

CITY HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION

MEETING DATE: 10/17/2013 ▶ FILE NO.: 10-I-13-HZ

APPLICANT: Mark and Laura Heinz Aaron Pennington (self)

ADDRESS OF PROPERTY: 1079 Scenic Dr 37919

HISTORIC DISTRICT: Scenic Drive NC-1

TYPE OF WORK: Level II. Addition

- ▶ DESCRIPTION OF WORK: Construct rear additions (32"x27" and 12'-6"x 18'-6"). Construct detached carport (24'-6"x32') with stucco and storage doors to match garage doors on house. Finish material (stucco) and details to match that of existing house. Relocate 2 original metal-clad windows to carport storage and one to be re-used on rear of house.

PROPERTY DESCRIPTION: Art Moderne (1935)

Two-story frame with stucco wallcovering. Flat roof atop corbelled cornice. Paired eight-over-eight and one-over-one double-hung and casement windows. Central front entry stoop flanked by curved five section bay windows with transoms. Facade divided into three sections with projecting central section. Concrete foundation. Irregular plan. Designed by Elizabeth W. Dunlap a landscape architect.

▶ APPLICABLE DESIGN GUIDELINES:

Scenic Drive NC-1 Design Guidelines, adopted by the Knoxville City Council on September 26, 2006.

▶ STAFF RECOMMENDATION:

Approval to construct two rear additions and detached carport as indicated on submitted drawings.

STAFF FINDINGS:

1. The purpose of the Neighborhood Conservation Overlay (NC-1) for the Scenic Drive corridor of Sequoyah Hills is to maintain the setting of the area, minimizing changes to the neighborhood, its setting, and its basic overall architectural heritage.
2. The Scenic Drive Design Guidelines apply only to 1) the addition of space to an existing building, 2) the construction of new buildings, or 3) the demolition of existing buildings.
3. The proposed materials and details match those of the existing house. The style and proportions of the proposed rear additions and the carport are appropriate to the existing house.
4. The additions and carport are proposed to be on the rear of the house, and will be minimally visible from the public right-of-way.
5. Two of the original windows to be relocated from the rear will be used on the storage portion of the carport, and one will be repositioned on the rear, so the original windows will remain with the property.

SCENIC DRIVE AREA OF SEQUOYAH HILLS NEIGHBORHOOD (NC-1) DESIGN GUIDELINES

New Construction: Additions

2. In constructing new buildings, the materials to be used should be appropriate for the style of house that is being constructed.
3. Materials commonly in use in the existing neighborhood houses are preferred.
6. New additions and constructions shall conform to the prevailing widths and heights of typical facades of adjacent houses. The footprint of new additions and constructions should be in character and proportion with contributing neighboring houses.

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

11. The design of additions, accessory buildings, including carports, and modifications . . . should be consistent with the character of the main structure.

12. If an addition or modification is made to an existing house, the wall cladding material should match or complement those on the existing house.

13. All construction plans shall assess and take into account the impact of drainage on both the subject property and neighboring properties.

Parking and Driveways:

- When driveways are constructed they should be as narrow as possible.
- Parking of vehicles owned by residents of neighborhood homes should be within paved areas on each lot, except in the case of campers or other very large vehicles; if possible, those should be parked in rear yards.

SECRETARY OF INTERIORS STANDARDS FOR REHABILITATING HISTORIC BUILDINGS

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.

Knoxville/Knox County Metropolitan Planning Commission
Knoxville/Knox County Historic Zoning Commission

Certificate (File) No.:

Date Filed:

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

I (we) make application for a Certificate of Appropriateness for the plans and proposals described for the following property.

1. NAME OF APPLICANT: MARK & LAURA HEINZ

Address: 1079 SCENIC DRIVE / KNOXVILLE TN 37919

Telephone: 865.591.0274

Fax: 865.971.3138

Relationship to Owner:

2. NAME OF OWNER: SAME

Address:

Telephone:

Fax:

3. LOCATION OF PROPERTY (Address, Lot, and Parcel No.):

Address: 1079 SCENIC DRIVE Tax ID:
KNOXVILLE TN 37919

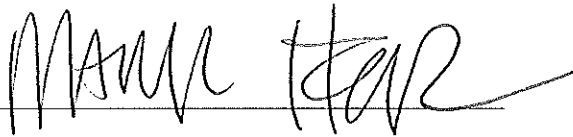
4. TYPE OF WORK:

Level: 2 / ADDITION & DETACHED BLDG.

5. DESCRIPTION OF WORK:

(See Part 2 of this application for additional information to be submitted with the application. A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

6. SIGNATURE OF APPLICANT:



Date:

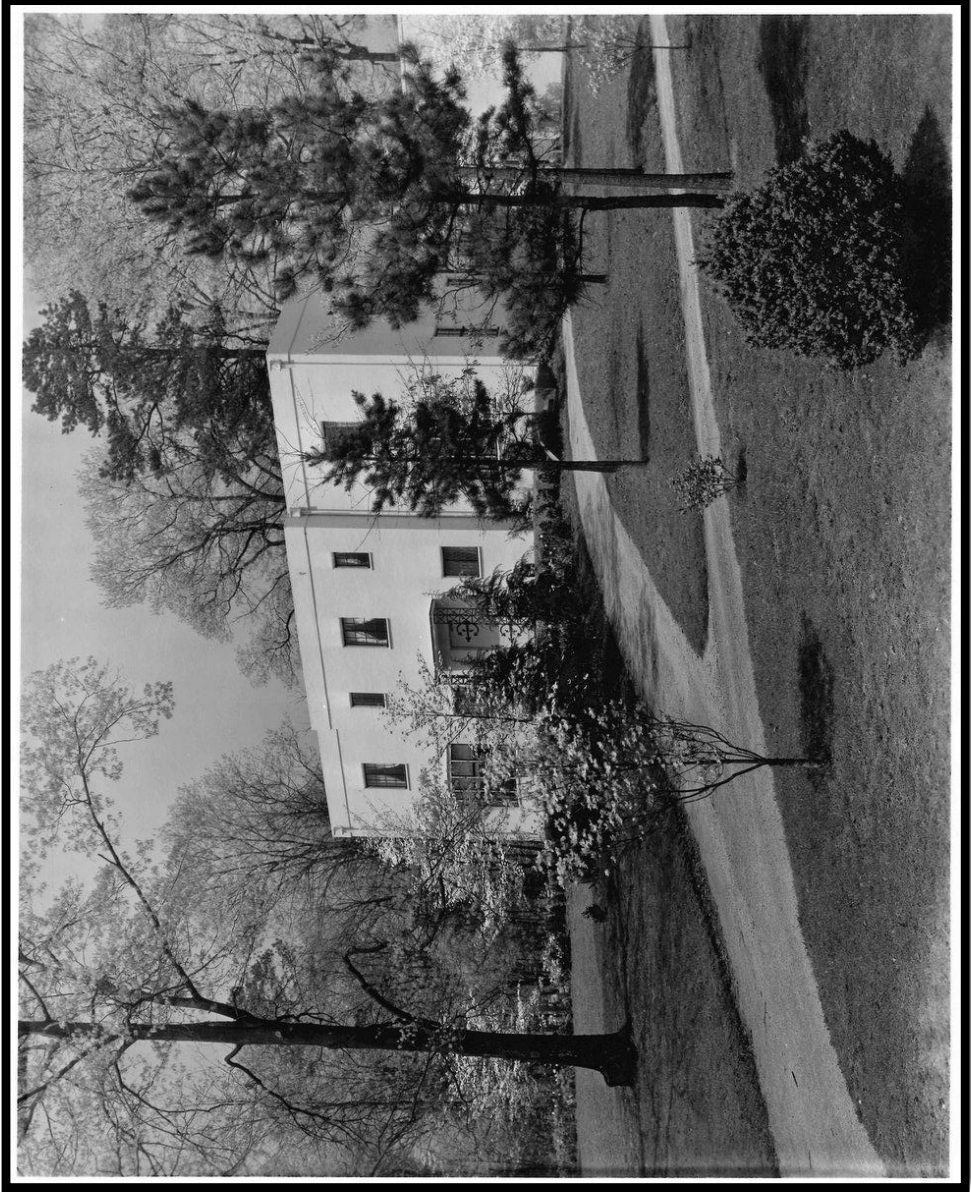
9/20/13

Return application to:

Knoxville/Knox County Historic Zoning Commission,
Suite 403, City/County Building, 400 Main Street,
Knoxville, Tennessee 37902.

FOR STAFF USE ONLY

Date Received _____ Approved _____ Disapproved _____
Approved As Modified _____ Date Acted On _____



Historic image of house circa 1935 – Jim Thompson

1079 Scenic Drive
Heinz Residence

Knoxville Historic Commission Submission

Level 2 - Addition to a Home in the Scenic Drive Historic Conservation Overlay

September 30th 2013

Property History

1079 Scenic Drive was designed in August of 1933 by Landscape Architect Elizabeth W. Dunlap. Elizabeth had previously designed and lived with her young family in a Tudor style home still standing just a short walk away at 934 Scenic Drive.

Initial designs for the 1079 double lot were traditional until Elizabeth and her husband Hobart traveled to the 1933 Chicago World's Fair with Bud Albers, then 9 years old, and his father. According to Bud, who was a family friend for many years, Elizabeth was inspired by the Home's of Tomorrow exhibition, which was a very popular attraction at the fair. One home in particular, The Good Housekeeping Stran-Steel house, has many similar proportions and details. Many of the temporary buildings at the fair were designed in the Streamline or Art Moderne style which was a less decorative, cleaner development of Art Deco. Many of the Art Moderne details remain on Elizabeth's design including the flat roof, stucco walls, metal casement windows, and two portal windows on the rear elevation.



View of house from Scenic Drive 2013



934 Scenic Drive



THE HOME OF THE NEW ERA

Good Housekeeping - Stran - Steel House

A Steel House You Would Want to Live In

A Century of Progress presents to you the Good Housekeeping Stran-Steel House. Its simplicity of design and good proportions make the age-old love of home, for the difference between this house and many another is that its Stran-Steel frame construction, its modern materials and its fire-resisting exterior of Masonite Panels. The house has also rooms with a richly designed and color-coordinated wall covering.

It is not a house which seems as if it were a ready-cut house, to be built from specifications drawn up by an architect and carried out by a builder, but steel framing is used in place of wood framing. The house is made of one of the most modern building materials. It is made of steel. The house is made of steel. The house is made of steel.

Steel framing is the keynote of this modern house. It is not a house which seems as if it were a ready-cut house, to be built from specifications drawn up by an architect and carried out by a builder, but steel framing is used in place of wood framing. The house is made of one of the most modern building materials. It is made of steel. The house is made of steel.

