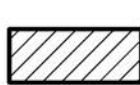


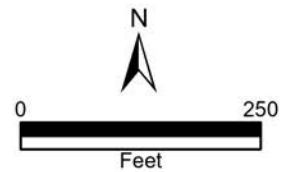
8-F-24-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1209 Scenic Dr. 37919
 Scenic Drive NC

Original Print Date: 8/6/2024
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Jonathan Miller





Staff Report

Knoxville Historic Zoning Commission

File Number: 8-F-24-HZ

Meeting: 8/15/2024
Applicant: Jonathan Miller
Owner: Harrison and Madison Smith

Property Information

Location: 1209 Scenic Dr. **Parcel ID** 121 D C 043
District: Scenic Drive NC
Zoning: RN-1 (Single-Family Residential Neighborhood)
Description: Italianate, c.1925
Two-story, stucco-clad residence with a hipped roof and an exterior clad in stucco.

Description of Work

Level II Construction of Addition or Outbuilding, Major Repair or Replacement

Dormers: two dormers on the front roof slope currently feature low-slope shed roofs. The application proposes to remove the shed roofs and replace with hipped roofs clad in terracotta tile. The existing dormers' width or placement will not change, but the roofs will be revised to feature a hipped-roof pitch to match the existing house.

Front porch: addition of new front porch. The new covered entry vestibule will be centered on the existing door, measuring 16' wide by 7' deep. The one-story porch will feature a flat roof and an ornamental architrave similar to the existing house.

Right side porch: demolition of flat-roof covered porch on the right (east) side elevation. Addition of new one-story, flat roof section in the same location, to measure approximately 18' by 18'. The new side addition will feature three adjoining one-over-one, double-hung windows on the façade and an iron railing above the parapet wall. The windows are intended to reflect the window alignment on the windows existing on the left side of the house.

Revisions to windows/doors on rear and side elevations: single window on rear elevation to be replaced with multi-light French doors; windows on left side sunroom to be replaced with multi-light French doors. Removal of existing paired garage doors and installation of new single 16' wide garage door.

New secondary structure: new garage will measure 42' wide by 26' deep and be located to the rear (north) corner of the property. The garage will feature a hipped roof with a pitch and details to match the primary house, with a terracotta tile roof cladding to match the main house, and hipped-roof dormers on each roof slope. Three custom-made multi-light doors will be located on the south elevation of the garage.

Additional exterior rehabilitation scopes: removal of existing asphalt shingle roof and replacement with a terracotta barrel tile (Ludowici 13.25" Spanish Barrel tile in field green). Addition of an iron railing on the parapet wall on the second-level terrace (on a flat-roof, one-story massing). New sconces. New in-ground pool and new pool pavilion (pavilion is not included in scope of work; full drawings will be provided at a later date).

Applicable Design Guidelines

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

New Construction—Primary Buildings, Additions and Accessory Buildings

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, even if originally platted lots have been combined into larger lots. Detached accessory buildings shall be proportional to the house in height and size.
7. Carports and garage doors should not face the street except in cases where there is no reasonable alternative. If they do face the street, garage entrances should be designed to be consistent with the home's architectural features.
8. The design of detached garages and carports and the materials of which they are constructed should be consistent with the character of the main structure.
9. The recommended location for additions is to the rear or side of existing buildings. Additions to the front of buildings are strongly discouraged because they obscure the original architectural designs. Front additions are not appropriate for contributing structures. If additions are to be made to the side elevations of existing buildings, they should be located at least five feet behind the front facade of the existing building.
10. Detached accessory buildings, including carports and detached garages, should be located at least fifteen feet to the rear of the front facade line and no nearer than five feet to a side or rear lot line. In size, they should not exceed the building footprint of the principal building and should be consistent in scale with the primary building on the lot.
11. The design of additions, accessory buildings, including carports, and modifications, in particular the front facade of the house, 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. Traditional combinations such as wood clapboard or wood shingle siding additions on brick or stone primary structures are acceptable if matching materials cannot be secured. The roofing material for additions and modifications should match the existing roofing material.

