

Fairmont Park

Neighborhood Conservation District Design Guidelines



This report was adopted by:

Knoxville Historic Zoning Commission
on September 19, 2002

Knoxville Knox County Metropolitan Planning Commission
on October 10, 2002

Knoxville City Council
on November 26, 2002



KNOXVILLE HISTORIC ZONING COMMISSION

Art Clancy
Chairman

Nic Arning
Vice Chairman

Herbert Donaldson, Sr.

Faris Eid

Rob Frost

Duane Grieve

William Hoehl

Finbarr Saunders

Lila Wilson

Table of Contents

Section 1

PURPOSES AND POLICIES _____ 1

Section 2

HISTORY, ARCHITECTURE AND SETTING _____ 3

Section 3

DESIGN GUIDELINES _____ 5

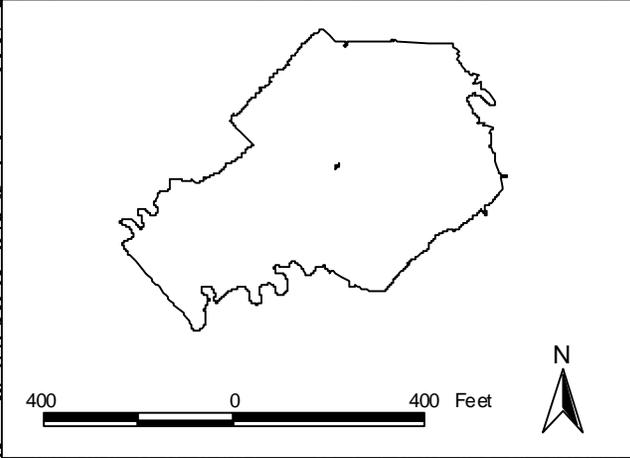
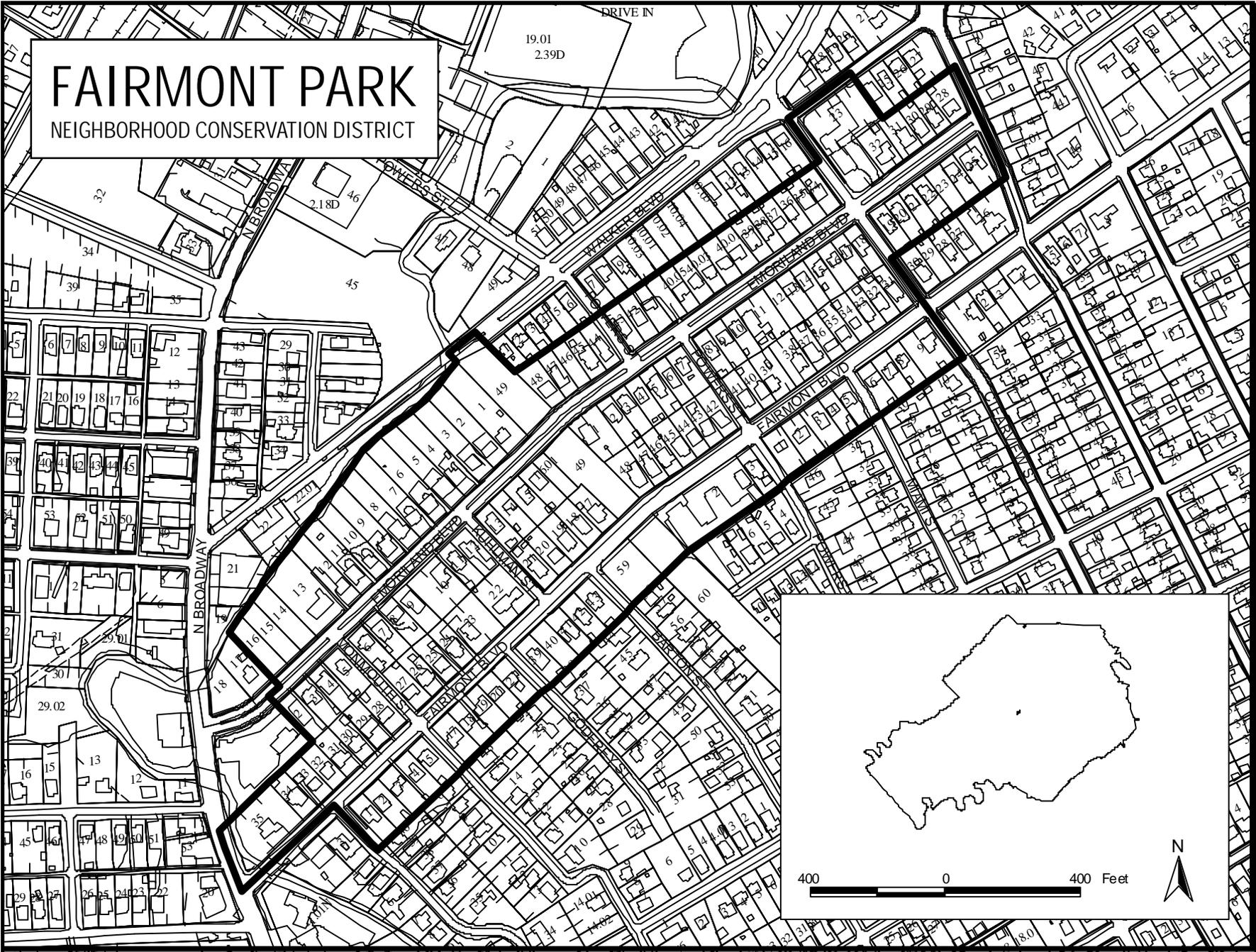
- New Development and Additions _____ 5
- Building and Roof Form _____ 5
- Matrix of Prevalent House Styles and Design Features _____ 6
- Materials _____ 8
- Access and Parking _____ 8
- Landscaping, Walls and Fencing _____ 9
- First Creek Corridor Vegetation _____ 9
- Demolitions _____ 10

Section 4

DESCRIPTION OF PROPERTIES _____ 11

FAIRMONT PARK

NEIGHBORHOOD CONSERVATION DISTRICT



SECTION 1:

PURPOSES AND POLICIES



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; and,
- encourage adjacent neighborhoods to act to protect their own unique features.

These design guidelines do not regulate how property may be used. That regulation is achieved through the *Knoxville Zoning Ordinance*. The guidelines apply to the addition of space to an existing building, the demolition of part or all of an existing building, and the construction of new buildings or other improvements to real estate.. Other changes, including such things as interior alterations, wiring or plumbing, painting, the addition of artificial siding or roofing, even though they may require a building permit, will not require approval of the Knoxville Historic Zoning Commission.

If property owners plan to make additions to existing buildings, construct new buildings, or demolish all or part of existing buildings, a Certificate of Appropriateness is required before they can obtain a building permit. To obtain a Certificate of Appropriateness, the owner should contact the Knoxville Historic Zoning Commission staff at the Knoxville-Knox County Metropolitan Planning Commission. Staff will review the project and may issue a Certificate of Appropriateness or may refer to the application to the Knoxville Historic Zoning Commission. In the case of new construction or the demolition of all or part of a contributing building, the review of the Knoxville Historic Zoning Commission is required.

The Fairmont-Emoriland neighborhood will be asked to appoint a representative who is available to consult with the Historic Zoning Commission on applications for Certificates of Appropriateness for properties included in the district. The responsibility of the representative will be two-fold:

1. To provide information about the neighborhood to the Historic Zoning Commission;
2. To offer neighborhood opinions about applications for Certificates of Appropriateness.

These design guidelines are derived from *the Secretary of the Interior's Standards for Rehabilitation* (1990). The *Secretary's Standards* are used by the Historic Zoning Commission as the basis for determining the appropriateness of new construction. A summary of the *Standards* appears below. While the adopted design guidelines are not as inclusive as the *Secretary's Standards*, since they govern only new construction, property owners in the Fairmont-Emoriland neighborhood who wish to preserve their historic architecture should consider the recommendations contained in the *Standards*.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the buildings and its site or environment.
2. The historic character of all property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement or a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The owners of properties in the Fairmont-Emoriland neighborhood own a piece of history that is important now and will become more important with the passage of time. Many of the neighborhood's buildings are older than the people who own them. With care for the buildings and their setting, the unique characteristics of the neighborhood will survive the passage of time. As property owners consider making changes to their buildings, they should be aware that those changes will either enhance the history of the neighborhood, or destroy it. These guidelines attempt to introduce a consistent standard for new construction and demolition; that consistency will allow the fabric of the whole neighborhood to be maintained, while enhancing each of the individual buildings included in this Neighborhood Conservation Overlay.

