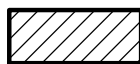


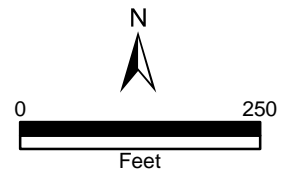
**12-B-23-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**800 Blows Ferry Rd. 37919**  
**Scenic Drive NC**

Original Print Date: 12/15/2023  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Scott Searle





# Staff Report

Knoxville Historic Zoning Commission

File Number: 12-B-23-HZ

**Meeting:** 12/21/2023  
**Applicant:** Scott Searle  
**Owner:** Thomas Boyd

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## Property Information

**Location:** 800 Blows Ferry Rd. **Parcel ID** 121 D C 044  
**District:** Scenic Drive NC  
**Zoning:** RN-1 (Single-Family Residential Neighborhood)  
**Description:** Georgian Revival, c. 1950.

Two story frame with brick veneer wall covering. Side gable roof with asphalt shingle covering. Eight over eight double hung windows. Transom at front entry.

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## Description of Work

Level II Construction of Addition or Outbuilding

New secondary structures; new porch and greenhouse additions; exterior rehabilitation of existing rear addition.

New secondary structures: new garage, carport, and studio structures to be constructed to the rear of the house. Garage measure 28' wide by 24' deep, which adjoins a carport and an open stair, measuring 20' wide by 24' deep. A 20'-8" wide by 24' deep studio is adjacent to the open stair; the overall secondary structure massing is 68'-8" wide by 24' deep. The flat-roof structures will extend into a terrace, formed by extending the garage walls and building up the land to create a flat area. The new structures will feature flat roofs, white-painted brick exteriors to match the primary house, and a multi-light garage door. A painted steel canopy structure will extend west to connect the secondary structures with the rear addition.

New additions: a 16'-2" wide by 8'-6" deep greenhouse, enclosed with glass, is proposed for the northeast corner of the house; the greenhouse will be connected to the house via a flat roof. On the southeast corner of the structure, a flat-roof porch supported by painted steel columns will project from the existing addition.

Exterior rehabilitation of rear addition: existing addition, dating to the 1960s, features a large front-gable roof which extends from the rear of the house. The applicants propose to remove the gable roof and install a new flat roof, which will connect with the new porch and greenhouse. New multi-light steel windows will be installed on the rear addition.

The primary house will receive a new slate roof to replace the existing asphalt shingle roof, a new flat-roof canopy over the entry to replace the existing steel canopy, and replacement of the non-historic window shutters.

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## Applicable Design Guidelines

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

6. New additions and constructions shall conform to the prevailing widths and heights of typical facades and

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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.

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 façade 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 façade 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 façade 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.

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## Comments

N/A

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## Staff Findings

1. 800 Blows Ferry Road is a contributing resource to the Scenic Drive NC overlay.
2. The new secondary structures are proposed for the rear of the property, behind the primary structure. Due to the property's slope and the structures' placement, they will be minimally visible from the street, if visible at all.
3. As one-story buildings with flat roofs, the secondary structures will be proportionate in height and scale to the primary structure; the garage and studio combination will be set into the hillside to further reduce scale. The secondary structures will incorporate exterior cladding materials compatible with the primary structure.
4. The new additions (rear/side porch and greenhouse) will be modest in size and relate to the primary structure via the new roof on the existing rear addition. The additions will not require modification of character-defining features on the house.
5. The wide front-gable roof on the rear addition does not contribute to the overall architectural integrity of the house and is not a significant historic feature. The gable's pitch is lower than the existing house and appears disproportionate to the main house. The removal of the gable and installation of a flat roof will reduce the addition's overall proportions, while connecting the addition to the new work on the property.
6. While standalone exterior rehabilitation projects are not reviewed in the NC overlay, the applicants have included work proposed for the primary house. The re-installation of a new slate roof to match the original will contribute to the house's overall character and the district.

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## Staff Recommendation

Staff recommends approval of Certificate 12-B-23-HZ as submitted.





# DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H) **NC-1**
- INFILL HOUSING (IH)

Brandon Pace, FAIA

Applicant

12/4/2023

12/21/2023

12-B-23-HZ

Date Filed

Meeting Date (if applicable)

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

Scott Searle, AIA

Sanders Pace Architecture

Name

Company

514 West Jackson Ave. Suite 102

Knoxville

TN

37902

Address

City

State

Zip

865-329-0316

ssearle@sanderspace.com

Phone

Email

## CURRENT PROPERTY INFO

Thomas & Lindsey Boyd

1101 Luttrell St 37917, Knoxville, TN 37917

865-591-3576

Owner Name (if different from applicant)

Owner Address

Owner Phone

800 Blows Ferry Rd.

121DC044

Property Address

Parcel ID

Cherokee Hills Resub (Sequoyah Hills)

RN-1

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

12.4.23

Please Print

Date

*Brandon Pace*  
Applicant Signature

Brandon Pace

12/4/2023

Please Print

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: Renovate and replace roof of non-original addition at rear of house and replace / expand existing window and door openings in same addition. Add new garage, studio, greenhouse, covered patio, and covered walkway at rear of house. Modify existing terraced landscape at rear of house. Update existing gutters and downspouts and replace existing front canopy.

INFILL HOUSING

**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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

**FEE 2:**

**FEE 3:**

**TOTAL:**

100.00

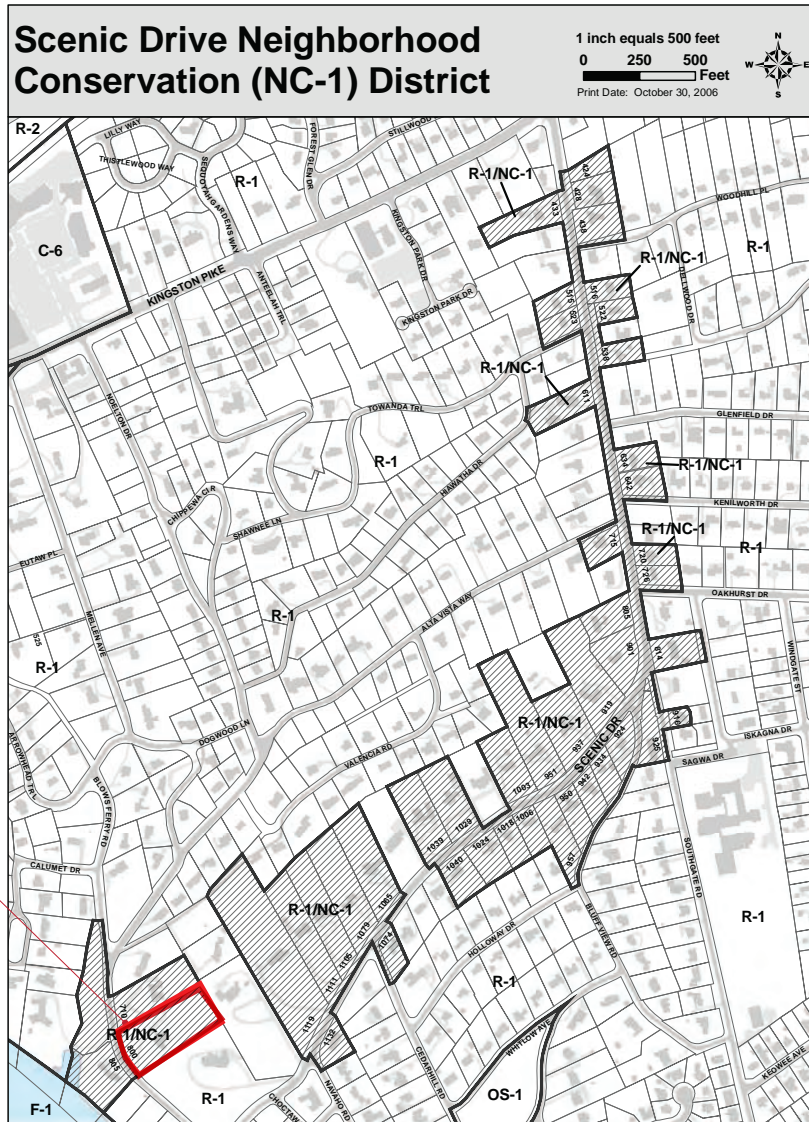
SANDERS PACE ARCHITECTURE P 865 329 0316 F 865 546 2348 514 W JACKSON AVE KNOXVILLE, TENNESSEE 37902

# BLOWS FERRY HOUSE

800 Blows Ferry Rd.  
Knoxville Historic Zoning Commission  
Level 02 - Addition to Home in Scenic Drive  
Neighborhood Conservation (NC-1) District  
December 4th, 2023

#2317 - BLOWS FERRY HOUSE

KNOXVILLE HISTORIC ZONING COMMISSION  
DECEMBER 04 2023



LOCATION OF SUBJECT PROPERTY  
800 BLOWS FERRY RD.