Roof Form and Coverings

3. Several existing contributing buildings have terra cotta tile or slate roofs. These heavier roof materials are encouraged on new constructions and additions where appropriate to the style of the house, as they contribute significantly to the overall neighborhood character.

Front Entries, Porches, Stoops, & Porticos

1. Stoops, porticos or front porches in keeping with the historic look of the neighborhood are encouraged for new buildings.
2. Houses that front on streets in the Scenic Drive section of Sequoyah Hills have strong front entries that orient the houses to the street and its neighborhood. A formal entry, facing the primary street except in the case of corner lots, should be included in any new designs that are constructed on vacant lots in this area, and should be retained on existing buildings.
3. Many houses in the Scenic Drive District have side porches that are screened or glassed in. Side porches are appropriate additions to existing houses and appropriate design features for new construction.
4. Existing porches visible from the street may be enclosed with glass provided the original existing architectural elements such as support posts, columns, eaves and other features which define the porch space are preserved.

Windows

1. The size of window openings on the front and any visible side facades should be consistent with the design of the new building and with other houses of similar architectural design.
2. High quality fixed grid windows should be used. Snap-in grid windows should not be used. Simulated divided light windows with fixed external muntins or mullions are encouraged.
3. Proportion and style of windows shall be appropriate to the design type. Replacement windows are encouraged to duplicate the look and quality of the original. Palladium style windows should not be used unless in keeping with the original character of the house.

Site Design

1. New buildings and additions shall be designed to set into the landscape with a minimum of reshaping to the topography and loss of mature trees.
2. Parking pads and circular driveways should not be placed in the front yard except in extraordinary cases where a driveway to the rear of the property is impractical or unsafe. In those cases, a small parking area may be constructed; pervious paving material is encouraged and landscaping should conceal the parking area from the street.

Distinctive Architectural Features

There are distinctive architectural features on homes throughout the Scenic Drive area. An NC-1 does not regulate maintenance of existing features; however, they are so important to the continuing architectural significance of the neighborhood that they are included here. While no Certificate of Appropriateness will be required, and no review by the Knoxville Historic Zoning Commission will take place in connection with these features, the Historic Zoning Commission wishes to enumerate them so that property owners will realize the significance of maintaining them.

Roof Features

Many of the roofs on existing homes are finished with decorative tile or shingles that add to the neighborhood's architectural significance. Maintenance of such existing roofs is strongly encouraged and residents are encouraged to consult with owners of similar roofs as to sources for repair materials, contractor referrals, etc. If matching materials are not available, intact historical roofing materials should be used on the visible elevations, with similar materials used at the rear or a less visible section of the roof.

Windows and Entries

The historic architecture of the existing homes includes windows of a distinctive design, and entry features and doors that add to the appearance of the neighborhood. Repair and retention of these features contributes to the architectural significance of the neighborhood, and should be continued if possible.

Comments

N/A

Staff Findings

1. 1209 Scenic Drive is a contributing resource to the Scenic Drive NC overlay. The property is not listed in the inventory of the design guidelines because it was not included in the original overlay in 2006; the property owner requested her property be added to the overlay in 2010. As an NC overlay, the Scenic Drive guidelines primarily speak to new construction and demolition. The SOI Standards are referenced in the beginning of the document as a basis for the guidelines and recommend that "property owners in the [...] district who wish to preserve their historic architecture should consider following all the recommendations contained in the Standards."
2. The property is set on a steep slope and set significantly far back from Scenic Drive and Blows Ferry Road, reducing the visibility of the overall project, especially work on the sides and rear.
3. Overall, the project includes a number of exterior rehabilitation scopes which are not covered within the guidelines but are appropriate treatments for the house. Repairing or installing new "heavier roof materials" like terracotta tile or slate is specifically noted in the guidelines to "contribute significantly to the overall neighborhood character." The iron railing on the existing and new parapets will not detract from the house's integrity and the applicant will provide drawings on the pool pavilion at the later date.
4. The shed-roof dormers to be rehabilitated do not appear original to the house, based on historic aerial photography, but were most likely added in the 1970s. Removal of the shed rooflines and construction of hipped

roofs with a pitch, materials, and details comparable to the main house is appropriate within the Scenic Drive guidelines.

