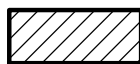




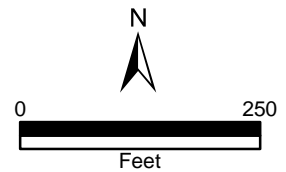
10-C-23-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1527 Fairmont Blvd. 37917
Fairmont-Emoriland NC

Original Print Date: 10/4/2023
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Forrest Kirkpatrick Fork Design, LLC





Staff Report

Knoxville Historic Zoning Commission

File Number: 10-C-23-HZ

Meeting: 10/19/2023
Applicant: Forrest Kirkpatrick Fork Design, LLC
Owner: John & Erika Machamer

Property Information

Location: 1527 Fairmont Blvd. **Parcel ID** 69 M B 033
District: Fairmont-Emoriland NC
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Tudor Revival, c.1932

One-and-one-half-story frame residence with a side gable roof with lower cross gables on the façade, an exterior of brick veneer, and a brick foundation. Arched front entry door with unroof stoop, front exterior brick chimney.

Description of Work

Level II Construction of Addition or Outbuilding

New screened-in porch on the rear elevation. Porch will use existing foundation and deck, and remove the non-historic flat roof. The porch measures 20' wide by 16' deep (319 sq. ft.), and will feature a front-gable roof clad in asphalt shingles, decorative wood arches, a wood post and beam structure, and a two-part sliding screen door.

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. 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

B. Building and Roof Form

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.

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.
 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

N/A

Staff Findings

1. 1527 Fairmont Boulevard is a contributing resource to the Fairmont Park NC overlay.
 2. The existing deck being modified was constructed without permits in approximately 2020 and does not contribute to the historic district. Removal of the porch roof is appropriate.
 3. The porch will be located on the rear of the building and will not be visible from Fairmont Boulevard. The new porch will not result in the removal or modification of any character-defining features.
 4. The porch draws from existing rooflines and interior and exterior arch details from the house, using materials compatible with the design guidelines.
-

Staff Recommendation

Staff recommends approval of Certificate 10-C-23-HZ as submitted.

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: A wood screen porch addition to the rear of a 1932 brick masonry Tudor Revival House in the Fairmont Emoriland neighborhood.

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:
100.00		
FEE 2:		
FEE 3:		
		100.00

A Screen Porch Addition

For John & Erika Machamer
At 1527 Fairmont Blvd
Knoxville TN 37917

Historic Zoning Commission
Application for Level II COA

Design Synopsis

To create a wood screen porch addition at the rear of a 1932 brick masonry Tudor Revival House in the Fairmont Emoriland neighborhood, borrowing cues from the existing home.

Project Goals

- Increase living space with a 3-season outdoor living area
- Craft the space in a way that compliments the existing home
- Seek inspiration in the existing forms

Work Area

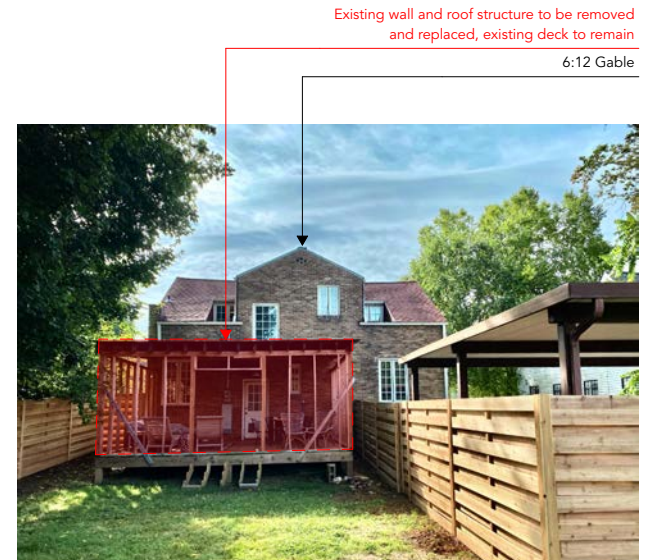




Front Elevation



Side Elevation



Rear Elevation

1527 Fairmont Boulevard (1932)

Tudor Revival. One and one-half story frame with brick veneer wall covering in tapestry brick. Side gable roof with lower cross gabled portico, French tile roof covering. Eighteen light paired casement windows. Arched front entry door with unroofed stoop. Front exterior brick chimney. Brick foundation. Irregular Plan. (C)