SECTION 2:

HISTORY, ARCHITECTURE AND SETTING



For the first 125 years of its existence in Knox County, the Fairmont-Emoriland neighborhood was part of the rolling farm country north of Knoxville. Nestled south of Sharp's Ridge and southeast of Sharp's Gap, the present neighborhood was almost equidistant between Knoxville and what became the village of Fountain Head, later renamed Fountain City. The neighborhood began as part of a large tract of land accumulated by pioneer settler Andrew McCampbell (1754-1825) around a 1793 land grant for 350 acres from the state of North Carolina. Tradition says that the fortified log residence of Andrew McCampbell stood northeast of the present intersection of Emoriland Boulevard and Orlando. Andrew McCampbell and his family are buried in the nearby McCampbell Cemetery, located just off Tecoma Avenue.

In 1882 the Reverend Isaac Emory (1830-1904) purchased a tract of forty-eight acres from the McCampbell family that extended from the present-day Walker Boulevard east to what is now the Knoxville Utilities Board power line right-of-way, south to just past Fairmont Boulevard and west to include the ox-bow of First Creek (Knox County Deed Book W iii, 269-270). This land became the Emory family's truck farm, at one time called Emoryland, also later the name of one of the neighborhood streets. A native of Fulton, New York and a graduate of Lane Theological Seminary, Reverend Emory came to Knoxville after 1865 as an American Sunday School missionary and is credited with establishing over one thousand Sunday schools throughout the state of Tennessee. He was especially active in churches in the mountains of East Tennessee. He was killed in the legendary New Market train wreck on September 24, 1904, just north of Knoxville on the Southern Railway line. His passing was much lamented. Reverend Emory was buried in Old Gray Cemetery two miles south of his home on Broadway, the pike which ran by his house. The square opposite Old Gray Cemetery was named Emory Place in his memory.

In 1890, Reverend Emory gave a right-of-way along present-day Walker Boulevard for a short-line steam railway to run from Knoxville to Fountain City. The small train, which left from Broadway near Gray Cemetery and ran to the park in Fountain City, functioned like a streetcar line and was hence called the "dummy line." The land included in the right-of-way was to be returned to the Emorys if it was no longer used for the railway. When the city converted the railway to a true streetcar line in 1906, the land was not returned. The resulting dispute was not settled until the 1960s. The dummy line was one of the most popular short excursions from Knoxville, and its hourly trips helped fuel the growth of the city northward. The suburban development of Lincoln Park was growing to the west of the Emory farm in the 1890s near the Arlington Depot, a stop on the dummy line just west of Broadway at its intersection with present-day Emoriland Boulevard. A second neighborhood stop on the dummy line was locally known as the "Apple Tree Station." It was located near the present 2000 block of Emoriland Boulevard on what was later the site of the McCampbell School. There was no "station," only a large apple tree to mark the stop. The dummy line ran up what is now Walker Boulevard to the Whittle Springs Hotel, immediately north of the present neighborhood. This hotel was located at one of East Tennessee's most popular mineral springs. Opened in the late 1800s, it remained one of Knoxville's most popular hotels for many years. In 1920, one of Knoxville's first golf courses and its first swimming pool were built at the hotel.

Some time prior to the Reverend Isaac Emory's death in 1904, Charles M. Emory, Sr., began to operate the family truck farm, also called Arlington Gardens, adding a substantial greenhouse to the operation (*Knoxville Journal and Tribune*, September 16, 1904.) In 1917 the City of Knoxville annexed the incorporated communities of North Knoxville and Park City and all adjacent land north to Sharps Ridge, including the Emory farm. Between 1922 and 1923, Charles Emory changed his occupation from farming to real estate, partly because the new city taxes made farming unfeasible. Between 1924 and 1926, he converted the family

farm into what is now the Fairmont-Emoriland neighborhood. He laid out the streets, surveyed lots, and sold them in public auctions. The 1924 auction sold forty-three lots for a total of \$25,000, a record price for the auction company handling the sale. The east-west streets Fairmont and Emoriland were laid out as broad streets. Emoriland was divided down the center as a boulevard. Fairmont was an unusually broad street, with a large (ten-foot) verge or green strip on each side of the street. Both boulevards were eventually lined with large elms, maples and other trees. In 1926, Charles Emory founded the Emory Construction Company. In 1927, he built a new house for his family at 103 Emoriland (now 1517, and listed on the Knoxville Historic Register). After his death in 1933, the house remained in the family until 1996. Other new houses began to appear in the new neighborhood in the 1920s.

In 1927 McCampbell School, designed by the local architectural firm Barber & McMurry, was built in what is now the 2000 block of Emoriland Boulevard. This school remained a vital part of the neighborhood until it was closed in 1981. Named for Knoxville physician and school board member, Dr. H. H. McCampbell, the school preserved the historic link with the pioneer McCampbell family. The school building sat vacant and unused from 1981 until it was demolished in 1994. The loss of a significant piece of local architecture and a beautiful building was tragic for the city and for the neighborhood, which had fought the closing of the school. New residences were built on the thirteen original lots left vacant by the demolition.

Two other neighborhood institutions are the Arlington Baptist Church and the Arlington Church of Christ. The Arlington Baptist Church was established in 1925 in a wooden building at the corner of Broadway and Pembroke, which burned in 1932. A new brick church building, the present chapel of the church, was built on Fairmont Boulevard that same year. The larger adjacent church building was constructed in 1957. The Arlington Church of Christ was organized in 1943. The church congregation first met in the old Broadway Movie Theater in Arlington. The church building, which fronts on Tecoma Drive at Clearview Avenue, was constructed in two major building projects in 1948 and 1957. The architects for the church building were the distinguished Knoxville firm of Baumann and Baumann. The house at the present 1731 Emoriland Boulevard served as the parsonage of St. John's Lutheran Church from 1940 to 1973.

The growth of the neighborhood was slow and steady. Houses continued to be built in the 1930s and 1940s, although the Great Depression and World War II slowed building in the city. Over ninety percent of the houses in the neighborhood were built prior to 1950. The only significant new construction to date occurred in 1997, when seven new houses were constructed on the lots left vacant by the demolition of McCampbell School.

The neighborhood setting is park-like. The wide main streets, Fairmont and Emoriland, are lined with sidewalks. 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.

Probably the most famous resident of the neighborhood, although she would have been embarrassed by the word, was poet Jane Hess Merchant (1919-1972), who lived at 2034 Emoriland Boulevard from 1950 to 1972, the last twenty-two years of her life. All ten of her volumes of poetry were published while she lived in this neighborhood. An invalid, the beauty of the outdoors seen through her window, on one of the neighborhood streets, inspired many of the powerful images from nature in her poems.

The architecture of the neighborhood in general shows a delightful individuality. Designs drawn from several styles, including Craftsman, Dutch Colonial Revival, Tudor Revival, Mediterranean Revival, Colonial Revival, Ranch, and Minimal Traditional, present a variety of design distinctions that blend into a consistent unit. In part, setback lines and lot coverage and mature landscaping help to blend individual architectural distinctiveness, while illustrating of an earlier period in design and construction. The neighborhood has been consistently well-maintained over its seven decades of existence, even in recent years when it became very fashionable to move much further away from the center of the city and city taxes. In recent years, the neighborhood was experienced a rebirth, as new homeowners have been attracted to invest in the neighborhood's houses, drawn by its proximity to downtown Knoxville and the distinctive appearance and unique architecture of the neighborhood.

SECTION 3:

DESIGN GUIDELINES



A. New Development and Additions

Construction of new buildings, accessory buildings and additions

1. The design of additions and accessory buildings should be consistent with the character of the main structure.
2. New buildings on vacant lots shall be set back the same distance from Emoriland or Fairmont Boulevards as the adjacent buildings.
3. The width of side yard setbacks should duplicate the average side yard widths of the three adjacent existing buildings on each side of the subject property.
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.
5. Porches can be enclosed with glass provided the glass is behind the front side of support posts, columns, eaves and other features, which define the front porch space.
6. The entrances and front facades of new buildings located on Emoriland and Fairmont Boulevards should be sited facing those streets. The front facade should have a strong sense of entry.
7. Sidewalks should run from the front sidewalk to the front entrance, reinforcing the established rhythm and emphasizing the importance of the front entry.
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.
9. Accessory buildings should be located at least fifteen feet to the rear of the front facade line.