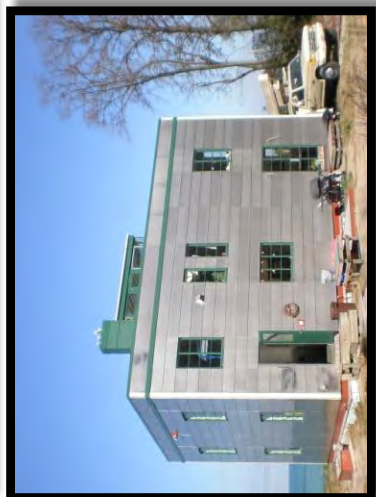
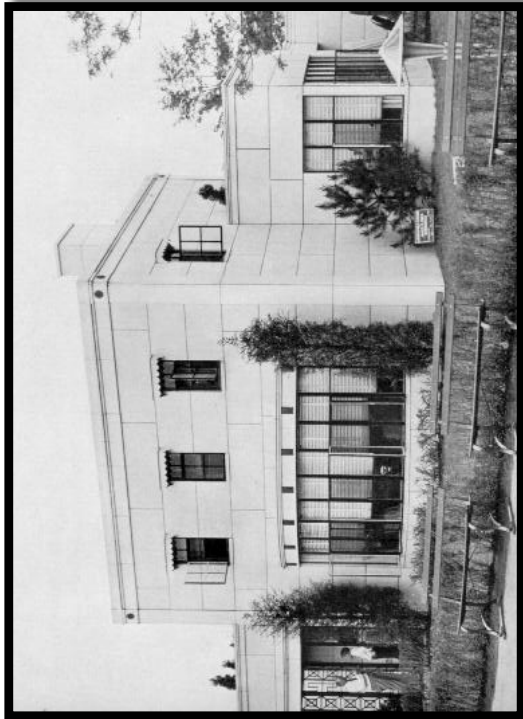
Just as the steel framing is the keynote of this modern house, so the steel framing is the keynote of this modern house. It is not a house which seems as if it were a ready-cut house, to be built from specifications drawn up by an architect and carried out by a builder, but steel framing is used in place of wood framing. The house is made of one of the most modern building materials. It is made of steel. The house is made of steel.

1. **CONSTRUCTION**—Can be erected by any unskilled laborer. No need for any special tools or equipment. No need for any special tools or equipment. No need for any special tools or equipment.

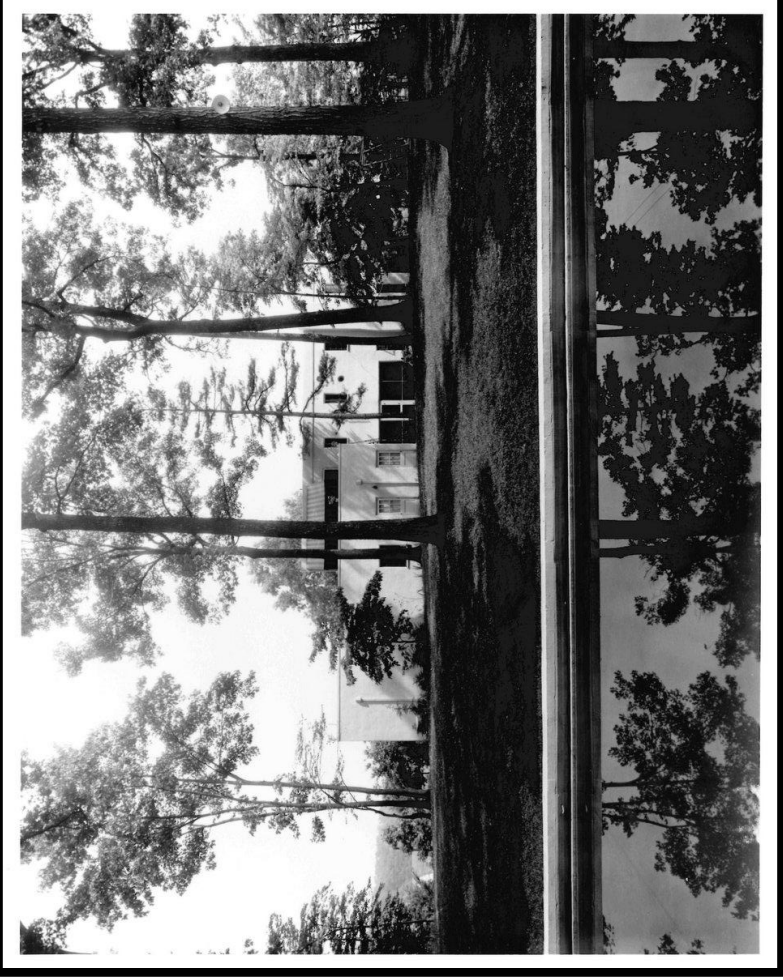
2. **FIRE PROOF AND SAFETY**—This fire-resisting construction provides complete fire and burglar protection. No need for any special tools or equipment. No need for any special tools or equipment. No need for any special tools or equipment.

3. **GREATER DURABILITY**—No major repairs are necessary on a Stran-Steel house for many many years. No need for any special tools or equipment. No need for any special tools or equipment. No need for any special tools or equipment.

4. **PERMANENT**—The Stran-Steel house is made of steel. The house is made of steel. The house is made of steel.



Images from the 1933 Chicago World's Fair
Homes of Tomorrow Exhibition



View of house from the pool circa 1935 – Jim Thompson



Current view from abandoned Pool

Design Narrative

Prior to 2013, only two families have lived in the home, and only interior and minor exterior renovations have occurred.

The home was originally designed with a pair of servants bedrooms and an adjoining small kitchen and laundry room. According to our 3 young daughters, the only servants living in the house today are my wife and me. We plan to relocate the kitchen to the rear of the house to take advantage of the back yard view. Although today it is completely overgrown, we know from the 1930's Jim Thomson image that with a significant amount of sweat equity we can reclaim Elizabeth's original vision.

The new kitchen will be located in the current screened porch which already contains a 18'-0" opening to the rear of the house. We plan to add a modest single story breakfast room to the new kitchen and relocate the screened porch to the west side of the new breakfast room.

The new additions will be contextual in scale and design with 'flat' roofs and simple painted columns to match the existing architecture. The new aluminum clad, wood windows will be large to take advantage of the views and current technologies that didn't exist in the 1930's for residential architecture.