5. The new addition on the right side of the house meets the design guidelines as being placed on the side of the building, set 10'-2" from the façade of the building, and using a roofline, windows, and materials compatible with the primary building. The removal of the flat-roof porch will not detract from the overall architectural integrity of the house.

6. The new garage will be placed towards the rear of the lot, behind the primary structure, and features a design and materials consistent with the primary structure. No additional front yard parking will be created. The final site plan for garage access and any new driveway elements should meet City Engineering standards. Details on exterior cladding on the garage should be provided to staff for review.

7. Removal of several bays of double-hung windows and installation of multi-light French doors will occur on secondary elevations that are not visible from the public right-of-way, will not alter the façade window and door alignment, and uses materials compatible with the existing design of the house.

8. The Commission should discuss the addition of a new front porch on the façade. Design guidelines recommend that "additions to the front of buildings are strongly discouraged because they obscure the original architectural designs" and state that "front additions are not appropriate for contributing structures." Guidelines also recommend retaining a formal entry on existing buildings. The façade is the main visible element of the house and constructing a new front porch would obscure the original entry surround details, though the new porch proposes to replicate the design on the new element.

Staff Recommendation

Staff recommends approval of Certificate 8-F-24-HZ, subject to the following conditions: 1) omission of the proposed front porch addition; 2) final site plan to meet City Engineering standards; 3) garage cladding details to be provided to staff for review.



DESIGN REVIEW REQUEST

DOWNTOWN DESIGN (DK)

HISTORIC ZONING (H)

INFILL HOUSING (IH)

MILLER ARCHITECTURE + DESIGN STUDIO

Applicant

07-29-2024

Date Filed

AUGUST 15

Meeting Date (if applicable)

8-F-24-HZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Owner Contractor Engineer Architect/Landscape Architect

JONATHAN MILLER

Name

MILLER ARCHITECTURE + DESIGN STUDIO

Company

4814 OLD KINGSTON PIKE

Address

KNOXVILLE

City

TN

State

37919

Zip

865-254-9669

Phone

jmiller@jmillerarchitecture.com

Email

CURRENT PROPERTY INFO

HARRISON + MADISON SMITH

Owner Name (if different from applicant)

1209 SCENIC DRIVE, KNOXVILLE, TN

Owner Address

865-310-0310

Owner Phone

1209 SCENIC DRIVE, KNOXVILLE, TN

Property Address

~~12~~ 121 DC043

Parcel ID

SEQUOYAH HILLS

Neighborhood

RN-1

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Lindsay Crockett

Please Print

7/30/24

Date

Jonathan Miller

Applicant Signature

JONATHAN MILLER

Please Print

07/29/2024

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

Brief description of work: _____

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: NEW FRONT PORCH, DEMOLISHING EXISTING COVERED SIDE PORCH AND REPLACING W/ NEW KEEPING ROOM, ADDING AN IRON RAILING TO TOP OF SUN ROOM AND KEEPING ROOM, ADDING AN ADDITIONAL KITCHEN WINDOW BETWEEN 2 EXISTING WINDOWS, ADDING FRENCH DOORS TO SUNROOM AND ~~KEEP~~ DINING ROOM, ADJUSTING SIZE OF EXISTING GARAGE DOORS, ADDING A NEW POOL, POOL PAVILLION, AN DETACHED 3-CAR GARAGE.

