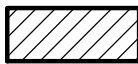


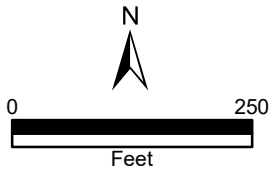
**10-D-23-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**1707 Emoriland Blvd. 37917**  
**Fairmont-Emoriland NC**

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

Petitioner: Forrest Kirkpatrick Fork Design





# Staff Report

Knoxville Historic Zoning Commission

File Number: 10-D-23-HZ

**Meeting:** 10/19/2023  
**Applicant:** Forrest Kirkpatrick Fork Design, LLC  
**Owner:** Taylor & Emily Wallace

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## Property Information

**Location:** 1707 Emoriland Blvd. **Parcel ID** 69 L H 012  
**District:** Fairmont-Emoriland NC  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Spanish Eclectic, c.1930

Two-story residence clad in stucco, featuring a flat roof with parapets and decorative barrel tiles. Recessed, arcaded front porch featuring decorative tile vents.

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## Description of Work

Level II Construction of Addition or Outbuilding

New rear addition. Addition will measure 18' deep by 38'-8" wide overall, featuring a carport at the ground level, one full story, and a second story measuring 14'-3" wide. Adjacent to the second story is a deck with a steel tube and cable rail. The addition will be framed with structural steel and wood frame, and rest on a steel plinth foundation. The addition will feature a flat roof with brake metal aluminum coping and corners, an exterior of fiber cement vertical siding panels in a stucco finish, and aluminum reglets separating the panels. Windows are fiberglass multi-light fixed, casement, and double-hung windows (to reflect light patterns on pages 11, 12, and 13 of application).

The scope of work also includes adapting an existing driveway to extend below the new carport. Existing rear deck will be removed.

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## 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.

### E. Landscaping, Walls, and Fencing

3. Mature trees in the designated area should be protected, with residents and agencies encouraged to maintain trees that currently exist, and to begin planting the next generation of trees as soon as possible in conformance with the Master Plan for Tree Planting now being drafted..

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## Comments

N/A

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## Staff Findings

1. 1707 Emoriland Blvd is a contributing resource to the Fairmont Park NC overlay.
2. The proposed addition will be located on the rear of the house, minimally visible from the public-right-of-way. Placement of the addition is appropriate.
3. The addition reflects elements of the "Spanish Eclectic" style of the main house, while avoiding overly decorative details; the addition will be differentiated from the main house by the use of contemporary materials and a more simple design.
4. The height and scale of the addition are appropriate for the new house while incorporating additional interior space. The height of the second story will align with the existing elevated massing on the rear elevation.
5. The roof pitch and exterior cladding materials are compatible with the roof pitch and materials on the existing house. The multi-light windows are compatible with the 6/6 double-hung windows on the primary house; fiberglass windows are generally compatible with the original wood windows and are appropriate for new additions.

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## Staff Recommendation

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

(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](mailto:applications@knoxplanning.org).

[Reset Form](#)



## DESIGN REVIEW REQUEST

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

Forrest Kirkpatrick

Applicant	10/02/2023	10/19/2023	10-D-23-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
- Forrest Kirkpatrick Fork Design

Name	214 W Magnolia Avenue	Company	Knoxville	TN	37917
Address	(865) 603-4297	City	forrest@forkdesign.us	State	Zip
Phone		Email			

### CURRENT PROPERTY INFO

Emily & Taylor Wallace	1707 Emoriland Blvd. Knoxville TN 37917	(513) 884-1338
Owner Name (if different from applicant)	Owner Address	Owner Phone
1707 Emoriland Blvd. Knoxville TN 37917	069LH012	
Property Address	Parcel ID	
Fairmont Emoriland	RN-2, NC	
Neighborhood	Zoning	

### AUTHORIZATION

	Lindsay Crockett	10.2.23
Staff Signature	Please Print	Date
	Forrest Kirkpatrick	10/02/2023
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: A 700 sf footprint addition with three levels to a masonry and stucco house. The addition will incorporate a carport on the lower level; a primary suite, solarium, and deck on the main level; and a bedroom, playroom, and outdoor deck on the upper level. Construction is be structural steel on the lowest level, and wood frame on the upper two levels.

## 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

<b>FEE 1:</b>		<b>TOTAL:</b>
100.00		
<b>FEE 2:</b>		
<b>FEE 3:</b>		100.00

# A Home Addition

For Emily + Taylor Moorhead-Wallace  
At 1707 Emoriland Blvd  
Knoxville TN 37917

Historic Zoning Commission  
Application for Level II COA

## Project Goals

- Improve the livability of the house for a growing family
- Create an addition that allows for maximum flexibility
- Compliment the transitional Spanish style of the existing 93 year old house
- Preserve the 32" redwood tree

## Design Synopsis

This addition will add a primary bedroom and improved bathroom to an existing 2 bed/2 bath house, as well as increased indoor and outdoor living and play spaces and a functioning carport. Given the integrity and craft of the original structure, our design approach chooses to respect the structure by seeking inspiration from its modular construction and spaces, while using a contemporary material palette to contrast the addition with the original.