We also plan to add a small, on grade 'Mother- In- Law' bedroom to the rear elevation. The vocabulary of the addition will be similar to the breakfast room with large openings and exterior stucco walls to match the existing house.

The existing garage bays, although charming, are only that, and were designed for narrow 1930's automobiles. We plan to add a small carport with an 8'-0" set back to the adjacent property to the east. The carport, as well as the entire addition, will not be visible from any portion of Scenic Drive.

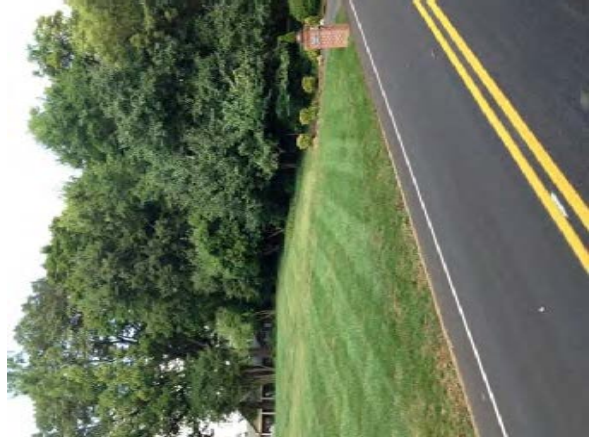
The area of the new carport has only overgrown shrubbery, ivy and small new scrub trees. Although the site contains several specimen trees and vegetation none will be disturbed due to the house additions or the new carport.



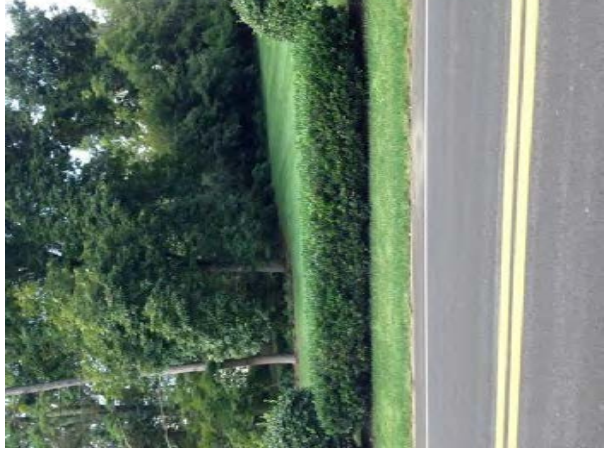
Top of driveway looking toward new carport location and existing garage



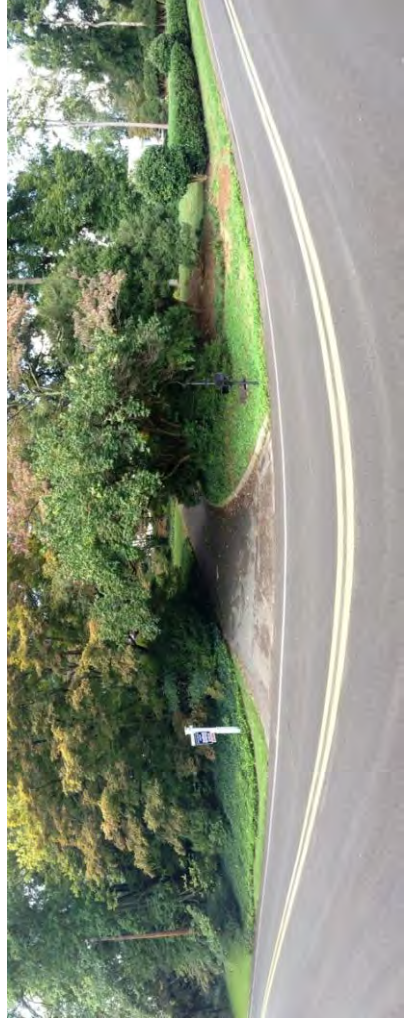
Halfway up driveway house visible to the left



View towards house looking northeast on Scenic Drive



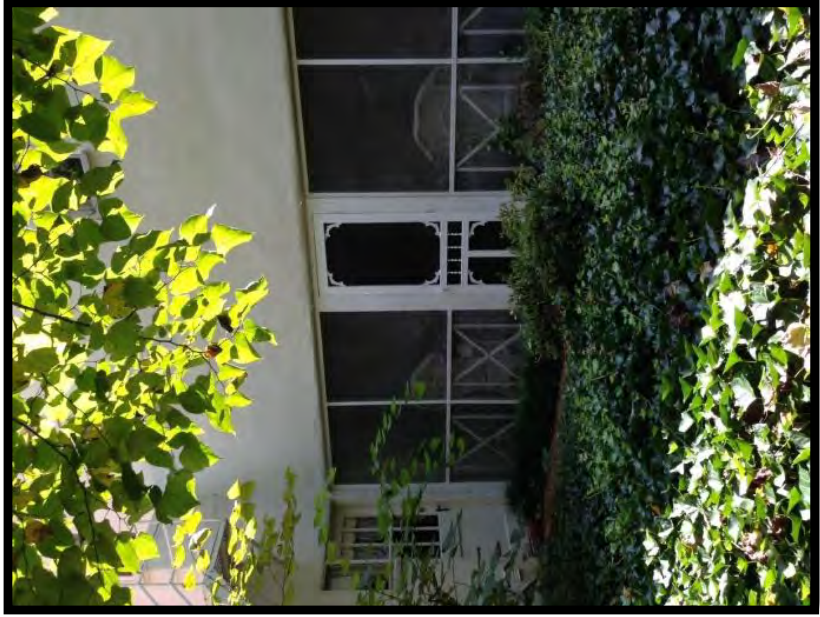
View towards house looking northwest on Scenic Drive