B. Building and Roof Form

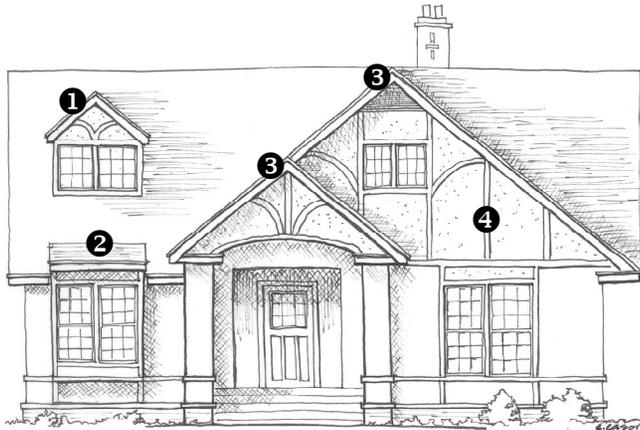
The houses in Fairmont-Emoriland are diverse in their architectural designs and trim, with roof variations formed by flat roofs, offsetting gables or hips, telescoping gables and dormers. Wings extend from the main body of the buildings and porches or porticos add further diversity. In constructing new buildings

1. Houses with the same design of front facades cannot be repeated within five adjacent houses.
2. A matrix of the primary architectural designs and their features found in the Fairmont-Emoriland neighborhood is shown on page 6 of this report. New designs should interpret one of these design types, with features drawn from the matrix and appropriate to that style.
3. New buildings and additions should not incorporate round-topped windows, or windows with arched transoms. However, Palladian-design windows with flanking side windows, and flat-topped transoms are acceptable.
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.
5. Stoops, porticos or front porches are required for new buildings in the neighborhood, with the appropriate form drawn from the matrix of style types.
6. Most buildings should incorporate complex planes in the design of their front facades, as shown on the attached matrix.
7. The average foundation height of new buildings should replicate the average height of buildings on adjacent lots.
8. The height of newly constructed buildings from the first floor to the top of the first story should replicate the height of neighboring buildings.

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

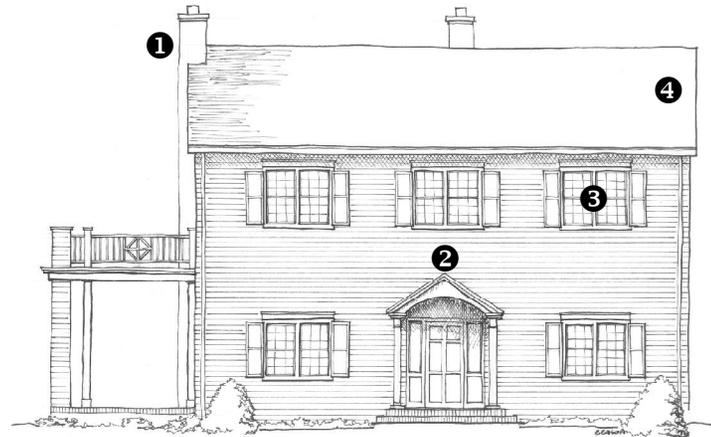
	TUDOR REVIVAL	SPANISH ECLECTIC	COLONIAL REVIVAL	DUTCH COLONIAL REVIVAL	CRAFTSMAN	MINIMAL TRADITIONAL	RANCH
Shape Roof	Steep (9/12 to 12/12); gables; dominant front or multiple front dormers	Low pitched gable or hipped; flat. Tiled roofs – Spanish (S-curve), Mission (half-cylinder) style tiles	Hipped, 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; casements	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

TUDOR REVIVAL STYLE



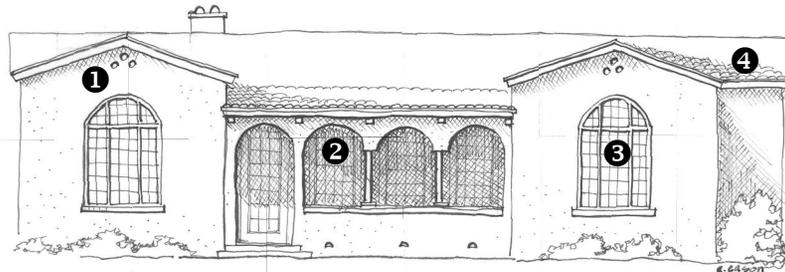
1. Dormer
2. Bay Window
3. Telescoping Gables
4. Half Timbers

COLONIAL REVIVAL STYLE



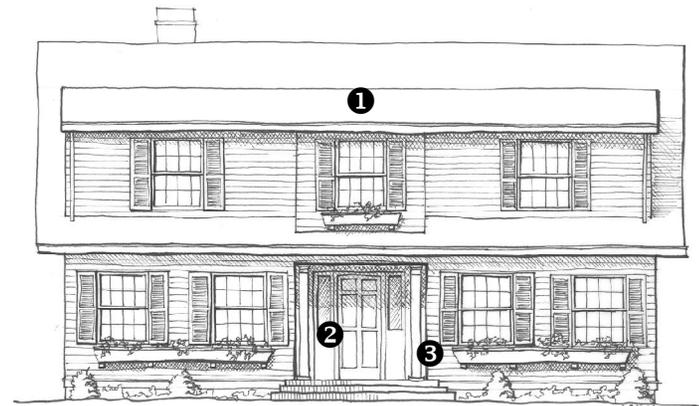
1. Corbelled Chimney
2. Arched Portico
3. Paired Multi-pane Windows
4. Sidegable Roof

SPANISH ECLECTIC STYLE



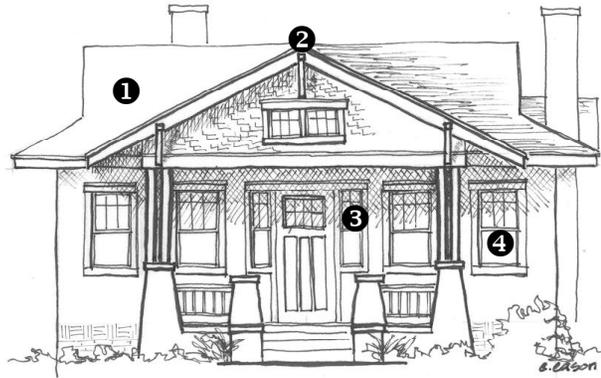
1. Stucco Walls with Ornamental Attic Vents
2. Recessed, Arcaded Porch
3. Arched Windows
4. Tiled Roof

DUTCH COLONIAL REVIVAL STYLE



1. Shed Dormer
2. Sidelights
3. Columns

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.

E. Landscaping, Walls and Fencing

Several factors form the setting for historic houses in the Fairmont-Emoriland neighborhood. They include the driveways themselves, walkways from the front sidewalk and mature trees. While these visual images affect the setting, they also impact on drainage issues with First Creek. The amount of impermeable features such as paving and roofs has a direct effect on the amount of runoff in First Creek, and the degree of flooding that can occur downstream. Additional mature trees and landscaping will also reduce immediate runoff and moderate the effects of intense rainfall.

1. The maximum lot coverage for impermeable features such as paving and roofs on any lot shall be 40%.
2. If driveways are constructed, they should be as narrow as possible.
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 Planing now being drafted.
4. Prior to any grading, a site plan should be prepared depicting trees that are to be conserved with any new development.
5. The front and rear yards of new houses constructed on Emoriland or Fairmont Boulevards should provide for large, native trees that will reach at least 50' in height at maturity. At least one tree should be placed in each of the front and rear yards. Examples of these include oaks, maples, sweet gums, sycamores, and other native trees that are suited to the environment and soils of the neighborhood. Existing trees may be included
6. At least one native ornamental tree such as a dogwood or redbud should also be planted in the front and the rear yards of each newly built primary structure in the neighborhood.
7. Fences and freestanding walls over 30" tall shall not be constructed in front of the front facade of houses facing Emoriland or Fairmont Boulevards.
8. There should be no mailboxes at the street on Emoriland or Fairmont Boulevards; all mailboxes should be attached to the front facade of houses.
9. Foundation plantings with low ornamental shrubs should be installed with new construction.

F. First Creek Corridor Vegetation

Existing mature trees and native vegetation, including some types of endangered vegetation, constitute a natural sound and sight boundary for this neighborhood, protecting its residents from the noise, light and air pollution of commercial activities and high volume traffic on N. Broadway Avenue and Walker Boulevard. The vegetation also prevents erosion of the streambeds of First Creek, enhancing water quality and protecting property and improvements downstream.

1. The existing natural vegetation along First Creek should be maintained and enhanced by additional plantings, so that the neighborhood protection extended by this corridor will continue.

G. Demolitions

Demolitions are regulated by the NC-1 designation and these guidelines. A property owner may not receive a demolition permit without review and approval by the Knoxville Historic Zoning Commission. Property owners will be granted permission to demolish structures that are noted in the property inventory as non-contributing (NC). The non-contributing designation means that the building has lost historic architectural integrity that cannot, in the Commission's view, be reasonably reestablished. The property inventory is found on page 00 of this report. The Knoxville Historic Zoning Commission may also allow demolition if fire, flooding, winds or other disaster has substantially damaged a building. The decision of the Commission shall be informed by an assessment by a licensed structural engineer or architect.