## Work Area





*The purpose of the Neighborhood Conservation Overlay (NC-1) for the Fairmont-Emoriland neighborhood is to maintain a pleasant setting, minimizing negative impacts to the architectural heritage and natural environment of the neighborhood. Specifically, the designation and these guidelines seek to:*

- *preserve and protect the historic appearance of the neighborhood;*
- *encourage new development that is consistent with the existing architecture;*
- *provide guidelines for the alteration of existing buildings;*
- *encourage the maintenance of the neighborhood's unique natural and man-made boundaries ...*

– Fairmont Park Neighborhood Conservation District Design Guidelines, pp.01



Approach on Emoriland Blvd



Street Elevation



The neighborhood setting is park-like ... The lots on the north side of Emoriland adjoining First creek are very deep, with very large old trees lining the flood plain of Knoxville's most historic creek. The large trees along the streets and the creek screen the neighborhood from the noisy flow of traffic and the bustle of commerce on nearby Broadway and other busy streets.

– Fairmont Park Neighborhood Conservation District Design Guidelines, pp.04

32" Redwood, to be preserved



Rear Elevation



Side Elevation



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1707 Emoriland Blvd | Historic Zoning Commission

HZC 03  
Existing Photos

Emily + Taylor Moorhead-Wallace / Home Addition / 2023.10.02



32" Redwood, to be preserved

6 over 6 wood windows, inset openings

Rhythm of structural expression

Floor vents, expressed as decorative

Arcaded entry



Front Elevation

### 1707 Emoriland Boulevard (1930)

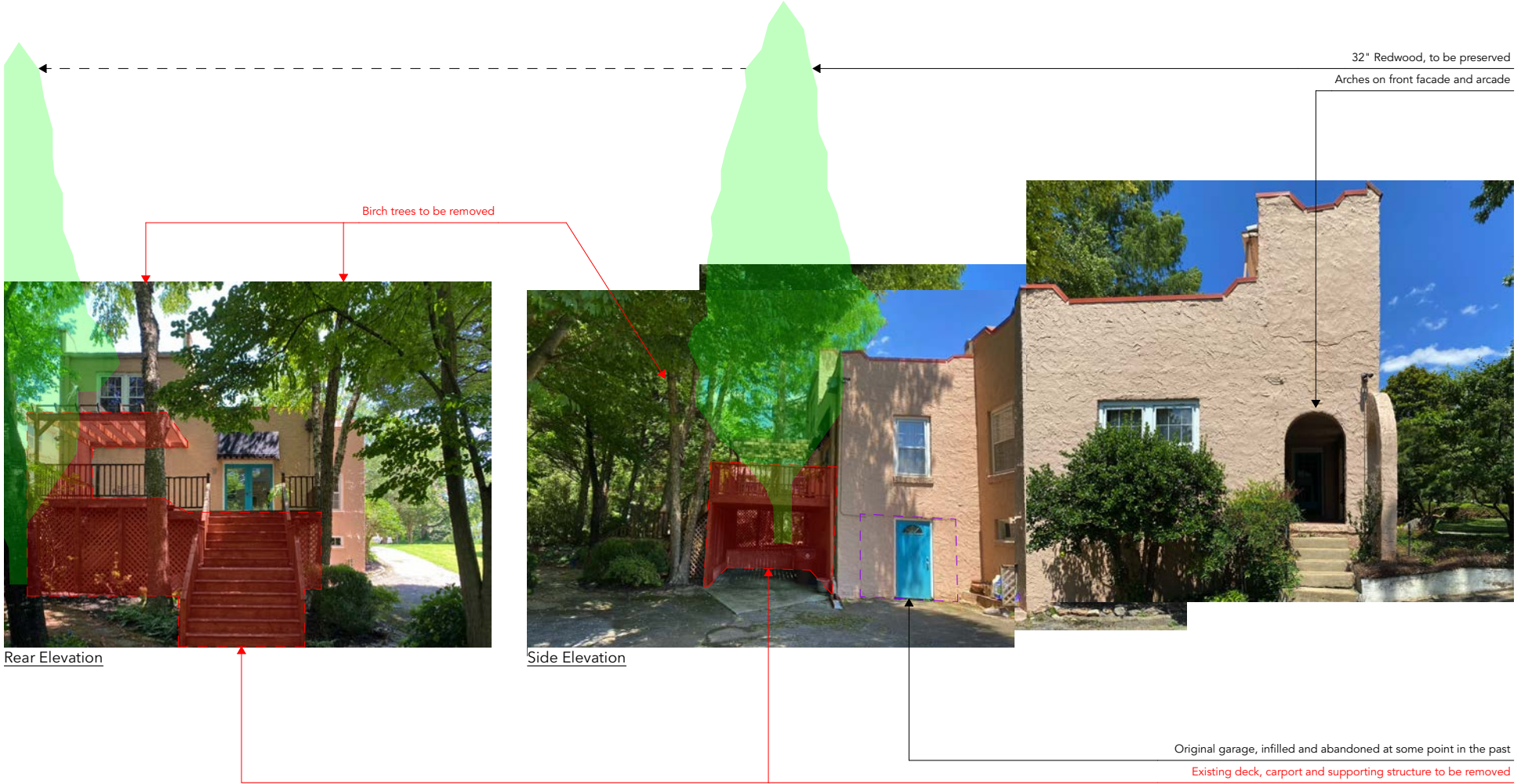
*Spanish Eclectic. Two story frame\* (sic) with stucco wall covering. Flat roof with parapets with straight barrel Mission tile, regularly laid. Six over six paired double hung wood windows. Window with leaded calmes on front elevation. Recessed, arcaded, one-third front porch with decorative tile vents,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