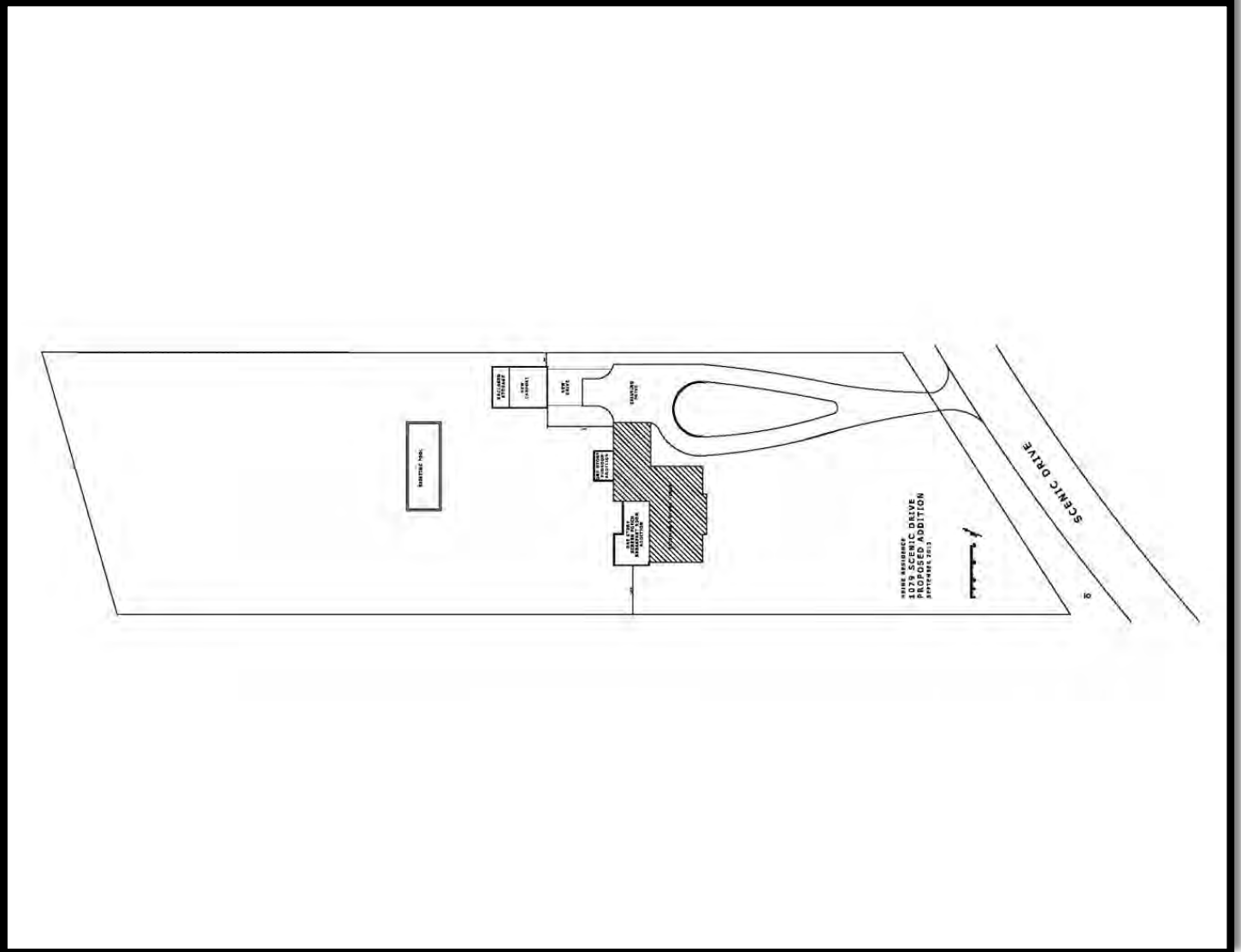
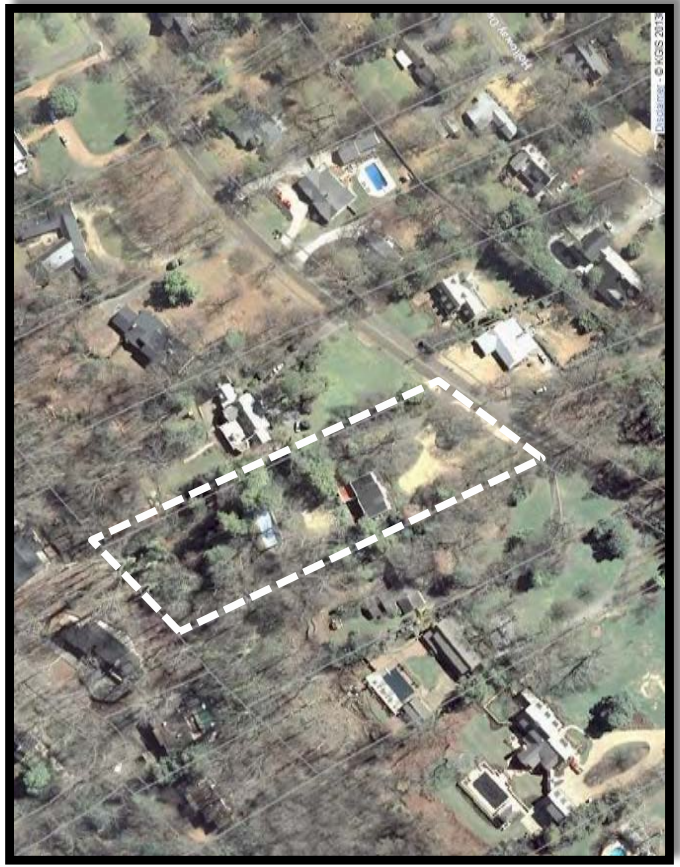
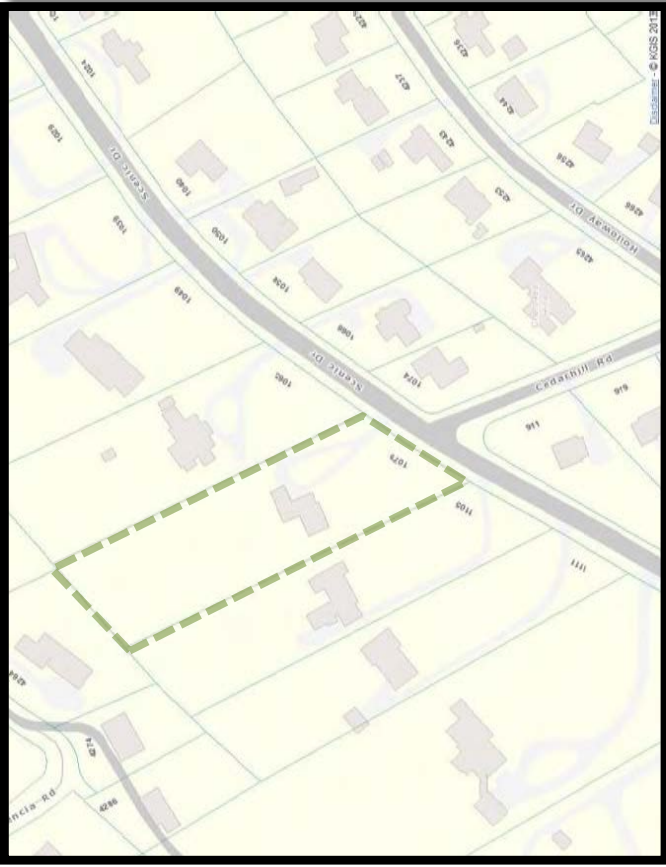
Driveway from Scenic Drive



