



Knoxville Historic Zoning Commission

*Designation Report and
Design Guidelines*

*Scenic Drive Area
of Sequoyah Hills
Neighborhood*



*Neighborhood Conservation Overlay
(NC-1)*



September 2006



Prepared by the
Knoxville-Knox County Metropolitan Planning Commission

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Design Guidelines*

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of Sequoyah Hills Neighborhood*

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(NC-1)*

Adopted by:

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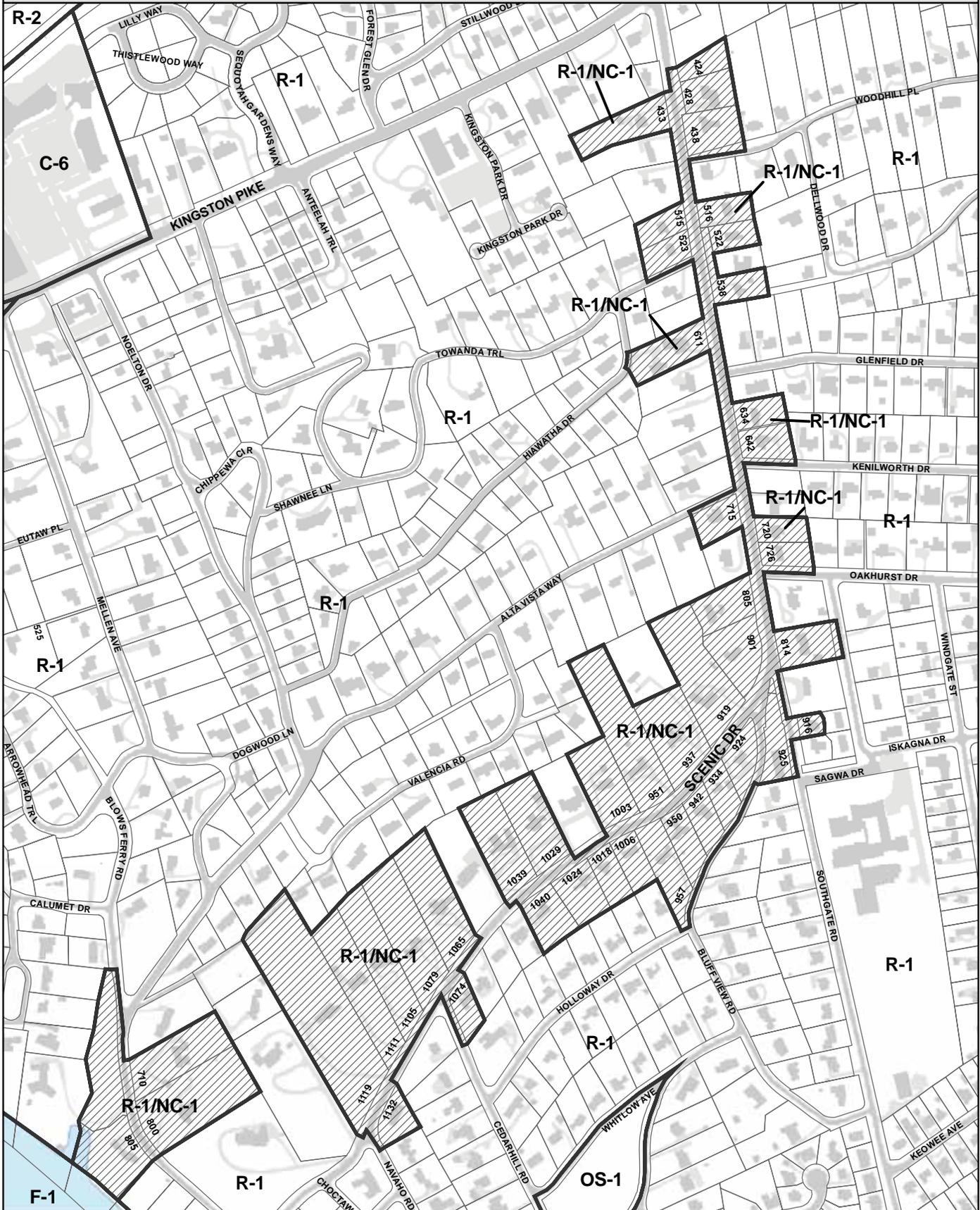
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Scenic Drive Neighborhood Conservation (NC-1) District

1 inch equals 500 feet



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Introduction

Scenic Drive is a distinctive corridor in the Sequoyah Hills neighborhood. The area included in the Scenic Drive section of the Sequoyah Hills Design Guidelines includes Scenic Drive, Southgate north of Sagwa and Blows Ferry south of Alta Vista. The area was initially several different subdivisions which were developed beginning in the mid-1920's. Although the individual buildings along Scenic were developed at different times, and reflect some variations in architecture, the buildings are unified by the overall setting, lot coverage, setbacks, roof shapes, landscaping, and other design features that make them distinctive. The topographic relief along Scenic Drive is very pronounced, making issues of drainage and lot coverage particularly important; these design guidelines reflect that concern. In addition, the heavily forested and park like appearance of the neighborhood is a hallmark of Earle S. Draper, the pioneering landscape architect who designed Sequoyah Hills and other prominent neighborhoods throughout the country. Lawns, plantings, and semi-wooded areas are essential to maintaining this appearance. They are the unifying factors that tie this district together. Asphalt and concrete detract from this appearance.

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 architectural heritage and its setting.

Design guidelines do not regulate how a designated property may be used; regulation of use is a function of the Knoxville Zoning Ordinance. The guidelines are also limited in their application, applying only to 1) the addition of space to an existing building, 2) the construction of new buildings, or 3) the demolition of existing buildings.