SECTION 4:

DESCRIPTION OF PROPERTIES



EMORILAND BOULEVARD

1518 Emoriland Boulevard (1948)

Craftsman. Two story frame with brick veneer wall covering. Bellcast hip roof with asphalt shingle covering paired brackets. One story one bay gable roofed front porch with brick columns, buttresses and pierced balustrade, all with cast stone trim. Four light paneled sidelights flanking one-third view six light front entry door. Exterior side brick fireplace. Four over one double hung wood windows, tripled on front elevation. Brick foundation. Irregular plan. (C)

1522 Emoriland Boulevard (1929)

Spanish Eclectic with Oriental Influences. One story frame with brick veneer wall covering. Hip roof with lower cross gables and broken hip at end, tapered Mission tile, irregularly laid, and oriental flared ridge tiles. Central recessed front entry with full arched, arcaded porch. Interior offset brick chimney. Six over one double hung windows. Metal awnings at front and side windows. Brick foundation. Irregular plan. (C)

1528 Emoriland Boulevard (1928)

Craftsman. Two story frame with asbestos shingle wall covering. Front gable roof with asphalt shingle covering and knee braces, paired three light casement windows in attic. Paired six over one double hung wood windows. One-half gable roof front porch with metal posts and balustrade. Interior central brick chimney. Brick foundation. Rectangular plan. (C)

1532 Emoriland Boulevard (1926)

Minimal Traditional. One story frame with artificial wall covering. End gable roof with asphalt shingle roof covering. Eight over eight double hung wood windows, paired on front elevation. Unroofed porch with metal railing. Interior central brick chimney. Brick foundation. Irregular plan. (C)

1700 Emoriland Boulevard (1926)

Dutch Colonial Revival. Two story frame with brick veneer wall covering. End gable roof with Spanish tile, regularly laid, roof covering. Pent roof across front facade at top of first story. One story centered portico with full returns, Doric round tapered wood columns. Eight over eight wood double hung windows. Interior central brick chimney. Brick foundation. (C)

1701 Emoriland Boulevard (1953)

Ranch. One story frame with brick veneer wall covering. Hip roof with asphalt shingle roof covering and hip broken with gablet on ends. Multi-paned metal windows. Unroofed portico with metal railing. Interior offset brick chimney. Raised brick foundation. Rectangular plan. (C)

1706 Emoriland Boulevard (1926)

Bungalow. One story frame with brick veneer wall covering. Gable end, jerkin head roof with asphalt shingle covering and arch over front portico. Paired vent windows in end gables. Three over one double hung wood windows. One bay central front porch under arched roof, supported by paired knee braces. Sidelights at front entry with four upper panes and paneled bottom half. Arched transom. Brick foundation. Rectangular plan. (C)

1707 Emoriland Boulevard (1930)

Spanish Eclectic. Two story frame 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)

1712 Emoriland Boulevard (1940)

Colonial Revival. One and one-half story frame with brick veneer wall covering and two gable roofed front dormers. Side gable roof with asphalt shingle roof covering. Eight over eight and six over six double hung wood windows. Entablature with triglyphs at front entry door. One story gable roofed enclosed screened porch on side elevation. Brick end exterior chimney. Brick foundation. Rectangular plan. (C)

1716 Emoriland Boulevard (1936)

Craftsman. One story frame with weatherboard wall covering. Side gable roof with lower cross gable on front elevation, asphalt shingle roof covering, shaped knee braces under overhanging roof. Recessed front porch under arched front gable with oversize pierced slats forming diamond shaped attic vent, wood shingles in gable, exposed rather ends, splayed wood posts on brick piers, and brick buttresses at front porch entry. Six light transom at front entry. Interior end brick chimney. Brick foundation. Irregular plan. (C)

1717 Emoriland Boulevard (1926)

Minimal Traditional. One and one half story frame with brick veneer wall covering. Gable end roof with shed roof dormers at front. Six over six paired and tripled wood double hung windows. Arched entry to side porch with is supported by paired wood columns. Semicircular gazebo-like front entry with wood shingled roof, turned, pared wood posts between square wood columns. Interior offset brick chimney. Brick foundation. Rectangular shape. (C)

1723 Emoriland Boulevard (1937)

Craftsman. Two story frame with brick veneer wall covering. Cross gabled roof with asphalt shingle covering. One story full front porch with wood posts on brick piers, brick balustrade, gabled over front steps. Sidelights at front door. Interior end brick chimney. Three over one double hung wood windows, quadrupled on front façade. Brick foundation. Rectangular plan. (C)

1726 Emoriland Boulevard (1926)

Craftsman. One story frame with oversize brick wall covering. Side gable roof with front facing gablet with pierced attic vent, asphalt shingle roof covering. Six over six double hung wood windows, tripled on front elevation. One story, one bay front porch with square wood posts with exposed braces. Brick foundation. Rectangular pattern. (C)

1727 Emoriland Boulevard (1937)

Tudor Revival. One and one-half story frame with brick veneer wall covering. Side gable roof with two front dormers, one hipped and one oversize gable with applied half-timbering. Arched entry door with brick surround under exaggerated front gable. One story side arcaded side porch with brick columns. Six over six double hung wood windows, paired on front dormers. Brick foundation. Rectangular plan. (C)

1730 Emoriland Boulevard (1926)

Minimal Traditional. One story frame with artificial wall covering. Side gable roof with asphalt shingle covering. Six over six double hung windows, paired in side gable attic. Front gable portico with arched underside, round wood columns, entablature as front entry surround. Exterior side brick chimney. Brick foundation. Irregular plan. (C)

1731 Emoriland Boulevard (1937)

Tudor Revival. One and one-half story frame with brick veneer wall covering. Cross gable roof with asphalt shingle covering, gabled front dormer. Six over six double hung wood windows, with tripled six over six flanked by four over four windows on front elevation. Arched entry in gabled extended portico. Interior end brick chimney. Brick foundation. Irregular plan. (C)

1736 Emoriland Boulevard (1926)

Tudor Revival. Two story frame with asbestos shingle wall covering. Side gable roof with lower cross gable in front, French tile roof covering, wood louvered rectangular attic vent. Front exterior brick chimney atop brick facade with flanking stained glass windows. Rear brick chimney. Brick foundation. Irregular plan. (C)

1737 Emoriland Boulevard (1953)

Minimal Traditional. One and one-half story frame with brick veneer wall covering. Eight over eight double hung wood windows. Side gable roof with two front facing gabled dormers with three over three double hung windows. Exterior end brick chimney. Front door with entablature, unroofed stoop. Brick foundation. Rectangular plan. (C)

1900 Emoriland Boulevard (1927)

Minimal Traditional. One story frame with brick veneer wall covering. Side gable roof with French tile roof covering. Front facing one-half front porch with gabled

roof and central arch, supported by fluted columns. Exterior end brick chimney. Eight over one windows. Brick foundation. Rectangular plan.

1901 Emoriland Boulevard (1954)

Ranch. One story frame with brick veneer wall covering, Crab Orchard stone at front entry. Raised brick basement. Hip roof with asphalt shingle roof covering. Recessed central porch with railing. Picture window and replacement windows. Exterior end brick chimney. (C)

1905 Emoriland Boulevard (1939)

Minimal Traditional. One and one-half story frame with brick veneer wall covering. Side gable roof with asphalt shingle covering, three front-facing gabled dormers, eight over eight double hung windows. Gabled portico with elaborate metal support columns. Exterior end brick chimney. Brick foundation. Rectangular plan.

1906 Emoriland Boulevard (1931)

Craftsman. Two story frame with brick veneer wall covering. Side gable roof with straight laid Mission tile. One story one gable roof portico with metal supports and railing. One story flat roofed enclosed sun porch on west elevation. Eight over one windows. Exterior end brick chimney. Brick foundation. Rectangular plan. (C)

1909 Emoriland Boulevard (1953)

Minimal Traditional. One story frame with brick veneer wall covering. Eight over eight double hung windows with picture window on front elevation. Recessed front entry. Exterior end brick chimney. Brick foundation. Rectangular plan. (C)

1911 Emoriland Boulevard (c.1925)

Minimal Traditional. One and one half story frame with brick veneer wall covering. Side gable roof with shed dormers. Six over six double hung windows and twelve-light paired casements. One story gabled portico with oversize shingles and paired round wood columns at side entry. French door at front entry. Exterior end brick chimney. Brick foundation. Rectangular plan. (C)

1912 Emoriland Boulevard (1927)

Minimal Traditional. One story frame with weatherboard wall covering. Hip roof with asphalt shingle covering. One over one replacement windows. One story

gabled portico with oversize knee brackets. Interior offset brick chimney. Brick foundation. Rectangular plan. (C)

1915 Emoriland Boulevard (1941)

Mission. One story frame with brick veneer wall covering. Hipped roof with gablets and straight laid Mission tile. Six over six double hung wood windows. Arcaded side entry porch with square wood columns forming arcaded entry. Interior offset brick chimney. Rectangular plan. (C)