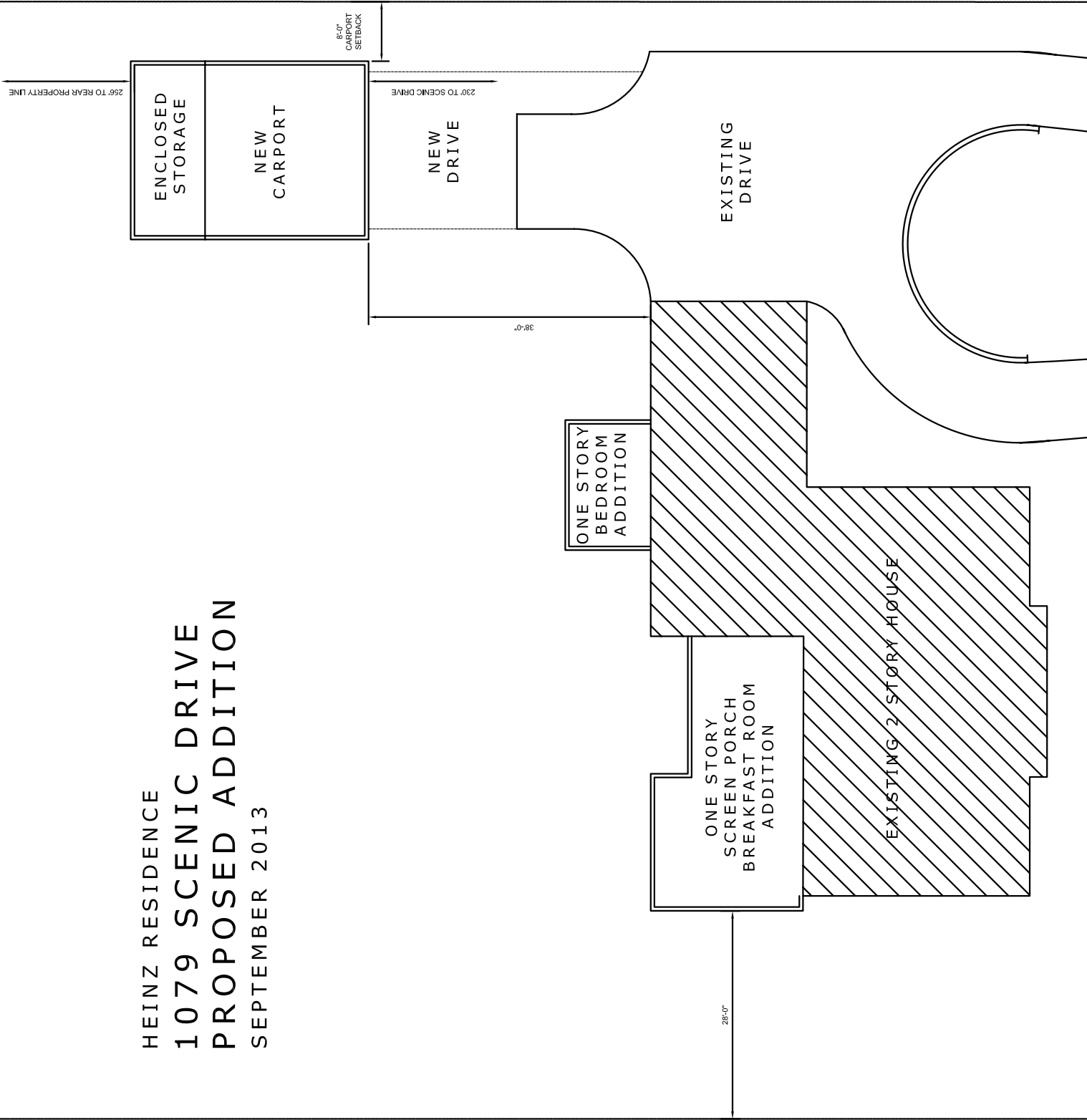
North Elevations showing location of bedroom addition



