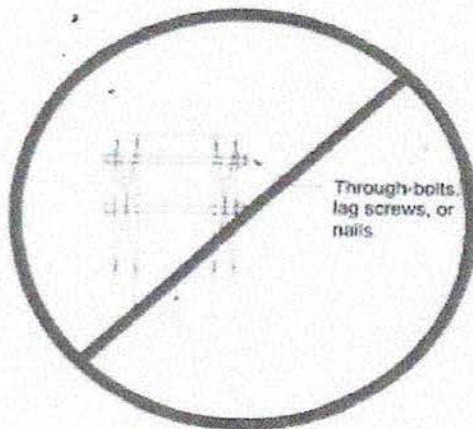
FIGURE R507.5.1(2)
NOTCHED POST-TO-BEAM CONNECTION



Deck Posts

R507.4 Deck posts. For single-level wood-framed decks with beams sized in accordance with Table R507.5, deck post size shall be in accordance with Table R507.4.

- Deck post shall be size in accordance with Table R507.4 measured from grade or the top of foundation, whichever is highest, to the underside of the beam. Posts shall be centered on footings. Beam attachment shall be by notching as shown in Figure R507.5.1(1) and R507.5.1(2) or by approved post cap as shown in Figure R507.5.1(1). All 3-ply beams shall be attached to the post by an approved post cap. ***Attachment to the side of a beam without notching is prohibited (Figure 3).***



Through-bolts,
lag screws, or
nails.

Note: Support of beams w/
fasteners only is prohibited.
Bearing is required. See
Figure 8A.

Figure 3 – Prohibited Attachment

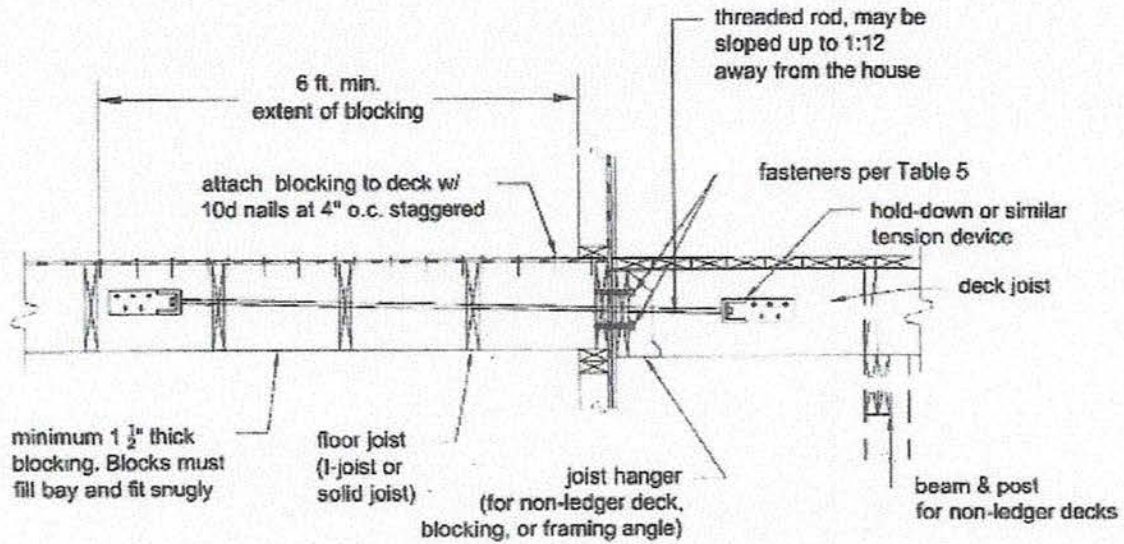


Figure 7
Lateral Load Device Installation – Floor Joist Perpendicular to Deck Joist

Circle method of lateral restraint to be used.

Guards. Guards shall be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side. Insect screening shall not be considered as a guard. (See Code for additional requirements)

Stairways. Stairways shall be not less than 36" in clear width, the riser height shall be not more than 7 3/4", and the tread depth shall be not less than 10". There shall be a floor or landing at the top and bottom of each stairway. Graspable handrails shall be provided on not less than one side of each flight of stairs with four or more risers. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. (See Code for additional requirements)

Code compliant Guards and Stairs will be provided.

Ju

 (initial)