When property owners plan to make an addition to existing buildings, construct new buildings or demolish all or part of existing buildings, they must apply to the Knoxville Historic Zoning Commission for a Certificate of Appropriateness. No building permits can be issued

for property in designated areas unless the application is accompanied by a Certificate of Appropriateness. To obtain a Certificate of Appropriateness, the property owner should first contact the Knoxville Historic Zoning Commission staff. Staff will review the application and may issue a Certificate of Appropriateness, or may refer the application to the Knoxville Historic Zoning Commission. In the case of new construction of primary buildings or demolition of all or part of a contributing building, the review of the Knoxville Historic Zoning Commission is required.

The Scenic Drive (Sequoyah Hills) Conservation District will be asked to appoint a contact person who is available to consult with the Historic Zoning Commission on applications for properties included in the district. The responsibility of the contact person is:

1. to provide information about the district to the Historic Zoning Commission, and
2. to offer neighborhood opinions about applications for Certificates of Appropriateness.

Statement Of Significance

Scenic Drive is a main entrance into Sequoyah Hills. Until about 1920, it was known as Logan Road. Sequoyah Hills and other properties in East Tennessee were ceded to the United States in 1791.

In 1796, land near the Tennessee River was transferred by a "Deed of Indenture" from Robert King of Hawkins County to Moses Looney, Sr. for 115 British pounds. At the time of transfer, Looney was purchasing about 500 acres along the Holston River. King had acquired the property as a land grant from the state of North Carolina, but there is no evidence that King ever lived on the property. When he acquired King's 500 acres, Looney also received a grant from North Carolina for an additional 200 acres.

Looney sold the northern portion of the property along Scenic to Christian Rhodes in 1798; it was then transferred to James and William Park in 1804.

James Park bought his brother William's share in 1814. Park's son-in-law George White, a grandson of Knoxville founder James White, married Sophia Moody Park and built a white frame house in the vicinity of Woodhill Drive. Remnants of the barn foundation that accompanied that house can still be seen at the southwest corner of present-day 538 Scenic. Much of this portion of the property was sold to the Knoxville Real Estate Company in 1887.

The west side of Scenic near Kingston Pike was purchased by Drury Armstrong from Hanna-Poindexter of Baltimore, Maryland in 1846 and given to Robert Houston Armstrong. Hanna-Poindexter had purchased part of the property from James Park in 1842; he acquired some of the property from Christian Rhodes and Thomas Brown. Most of the property was purchased by the Knoxville Real Estate Company in 1887.

The oldest house still standing in Sequoyah Hills, at 715 Scenic Drive, was part of the Armstrong property. It is thought to have been built in the mid to late 1850s, probably as a tenant house. The 23 acre tract that included this house changed ownership several times. Allen Johnson (1808-1898) and his family lived in a larger house, adjacent to 715 Scenic, that was known as the plantation. That house was passed to his son, John L. Johnson (1840-1925) who was married to Moses Looney's daughter, Nancy. The Towle family bought the 23 acres and 2 houses from the John L. Johnson's in 1899. Sometime after that, the larger house was destroyed. William L. Towle was given this property



715 Scenic Drive

by his mother, Julia Elizabeth Bates Towle; he farmed the land until he sold it to N. E. Logan in 1923. Mr. Logan, who was a prominent developer, never lived on Scenic Drive. He sold the property to W. R. Bradley in 1923.

Moses Looney (1750-1817) retained the acreage on the west end of Scenic at the southern end of Blow's Ferry and the northern end of Southgate Road. Looney's sons Absalom and Alexander, inherited the property from their father. One of the sons sold 129 acres to Andrew and Sinia Zachary Sharp about 1850. Pauline Sharp, daughter of Andrew and Sinai, married Captain Jacob Lonas in 1871. Lonas bought the interests of the other Sharp heirs and on May 6, 1890. the Lonas' sold their property along the river (129 acres) to Francis Huger.

Huger was Superintendent for the East Tennessee, Virginia and Georgia Railroad. Acting as trustee for other investors he purchased a total of 452 acres with the intent of moving a steel mill from New Jersey and locating it on the property in order to develop more business for the railroad. The 1893 depression diminished the demand for steel and the assets of the railroad were taken by the Southern Railroad in 1894, and the acreage was divided between investors by court order in 1908, with three tracts (and eventually 6) being formed. The depression of 1893 had saved Sequoyah Hills from industrial development.

Suburban Knoxville continued to grow, as people moved away from the congested inner city. In 1917, the city annexed 22 square miles of Knox County including the area that would become Sequoyah Hills.

The Knoxville City Directory first listed Scenic as a street in 1921. There were seven residents on the street, three of whom were farmers. By 1923, those residents were gone with the exception of R. C. Matthews, a Professor of Drawing at the University of Tennessee and William L. Towle, who farmed the 23 acres at 715 Scenic. In 1921, S. D. Coykendall, President of Regal Manufacturing, commissioned Barber and McMurry to design a house at 502 Scenic

that was to be the first of the modern day houses along Scenic Drive. The development and subdivision of Scenic Drive Addition in 1925, Cherokee Hills in 1927, and Shawnee Wood in 1929, opened the door for additional building.

By 1924, there were houses at 927 (McMurry), 901 (Thompson) and 919 (Snipe). Scenic was still a dirt road. By 1930, there were 19 houses on Scenic Drive. Southgate Road extended southward off Scenic at the triangle called Lutz Park. It provided access for the Maulney-D'Armand House and the farmland along the river. Southgate Road ended at the D'Armand property where Bluff View intersects Southgate and where there was a gate called the "south gate" which gave rise to the name of the street. Southgate was first listed as a street in the 1925 City Directory. Southgate was extended past Bluff View after World War II. In the fall of 1929, Sequoyah School was opened.