1916 Emoriland Boulevard (1927)

Colonial Revival. One story frame with brick veneer wall covering, corner quoins. Exterior end brick chimney. Side gable roof with asphalt shingle covering. One story gabled front portico with arched ceiling, replacement columns. Six over six double hung windows. Exterior end brick chimney. Rectangular plan. (C)

1917 Emoriland Boulevard (1937)

Tudor Revival. Two story frame with brick veneer wall covering. Side gable roof with through-roof gabled front dormers with paired eight light casement windows. Six light paired casement windows on first floor with transoms. Front entry with leaded glass window and awning roof over front stoop. Interior central brick chimney. Brick foundation. Rectangular plan. (C)

1918 Emoriland Boulevard (c.1925)

Colonial Revival. One story frame with brick veneer wall covering and end quoins. Eight over eight double hung wood windows. Side gable roof with lower hipped roof on back ell, asphalt shingle roof covering. One bay central portico with gable roof with arched ceiling, entry door with fan light window and small paned sidelights. Brick exterior end chimney. Brick foundation. Rectangular plan. (C)

1931 Emoriland Boulevard (1931)

Minimal Traditional. One story frame with brick veneer wall covering. Hipped roof with lower cross gables, asphalt shingle roof covering, and lunette attic vent and partial cornice returns in front gable. Six over six double hung wood windows. One story, shed roofed, two-thirds front porch supported by square wood columns. Brick foundation and raised basement with garage opening on side facade. Rectangular plan. (C)

1932 Emoriland Boulevard (1927)

Craftsman. One story frame with weatherboard wall covering. Telescoping front gable roof with knee brackets, louvered attic vent. Double hung windows. One story two thirds front porch with square brick post on brick piers. Interior side brick chimney. Brick foundation. Rectangular plan. (C)

1935 Emoriland Boulevard (1937)

Tudor Revival. One story frame with brick veneer wall covering. Side gable roof with French tile covering, off center front gable enclosed entry with arched door opening, central gable ornament and unroofed stoop. Eight light paired casement windows. Brick foundation. Rectangular plan. (C)

1940 Emoriland Boulevard (1930)

Craftsman. One and one-half story frame with asbestos siding wall covering. Side gable roof with knee brackets, and front gable dormer with knee braces, one over one attic windows, asphalt shingle covering. One story full front porch with splayed wood posts on brick piers, sawn wood balustrade. Three over one double hung windows. Exterior end brick chimney. Brick foundation. Rectangular plan. (C)

1943 Emoriland Boulevard (1927)

Craftsman. One story frame with replacement 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. Rectangular plan. (C)

1944 Emoriland Boulevard (1930)

Craftsman. One story frame with brick veneer wall covering. Side gable roof with lower cross gables, asphalt shingle covering, exposed braces and wood louvered attic vent. Gabled entry roof porch with oversize knee braces and rafters. Porte cochere altered to side porch on side elevation with oversize splayed brick columns. Two interior brick chimneys, one side and one rear. Brick foundation. Irregular plan. (C)

1947 Emoriland Boulevard (1929)

Craftsman. One story frame with asbestos shingle wall covering, aluminum soffit. Hip roof with lower cross gables, asphalt shingle covering. Three over one double hung windows. One story one-half wrap around front and side porch with square wood posts on rusticated cast block piers. Rusticated cast block foundation. Rectangular plan. (C)

1948 Emoriland Boulevard (1948)

No Style. One and one-half story frame with artificial siding. Side gable roof with asphalt shingle covering. Enclosed central front entry and unroofed large porch with sawn wood balustrade. One over one double hung windows. Rectangular plan. (C)

1952 Emoriland Boulevard (1931)

Craftsman with Tudor Revival Influence. One story frame with brick veneer wall covering and stuccoed gables. Cross gable roof with jerkin heads, asphalt shingle covering. Interior central brick chimney. One story one-half front porch with brick columns and brick balustrade. Three over one double hung windows. Brick foundation. Rectangular plan. (C)

1956 Emoriland Boulevard (1936)

Minimal Traditional. One story frame with artificial siding. Cross gable roof with asphalt shingle roof covering. Replacement windows. One bay side front porch with arched opening. Siding covered chimney centered in front gable and splayed to top. Rectangular plan. (C)

2000 Emoriland Boulevard (1931)

Minimal Traditional. One and one-half story frame with brick veneer wall covering. Telescoping front gable roof with wood louvered attic vent at top of gable, with asphalt shingle roof covering. Eight over eight double hung windows, arched transom on window on front facade and altered attic vent window. Unroofed stoop with metal awning above front entry. Exterior side brick chimney. Rectangular plan. (C)

2001 Emoriland Boulevard (1928)

Tudor Revival. One and one half story frame with oversize brick veneer wall covering. Jerkin head roof with hipped side dormer and telescoping front gable with pent roof to chimney flanking front entry, arched wood louvered attic vent, asphalt shingle covering. Six light casement windows in half story spaces, tripled, six over six double hung, and full arched six light casement flanking front chimney. Arched entry door opening to unroofed stoop, arched recessed screened porch on side. Two brick chimneys, one exterior front and one interior rear. Brick foundation. Irregular plan. (C)

2005 Emoriland Boulevard (1930)

Spanish Colonial Revival. One story frame with stucco wall covering. Cross gable roof with gabled rear ell, asphalt shingle covering. Eight light casement windows, tripled on front elevation, and eight over eight double hung windows on rear ell, arched windows infilled with glass block on side elevation. Arched entry porch infilled with glass block on brick piers flanking entry. Oversize sills under two sets of tripled casement windows on front elevation, with sills supported by large brick corbels. Exterior brick chimney centered in front facing gable. Irregular plan. (C)

2006 Emoriland Boulevard (1929)

Minimal Traditional. One story frame with brick veneer wall covering. Cross gable roof with French tile roof covering, wood louvered attic vent. Six over six double hung windows, paired on front elevation. One bay shed-roof front porch with square wood columns. Exterior side brick chimney. Brick foundation. Rectangular plan. (C)

2009 Emoriland Boulevard (1997)

No Style. New construction. One story with brick veneer, vinyl windows with paired windows topped by arched transom on front elevation, side gable roof with asphalt shingle covering. Rectangular plan. (NC)

2010 Emoriland Boulevard (1929)

Tudor Revival. One story frame with brick veneer wall covering. Side gable porch with asphalt shingle roof covering. One bay centered front porch with front facing gable, arched openings on side and front and brick porch steps with buttressing in brick. Six over six double hung windows with six light casement at front side. Brick exterior end chimney. Brick foundation. Rectangular plan. (C)

2012 Emoriland Boulevard (1938)

Colonial Revival. One story frame with brick veneer wall covering. Side gable roof with gabled back ell, French tile roof covering. Six over six double hung windows, paired on front elevation. One bay extended portico with gable roof, partial cornice returns, oversize square columns, metal balustrade on porch and at brick steps. Four light half-view sidelights at front entry. Exterior side brick chimney. Brick foundation. Rectangular plan. (C)

2013 Emoriland Boulevard (1997)

No Style. New construction. One story frame with vinyl siding wall covering. Cross gable roof with telescoping front gable, shaped wood attic vent, asphalt shingle covering. Paired six over six double hung windows on front elevation. One bay entry with square wood column. Concrete block foundation. Rectangular plan. (NC)

2017 Emoriland Boulevard (1997)

No Style. New construction. One story frame with vinyl siding and brick veneer wall covering. Six over six double hung vinyl windows, paired on front elevation with Palladian-type arch. Cross gable roof with asphalt shingle roof covering. Block foundation. (NC)

2021 Emoriland Boulevard (1997)

No Style. New construction. One story frame with vinyl siding and brick veneer wall covering. Six over six double hung vinyl windows, paired on front elevation with Palladian-type arch. Cross gable roof with asphalt shingle roof covering. Block foundation. (NC)

2024 Emoriland Boulevard (1929)

Dutch Colonial Revival. Two story frame with weatherboard wall covering. Side gable roof with pent roof across first story, asphalt shingle roof covering. Gabled portico with arched ceiling. Six over six double hung paired windows, single window centered above front entry portico. Brick foundation. Interior side brick chimney. Rectangular plan. (C)

2025 Emoriland Boulevard (1997)

No Style. New construction. One story frame with vinyl siding and brick veneer wall covering. Six over six double hung vinyl windows, paired on front elevation with Palladian-type arch. Cross gable roof with asphalt shingle roof covering. Block foundation. (NC)

2028-2030 Emoriland Boulevard (1929)

Craftsman. Two story frame with brick veneer wall covering. Six over six double hung windows. Hip roofed with front gable, French tile roof covering, knee braces. Flanking one story gabled front porticos with knee braces, truncated posts on brick piers, brick balustrade. Brick foundation. Built as duplex. Rectangular plan. (C)