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: _____

INFILL HOUSING

STAFF USE ONLY

ATTACHMENTS

- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:	100.00	TOTAL: 100.00
FEE 2:		
FEE 3:		

1209 SCENIC DRIVE
KNOXVILLE, TENNESSEE

Miller Architecture and Design Studio is requesting the approval of the following changes to 1209 Scenic Drive on Harrison and Madison Smith's behalf. The house was built in 1925 in Sequoyah Hills and owned by Joseph Gaut. It is an Italianate style of architecture and is 9,017 square feet on 3.6 acres of land. As the drawings show, we would like to rework the current exterior entry and provide protection from the elements by adding a parapet style roof front porch. We took inspiration from the existing house and replicated the ornamental architrave on the face of the new covered entry. We plan to use the existing sconces as seen in the image below on the outside face of the new front porch. We would like to refinish the sconces with clear glass and add a gas line to them.



Existing Entry



Existing Light Fixture

We also plan to replace the existing asphalt shingle roof with a more period appropriate tile roof. Below is an image of the Ludowici 13 1/4" Spanish Barrel tile in Field Green that we plan to use.



Ludowici 13 1/4" Spanish Barrel tile in Field Green



Ludowici sourced inspiration image

MILLER

DESIGN STUDIO

1209 SCENIC DRIVE
KNOXVILLE, TENNESSEE

The existing roof is shown below...



Asphalt Shingle Roof

We are showing a new iron railing to be installed on top of the parapet wall that surrounds the second level terrace on both ends of the house. The right terrace already has an existing door that leads out to the parapet terrace. We are planning to add a door to the left terrace which is shown on drawing 1/A-4.1. This is to bring those upper level terraces up to code and provide safety as these will be occupiable spaces. We plan to use the inspiration image below for the styling of the railing. This added architectural feature will also reflect common styling of Italianate houses as seen in the image to the right.



Iron Railing Inspiration



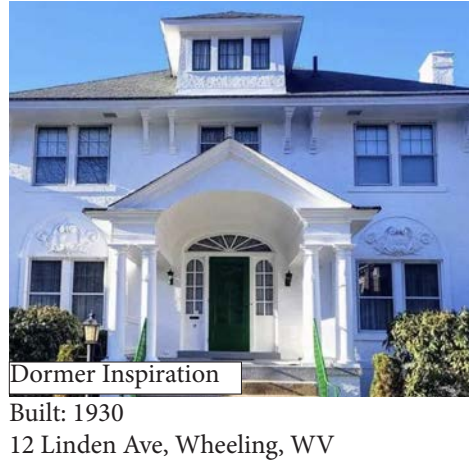
Railing Inspiration Image

Built: 1858
404 W Washington St, Petersburg, VA

MILLER
DESIGN STUDIO

1209 SCENIC DRIVE
KNOXVILLE, TENNESSEE

The pair of dormers on the front elevation are not consistent with the Italianate style of architecture. We plan to remove the shed roof and replace it with a hip dormer roof, tiled in the new Ludowici 13 1/4" Spanish Barrel tile in Field Green. We will also be replacing the windows in the dormers to bring continuity to the front elevation. The image below to the left shows the existing dormers. The image below to the right shows the inspiration for the new dormers.



We plan to demolish the existing covered porch on the right side of the front elevation in order to rebuild it as an insulated conditioned keeping room off the kitchen. The current construction of the covered porch would not meet insulation requirements to make it a conditioned space, which is why we plan to reconstruct it. The architecture of the new keeping room would utilize the detailing of the existing covered porch with the exception that it will be 6'-6" wider (see site plan). We are proposing to match the sun room windows on the left side of the house in the new keeping room. See image below for windows that we plan to match.



1209 SCENIC DRIVE
KNOXVILLE, TENNESSEE

We plan to turn the two single windows in the existing kitchen into a bank of three windows. This is consistent with the sun room bank of three windows which is also on the front elevation of the house. This will bring much more natural light into the kitchen. We will be using Marvin's Historical Solutions windows to match the existing windows throughout the house. See the image below to reference the windows we are referring to.