#2317 - BLOWS FERRY HOUSE

KNOXVILLE HISTORIC ZONING COMMISSION  
DECEMBER 04 2023

SCENIC DRIVE NEIGHBORHOOD  
CONSERVATION (NC-1) DISTRICT MAP  
SCALE: N.T.S



**KNOXVILLE HISTORIC ZONING COMMISSION**

**DESIGNATION REPORT AND DESIGN GUIDELINES  
SCENIC DRIVE AREA OF SEQUOYAH HILLS  
NEIGHBORHOOD - NC-1 OVERLAY**

**PORTIONS THAT SPEAK TO 800 BLOWS FERRY RD.,  
(BELOW AND RIGHT).**

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.

- Peter Blow (1854-1945), Industrialist and Knox County Road Commissioner, operated the ferry to South Knoxville for which Blows Ferry Road was named.

**#2317 - BLOWS FERRY HOUSE**

KNOXVILLE HISTORIC ZONING COMMISSION  
DECEMBER 04 2023

*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

**HISTORIC BUILDING DESCRIPTION**

SCALE: N.T.S.

## Project Background

The owners are a young family of four who were drawn to the property for its privacy, park-like site, and historic home with peek-a-boo views to the Tennessee River. Their goals are to build a new Garage, Studio, and Greenhouse behind the existing home for a more accessible day-to-day entry sequence. They also seek to renovate an existing 1960's addition to the original house and add a covered outdoor dining area. Modifications are to be made to the existing landscape for more gentle terracing of the site.

## Conceptual Approach

The owner and design team seek to make a clear delineation between the original home and the later additions, including the new proposed additions in this submission, in keeping with Knoxville Historic Zoning Commission's guideline that 'any 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'. To that end, the original house is to be left essentially 'as-is', with only relatively minor updates to interior kitchens, baths, and finishes.

At the rear of the house, the offset-gable roof on the 1960's addition will be removed and replaced with a flat roof with projecting overhangs, one of which forms a covered walkway connecting to a proposed new Garage and Studio addition and a small greenhouse. At the east side, another overhang forms a covered outdoor dining area with a fireplace.

The new Garage and Studio will continue the flat roof language and one-story scale of the 1960's addition, in contrast to the original house's steeply sloped gable roof atop two stories. An existing chimney at the 60's addition will be maintained, and a new chimney added to the covered outdoor dining area will echo its height and material. The proposed new Garage and Studio will be nestled into the existing grade behind the house, keeping a low profile to the point of not being visible from the street. The adjacent landscape will be gently terraced to maintain an existing series of fairly level lawn and patio spaces that step up their way up the site.

## Material Language

The brick on both the existing original house and 1960's addition has been painted white by a previous owner, and the window and door frames and sashes have been painted black in contrast. The new Garage and Studio addition will borrow from this language, with white-painted brick cladding and large black steel windows and doors. The modifications to the 1960's addition – including expanded existing and new window openings – will be in keeping with material language of the Garage and Studio addition, reinforcing the delineation between later additions and the original house.

## #2317 - BLOWS FERRY HOUSE

KNOXVILLE HISTORIC ZONING COMMISSION  
DECEMBER 04 2023

## NARRATIVE + DESCRIPTION OF WORK

SCALE: N.T.S.



**#2317 - BLOWS FERRY HOUSE**

KNOXVILLE HISTORIC ZONING COMMISSION  
DECEMBER 04 2023

**EXISTING CONDITIONS PHOTOGRAPHS**

SCALE: N.T.S.