2029 Emoriland Boulevard (1997)

No Style. New construction. One story frame with vinyl siding and brick veneer wall covering. Six over six double hung vinyl windows, paired on front elevation with Palladian-type arch. Cross gable roof with asphalt shingle roof covering. Block foundation. (NC)

2033 Emoriland Boulevard (1997)

No Style. New construction. One story frame with vinyl siding and brick veneer wall covering. Six over six double hung vinyl windows, paired on front elevation with Palladian-type arch. Cross gable roof with asphalt shingle roof covering. Block foundation. (NC)

2034 Emoriland Boulevard (1951)

Minimal Traditional. One story frame with vinyl siding wall covering. Side gable roof with lower cross gables, asphalt shingle covering, attached flat roof carport in front. One over one double hung windows, paired under front gable. Brick foundation. Irregular plan. (C)

2037 Emoriland Boulevard (1929)

Craftsman. Two story frame with brick veneer wall covering. Six over six double hung windows. Hip roofed with front gable, French tile roof covering, knee braces. Flanking one story gabled front porticos with knee braces, truncated posts on brick piers, brick balustrade. Brick foundation. Built as duplex. Rectangular plan. (C)

2036 Emoriland Boulevard (1951)

Minimal Traditional. One story frame with Masonite wall covering. Four over four and six over six double hung windows. Turret with “witches’ hat” roof containing front entry, gable roof with lower cross gables, asphalt shingle covering. Oriel window on front gable. Raised stuccoed basement with garage door opening into basement. (C)

2037 Emoriland Boulevard (1929)

Minimal Traditional. One story frame with vinyl wall covering. Cross gable roof with telescoping front gable, asphalt shingle covering, small gabled portico at front entry supported with metal posts. Six over six double hung windows. (C)

2041 Emoriland Boulevard (1929)

Colonial Revival. Two story frame with brick veneer wall covering. Hip roof with asphalt shingle covering. Six over six double hung windows. Two entry porticos, one with arched arcaded hipped roof portico and the other with metal awning supported by metal posts. Vertically laid bricks forming beltcourse at second story and trim under roof on second story. Brick foundation. Rectangular plan, built as duplex. (C)

2044 Emoriland Boulevard (1948)

Minimal Traditional. (1948) One story frame with asbestos shingle wall covering. Side gable roof with lower cross gables, asphalt shingle covering. One story shed roofed two-thirds front porch with round wood columns with Doric capitals. Eight over eight double hung windows. Brick basement, raised with garage entrance on side. Exterior end brick chimney. Rectangular plan. (C)

2045 Emoriland Boulevard (1941)

Tudor Revival One and one-half story frame with brick veneer wall covering and irregular coursed stone veneer at front entry. Six over six double hung windows, paired on front and side elevation. Side gable roof with projecting telescoping front gables, asphalt shingle covering. Arched entry with flanking window with calmes at front entry. Exterior front brick chimney. Brick foundation. Irregular plan. (C)

2049 Emoriland Boulevard (1948)

Colonial Revival. One story frame with weatherboard wall covering. Side gable roof with asphalt shingle covering. Projecting one story one bay, gable roofed front portico with square wood columns. Six over six double hung windows, paired on front elevation. Brick exterior end chimney. Brick foundation. Rectangular plan. (C)

2055 Emoriland Boulevard (1929)

Spanish Colonial Revival. One story frame with stucco wall covering, quoins at corners and on projecting flat roofed porch. Cross gable roof with gables at each end. Double hung and casement windows with calmes. Applied segmental arch with keystone one window in each wing. Recessed one-half front porch under shed roof and segmental arched opening with metal balustrade. Brick foundation. Rectangular plan. (C)

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)

2231 Emoriland Boulevard (1929)

Minimal Traditional. One story frame with artificial wall covering. Replacement windows. Cross gable roof. Exterior side brick chimney. Unroofed front stoop. Brick foundation. Irregular plan. (C)

FAIRMONT BOULEVARD**1511 Fairmont Boulevard (1929)**

Tudor Revival. One and one-half story frame with brick veneer wall covering and dormers with stuccoed surface and applied half-timbering. Steeply pitched side gable roof with shed roofed front and rear dormers, gabled dormer, hipped roof porte cochere and asphalt shingle roof covering. Gabled portico with stucco and half-timbering, marking front entry and supported by brick posts and tripled square wood posts. Porte cochere supported by brick piers and tripled wood posts. Sun porch on west elevation. Exterior front brick chimney. Brick foundation. Irregular plan. (C)

1521 Fairmont Boulevard (1929)

No Style. One story frame with artificial siding wall covering. Four over four double hung windows and cottage window with lead clames. Metal awnings. Cross gabled roof with gabled portico with partial cornice returns. Additions at rear elevation. Exterior front brick chimney. Brick foundation. Irregular plan. (C)

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)

1600 Fairmont Boulevard (1927)

Tudor Revival. One and one-half story frame with stucco wall covering. Jerkin head end gable roof with lower cross gable portico and tapered Mission style, regularly laid. Six over six replacement windows. Unroofed front stoop. Interior side brick chimney. Brick foundation. Rectangular plan. (C)

1601 Fairmont Boulevard (1931)

Tudor Revival. One and one-half story frame with brick veneer wall covering laid in irregular courses on first story and in herringbone courses on gable ends. Side gable roof with shed roofed dormers, asphalt shingle covering. Replacement six over six windows on gable end with tripled eighteen light casements with six light dormers on first story. Shed-roofed portico. Exterior end brick chimney. Brick foundation. Rectangular plan. (C)

1605 Fairmont Boulevard (1940)

Colonial Revival. One and one-half story frame with artificial siding. Side gable roof with lower cross gables, gable roofed front dormer, asphalt shingle covering. Eight over eight and six over six double hung windows. One story shed roofed front porch with tripled square wood columns. Screened porch with square wood columns and sawn wood balustrade on side elevation. Front exterior brick chimney. Brick foundation. Irregular plan. (C)

1606 Fairmont Boulevard (1931)

Craftsman. One story frame with weatherboard wall covering, shingles in front gable. Hip roof with lower cross gables, louvered wood attic vent, knee braces. Enclosed one-half front porch. Brick foundation. Rectangular plan. (C)

1610 Fairmont Boulevard (1931)

Minimal Traditional. One story frame with artificial siding and brick veneer wall covering. Side gable roof with asphalt shingle covering. Eight over eight double hung and eighteen light casement windows, tripled on front elevation. Unroofed two-thirds front porch. Brick foundation. Front facing single garage with arched vertical board doors. (C)

1611 Fairmont Boulevard (1952)

Ranch. One story frame with artificial siding wall covering. Side gable roof with asphalt shingle roof covering. Eight over eight double hung windows with sixteen light front window flanked by double hung windows. Cross gabled front screened in porch. Unroofed stoop at front entry. Brick foundation. Rectangular plan. (C)

1616 Fairmont Boulevard (1942)

Tudor Revival. One story frame with brick veneer wall covering. Cross gable roof with asphalt shingle roof covering and partial cornice returns, arched louvered wood attic vent. Six over six double hung windows with segmental arched tripled

window unit at front elevation. Interior off-center brick chimney. Unroofed front entry stoop. Irregular plan. (C)

1617 Fairmont Boulevard (1952)

Ranch. One story frame with artificial siding and regularly coursed stone at front entry. Eight over eight double hung windows with eight light casements on side elevation and sixteen light central window flanked by eight over eight windows on front elevation. Recessed entry with unroofed stoop with metal hand rail. Stuccoed foundation. L-shaped plan. (C)

1620 Fairmont Boulevard (1941)

Tudor Revival. One and one-half story frame with brick veneer wall covering. Side gable roof with oversize cement tile, small cross gable at front entry. Six over six double hung windows. One bay gabled entry with uneven roof line. Exterior front brick chimney. Brick foundation. Rectangular plan. (C)

1623 Fairmont Boulevard (1934)

Colonial Revival. One story frame with artificial siding and brick veneer wall covering. Side gable roof with lower cross gables, gabled dormer, shed roof side extension, asphalt shingle covering. Six over six double hung windows. One story bay on front elevation below gabled dormer. Unroofed front entry stoop. Interior side brick chimney. Brick foundation. Irregular plan. (C)

1702 Fairmont Boulevard (1929)

Tudor Revival. One story frame with uncut stone and artificial siding wall covering. Side gable roof with lower cross gables and French tile covering. Six over six double hung windows. Arched wood louvered attic vent in front gable. Unroofed stoop at front entry. Arcaded porch on side elevation. Exterior front stone chimney. Brick foundation. Irregular plan. (C)