– Fairmont Park Neighborhood Conservation District Design Guidelines, pp.11

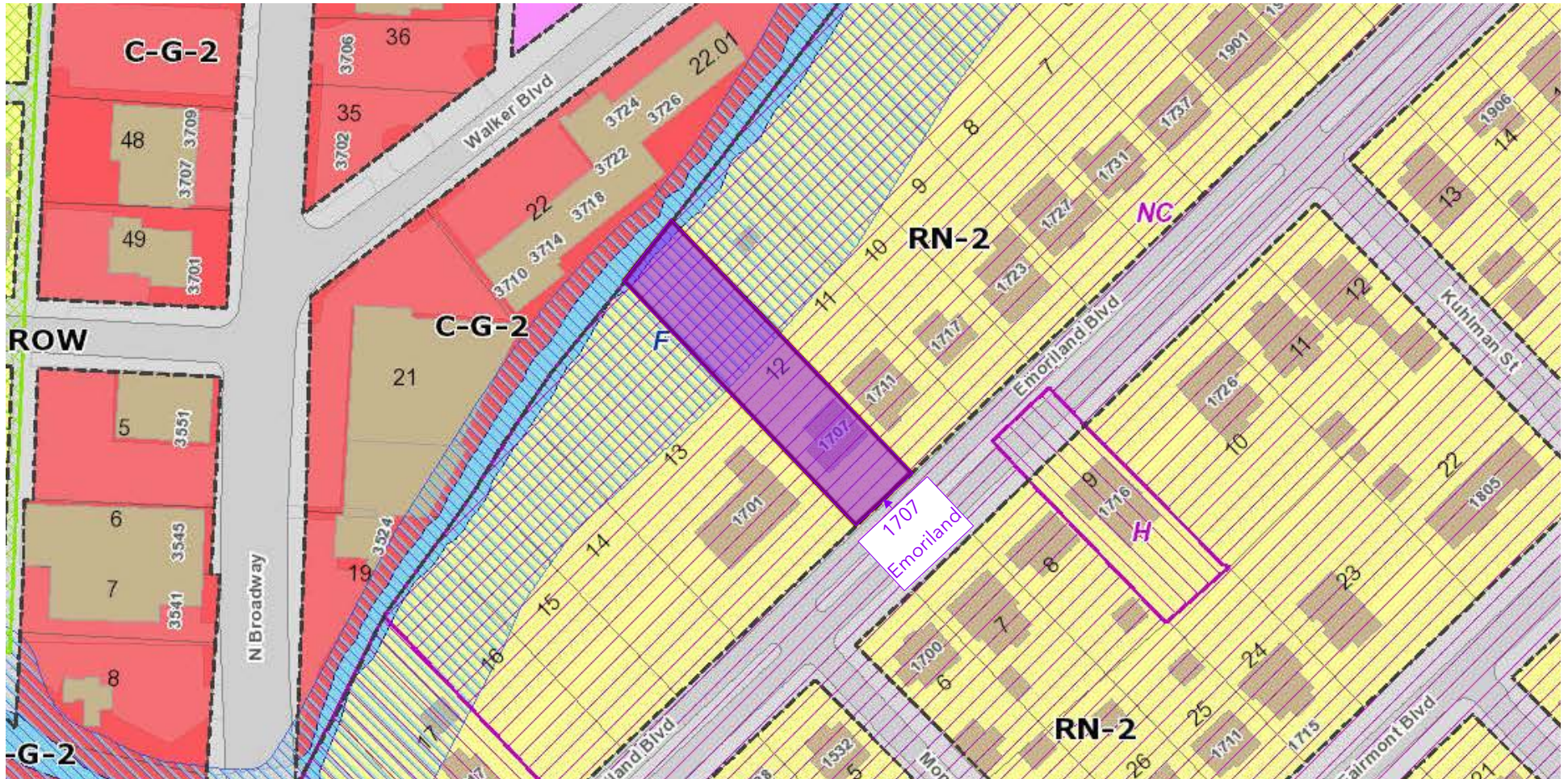
*\*Structure is a type of CMU poured solid with concrete or grout.*

Spaces and construction are modular.