– Fairmont Park Neighborhood Conservation District Design Guidelines, pp.18



Interior Elevation

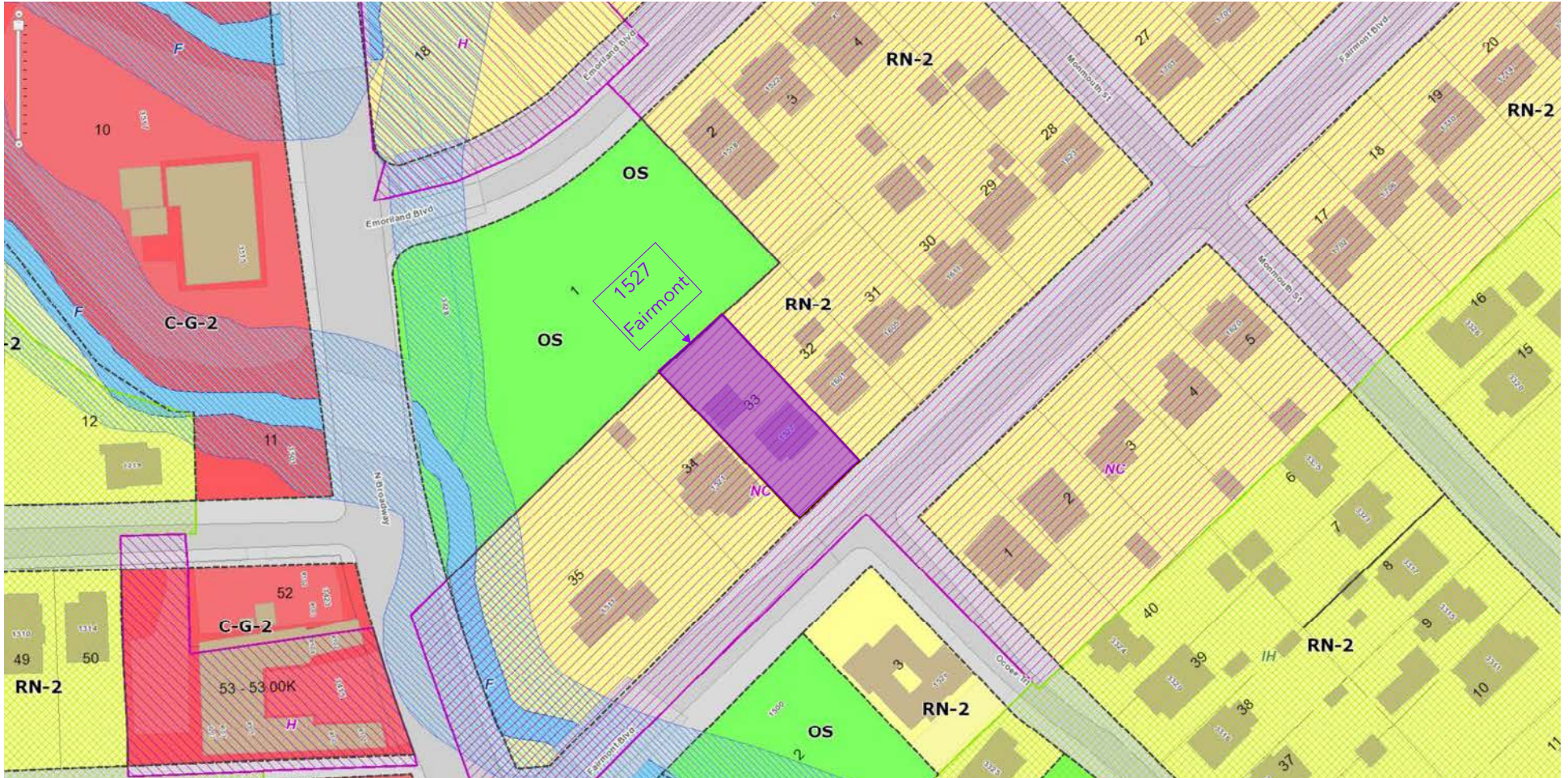