1703 Fairmont Boulevard (1936)

Tudor Revival. One story frame with square cut irregular coursed stone front and brick veneer sides and rear wall covering, artificial siding on gable ends and dormers. Side gable roof with gabled front dormers and asphalt shingle roof covering. Eight over eight double hung windows. Unroofed front entry stoop. Exterior end brick chimney. Brick foundation. Irregular plan. (C)

1706 Fairmont Boulevard (1940)

Tudor Revival. One story frame with square cut irregular coursed stone front and asbestos shingle wall covering. Side gable roof with lower cross gables. One over one double hung windows. Front stoop with gablet with partial cornice returns, awning roof supported by square wood posts. Side porch with sawn wood railing and large square wood posts. Exterior front stone and brick chimney. Stone foundation. Rectangular plan. (C)

1709 Fairmont Boulevard (1931)

Tudor Revival. One and one-half story frame with brick veneer wall covering. Small paned replacement windows, tripled on front elevation. Cross gable roof with asphalt shingle covering. One bay entry stoop with metal awning. Exterior front brick chimney with corbelling and twin upper chimney stacks. Brick foundation. Rectangular plan. (C)

1710 Fairmont Boulevard (1933)

Minimal Traditional. One story frame with square cut irregular coursed stone facade on front elevation and asbestos shingles on side and rear. Side gable roof with shed roofed enclosed front porch and side front facing garage. Entry stairs with metal railing. Interior side brick chimney. Brick foundation. Rectangular plan. (C)

1711 Fairmont Boulevard (1934)

Tudor Revival. One story frame with oversize brick veneer wall covering. Hip roof with lower cross gables and multiple front gables, asphalt shingle roof covering, front wood louvered attic vent. Six over six double hung windows. Recessed, arcaded front porch with arched entry under small gable. Exterior side brick chimney. Brick foundation. Rectangular plan. (C)

1714 Fairmont Boulevard (1929)

Colonial Revival. Two story frame with artificial siding wall covering. Six over one double hung windows, paired on first floor front elevation. One bay portico with gable with full cornice return housing entry door with transom. One story shed roofed sun porch. Exterior end brick chimney. Brick foundation and steps to front entry. Rectangular plan. (C)

1715 Fairmont Boulevard (1928)

Tudor Revival. Two story frame with brick veneer wall covering and artificial siding in gable ends. Cross gable roof with gabled through-eaves dormers. Six light paired and tripled casement windows with transoms on side elevation. One story centered two-third hipped roof front porch with square wood posts and arched spandrels. Squared oriel window on side elevation. Two brick chimneys, one interior front centered and one interior rear centered. Brick foundation. Irregular plan. (C)

1717 Fairmont Boulevard (1928)

Colonial Revival. Two story frame with artificial siding wall covering. Hipped roof with asphalt shingle roof covering. Paired six over six double hung windows. Centered one-bay unroofed portico with swan's neck pediment and dentil molding, reeded square columns, on entablature surrounding front entry. Brick foundation. Rectangular plan. (C)

1718 Fairmont Boulevard (1932)

Mission Revival. One story frame with stucco wall covering. Cross gable shallow pitched roof with asphalt shingle roof covering and arched wood louvered attic vent. Ten light casement windows, tripled on side elevation, and tripled window on front elevation with arched transoms, with large central fan light. Arcaded front entry porch with barley twist column supporting corner of arch. Stuccoed foundation. Irregular plan. (C)

1723 Fairmont Boulevard (1928)

Craftsman. One and one-half story frame with brick veneer wall covering, and paired six light attic windows on front elevation, exposed rafter tails. Side gable roof with lower front cross gable forming front entry porch. Six over six double hung windows, some paired on side elevation and tripled on front elevation. One story two-thirds front porch with brick balustrade and posts. Exterior side brick chimney. Brick foundation. Rectangular plan. (C)

1805 Fairmont Boulevard (1955)

Ranch. One story frame with brick veneer wall covering. Cross gable roof with asphalt shingle roof covering. Paired six over one double hung windows. Unroofed front entry stoop. Double garage on side elevation. Interior central brick chimney. Slab foundation. Irregular plan. (C)

1810 Fairmont Boulevard (1936)

Altered Craftsman. One and one-half story frame with brick veneer and artificial wall covering. Cross gable roof with telescoping front gable and added gabled front facing garage. Six over six double hung windows with picture window on front elevation. Unroofed stoop at front entry. Interior central brick chimney. Brick foundation. Irregular plan. (C)

1816 Fairmont (1933)

Mediterranean Revival. One story frame with stucco wall covering. Front gable roof with telescoping front gable and French tile roof. Six over six double hung windows, tripled on front elevation with heavy vertical boards marking separation. Recessed front entry door behind arched entryway under jerkin head roof. Exterior front stuccoed chimney. Stuccoed foundation. Irregular plan. (C)

1817 Fairmont Boulevard (1928)

Colonial Revival. One story frame with shingled wall covering. Side gable roof with lower cross gables forming back ell and front entry portico, covered with asphalt shingles, with wood louvered attic vents. Six over six double hung windows, paired on front elevation flanking entry. Gabled portico with arched ceiling and tripled square wood columns, brick buttressing. Exterior end brick chimney. Brick foundation. Rectangular plan. (C)

1820 Fairmont Boulevard (1932)

Colonial Revival. Two story frame with brick veneer wall covering. Side gable roof with front gablet with fanlight attic vent. Six irregular shaped panes over one double hung windows, paired on front elevation, with arched brick at first story. One story central extended portico with arched ceiling supported by paired wood columns. One story hip roofed sun porch on side elevation with arched entry and paired and tripled double hung windows. Exterior end brick chimney. Brick foundation. Irregular plan. (C)

1821 Fairmont Boulevard (1950)

Minimal Traditional. One story frame with stucco wall covering. Side gable roof with French tile roof covering. Tripled and doubled fifteen light windows. One story central portico with square wood posts. Interior off center rear brick chimney. Stuccoed foundation. Rectangular plan. (C)

1827 Fairmont Boulevard (1927)

Neoclassical. One and one-half story frame with brick veneer wall covering. Hip roof with intersecting hip roof dormers and asphalt shingle roof covering. Six over six double hung and one over one double hung windows. One bay central portico with front gable roof supported by oversize brackets, arched brick surrounding entry, and sidelights flanking front entry door. Exterior side brick chimney. Brick foundation. Rectangular plan. (C)

1903 Fairmont Boulevard (1930)

Minimal Traditional. One story frame with uncoursed stone veneer wall covering. Cross gabled roof with asphalt shingle covering. Six over six double hung windows. Unroofed front stoop. Exterior front stone chimney. Stone foundation. Rectangular plan. (C)

1907 Fairmont Boulevard (1926)

Craftsman. One and one-half story frame with artificial siding. Side gable roof with jerkin heads, exposed rafters, knee brackets, and stacked front gables forming dormer and entry portico. One bay centered portico with arched ceiling, flanked by unroofed porches extending the full width of the building and supported with square wood columns, with sawn wood balustrade and lattice screening crawl space under porch. Paired six over six double hung windows, tripled in front dormer and single flanking front entry. Interior off-center brick chimney. Brick foundation. Rectangular plan. (C)

1921 Fairmont Boulevard (1931)

Craftsman. One story frame with brick veneer wall covering. Cross gable roof with asphalt shingle roof covering, wood shingles in front gable and sawn wood trim at front gable. Full front porch with brick posts and pierced brick balustrade. Six over six double hung windows. Brick foundation. Rectangular plan.

1925 Fairmont Boulevard (1930)

Minimal Traditional. One story frame with brick veneer wall covering. Hip roof with side gable and side gable roof extension, hip roofed front porch. Six over six double hung windows. One story one-third front porch with brick columns. Two brick chimneys, one exterior front and one interior off-center. Brick foundation. Irregular plan. (C)

1929 Fairmont Boulevard (1930)

Craftsman with Tudor Revival influence. One story frame with brick veneer wall covering. Telescoping front gable and cross gable roof with asphalt shingle covering, stuccoed gables and applied half-timbering. Two interior off-center brick chimneys, one front and one rear. Picture windows on front and side elevation with twelve light sidelights and six light transoms surrounding large central pane. One bay front porch with brick columns. Single side porte cochere with brick columns. Six over six double hung windows. Brick foundation. Irregular plan. (C)

1933 Fairmont Boulevard (1930)

Craftsman. One story frame with brick veneer wall covering. Hip roof with lower cross gables and French tile roof covering. Six over six windows, paired on front elevation. One story two-thirds central front porch with applied trusses in front gable, splayed wood posts on brick piers, sawn wood gable. Two brick chimneys, one exterior side and one interior off center. Brick foundation. Irregular plan. (C)

1935 Fairmont Boulevard (1941)

Craftsman. One story frame with brick veneer wall covering. Cross gable roof with wood louvered attic vents. One over one replacement windows. One story three-quarters front porch with sawn wood ornament at gable and hexagonal wood attic vent, replacement round fluted columns. Raised brick basement. Rectangular plan. (C)