Existing Kitchen Windows



Existing Sun Room Windows

The rectangle outlined red below shows the entry to an exterior breezeway into the garage. We plan to reclaim this exterior space as interior and add a door where the existing framed opening is. This door will be an existing door from the property that is relocated. This will allow us to expand the conditioned space of the mudroom. We also plan to add a pair of steel French doors off the existing breakfast room. We would remove the existing window outlined in blue below and increase the opening to fit the new French doors. See inspiration



Existing Kitchen Windows



Steel French Door Inspiration

MILLER
DESIGN STUDIO

1209 SCENIC DRIVE
KNOXVILLE, TENNESSEE

We plan to replace the middle section of sun room windows on the left elevation with a pair of French doors. The inspiration for these doors is below. See elevation for more detail.



Existing Sun Room Windows



Steel French Door Inspiration

We plan to demolish the existing pool and fill it in. The existing pool is in poor shape and would need extensive work to bring it up to usable standard. We will build a new pool where it is shown on the site plan. There will be a new pool pavilion next to the new pool with a half bathroom in it. The inspiration for this pavilion are shown below.



Pool Pavilion Inspiration



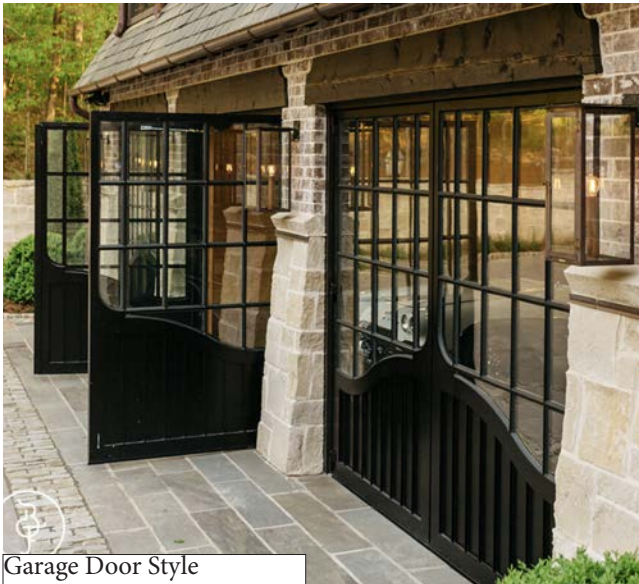
Pool Pavilion Inspiration

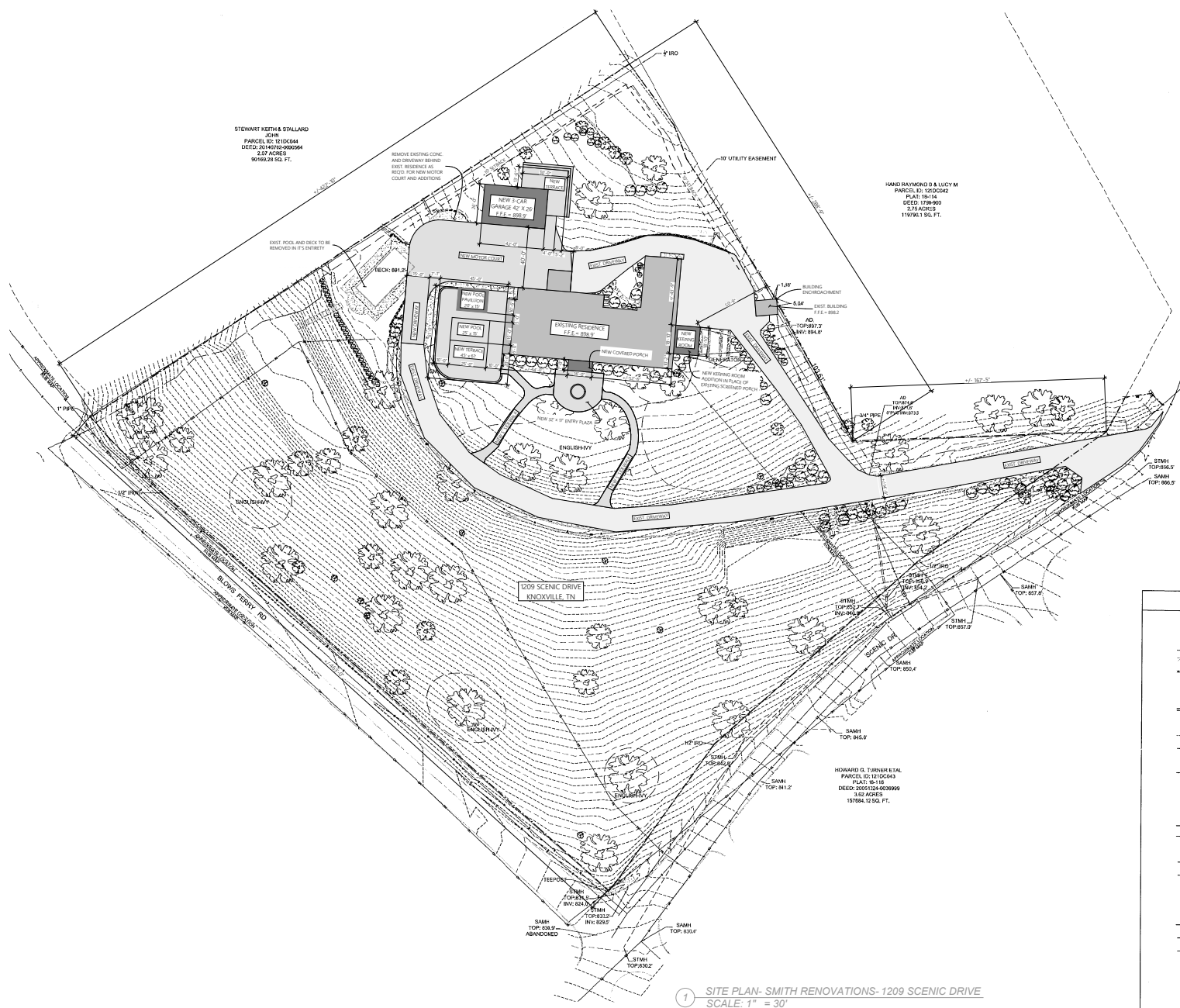
1209 SCENIC DRIVE
KNOXVILLE, TENNESSEE

We plan to turn the two garage doors on the right side of the existing garage into one in order to fit a modern day SUV. We will match the existing garage door style and increase the width to 16'-0". This is also shown in the right elevation.



We plan to build a new detached 3 car garage in the back of the property. This is shown on the site plan. Inspiration for the garage comes from styling of the existing attached garage. We plan to use Bespoke Forged garage doors for door style.

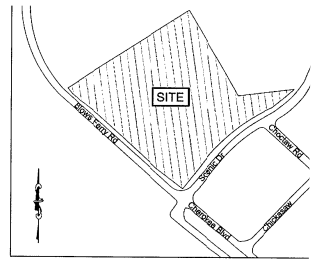




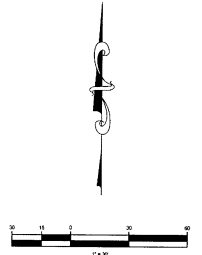
STEWART KETH & STALLARD
 JOHN
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 DEED: 20100000004
 2.27 ACRES
 9098.29 SQ. FT.

HARD RAYMOND & LUCY M
 PARCEL ID: 1210042
 PLAN: 18154
 DEED: 1788900
 2.74 ACRES
 11979.1 SQ. FT.

HOWARD D. TURNER ETAL
 PARCEL ID: 1210043
 PLAN: 18118
 DEED: 2005124-0006999
 3.02 ACRES
 13284.12 SQ. FT.