Openings are punched, inset, and rectangular.



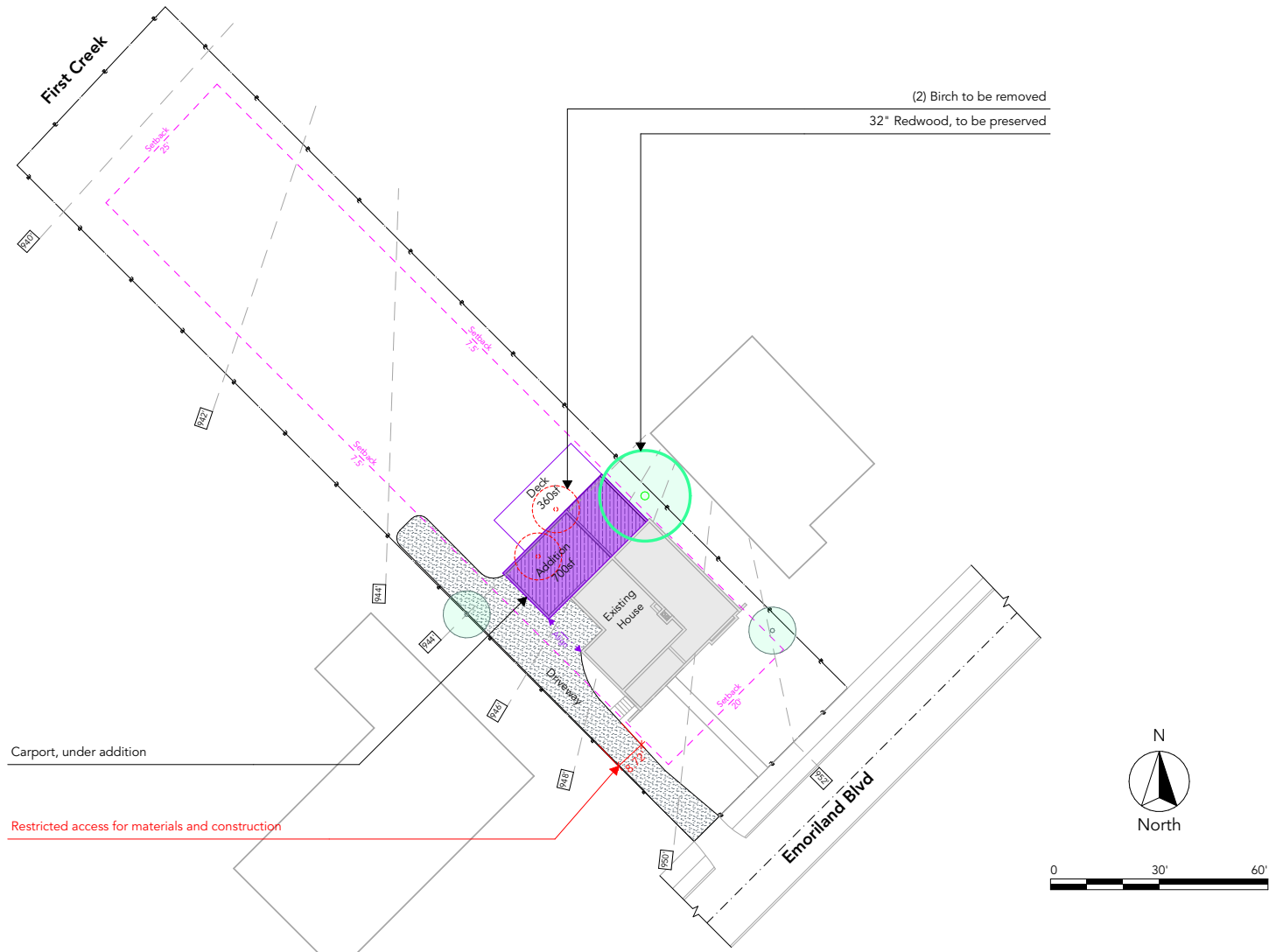




Given existing constraints, the site goals are:

- The 32" caliper redwood is to be preserved.
- A functioning carport is to be created.
- Materials are chosen that will expedite construction and minimize material delivery and storage.

2 birch trees will be removed with the addition.