North Elevations showing location of breakfast and screened porch additions



HEINZ RESIDENCE
1079 SCENIC DRIVE
PROPOSED ADDITION
SEPTEMBER 2013



8'-0"
CARPORT
SETBACK

256' TO REAR PROPERTY LINE

230' TO SCENIC DRIVE

38'-0"

28'-0"

ENCLOSED
STORAGE

NEW
CARPORT

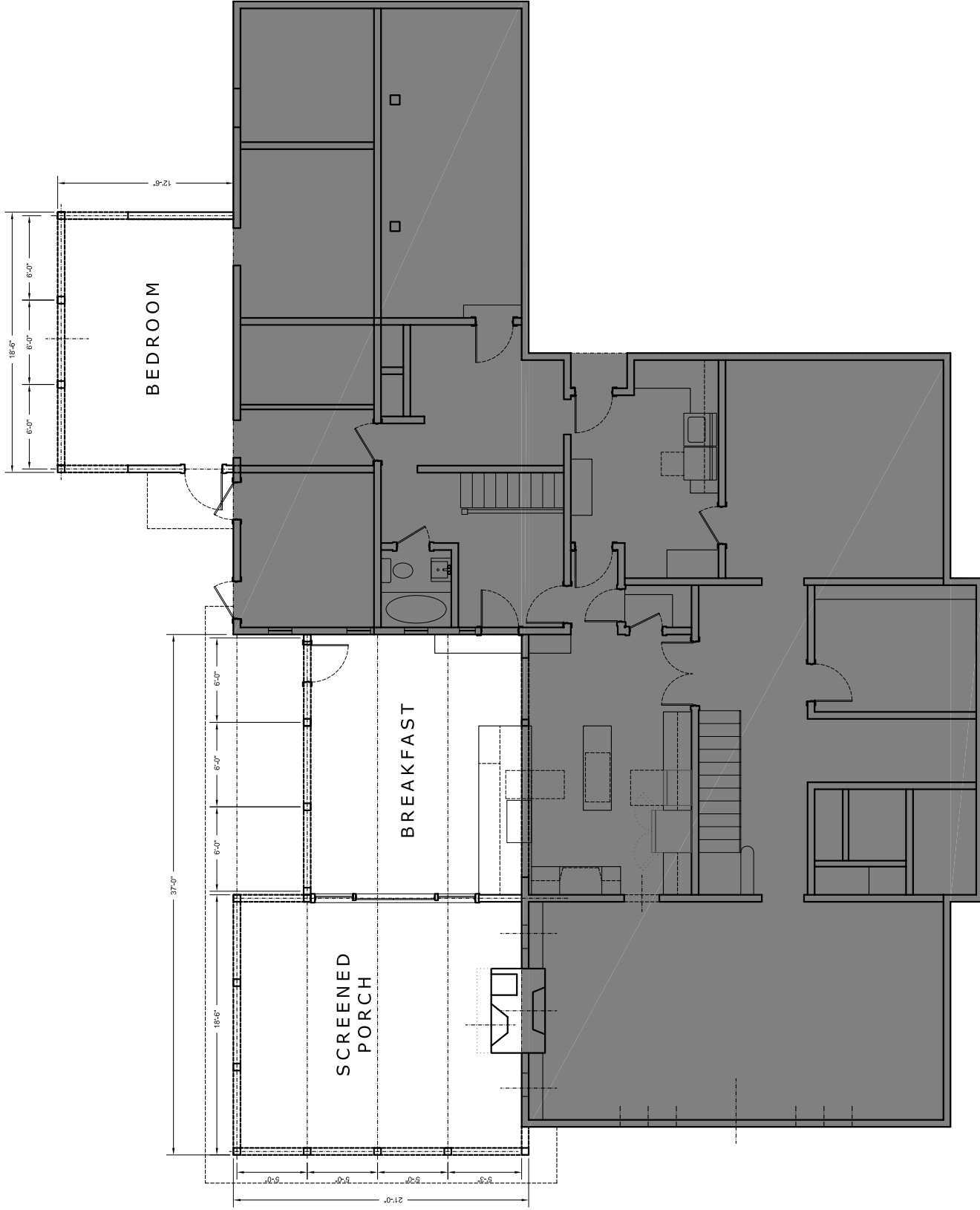
NEW
DRIVE

EXISTING
DRIVE

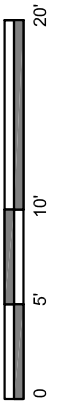
ONE STORY
BEDROOM
ADDITION

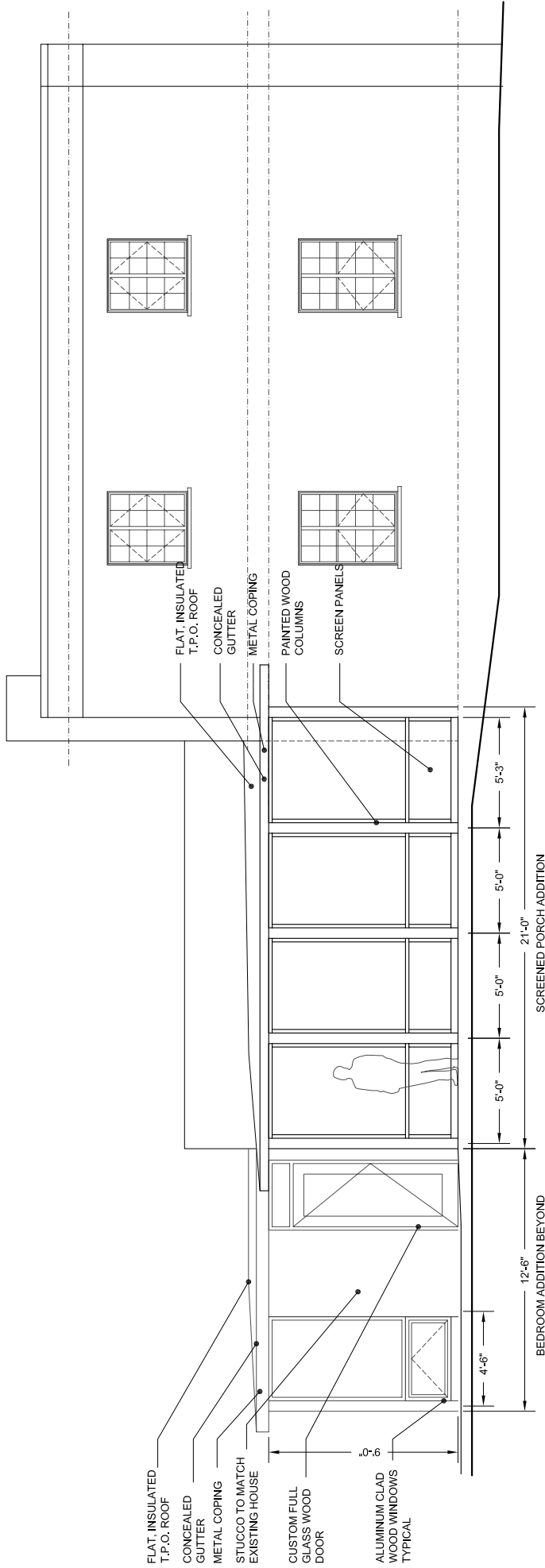
ONE STORY
SCREEN PORCH
BREAKFAST ROOM
ADDITION