Little is known about the history of Blow's Ferry and when it was established as a road. It was probably initially an extension of Arrowhead Trail, formerly known as Looney Road, and gave access to the old cemetery said to have graves of both Civil War soldiers and slaves, as well as early settlers from the area. It also provided access to the river landing where there was always a boat to "set folks over the river". The two story log Sharp house stood opposite the Peter Blow House, which was across the river and around a curve from the river landing, and was built before the Civil War. Peter Blow had moved his family to a farm across the river around 1910. That farm was reached by a ferry operated by a system of ropes and pulleys. The house was torn down in the early 1950's after being vacant and in disrepair for many years. Speedwell, an historic East Tennessee house, was moved to the site of the Peter Blow House and reused the columns that remained from the Blow house. Folklore says these hollow columns were floated down the river from Cincinnati to the site of the Peter Blow House.

Other sites of early houses include the Sanford House (1155 Scenic), built in 1967 on the site of the 1911 Robert and Virginia Matthews House and on land

that once belonged to George Hawkins, who owned acreage on both sides of the river and had rights to the Blows Ferry. 1209 Scenic contains the Gaut House, built in 1926; that property was once a much larger tract that extended to the river. Blows Ferry traverses that property today, but was not listed as a separate city street until 1936, and was probably named for the ferry.

Many prominent Knoxvilleians have had an association with Scenic Drive. A listing of some of them is included below.

- Arthur Evan Mitchell (1883-1956), Lawyer, Jurist. He and his wife Joan McDougall, a native of Scotland who was on the music faculty at Maryville College built the home at 720 Scenic Drive and lived there from 1932-56.
- George R. Dempster (1887-1964), Industrialist, Inventor, City Manager, Mayor of Knoxville from 1952-55, Democratic Party Leader, Humanitarian. Dempster was the inventor and manufacturer of the Dempster Dumpster and lived at 806 Scenic from 1959-62.
- Amelia Corkland Strauss (1908-76), Lawyer, Civic and Religious leader. She and her husband Harry lived at 925 Southgate from 1967-81.
- James Edward Thompson (1880-1976). Widely known for his photography, he was an official photographer for The Great Smoky Mountains Conservation Association, whose photos of the Smokies influenced the designation of the area as a National Park. Thompson and his family built



720 Scenic Drive

the house at 901 Scenic Drive and lived there from 1924-76.

- Peter Blow (1854-1945), Industrialist and Knox County Road Commissioner, operated the ferry to South Knoxville for which Blows Ferry Road was named.
- N.E. Logan, lawyer, Real Estate Broker and Developer. Logan was instrumental in the development of the area and was commended for the preservation of its natural surroundings. In 1928, he was listed as a resident in the home of the Hobart Dunlaps at 934 Scenic Drive. In 1923, he held title to the house and acreage at 715 Scenic, although he did not live there.
- Edwin R. Lutz (1891-1945), was President of the Kingston Pike Land Company, which at one time owned much of Scenic Drive. He is the namesake of the Lutz Park, at the intersection of Scenic, Bluff View and Southgate.



901 Scenic Drive



934 Scenic Drive

- Sara Buckner O'Mearer, co-founder of Childhelp USA along with Yvonne Fedderson, nominated in 2005 for the Nobel Peace Prize. She lived at 951 Scenic from 1944-46.
- Benjamin Andrew Morton, Mayor of Knoxville from 1923-27, who lived at 515 Scenic Drive from 1931-1940.
- Edward I. Chavannes, Mayor of Knoxville from 1946-47, who lived at 904 Southgate Road from 1949-52.
- William Haslam, current Mayor of Knoxville since 2003, whose family lived at 1039 Scenic from 1956-1974.
- James Park, Sr., Mayor of Knoxville from 1818-1821 and again from 1824-26, who owned property at the northeast end of Scenic in the last half of the 19th century.

Architectural Descriptions

The Scenic Drive Neighborhood Conservation Overlay (NC-1) area includes properties on Blows Ferry Road, Southgate Road, and Scenic Drive. The architecture on Scenic Drive ranges from the first quarter of the 20th century to present day. Forty-four properties are included in the district, with one vacant lot and seven structures that are non-contributing due to age. Significant architectural styles include Georgian Revival, Tudor Revival and, unique in Knoxville, an Art Moderne home. The street contains a Gunnison Home, a noteworthy prefabricated home



1039 Scenic Drive

prominent in the years immediately after World War II. Significant architects include the Barber and McMurry firm and the principals of that firm, Baumann and Baumann, and Francis Keally, known nationally and internationally for his architectural designs. A list of the included properties and their descriptions can be found in the last section of this report.

Design Guidelines

The 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 and demolition, property owners in the Scenic Drive district who wish to preserve their historic architecture should consider following all 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 of 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 methods 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 addition, 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 along Scenic Drive own a piece of history that is important now and will become more important over time, and that speaks to the architecture of the mid-twentieth century and to suburban expansion and development in Knoxville. 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 buildings and their neighborhood will survive. 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. The Guidelines are an 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 the District.

Owners of Scenic Drive property should be aware that many of the changes they wish to make to their property are not reviewed by the Knoxville Historic Zoning Commission. Interior alterations, wiring, plumbing, painting, the addition of artificial siding or roofing, although they may require a building permit, will not require a Certificate of Appropriateness. There are also landscaping requirements included in these guidelines which will apply only in the cases where they are reviewed involving new construction.

Guidelines Governing New Construction

(Additions To Existing Buildings And New Buildings).

Setting

This section of the Sequoyah Hills Design Guidelines builds on the distinctive individual features of Scenic Drive and provides a guide for new construction, so that it will reinforce the distinctive appearance of this section of the Sequoyah Hills neighborhood.

Scenic Drive from Kingston Pike south to its intersection with Southgate is classified as a minor collector, serving both Sequoyah Hills Elementary School and the Sequoyah Hills branch of the Knox County Public Library. Frequent intersecting streets in this section of Scenic are locations for corner houses that turn their sides to Scenic Drive, and are interspersed with houses fronting on Scenic that, while taking topographic relief into account, have relatively deep (50 to 80 feet) setbacks from Scenic Drive. West of the intersection with Southgate, the character of Scenic changes slightly. Houses on the north and south sides of Scenic are again sited to take advantage of topographic relief, with those on the south side of the street having relatively limited setbacks (30 to 60 feet). On the north side of Scenic, west of Southgate, the lots and houses are much larger, and the front setbacks range from 50 to over 400 feet, providing an estate-like setting and allowing for the siting of the homes at the top of a ridge line that is set back to the north of Scenic Drive. These varying setbacks are important to the setting of houses built in this section of Sequoyah Hills; if new houses are built on Scenic, their placement should respect the setbacks of neighboring homes. The character of the estate sized lots on the north side of Scenic Drive should be preserved.