LOCATION MAP
 NOT TO SCALE



Master Legend	
Existing	
	Existing Contours
	Existing Edge Pavement
	Existing Building Edge
	Existing Wall
	PK Nail (PKN)
	Existing Storm Catch Basin
	Existing Storm Line
	Existing Storm Manhole
	Property Line (Boundary)
	Existing Land Scope
	Existing Tree
	Existing Water Line
	Existing Fire Hydrant
	Existing Water Valve
	Existing Gas Valve
	Existing Gas Line
	Existing Sanitary Sewer
	Existing Sanitary Manhole
	Existing Communication Line
	Existing Fiber Optic Line
	Existing Communication Box
	Existing Telephone Manhole
	Existing Emergency Telephone
	Existing Fence
	Existing Overhead Electric
	Existing Underground Electric
	Existing Electric Box
	Existing Power Pole
	Existing Light Pole

1 SITE PLAN- SMITH RENOVATIONS- 1209 SCENIC DRIVE
 SCALE: 1" = 30'



MILLER
 ARCHITECTURE & DESIGN STUDIO

HARRISON SMITH RESIDENCE
 RENOVATIONS TO:
 1209 SCENIC DRIVE
 KNOXVILLE, TN 37919

ISSUED:
 12-20-2010
 DRAWN BY:
 ACO
 CHECKED BY:
 ACO

REVIEW
 DRAWING
 NOT FOR
 CONSTRUCTION

DRAWING TITLE
 SITE PLAN

SHEET NO.
 SP-1.0



MILLER
ARCHITECTURE & DESIGN STUDIO

SMITH RESIDENCE
RENOVATIONS TO:
1209 SCENIC DRIVE
KNOXVILLE, TN 37919

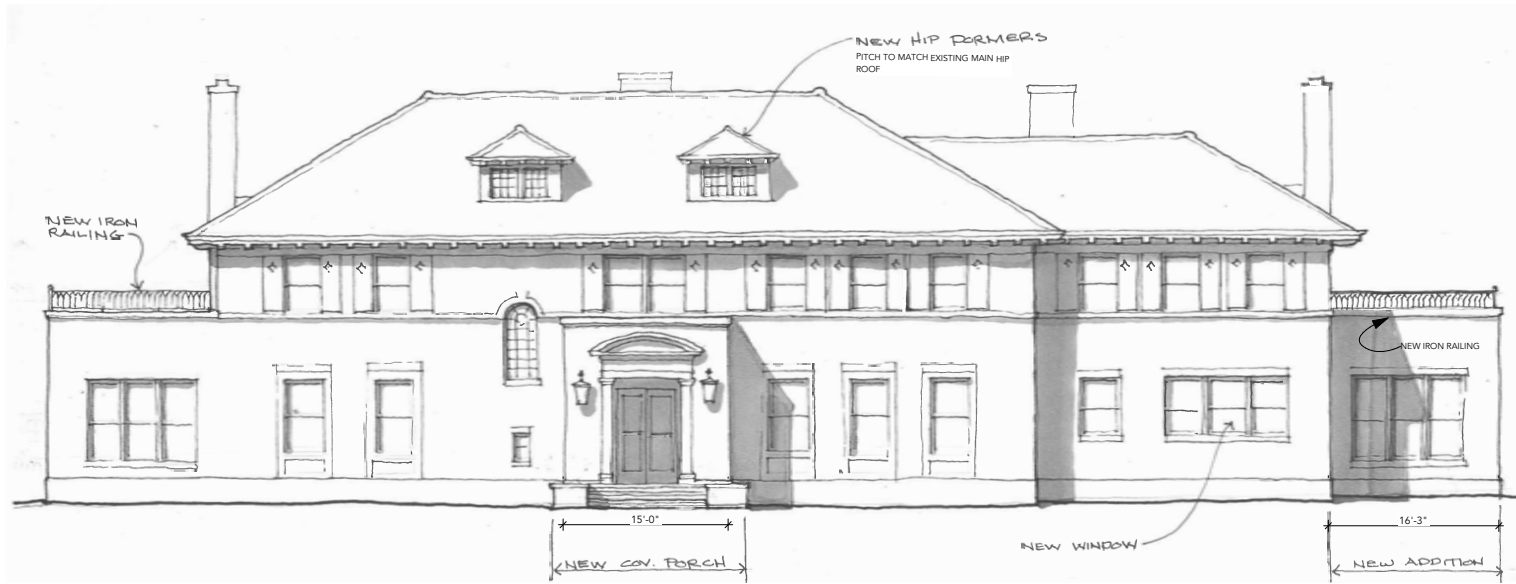
ISSUED:
07-29-2024
HISTORIC REVIEW

DRAWN BY:
JRO
CHECKED BY:
JRO

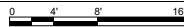
DRAWING TITLE
ELEVATIONS

SHEET NO.