NORTH ELEVATION - REAR OF HOUSE



VIEW FROM NORTH - 1960'S ADDITION AT RIGHT



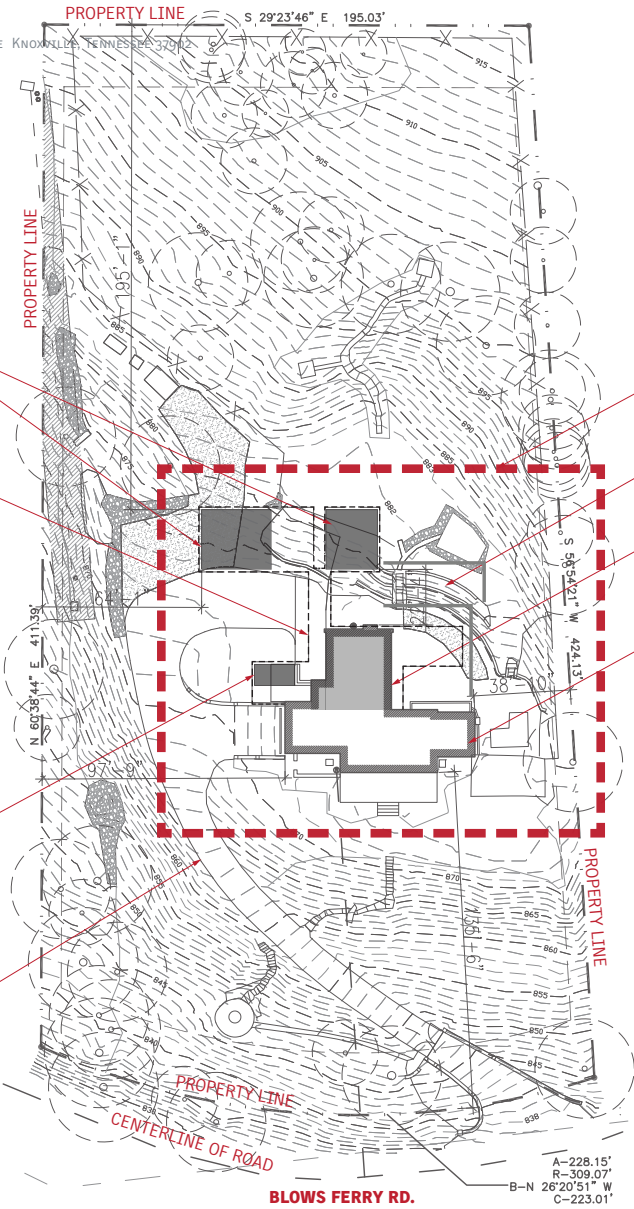
EAST ELEVATION

**#2317 - BLOWS FERRY HOUSE**

KNOXVILLE HISTORIC ZONING COMMISSION  
DECEMBER 04 2023

**EXISTING CONDITIONS PHOTOGRAPHS**

SCALE: N.T.S.



NEW GARAGE & STUDIO

NEW ROOF OVERHANGS (DASHED)