1. The minimum frontage for a new lot shall be no less than the average of the 3 adjacent lots on either side of the new lot. New lots are defined as lots that are created by subdivision after the adoption of the Scenic Drive NC-1 Neighborhood Conservation Overlay.

2. New houses on vacant lots within already existing built-up areas shall be set back within 5 feet of the average set back of contributing buildings on the block. The average set back shall be determined by the distance contributing structures are away from the center line of the street at the time the overlay district is created. The main portion of structures (not wings or bays) shall be the basis of the measurements. The historic façade lines of the streetscapes and rhythm of the houses should be maintained by not placing new buildings in front of or behind the historic setback line. A new building should reinforce the horizontal and vertical connection between contributing houses on the street.
3. If other buildings do not exist on adjacent lots, the new construction must respect the provisions of the Knoxville Zoning Ordinance in effect at the time of designation.

New Construction—Primary Buildings, Additions and Accessory Buildings

1. A Description of Properties Inventory describing existing architectural designs and their features found in the Neighborhood is included in these Guidelines. An eclectic mix of styles is apparent. New designs are encouraged to interpret one of the design types identified as a “contributing” (C) structure, with size and features generally drawn from the design and appropriate to that style, although the same design cannot be repeated on another lot.
2. In constructing new buildings, the materials to be used should be appropriate for the style of house that is being constructed. The styles are described in the Properties Inventory, and are summarized in these design guidelines.
3. Materials commonly in use in the existing neighborhood houses are preferred. The following modern wall cladding material

- should not be used on primary building or on permanent accessory structures.
- T-111 plywood or similar products
 - Vinyl or aluminum siding
 - Exposed concrete blocks.
4. The maximum lot coverage for the footprint of a house and accessory buildings shall not exceed 30% of the lot. Pavement in front and/or side yards visible from public streets shall be minimized, so that the landscaping and plantings convey the impression of a residential setting. The desirable maximum lot coverage for all impermeable surfaces including the primary structure, accessory buildings, driveway, pool, patio, tennis court and other features on the lot is 50% of the lot. Impermeable surfaces on lots should not exceed 65%.
 5. Side and rear setbacks of primary buildings constructed in the Scenic Drive District, or of contributing primary buildings combined with their new additions, shall respect the lot placement of existing historic buildings. In no case shall the side yards be less than 8 feet for a single story or 12 feet for a multi-story building, with a combined side yard measurement for both sides of the building of not less than twenty feet. The minimum rear yard for new primary buildings or buildings with new additions shall not be less than 25 feet.
 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.
 13. All construction plans shall assess and take into account the impact of drainage on both the subject property and neighboring properties.

Roof Form and Coverings

The houses in the District 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 building and porches or porticos add further diversity. In constructing new buildings, additions and modifications:

1. The minimum roof pitch should be appropriate for the style of house or addition that is being constructed as described in the Properties Inventory.
2. Houses should have complex roof shapes or roof shapes that are consistent with the architectural forms of the District.
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.

New Construction on Corner Lots

Corner houses that have side or rear lot lines bordering a street are encouraged to incorporate or add architectural details and/or landscaping to create an attractive view from the side street.

1. Redesigns of existing houses on corner lots, or the construction of new buildings, may want to incorporate a formal entry that recognizes the corner location of the building.
2. Houses built on corner lots should include in the design of their side facades elements that reinforce a consistent design theme for each of the streets where they will be visible.

Foundation, Roof, and Building Heights

1. The average foundation height of new buildings should not be less than the average height of contributing buildings on adjacent lots.
2. The height of newly constructed buildings from the first floor to the top of the first story should replicate the height of neighboring buildings with no house over 2 ½ stories or 35 feet tall on the elevations that are visible from public streets.

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.
3. When a previously existing garage or carport is enclosed, a buffer strip of grass and/or plantings should be installed to separate the driveway from the new part of the house. If the driveway is no longer in use, it should be removed and the area returned to lawn.
4. Because the streets of the Neighborhood are routinely used by residents for recreational and community purposes, on-street parking should be avoided. In planning all construction, parking commensurate with potential occupancy needs to be considered, so that it is sized adequately for the number of occupants anticipated for residency of the house.
5. The maximum lot coverage of impermeable features such as paving, roofs, pools, patios, and other features shall be minimized as much as possible, in order not to create excessive run-off.
6. When driveways are constructed, they should be as narrow as possible.
7. Site plans for new construction must map mature trees and describe the measures that will be to conserve them, minimizing the loss of mature trees.
8. New construction should provide for large, native trees that will reach at least 50 feet in height at maturity. At least two trees of this type should be placed in each of the front and rear yards; existing trees may be included in this amount.
9. At least two ornamental trees such as a dogwood or redbud should be shown in the front and rear yards of each building being submitted for approval for new construction.

10. Foundation plantings with low ornamental shrubs should be installed with new construction.

Guidelines Governing Demolition

Demolition

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. Staff may grant permission to demolish structures that are noted in the property inventory as “non-contributing” (NC). Requests to demolish contributing structures will be referred to the Knoxville Historic Zoning Commission for review. The non-contributing designation means that the building has not met the required fifty year age, or has lost historic architectural integrity that cannot, in the Commission’s view, be reasonably reestablished. The properties in the district and their contributing or non-contributing status are the last section 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.