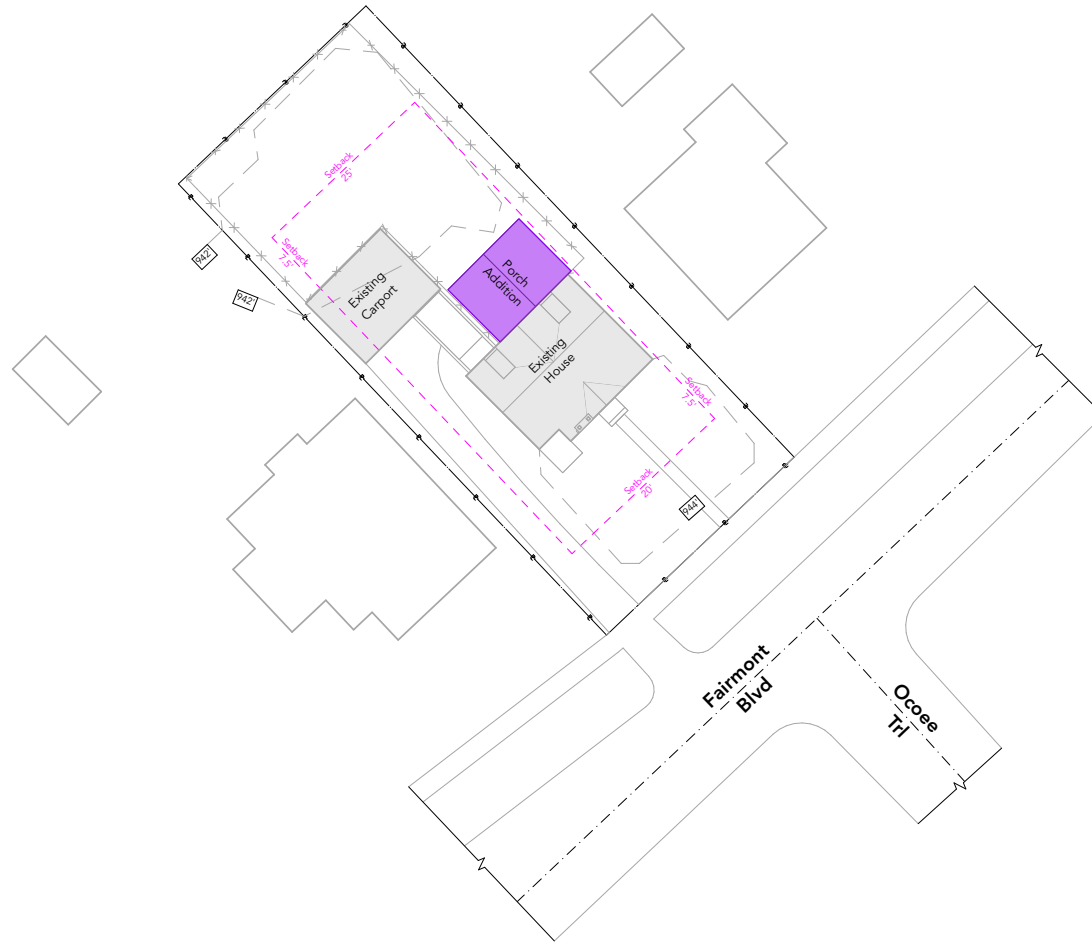
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1527 Fairmont Blvd | Historic Zoning Commission