NEW GREENHOUSE

EXISTING DRIVEWAY

SEE FOLLOWING SHEET FOR SITE PLAN DETAIL

EXISTING LANDSCAPING / TERRACES TO BE MODIFIED

EXISTING 1960'S ADDITION TO BE MODIFIED

EXISTING ORIGINAL HOUSE

### #2317 - BLOWS FERRY HOUSE

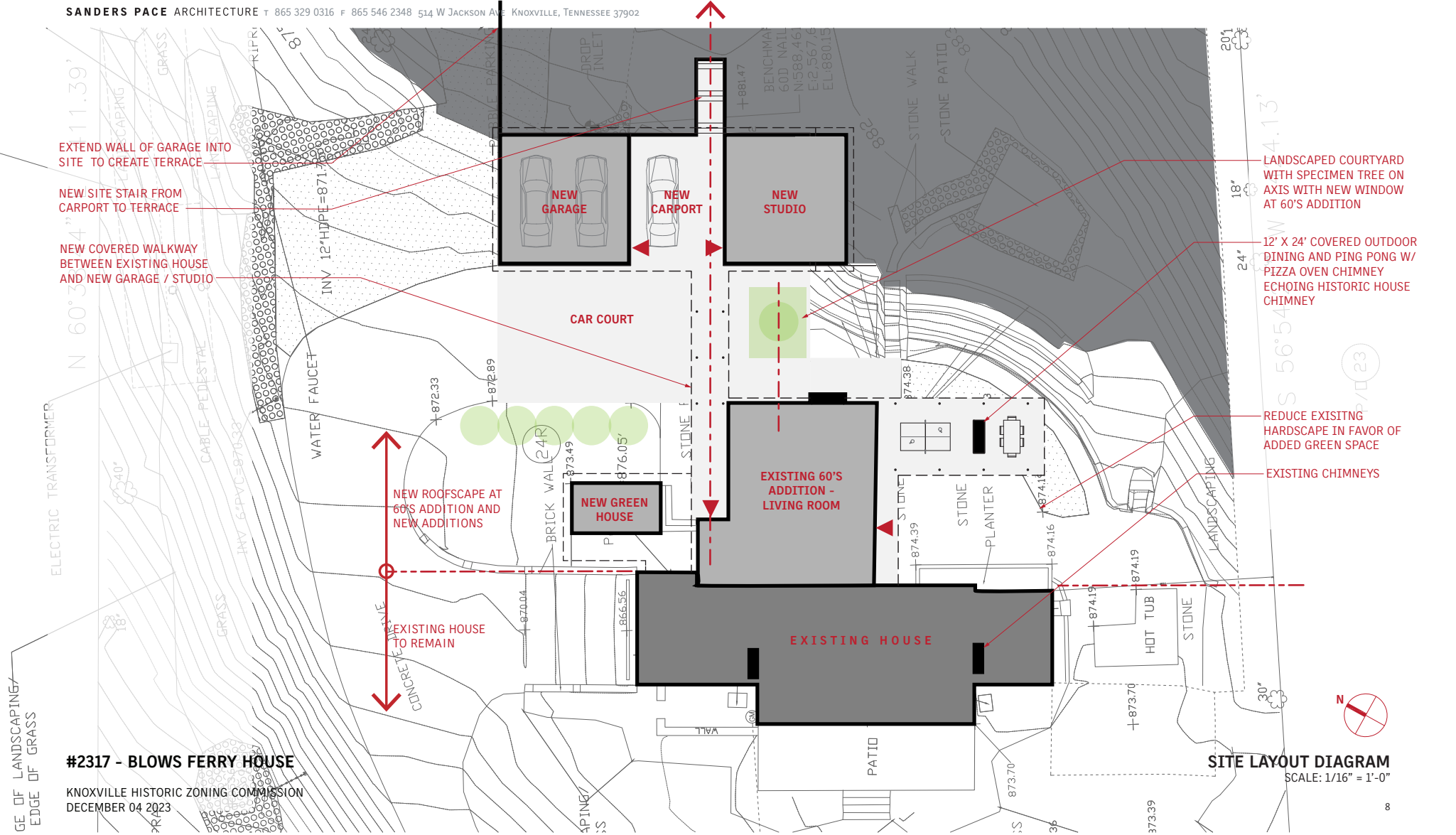
KNOXVILLE HISTORIC ZONING COMMISSION  
DECEMBER 04 2023

BLOWS FERRY RD.



**SITE PLAN**  
SCALE: 1" = 60'-0"

A-228.15'  
R-309.07'  
B-N 26°20'51" W  
C-223.01'



#2317 - BLOWS FERRY HOUSE

KNOXVILLE HISTORIC ZONING COMMISSION  
DECEMBER 04 2023

SITE LAYOUT DIAGRAM

SCALE: 1/16" = 1'-0"



**LEGEND**

AREAS OF WORK

NEW GARAGE, CARPORT, AND STUDIO.

OPEN ABOVE STAIR.