Suggestions For Enhancing The Scenic Drive District

Public Improvements

Public improvements are not regulated by the Knoxville Historic Zoning Commission. However, the changes made in public improvements have a substantial impact on the historic district as witnessed by the loss of curbs in repaving and subsequent drainage problems from run-off. Replacement curbs and curbs on new houses are encouraged. Street lighting can also have a significant impact on the district. Modern lighting with high intensity fixtures on tall poles is not appropriate to the historic district and is often intrusive by directing light into the house especially on the second stories. A long range goal would be to duplicate the historic light fixtures in the “Talahi” district in this area.

Every attempt should be made to retain the pedestrian character through the building and maintenance of sidewalks. The active use of the neighborhood by its residents adds to its character and makes retaining its pedestrian scale a part of its continued enhancement.

Street Signs

Replacement street signs should follow the historic design approved by the Knoxville Historic Zoning Commission.

Signs

The proliferation of signs mars the landscape for residents and visitors. There should be no sign advertising services or products with the following exceptions:

- Real estate “For Sale” or “For Rent” signs- one to each property; and,
- Election signs, to be removed promptly after Election Day.

Lawn and landscaping companies, etc. with ongoing contracts shall not put up signs.

Landscaping, Drainage, Walls and Fencing and Parking Provisions

Although an overlay cannot regulate many landscaping and natural features in the neighborhood, these factors form the setting for historic houses in the neighborhood. They include driveways and mature trees. While the visual images affect the setting, they also impact drainage issues. The amount of impermeable features on a lot such as paving, patios, concrete decks and roofs has a direct effect on the amount of runoff and the degree of flooding that can occur in the area. Additional mature trees and landscaping will reduce immediate runoff and moderate the effects of intense rainfall.

- The maximum lot coverage of impermeable features such as paving and roofs on any lot shall be minimized as much as possible, in order not to create excessive run-off.
- 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.
- The character of the Scenic Drive neighborhood is defined by the mature landscaping on each lot. Oaks, hemlocks, dogwoods and other large and small hardwoods, evergreens and ornamentals make the neighborhood unique. Elements of that mature landscaping should be upheld and sustained. As the landscaping reaches maturity, residents should begin to plant a new generation of landscaping of similar species or growth pattern, so there is an already maturing substitute for declining landscaping elements. As new trees are planted that will be large at maturity, residents should allow adequate space for the mature tree size to protect the buildings and utilities on site that might be negatively impacted by mature trees. The leafy canopy along Scenic Drive sets it apart from other neighborhoods in the city and is worthy of maintenance and replacement.

- Maintain landscaping in keeping with the historic nature of the Neighborhood. Shrubs that would have been popular in the 1920s and 1930s are encouraged. Examples include forsythia, boxwood, spirea, peonies, etc.
- The front and rear yards of new houses should provide for large, native trees that will reach at least 50 feet in height at maturity. At least two large trees 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. At least two ornamental trees such as a dogwoods or redbuds should also be planted in the front and rear yards of each house.
- Privacy fences, hedges and freestanding walls over 30 inches tall shall not be constructed so as to prevent viewing the front facade of a house. Chain link fences are strongly discouraged and are not to be placed across the front of the house nor along lot lines which are in front of the plane of the main house façade. When placed in the rear or side back, they should be concealed by shrubbery. Painting dark green or black also helps to conceal them.
- Preserve and protect meaningful historical features such as ornamental iron and pillars at Glenfield, Kenilworth, Towanda, and Oakhurst.
- All landscaping decisions, including installation of automatic sprinkler systems, shall consider drainage issues on subject and adjacent properties.

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.

List Of Contributing (C) And Non-contributing Properties

710 Blows Ferry Road (121DC045).
Neoclectic with Tudor influence (1954). Two story frame with stucco wall covering. Cross gable roof with Flemish gable front dormers and slate roof covering. Multipaned windows. One story full front porch with shed roof. Three stone chimneys, two interior offset and one exterior front, heavily corbelled. Irregular plan. Additions to north elevation. (C)

800 Blows Ferry Road (121DC044).
Georgian Revival. (1952). Two story frame with brick veneer wall covering. Side gable roof with asphalt shingle covering. Eight over eight double hung windows. One story, one bay front porch with gabled roof and square columns. Transom at front entry.



710 Blows Ferry Road



800 Blows Ferry Road

Exterior end brick chimneys. One story wings on each side elevation. Brick foundation. Rectangular plan. (C)

805 Blows Ferry Road (121DA014).
Georgian Revival (1950). One and one-half story frame with wood shingle wall covering. Side gable roof with asphalt shingle covering. Six over six double hung windows. Centered front door with unroofed stoop, entablature over door and transom. Two telescoping gable roofed sections on west elevation. Interior central brick chimney. Raised brick foundation. Rectangular plan. (C)

957 Bluff View Drive (121DD013) Ranch (1952).
One story frame with wood shingle and vertical wood siding wall covering. Cross gable roof with asphalt shingle roof covering. Multipaned windows. Bay window on north side of front elevation. Exterior end brick chimney. Raised brick foundation. Shed roofed carport on north elevation. Rear elevation on Scenic. (C)

424 Scenic Drive (107LC02501) Vacant lot.

428 Scenic Drive (107LC025)
Neoclassical (1948). One and one-half story frame with brick veneer wall covering. Eight over eight double hung windows. Side gable roof with asbestos shingles and recessed, gabled roof, side ell. Three



805 Blows Ferry Road

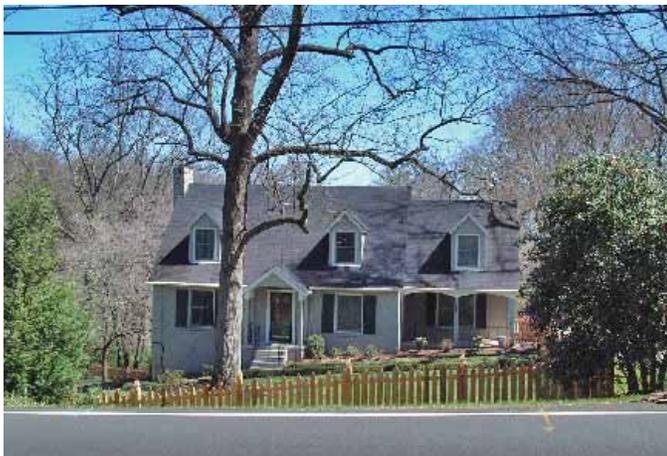
gabled dormers, two on primary section and one on ell. Exterior end brick chimney. Arcaded porch with wood columns on side ell. Gabled portico with wrought iron posts at entry porch centered on main section of house. Brick foundation. Irregular plan. (C)