Site Plan

Scale : 1" = 30'



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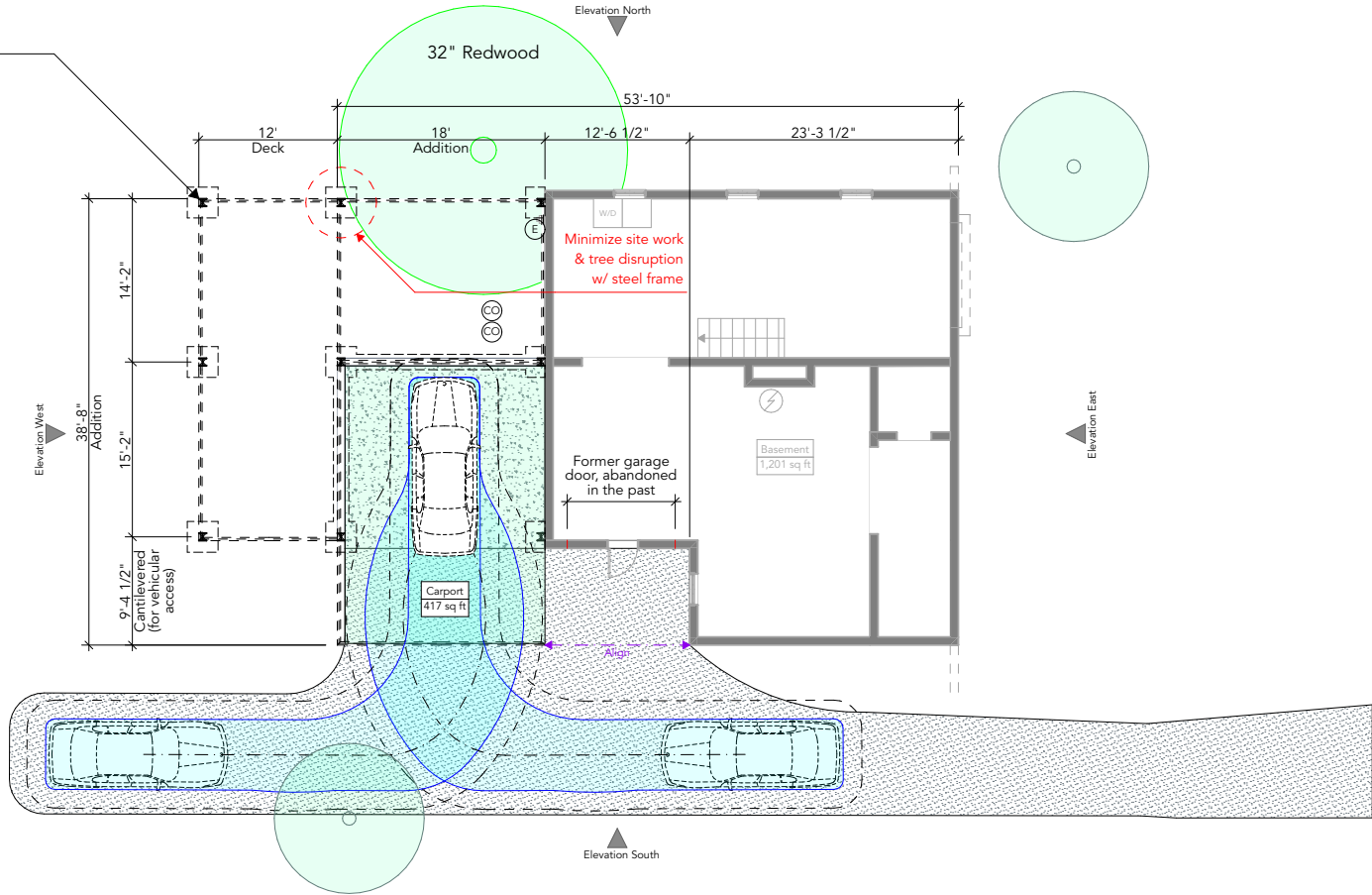
1707 Emoriland Blvd | Historic Zoning Commission

HZC 07  
Site Plan

Emily + Taylor Moorhead-Wallace / Home Addition / 2023.10.02



Steel plinth structure, C shapes for beams and W shapes for columns



Basement & Carport  
Scale : 3/32" = 1'-0"



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HZC 08  
Floor Plans

Emily + Taylor Moorhead-Wallace / Home Addition / 2023.10.02



Emoriland Blvd

Floor 01  
 Scale : 3/32" = 1'-0"