EXISTING 2 STORY HOUSE

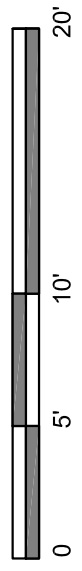


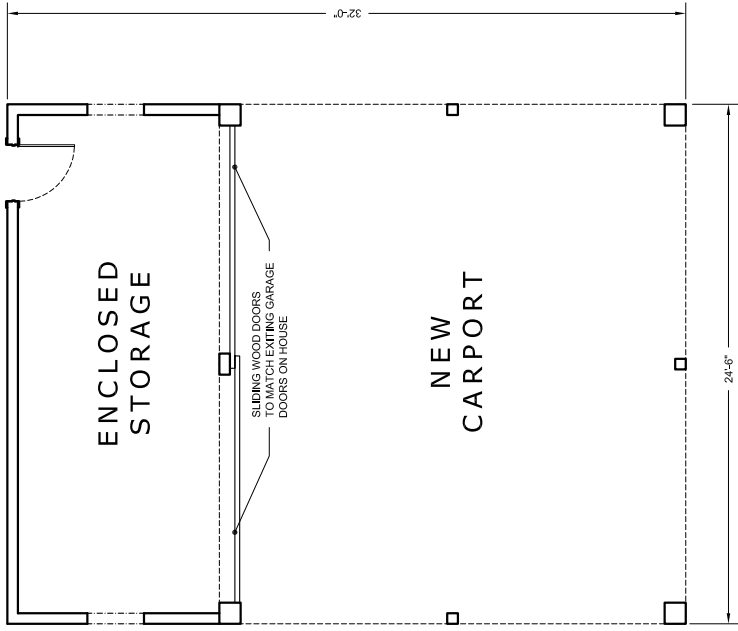
HEINZ RESIDENCE
 1079 SCENIC DRIVE
 FIRST FLOOR PLAN
 SEPTEMBER 2013



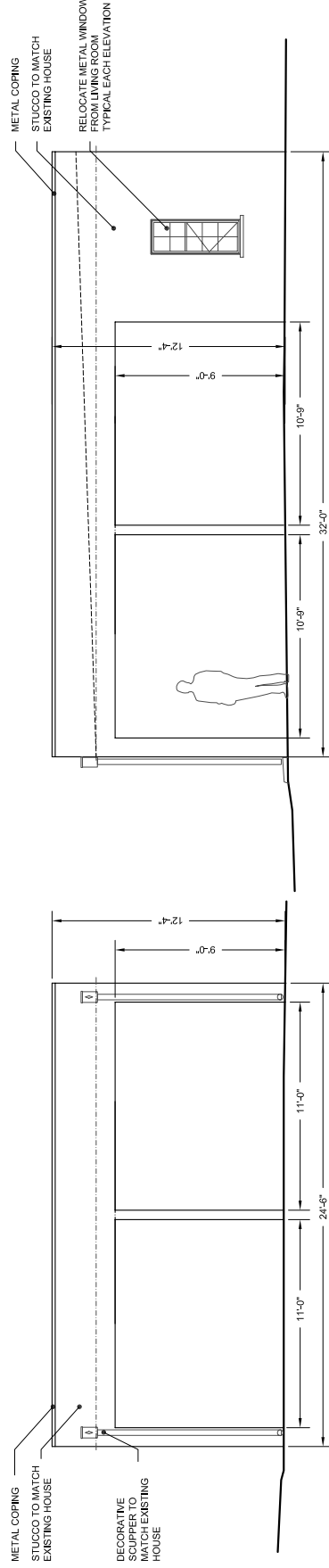


HEINZ RESIDENCE
 1079 SCENIC DRIVE
 WEST ELEVATION
 SEPTEMBER 2013





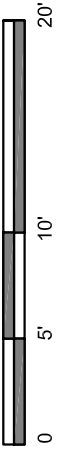
FLOOR PLAN



EAST/WEST ELEVATION

SOUTH ELEVATION

HEINZ RESIDENCE
1079 SCENIC DRIVE
CARPORT ELEVATIONS
SEPTEMBER 2013





Historic image of house circa 1935 - Jim Thompson