433 Scenic Drive (107LF019)

Neoclassical (1932). Two story frame with brick veneer. Bellcast hipped roof with straight barrel Mission tile roof covering, front gablet. One story flanking gabled ell on south elevation with brick veneer, paired six over six double hung windows. One story porte cochere on north elevation with square brick columns, corbelled at top, sawn wood stepped brackets and sawn wood railing; projecting rounded monumental one story portico centered on front façade with flanking unroofed porches with wrought iron railing, flanked by eight over eight double hung windows, and highlighting a ¾ view front entry with sidelights and arched transom. Six over six double hung windows on second story. Two brick chimneys, one exterior end on north elevation and one interior off-center rear. Cast concrete or stone sills and lintels. Brick foundation. Irregular plan. (C)

438 Scenic Drive (107LC024)

Neoclassical (1948). One story frame with weatherboard wall covering. Eight over eight double hung windows. Side gable roof with flanking side gabled ells. Two brick chimneys, one interior central and one exterior end. Projecting square bay on front elevation flanking front entry with entablature, both



428 Scenic Drive

in central section. Small casement windows between front entry and bay in central section, and on flanking southern ell. Brick foundation. Rectangular plan. (C)

515 Scenic Drive (107LF022).

Tudor Revival (1929). Two story frame with brick veneer wall covering. Hip and cross gable roof with front dormer with calmes. Four over four and six over six double hung windows, tripled on projecting front gabled section, which has sweeping gable highlighting front entry. Projecting gabled front entry with arched opening. Bay window with four over four double hung windows adjacent to front entry. Projecting gabled portico on north elevation. Two brick chimneys, one interior front side and one interior end. Brick foundation. Irregular plan. (C)

516 Scenic Drive (107LE00101). (2002).

Tudor Revival. Two story frame with brick veneer



433 Scenic Drive



438 Scenic Drive

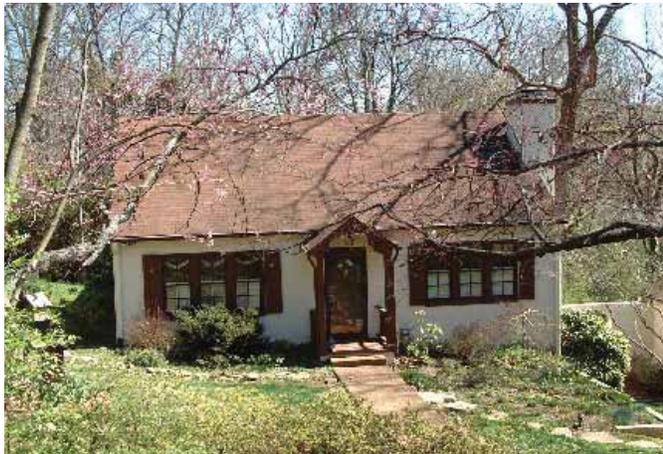
and stucco wall cladding with applied half timbering, complex, steeply pitched roof, round turret with conical roof on front elevation. (NC)

522 Scenic Drive (107LE026).

Tudor Revival (1936). One story frame with stucco wall covering. Side gable roof with asphalt shingle covering. Projecting gabled portico containing from entry, square wood columns and sawn wood side railings. Four over four double hung windows, tripled on façade. Brick exterior end chimney. Brick foundation. Rectangular plan. (C)

523 Scenic Drive (107LF023)

Tudor Revival (1929). One and one half story frame with brick veneer wall covering. Cross gable roof with gabled front dormer. Stuccoed wall covering on gabled dormer and front gable, both with applied half-timbering. Six over



522 Scenic Drive



538 Scenic Drive

six double hung windows, paired on façade. Exterior front brick chimney. Brick foundation. Irregular plan. (C)

530 Scenic Drive (107LE025) Ranch (1951).

One story frame with weatherboard wall covering. Hip roof with intersecting hips and gables, asphalt shingle roof covering. Six over six double hung windows, some paired and tripled, and picture window. Central front entry. Massive interior central brick chimney. Brick foundation. U-shaped plan. (C)

538 Scenic Drive (107LE024).

Neoclassical (1927). Two story frame with brick veneer wall covering. Side gable roof with three gabled dormers on façade and asphalt shingle covering. Six over six double hung windows. One story shed roof extensions on south elevation. Interior off center brick chimney. Brick foundation. Rectangular plan. (C)

611 Scenic Drive (107MD018).

Neoclassical (1969). Two story frame with brick veneer wall covering. Hip roof with asphalt shingle covering and lower cross gable forming two story entry porch supported by round fluted columns and square engaged pilasters with Scamozzi capitals, dentil molding, and octagonal window vent. Eight over eight double hung windows, with arched window above front entry with entablature. One story flat roofed ell on south and north elevations, both with railing. Irregular plan. (NC)

634 Scenic Drive (107ME042).

Neoclassical (1929). Two story frame with brick



634 Scenic Drive

vener wall covering. Hip roof with straight barrel Mission tile. Six over six double hung windows. Central front entry portico with entablature, square wood columns with Doric capitals. Front entry with four light and paneled sidelights, eight light transom. One story flat roofed ell on south elevation, balanced by one story porte cochere on north elevation. Interior end brick chimney. Rectangular plan. (C)