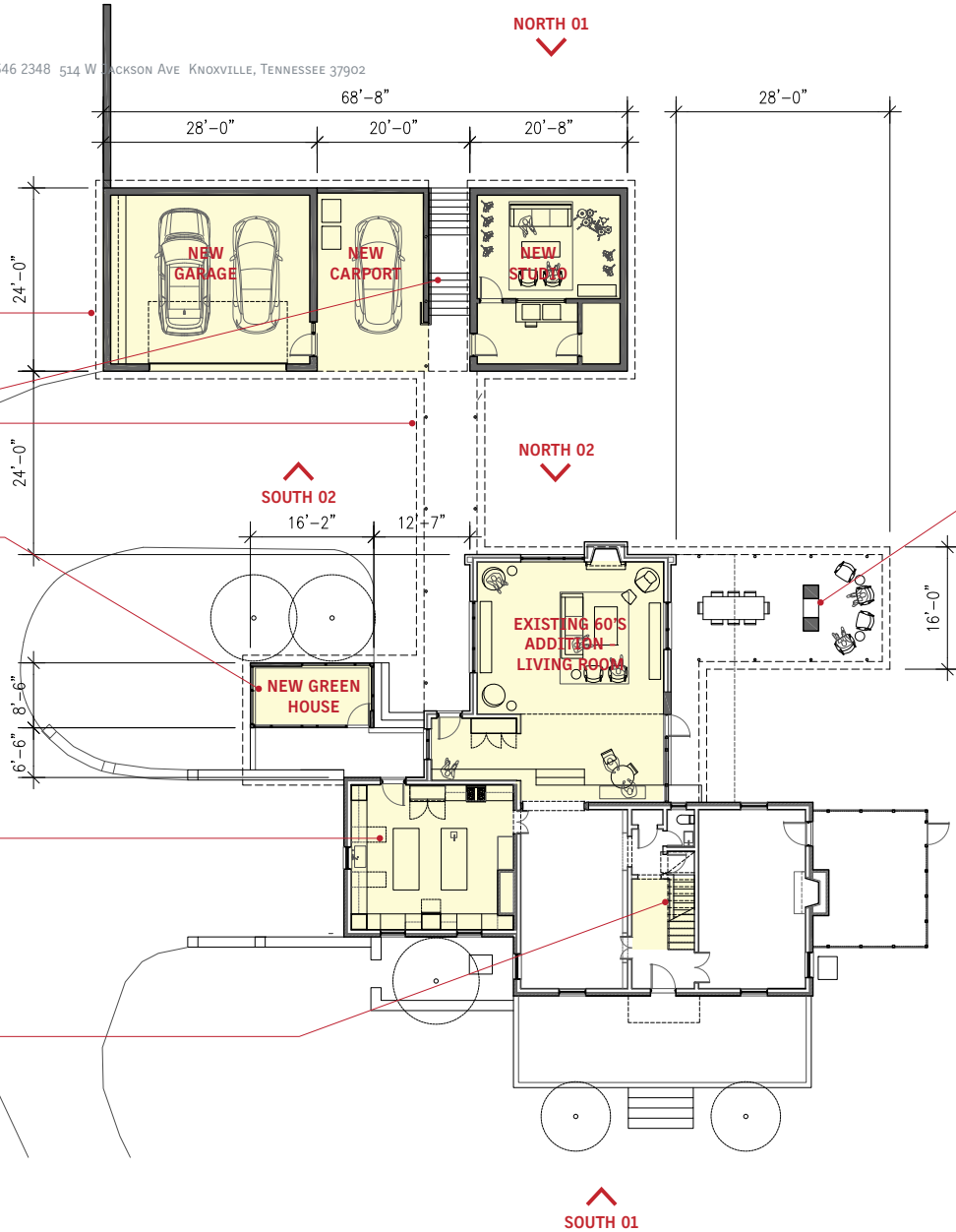
CANOPY AND COVERED WALKWAY.

NEW CUSTOM GREEN-HOUSE INTEGRATED WITH NEW ROOFSCAPE

RENOVATE KITCHEN - FINISHES, CABINETRY, APPLIANCES, LIGHTING

OPEN UP EXISTING STAIR, UTILIZE EXISTING STRINGER, NEW GUARDRAILS THROUGH-OUT, REVISIT FINISHES

NEW OUTDOOR COVERED DINING AREA AND FIREPLACE - SEE SITE / LANDSCAPE PLAN FOR EXTERIOR ELEMENTS INTEGRATION



**#2317 - BLOWS FERRY HOUSE**

KNOXVILLE HISTORIC ZONING COMMISSION  
DECEMBER 04 2023

**FLOOR PLAN | MAIN LEVEL**

SCALE: 1/16" = 1'-0"

**LEGEND**

 AREAS OF WORK

NEW GARAGE, CARPORT, AND STUDIO.

OPEN ABOVE STAIR.