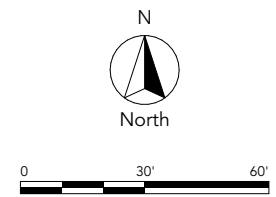
HZC 02
Existing Photos

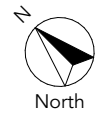
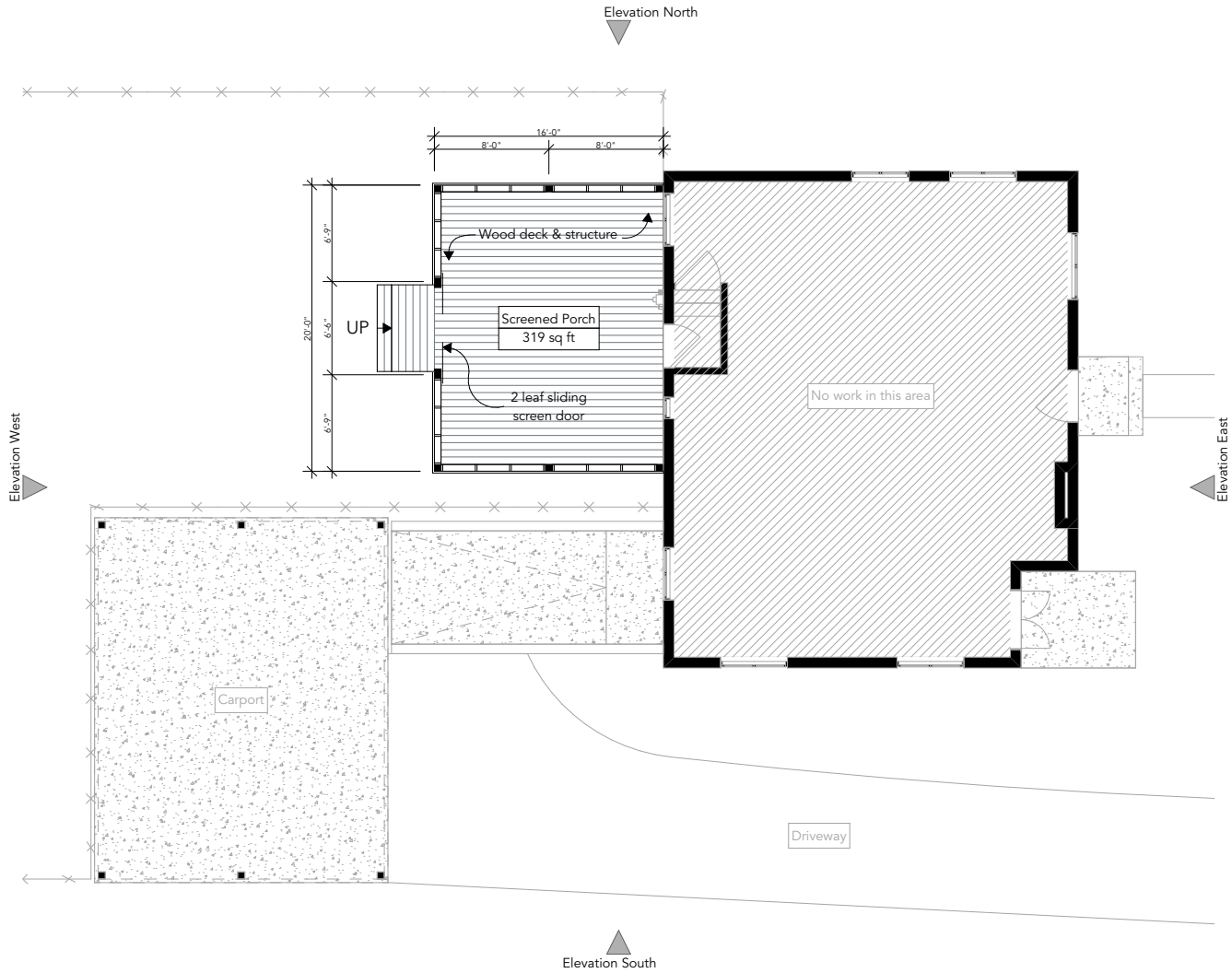
John & Erika Machamer / Screen Porch Addition / 2023.09.29





Site Plan
 Scale : 1" = 30'





Floor 01
 Scale : 1/8" = 1'-0"



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HZC 05
 Floor Plan

John & Erika Machamer / Screen Porch Addition / 2023.09.29

Paint

Brand: Benjamin Moore
Grade: Aura
Sheen: Soft Gloss
Color: Linen White, OC-146

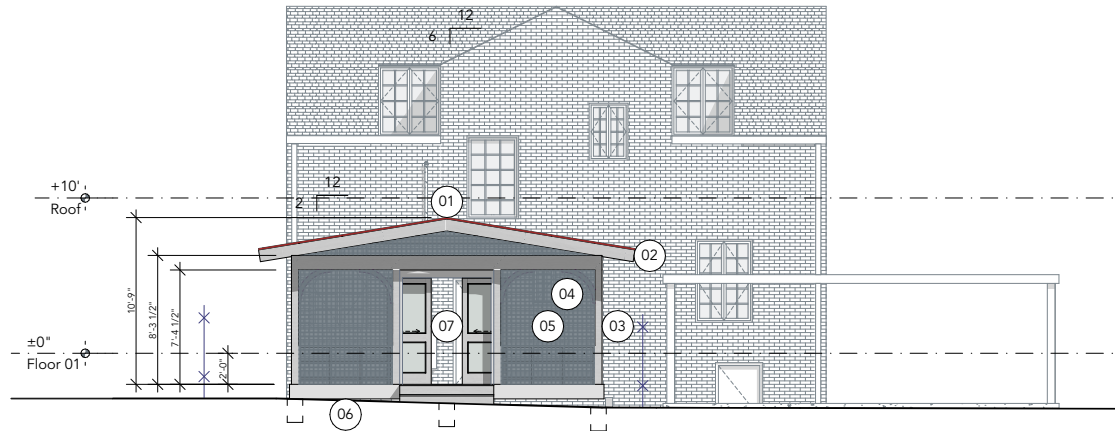


Door Leaves

(2) 32x80 Elmwood Natural Pine Screen Door

Elevation Notes

- 01 Asphalt shingles, to match existing
- 02 2x Wood rafters, painted
- 03 Wood post & beam structure, painted
- 04 Wood arches, painted
- 05 Full aluminum insect screen
- 06 Wood deck, stained
- 07 2 leaf sliding screen door, painted