715 Scenic Drive (121DC026).

Queen Anne with Craftsman influence (c.1850; c.1880; c.1910) One and one half story frame with weatherboard wall covering. Roof shapes include elements of a hip with lower cross gables, gabled dormers, and an enclosed front porch with a shed roof, covered in oversize asphalt shingles in a diamond pattern. One over one and three over one double hung windows. Gable roofed portico with sawn wood posts and brackets. Brick foundation. Irregular plan. Antebellum wrought iron fencing at house was brought there by Mrs. Effie McGaughey and had belonged to her grandmother. (C)

720 Scenic Drive (107ME038)

Neoclassical (1929). Two story frame with brick veneer wall covering. Side gable roof with two story side ell. Six over six double hung windows, paired on façade. Central entry gabled portico with partial cornice returns, round wood columns with Doric capitals, flanked by extended unroofed porches and highlighted by engaged brick piers topped by urns. Interior off center brick chimney. (C)



726 Scenic Drive

726 Scenic Drive (107ME037).

Minimal Traditional (1948). One story prefabricated house composed of wall panels of wood. Side gable roof. Six paned operating windows flanked by three light sidelights. Two brick chimneys, one exterior off center front and one interior off center rear. Brick foundation. Rectangular plan. Full basement. This house is a Gunnison Home, a nationally based manufacturer of prefab homes that were so prevalent after World War II. The house has had very few changes to its original construction materials and plans, and presents as intact an example of Gunnison Homes as exists in Knoxville.(C)

805 Scenic Drive.(121DC008)

Contemporary (2003) Two story frame with stacked stone wall covering, steeply pitched complex roofs, irregular floor plan. (NC)

901 Scenic Drive (121DC02801).

Prairie (1924) Two story frame with brick veneer wall covering and flanking flat roofed one story wings. Hipped roof with central gablet, barrel vaulted tile roof covering. Multi-paned over one double hung windows, tripled in side wings. Central entry with sidelights, brick stairs and curved portico roof. Exterior end corbelled brick chimney. Brick foundation. Rectangular plan. (C)

919 Scenic Drive (121DC019).

Tudor Revival (1924). One and one-half story frame with stone veneer of square cut, uncoursed, Ashlared stone. Cross gable roof with two gabled dormers on



924 Scenic Drive

facade, covered with slate. One story glassed porch with flat roof and sawn wood balustrade on side elevation. Unroofed stoop under front gable to access front entry, with upper story window. Interior off center stone chimney. Stone foundation. Irregular plan. (C)

924 Scenic Drive (121DD011).

Tudor Revival (1930). One and one-half story frame with rough-cut uncoursed Crab Orchard stone facade. Steeply pitched side gable roof with one story gabled ell and through-eave gabled front dormer with casement window, with terra cotta French tile roof covering. Front entry, flanked by small windows, through segmental arched opening and plank door. Exterior off center facade massive stone chimney. Originally rough sawn weatherboard in eaves. Stone foundation. Irregular plan. (C)

934 Scenic Drive (121DD010).

Tudor Revival (1928). Two and one-half story frame with stucco wall covering. Steeply pitched cross gable roof with gabled dormer on facade, slate covering (Vermont Buckingham slate). Eight over eight double hung windows. Front entry under elongated gable, plank door, with half-timbering by front door. Exterior, off center facade corbelled brick chimney. Brick foundation. Irregular plan. Separate one story gabled garage. Designed by Elizabeth W. Dunlap, a landscape architect. (C)

937 Scenic Drive (121DC030).

Neoclassical (1924). Two story frame with wood



937 Scenic Drive

shingle wall covering. Side gable roof with slate covering, one story side ell including recessed porch, square wood posts. Ten light second story windows, twelve over twelve first story window. Front entry under gabled portico with arched ceiling, dentil molding, partial cornice returns, fluted square columns with Doric capitals. Fanlight above front entry. Two exterior end stone chimneys. Brick foundation. Rectangular plan. Major addition made recently. Designed by Barber & McMurry. (C)

942 Scenic Drive (121DD009).

Georgian Revival (1929) Two story frame with weatherboard wall covering. Side gable roof with slate roof covering. Six over six double hung windows. Gabled portico with arched ceiling, Doric pilasters, dentil molding and fanlight. Exterior end brick chimney. Brick foundation. Rectangular plan. Built by Peckinpugh. Stone benches at the home were formerly pavers on Gay Street in downtown Knoxville. (C)

950 Scenic Drive (121DD012)

Contemporary (1981). Two story block construction with stuccoed wall covering. Projecting front central porte cochere with oriental influence in roof braces. Intersecting gable roof with shingle roof covering. End brick chimneys. Y-shaped plan. Rear of house in mid-century modern styling with extensive glazing facing Bluff View Drive. Temporary home of Charles Frazier, Commissioner of the 1982 World's Fair. (NC)



942 Scenic Drive

951 Scenic Drive (121C031)

Italian Renaissance (1921). Two story frame with stucco wall covering. Jerkin head low pitched hip roof with terra cotta Roman tile roof covering, wide overhanging eaves supported by decorative brackets. Five bay façade with paired six over six double hung windows, topped by full-arch inset into stucco on first story. Centered portico with balcony with iron railing at front entry. Paired front entry doors. Portico supported by round columns and rounded pilasters. Two interior end brick chimneys. Stuccoed free-standing one story wall at each end of façade with full-arched opening. Rectangular plan. (C)

1003 Scenic Drive (121DC032)

Colonial Revival (1929). Two story frame with brick veneer wall covering. Low pitched hip and cross gable roof with slate roof covering. Five bay façade with central entry highlighted by front porch with tripled round wood columns at front corners and engaged pilasters at rear supporting second story balcony, sawn wood rail. First story front entry with fanlight and sidelights. Second story porch entry through paired ten light French doors. Six over six double hung wood windows. Interior side brick chimney. Extended one story brick wall on north elevation with arched entry. Brick foundation. Irregular plan. (C)

1006 Scenic Drive (121DK016).

Ranch (1957). One story frame with brick veneer and wood wall covering. Side gable roof with asphalt