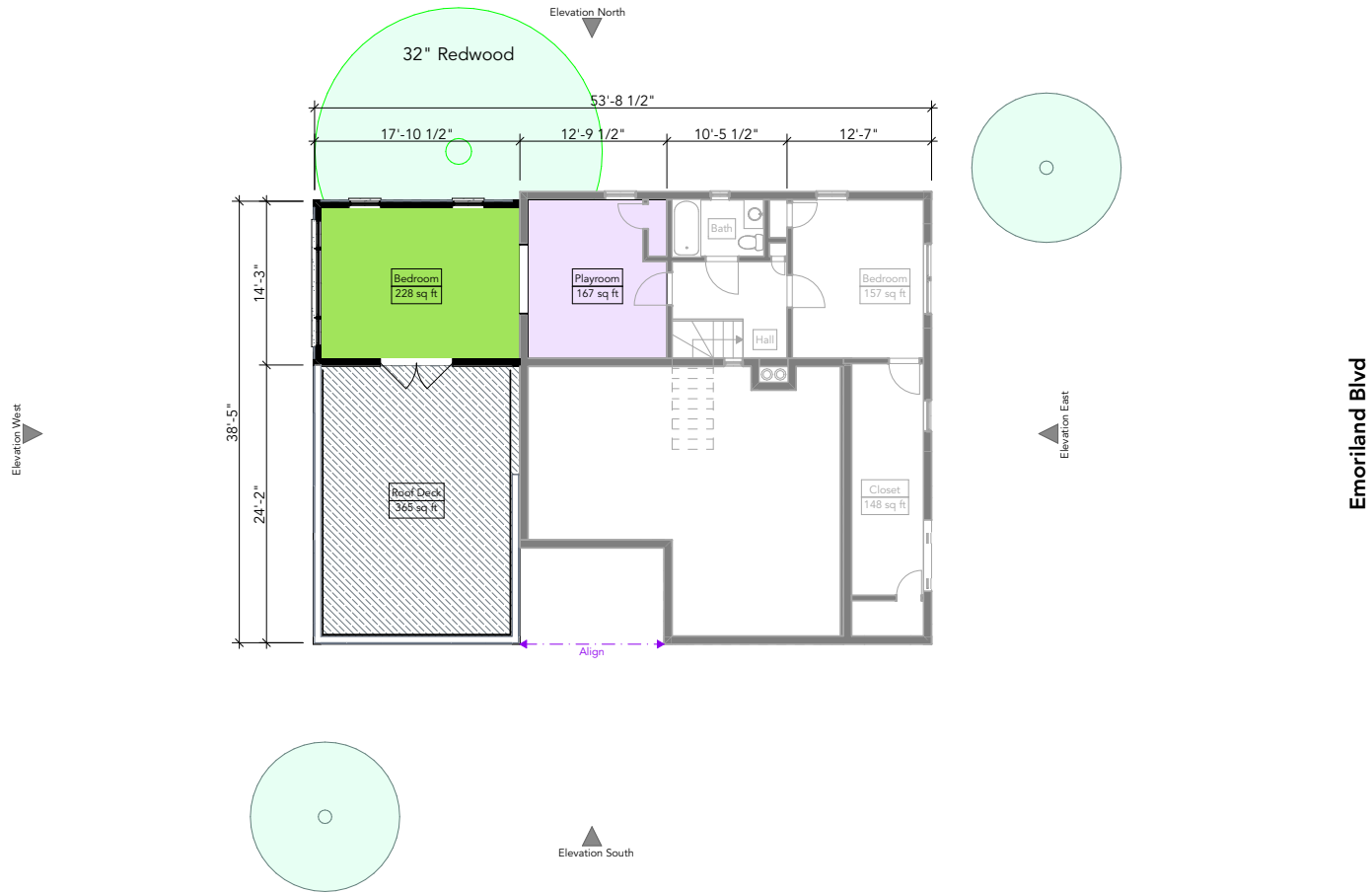


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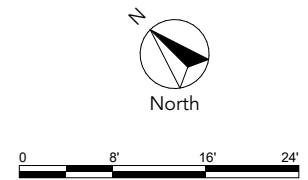
1707 Emoriland Blvd | Historic Zoning Commission

HZC 09  
 Floor Plans

Emily + Taylor Moorhead-Wallace / Home Addition / 2023.10.02



Floor 02  
 Scale : 3/32" = 1'-0"