Elevation West

Scale : 1/8" = 1'-0"

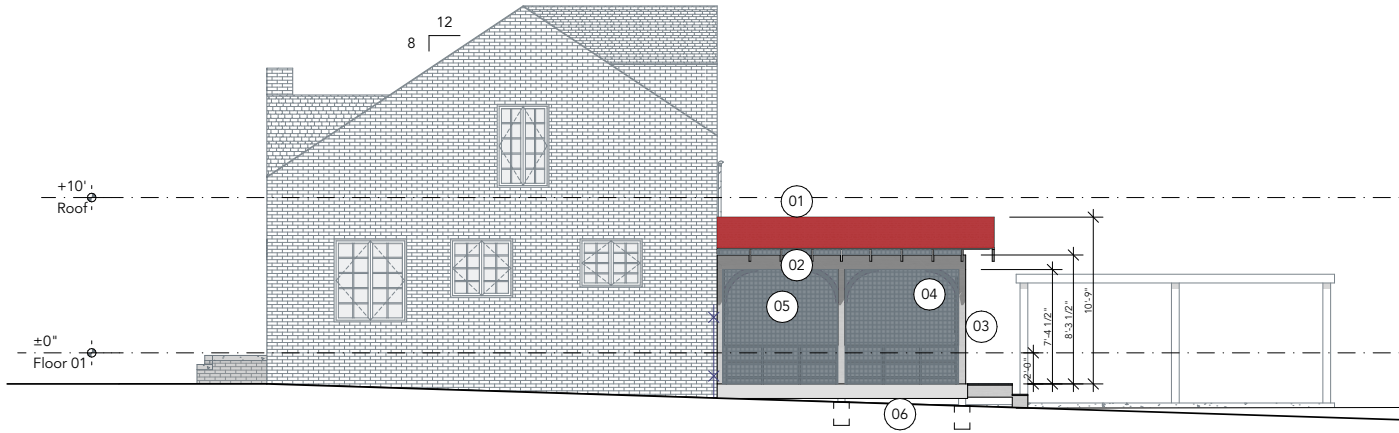


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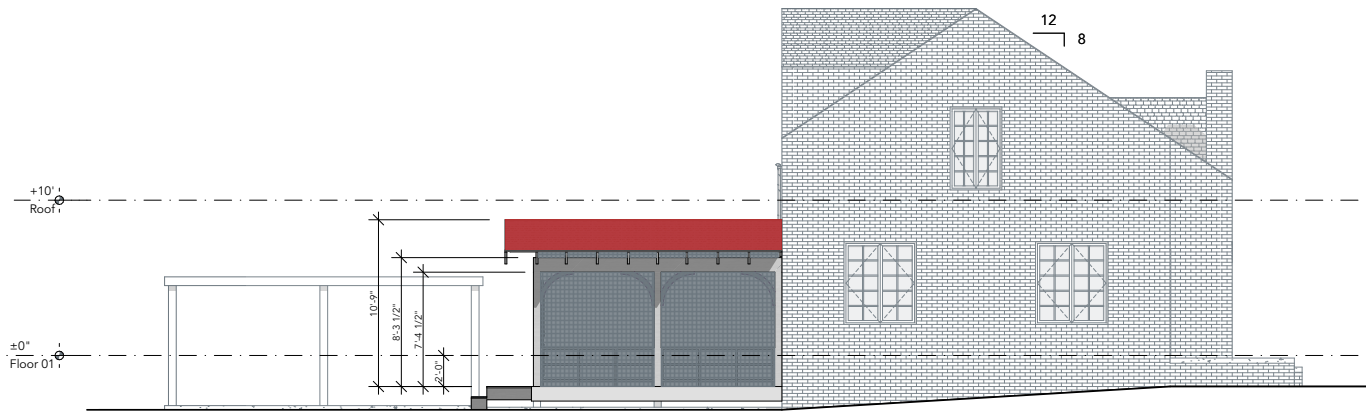
HZC 06
Elevations

John & Erika Machamer / Screen Porch Addition / 2023.09.29



Elevation Notes

- 01 Asphalt shingles, to match existing
- 02 2x Wood rafters, painted
- 03 Wood post & beam structure, painted
- 04 Wood arches, painted
- 05 Full aluminum insect screen
- 06 Wood deck, stained
- 07 2 leaf sliding screen door, painted



Elevations North & South

Scale : 1/8" = 1'-0"