951 Scenic Drive

shingle covering. One over one double hung windows. Central front entry. Attached, enclosed garage at end of façade. Slab foundation. Rectangular plan. (NC)

1018 Scenic Drive (121DD017).

Colonial Revival (1931). Two story frame with brick veneer wall covering. End gable roof with asbestos tile roof covering. One story side ells at each side of building. One story portico with elaborate entablature, round wood columns and front entry with transom. Eight over eight double hung windows. Brick foundation. Irregular plan. (C)

1024 Scenic Drive (121DD006)

Tudor Revival (1944). Two story frame with brick veneer and frame wall covering. Steep pitched cross gable roof with elongated front telescoping gables at front entry stoop. Asphalt shingle roof covering and wood louvered attic vents. Six over six paired double hung windows. One story gable roofed ell on north elevation with nine over nine double hung windows. Two story addition on south elevation. Exterior end brick chimney. Brick foundation. Irregular plan. (C)

1029 Scenic Drive (121DC034).

Neoclassical (1930). Two story frame with brick veneer wall covering and one story ells on north and south elevations. End gable roof with slate roof covering. Two story flat roof gable front porch with sawn wood chinoserie railing, square wood columns with Doric capitals. Central front entry with wood



1003 Scenic Drive

inset elliptical entablature and sidelights. Twelve over twelve double hung windows with through eave gabled dormers with eight over eight double hung windows on ells. Two exterior end brick chimneys. Brick foundation. Cruciform plan. Designed by Barber & McMurry, Architects. (C)

1039 Scenic Drive (121DC035).

Ranch (1951). One story frame with brick veneer wall covering. Gable roof with asphalt shingle roof covering. One story extended front porch with turned wood columns. Six over six double hung windows. Exterior end brick chimney. Front facing end garage. Brick foundation. U-shaped plan. (C)

1040 Scenic Drive (121DD005).

Ranch (1952). One story frame with brick veneer wall covering. Hip

roof with asphalt shingle covering. Six over six double hung windows. Interior central brick chimney. Brick foundation with raised basement containing carport. L-shaped plan. (C)

1065 Scenic Drive (121DC037).

Neoclassical (1931). Two story frame with brick veneer wall covering. End gable roof with slate roof covering. Six over six double hung windows. Two story front porch with two story round columns with Doric capitals, gabled roof with full entablature, dentil molding and demi-lune window. Broken pediment above front entry, flanked with half view paneled recessed sidelights; central double hung window about front entry with sidelights. Two exterior end brick chimneys. Brick foundation. Irregular plan. Architect: Baumann and Baumann. Scene of broadcast by Willard Scott as part of the NBC Today Show coverage of the



1018 Scenic Drive



1029 Scenic Drive



1024 Scenic Drive



1040 Scenic Drive

Dogwood Arts Festival. Guest house in rear yard is a log cabin moved from Jefferson Co. by the first owners (Locketts) (C)

1074 Scenic Drive (121DD001).

Ranch (1955). One story frame with brick veneer and weatherboard wall covering. Cross gable roof with metal roof covering. Interior offset brick chimney. One story rear gabled addition. One over one metal windows. Raised poured foundation with basement garage. Irregular plan. (C)

1079 Scenic Drive (121DC038).

Art Moderne (1935). Two story frame with stucco wall covering. 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. (C)

1105 Scenic Drive (121DC039).

Ranch (1955). One story frame with brick veneer wall covering. Hip and cross gable roof with asphalt shingle roof covering. One story garage on south elevation. Six over nine double hung windows. Exterior front brick chimney. Irregular plan. Designed by Elizabeth W. Dunlap, a landscape architect. (C)

1111 Scenic Drive (121DC040)

Neoclectic with Tudor influence. (1948). One story frame with brick veneer wall covering. Side gable roof with shed and gabled dormers on facade and composite



1065 Scenic Drive



1079 Scenic Drive



1074 Scenic Drive



1105 Scenic Drive

shingle roof covering. Eight over eight double hung windows. Front entry marked by stoop and containing transom and sidelights, flanked by cottage windows. Paired French doors also on front elevation. Two exterior end brick chimneys. Brick foundation. Irregular plan. (C)

1119 Scenic Drive (121DC041).

Tudor Revival (1940). One and one-half story Crab Orchard stone building. Side gable roof with lower side gable roof on wings on north and slate shingle roof covering, shed roof dormers on front elevation. Eight over eight double hung windows. Recent addition on south elevation. Interior central brick chimney. Designed by Francis Keally, who also designed the Brooklyn Public Library, the Oregon State Capitol, the Iranian Embassy in Washington, D.C., the 1939 World's



1111 Scenic Drive



1119 Scenic Drive

Fair Communication Building and the American Cemetery in Luxembourg. Interior basement room is a copy of the Ipswich Room in the Metropolitan Museum of art in New York. (C)

1132 Scenic Drive (121DK001)

Ranch (1958). One story frame with brick veneer wall covering. Side gable roof with asphalt shingle roof covering. One over one and picture windows. Recessed front entry stoop. Interior off center brick chimney. Slab foundation. Rectangular plan. (NC)

916 Southgate Drive (107MF01901).

Craftsman. (1927) One and one-half story frame with weatherboard wall covering. Side gable roof with asphalt shingle covering and shed roofed central dormer. One story full front porch with square wood columns. Sidelights at central front entry. One over one double hung windows and multi-paned casement windows. Brick foundation. Reportedly moved from another location, but in place in 1927. (C)

925 Southgate Drive (121DE002)

Contemporary (1958). One story frame with brick veneer and vertical wood siding. Side gable roof with central gable section and asphalt shingle covering. Paired double hung and casement windows. Unroofed stoop at front entry. Raised basement with enclosed garage marked by French doors to exterior. Brick foundation. Rectangular plan. (NC)



916 Southgate Drive



KNOXVILLE-KNOX COUNTY

M P C

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