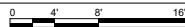
A-40



2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"





MILLER
ARCHITECTURE & DESIGN STUDIO

SMITH RESIDENCE
RENOVATIONS TO:
1209 SCENIC DRIVE
KNOXVILLE, TN 37919

ISSUED:
07-29-2024
HISTORIC REVIEW

DRAWN BY:
JRO

CHECKED BY:
JRO

DRAWING TITLE

ELEVATIONS

SHEET NO.

A-4.1



1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



MILLER
ARCHITECTURE & DESIGN STUDIO

SMITH RESIDENCE
RENOVATIONS TO:
1209 SCENIC DRIVE
KNOXVILLE, TN 37919

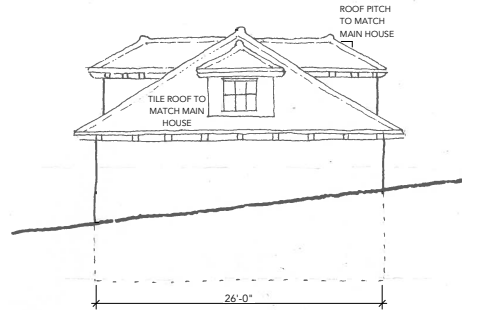
ISSUED:
07-29-2024
HISTORIC REVIEW

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CHECKED BY:
JRO

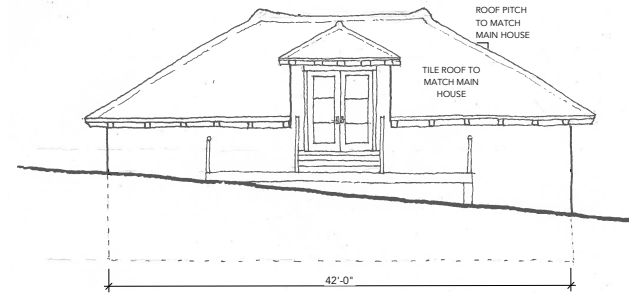
DRAWING TITLE
GARAGE ELEVATIONS

SHEET NO.

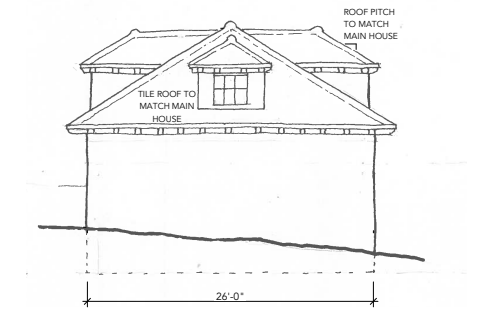
A-4.2



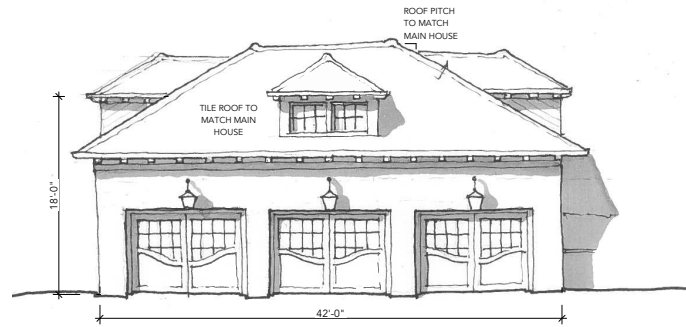
4 RIGHT GARAGE ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR GARAGE ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT GARAGE ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT GARAGE ELEVATION
SCALE: 1/8" = 1'-0"

NEW DETACHED 3 CAR
GARAGE. SEE SITE PLAN
FOR LOCATION ON
PROPERTY