1936 Fairmont Boulevard (1938; c.1955)

Neoclassical. Arlington Baptist Church. Two story frame with brick veneer wall covering. Front gable roof with projecting two-story gabled portico, dentil molding, round wood columns with Doric capitals on 1938 section, and identical portico without dentil molding on c.1955 addition, joined at rear by two-story hyphen. Square three story bell tower with flat roof on original section. Three entry doors topped by round windows, with central door having arched pediment on first section and six over six windows above entry doors on addition. Twelve over twelve windows with arched transom on original section, with keystones on arched window head. Both buildings have brick raised basement foundation. Irregular plan. (C)

1939 Fairmont Boulevard (1932)

Tudor Revival. One story frame with stucco wall covering, exposed brick irregularly shaped quoins at corners, doors and windows. Cross gable roof with decorative tile

attic vent. One over one double hung windows. Two fifteen light french doors at primary and secondary front entrances. Exterior front brick chimney, stuccoed with brick edges and corbelled top, topped by paired chimney pots. Brick foundation. Irregular plan. (C)

1942 Fairmont Boulevard (1934)

Colonial Revival. One and one-half story frame with artificial siding wall covering. Cross gable roof with telescoping front gable, shed roof extension over porch. Six over six double hung windows, paired on front elevation. One story recessed front and side wrap around porch with paired square wood columns. Exterior side brick chimney. Brick foundation. Rectangular plan. (C)

1943 Fairmont Boulevard (1929)

Minimal Traditional. One story frame with artificial siding wall covering. Side gable roof with read shed and gables at front roof line and over entry portico. One story side portico under lower gable end with square wood columns. Six over six double hung windows. One story, one bay centered portico with metal posts and balustrade. Exterior end brick chimney. Brick foundation. (C)

1944 Fairmont Boulevard (1934)

Craftsman. Two story frame with brick veneer wall covering. Hip roof with front gablet. One over one double hung windows, paired on front elevation. On story hip roof one-half front porch with brick posts on brick balustrade. Side porch with hipped roof. Interior front brick chimney. Brick foundation. Rectangular plan. (C)

2000 Fairmont Boulevard (1934)

Colonial revival. Two story frame with artificial siding and recessed first story on two-thirds of front elevation with corner pendant. Cross gable roof with asphalt shingle roof covering. Six over six double hung windows, tripled on first floor elevation. Recessed front entry with multi-pane sidelights. Exterior end brick chimney. Brick foundation. Rectangular plan. (C)

2001 Fairmont Boulevard (1966)

Modern. One story frame with brick veneer wall covering. Telescoping front gable roof with asphalt shingle roof covering. Entry under gabled front porch with metal columns. Horizontally paned two over two metal windows. Slab foundation. Rectangular plan. (NC)

2005 Fairmont Boulevard (1930)

Craftsman. One and one-half story frame with artificial wall covering. Cross gable porch with asphalt shingle covering. Oriel windows in gable ends. Three over one double hung windows, tripled on first story front elevation. One story full front porch with splayed wood posts on brick piers, sawn wood balustrade. Exterior side brick chimney.

2012 Fairmont Boulevard (1932)

Minimal Traditional with Spanish Colonial Revival influence. One story frame with brick veneer wall covering. Front gable roof with hipped roof front porch, asphalt shingle covering. One over one double hung paired windows, with arched attic vent. Enclosed front porch with arcaded brick columns and brick balustrade. Exterior end rear brick chimney. Brick foundation. Irregular plan. (C)

2016 Fairmont Boulevard (1932)

Colonial Revival. Two story frame with artificial siding. Side gable roof with asphalt shingle covering. Six over six double hung windows, paired flanking front entry. Gabled portico at front entry with replacement metal columns. Interior side brick chimney. Brick foundation. Rectangular plan. (C)

2017 Fairmont Boulevard (1929)

Mediterranean Revival. One story frame with brick veneer wall covering. Hip roof with lower cross gables, slate roof covering. One over one double hung windows with paired casements with calmes on front elevation. One story gabled portico with sawn wood brackets, partial cornice returns. Exterior front brick chimney. Brick foundation. Irregular plan. (C)

2020 Fairmont Boulevard (1940)

Colonial Revival. One story frame with asbestos shingle wall covering. Side gable roof with asphalt shingle covering. Centered front gabled portico with arched ceiling, supported by metal replacement columns. Eight over eight double hung windows. Brick foundation. Rectangular plan. (C)

2021 Fairmont Boulevard (1931)

Craftsman. One story frame with brick veneer wall covering. Hipped roof with extending side and front gable, wood louvered attic vent, French tile roof with hood ornaments. Six over six double hung windows. One story one-half gabled side porch with square wood columns and added glass block. Unroofed entry

stoop with metal awning. Exterior front brick chimney. Brick foundation. Irregular plan. (C)

2025 Fairmont Boulevard (1929)

Dutch Colonial Revival. Two story frame with clinker brick veneer. Mansard roof with shed roof dormers and French tile cladding. Eight over one double hung windows. Wood louvered attic vent. Centered, hip roofed front entry portico. Interior brick chimney. Brick foundation. Rectangular plan. (C)

2100 Fairmont Boulevard (1931)

Colonial Revival. Two story frame with weatherboard wall covering. Side gable roof with French tile roof covering. Six over six double hung wood windows. One story gabled portico at front entry. Interior central brick chimney. Brick foundation. Rectangular plan. (C)

2111 Fairmont Boulevard (1929)

Tudor Revival. One and one-half story frame with brick veneer wall covering. Cross gable roof with regularly laid straight barrel Mission tile. Six over six double hung windows and paired eight light casement windows on front elevation. Segmental arched front entry at unroofed stoop. Sun porch on side elevation. Arched wood louvered attic vent. Exterior front off-center corbelled brick chimney. Brick foundation. Rectangular plan. (C)

2106 Fairmont Boulevard (1952)

Ranch. One story frame with artificial siding. Cross gable roof with asphalt shingle roof covering. One story three-quarters front porch. One over one double hung windows with windows flanking picture window on front elevation. Block foundation. Rectangular plan. (C)

2107 Fairmont Boulevard (1929)

Dutch Colonial Revival. Two story frame with brick veneer first floor wall covering and artificial siding covering second story and shed roofed dormers. Front gable roof with shed roofed side dormers for full extension of gable roof. Four over four paired double hung windows. Projecting off-center gabled entry with full arch brick surround, wood louvered gable vent, unroofed stoop. Exterior front brick chimney. Brick foundation. Rectangular plan. (C)

2110 Fairmont Boulevard (1929)

Colonial Revival. Two story frame with brick and shingle exterior wall covering. Six over one double hung windows, tripled on front facade. Front gable roof with asphalt shingle covering. Centered gabled one story portico with cornice returns, full-arched entry. One story side gabled extension on side elevation. Exterior front brick chimney. Brick foundation. Rectangular plan. (C)

2111 Fairmont Boulevard (1929)

Craftsman. One story frame with brick veneer wall covering. Hip roof with gablet and lower front gable porch, with asphalt shingle roof covering and wood louvered attic vent in front gable. Six over six double hung windows, paired. Splayed brick columns supporting front porch. Two brick chimneys, one interior off-center and exterior side. Brick foundation. Irregular plan. (C)

2113 Fairmont Boulevard (1929)

Colonial Revival. One story frame with artificial siding wall covering. Hip roof with lower front cross gable with wood louvered attic vent, asphalt shingle covering. Single, paired and quadrupled four over four double hung windows. Pent roof on front gable with arched portico supported by oversize brackets, French door at entry. One interior off-center brick chimney. Entry stoop. Brick foundation. Rectangular plan. (C)

2116 Fairmont Boulevard (1928)

Dutch Colonial Revival. Two story frame with weatherboard wall covering. Telescoping front gable roof with shed roofed side dormers and asphalt shingle roof covering. Six over six paired and tripled double hung windows. One story gabled portico with pediment above three light transom at unroofed front entry. Exterior side brick chimney. Brick foundation. Rectangular plan. (C)

2117 Fairmont Boulevard (1930)

Craftsman. Two story frame row house with brick veneer wall covering. Six over six double hung windows, paired on side elevation. Hipped roof with lower front gable supported by oversize brackets. Two projecting one-story gabled entry porches with splayed wood posts on brick piers, brick balustrade, brick buttresses at front entries. Interior central brick chimney. Brick foundation. Rectangular plan. (C)

A Special Thank You
for coordination, photography and research to:

Dr. John Burkhart

Steve Cotham

Joe Rader

Kenneth and Kathleen Sherfick

Tom Whisman

and to

Beth Eason

for the architectural drawings



KNOXVILLE · KNOX COUNTY
M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g