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HZC 10  
 Floor Plans

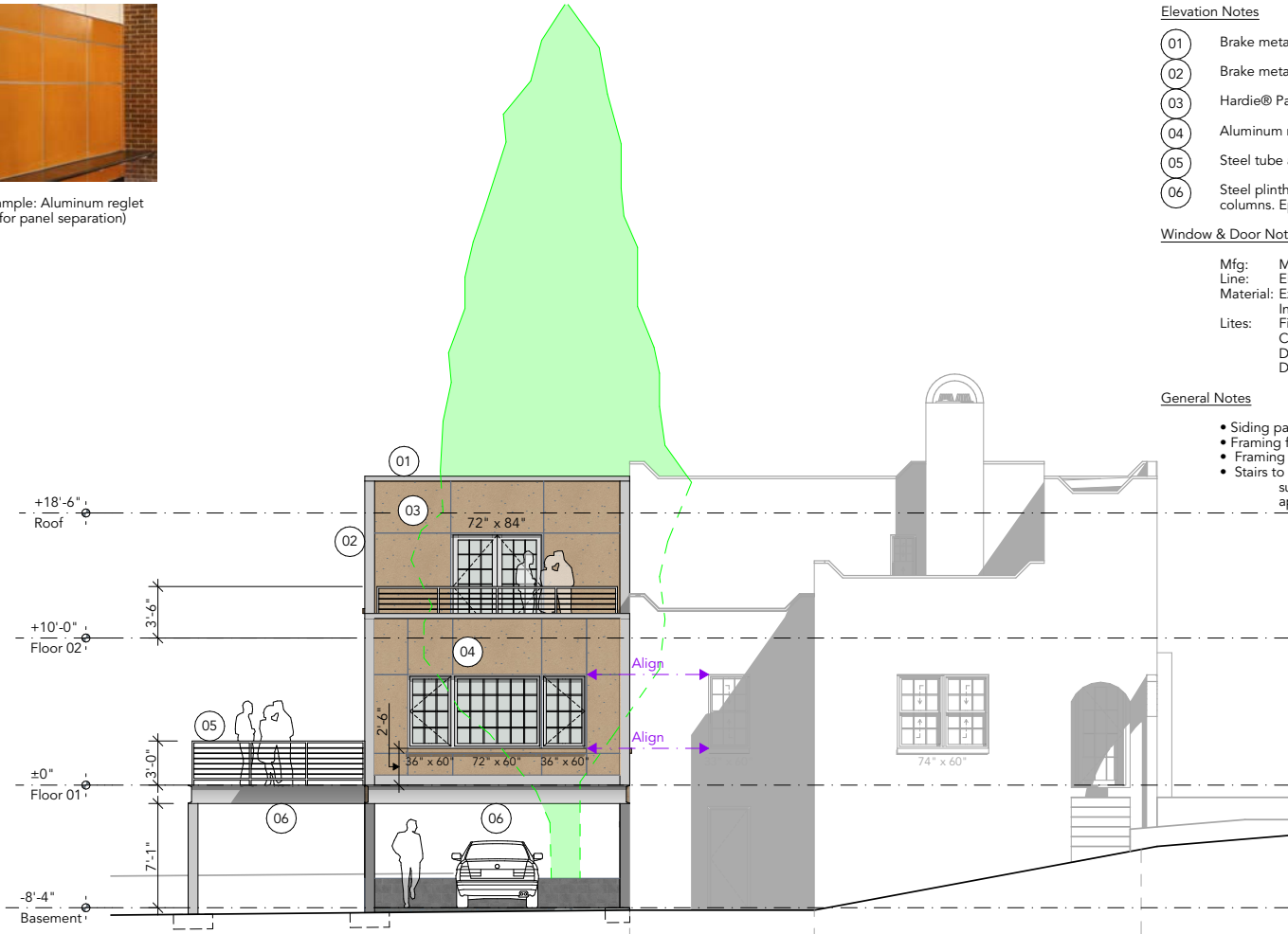
Emily + Taylor Moorhead-Wallace / Home Addition / 2023.10.02



Hardie® Panel Vertical Siding panels  
Finish: Stucco  
Color: To match existing  
(Down Feathers shown)



Example: Aluminum reglet  
(for panel separation)



**Elevation Notes**

- 01 Brake metal aluminum coping, pearl gray
- 02 Brake metal aluminum corner, pearl gray
- 03 Hardie® Panel Vertical Siding panels: Stucco finish
- 04 Aluminum reglet
- 05 Steel tube and cable rail, fabricated by owner
- 06 Steel plinth: C shapes for beams, W shapes for columns. Epoxy finish: pearl gray

**Window & Door Notes**

- Mfg: Marvin  
Line: Elevate  
Material: Exterior — fiberglass, white  
Interior — wood, white  
Lites: Fixed — 24 lite  
Casement — 12 lite  
Double Hung — 12 lite  
Doors — 18 lite per leaf

**General Notes**

- Siding panels separated with F shape reglets
- Framing from grade to Floor 01 is structural steel
- Framing from Floor 01 to roof is wood frame
- Stairs to backyard will be developed and submitted to Planning Staff for approval at a later date

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



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1707 Emoriland Blvd | Historic Zoning Commission

