

▶ **FILE #:** 4-B-10-RZ

**AGENDA ITEM #** 33

**AGENDA DATE:** 4/8/2010

▶ **APPLICANT:** JOHN M. COTHAM

OWNER(S): JOHN M. COTHAM

TAX ID NUMBER: 69 M B 009

JURISDICTION: City Council District 5

▶ **LOCATION:** Southeast side Emoriland Blvd., southwest of Kuhlman St.

▶ **APPX. SIZE OF TRACT:** 9000 square feet

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access from Emoriland Blvd., a divided local street within 65 ft. of right of way.

UTILITIES: Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT ZONING:** R-1 (Low Density Residential) / NC-1 (Neighborhood Conservation)

▶ **ZONING REQUESTED:** R-1 (Low Density Residential) / H-1 (Historical Overlay) and Design Guidelines

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residence

**DENSITY PROPOSED:** N/A

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Emoriland Blvd. - Residence / R-1 (Low Density Residential)/NC-1 (Neighborhood Conservation Overlay)

South: Residence / R-1 (Low Density Residential)/NC-1 (Neighborhood Conservation Overlay)

East: Residence / R-1 (Low Density Residential)/NC-1 (Neighborhood Conservation Overlay)

West: Residence / R-1 (Low Density Residential)/NC-1 (Neighborhood Conservation Overlay)

NEIGHBORHOOD CONTEXT: The property is in a neighborhood that has been designated NC-1 (Neighborhood Conservation Overlay), with houses of like vintage and architectural design from the second quarter of the 20th century; a majority of those houses are also single dwellings on individual lots.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE R-1 (Low Density Residential) / H-1 (Historical Overlay) zoning and accompanying Design Guidelines.**

This request for designation was made because the applicant desires to protect the architectural features found on the building's exterior, which is not allowed under the existing NC-1 overlay.

**COMMENTS:**

The Knoxville Historic Zoning Commission heard the request for H-1 (Historical Overlay) at its regular monthly meeting held February 18, 2010, and voted unanimously to approve the requested change. The building possesses a high degree of architectural significance as a result of its ornate Craftsman detailing, and has historical associations with the Emory family that initially developed the neighborhood.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/4/2010 and 5/18/2010. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**EMORY-ROBERTS HOUSE**  
**1716 Emoriland Boulevard (69MB009)**  
**Designation Report – H-1 Historic Overlay**

**Architectural Description:**

The Emory-Roberts House faces northwest, and sits on the south side of Emoriland Boulevard, on a typically sized urban parcel. The house was built in 1926, and is an excellent example of Craftsman styling, with its original architectural details intact.

A shallow pitched cross gable roof with asphalt shingle roof covering is highlighted by wide, unenclosed, overhanging eaves with evenly spaced knee braces with curvilinear detailing. Wood shingles appear in the front gable, surrounding an oversize diamond shaped attic vent with pierced wood slats arranged vertically. Applied wood squares suggesting joist ends are applied to the front bargeboard surrounding a diamond patterned motif centered over the front porch entry.

The front porch is a wrap around front and side porch with brick buttresses at the front entry, a stepped brick balustrade and piers, some without posts and two supporting square paneled, splayed wood porch posts. Concrete caps top the piers and balustrade. Windows are four over one double hung wood. Double leaf entry doors are located in the front and to one side; the front entry appears under a six light transom.

Wall coverings are wood single on the top two thirds, with a horizontal wood board suggesting a water table located atop wood weatherboard on the lower third of the wall. The house has a raised brick foundation. At the rear of the house, an added porch and stair with sawn wood balustrade sits atop tall brick columns. The rear (southeast) elevation also contains a basement entry.

The house is irregular in plan with a bay window with a central Cottage window topped by transoms in the central portion of the bay.

**Statement of Significance:**

1716 Emoriland Boulevard draws its significance from the nearly intact example it presents of the Craftsman style, and from its association with the Emory family, who created the Emoriland Park and Fairmont Park subdivisions from the family farm in 1924.

The first resident of 1716 Emoriland was W. M. Emory, the son of Charles M. Emory. The Emory family went into the construction business when creating the subdivisions, and built several of the early houses on Emoriland Boulevard, including the home at 1716 Emoriland. The original house number was 212; that number changed to 206 in 1934 and to 1716 in 1953, with the original numbers spelling out 206 still remaining over the front entrance.

The Emory Roberts House may have been rented to several people prior to 1940. At that time the widow of Charles M. Emory moved into the house. Mr. Emory had died in 1933 and his daughter Minnie Emory Massey purchased 1716 Emoriland on June 28, 1941. Massey remained the owner of the house until 1955, shortly after her mother's death, with her mother living in the house throughout that period.

In 1959, 1716 Emoriland Boulevard was purchased by the Joe M. Roberts family. Mr. Roberts and his family lived in or owned the house for almost fifty years. The name given to the house reflects the two long-time owners of the property, who preserved the property and maintained its architectural features during more than eighty years since its construction.

### **Design Guidelines:**

The Secretary of Interior's *Standards* should govern the issuance of future Certificates of Appropriateness for 1716 Emoriland and are listed below.

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic buildings materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, materials, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structure shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

**Bibliography:**

Cotham, Steve. "Short History, Emory/Roberts House." February, 2010. Unpublished.

Deed Records, Knox County, TN.

"Mrs. Massey, Ex-Teacher, Dies at Age 90." *Knoxville News-Sentinel*, February 21, 1984.

"Obituary, Charles M. Emory." *Knoxville Journal*, November 1, 1933.

"Obituary – Emory, Mrs. Elizabeth Crawford." *Knoxville Journal*, May 26, 1954, pg. 15.

"Sunday School Union Will Honor Memory of Emory." *Knoxville News-Sentinel*, March 6, 1932.