HZC 11  
Elevations

Emily + Taylor Moorhead-Wallace / Home Addition / 2023.10.02

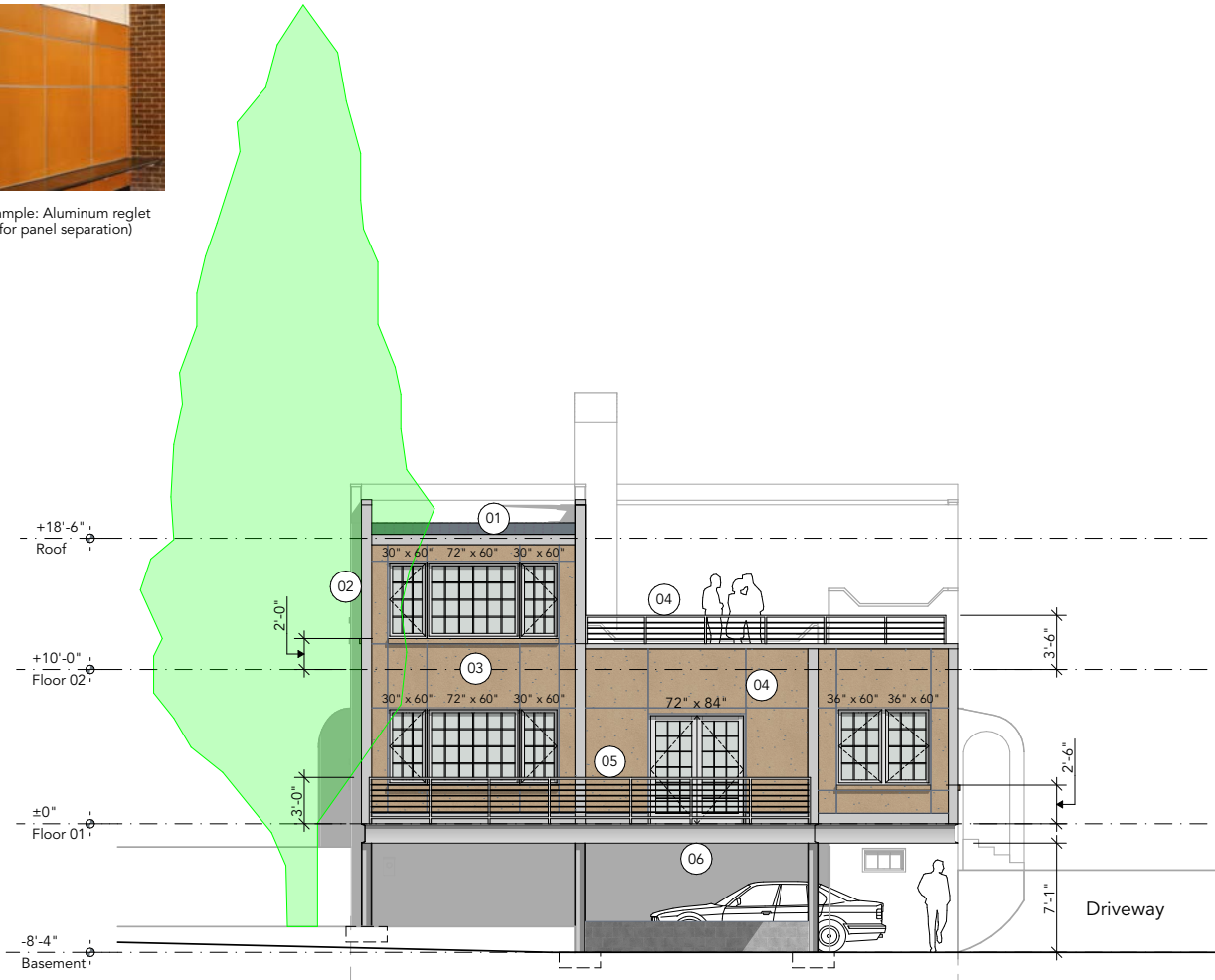




Hardie® Panel Vertical Siding panels  
Finish: Stucco  
Color: To match existing  
(Down Feathers shown)



Example: Aluminum reglet  
(for panel separation)



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

Elevation Notes

- 01 Brake metal aluminum coping, pearl gray
- 02 Brake metal aluminum corner, pearl gray
- 03 Hardie® Panel Vertical Siding panels: Stucco finish
- 04 Aluminum reglet
- 05 Steel tube and cable rail, fabricated by owner
- 06 Steel plinth: C shapes for beams, W shapes for columns. Epoxy finish: pearl gray

Window & Door Notes

- Mfg: Marvin  
Line: Elevate  
Material: Exterior — fiberglass, white  
Interior — wood, white  
Lites: Fixed — 24 lite  
Casement — 12 lite  
Double Hung — 12 lite  
Doors — 18 lite per leaf

General Notes

- Siding panels separated with F shape reglets
- Framing from grade to Floor 01 is structural steel
- Framing from Floor 01 to roof is wood frame
- Stairs to backyard will be developed and submitted to Planning Staff for approval at a later date



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1707 Emoriland Blvd | Historic Zoning Commission

HZC 12  
Elevations

Emily + Taylor Moorhead-Wallace / Home Addition / 2023.10.02



Example: Aluminum reglet  
(for panel separation)

Hardie® Panel Vertical Siding panels  
Finish: Stucco  
Color: To match existing  
(Down Feathers shown)

**Elevation Notes**

- 01 Brake metal aluminum coping, pearl gray
- 02 Brake metal aluminum corner, pearl gray
- 03 Hardie® Panel Vertical Siding panels: Stucco finish
- 04 Aluminum reglet
- 05 Steel tube and cable rail, fabricated by owner
- 06 Steel plinth: C shapes for beams, W shapes for columns. Epoxy finish: pearl gray

**Window & Door Notes**

- Mfg: Marvin  
Line: Elevate  
Material: Exterior — fiberglass, white  
Interior — wood, white  
Lites: Fixed — 24 lite  
Casement — 12 lite  
Double Hung — 12 lite  
Doors — 18 lite per leaf

**General Notes**

- Siding panels separated with F shape reglets
- Framing from grade to Floor 01 is structural steel
- Framing from Floor 01 to roof is wood frame
- Stairs to backyard will be developed and submitted to Planning Staff for approval at a later date



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



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HZC 13  
Elevations

Emily + Taylor Moorhead-Wallace / Home Addition / 2023.10.02