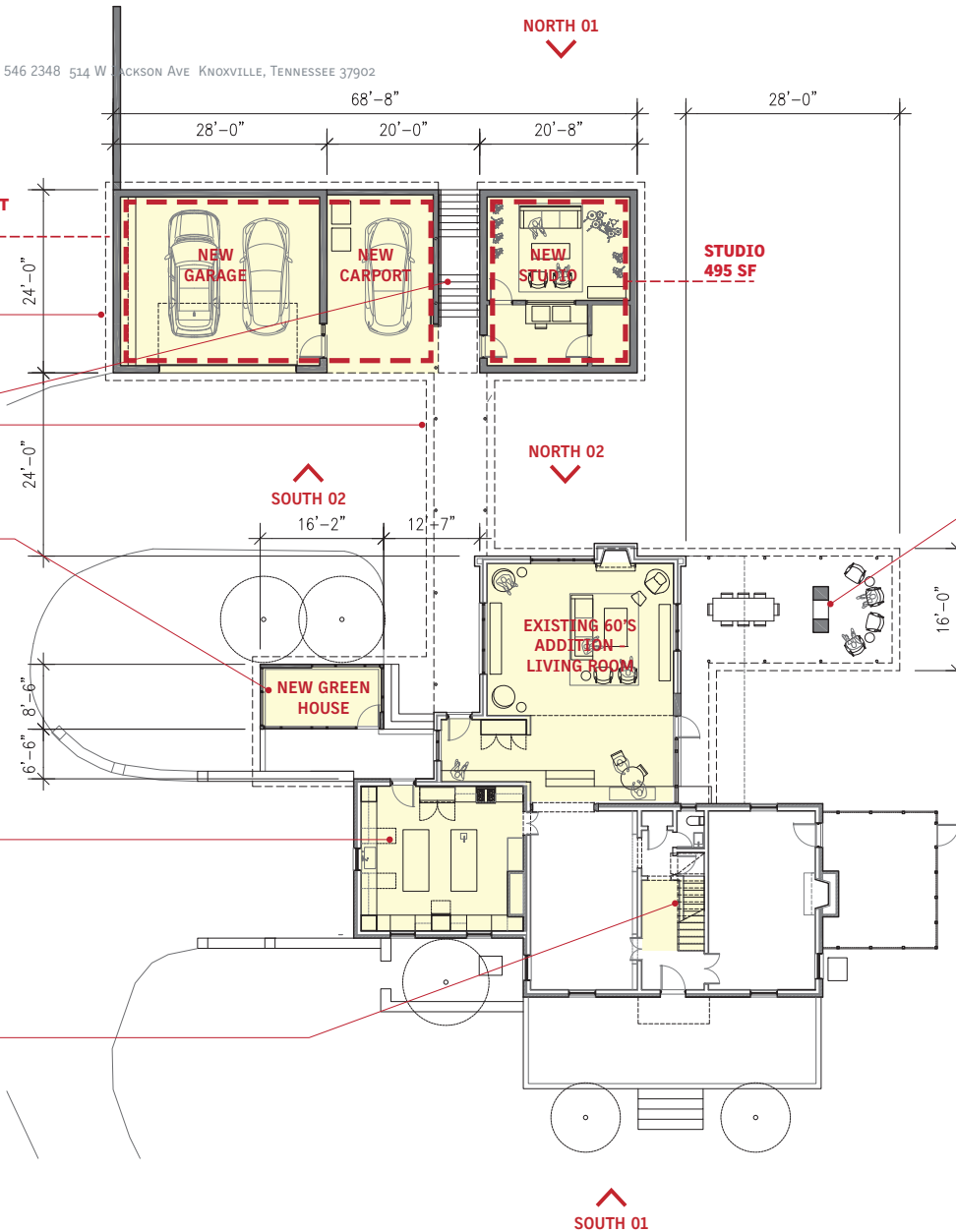
CANOPY AND COVERED WALKWAY.

NEW CUSTOM GREEN-HOUSE INTEGRATED WITH NEW ROOFSCAPE

RENOVATE KITCHEN - FINISHES, CABINETRY, APPLIANCES, LIGHTING

OPEN UP EXISTING STAIR, UTILIZE EXISTING STRINGER, NEW GUARDRAILS THROUGH-OUT, REVISIT FINISHES

NEW OUTDOOR COVERED DINING AREA AND FIREPLACE - SEE SITE / LANDSCAPE PLAN FOR EXTERIOR ELEMENTS INTEGRATION



**#2317 - BLOWS FERRY HOUSE**

KNOXVILLE HISTORIC ZONING COMMISSION  
DECEMBER 04 2023

**FLOOR PLAN + SF DIAGRAM | MAIN LEVEL**

SCALE: 1/16" = 1'-0"



REPLACE EXISTING CAR COURT  
WITH NEW CONCRETE

SEE FLOOR PLAN FOR  
STUDIO SIZE / LAYOUT

NEW BOARD-FORMED  
CONCRETE SITE STAIRS

NEW BOARD-FORMED  
CONCRETE SITE WALL

NEW BOARD-FORMED  
CONCRETE SITE WALL

NEW WALKWAY

REPLACE EXISTING  
HARDSCAPE

NEW PLANTING BED

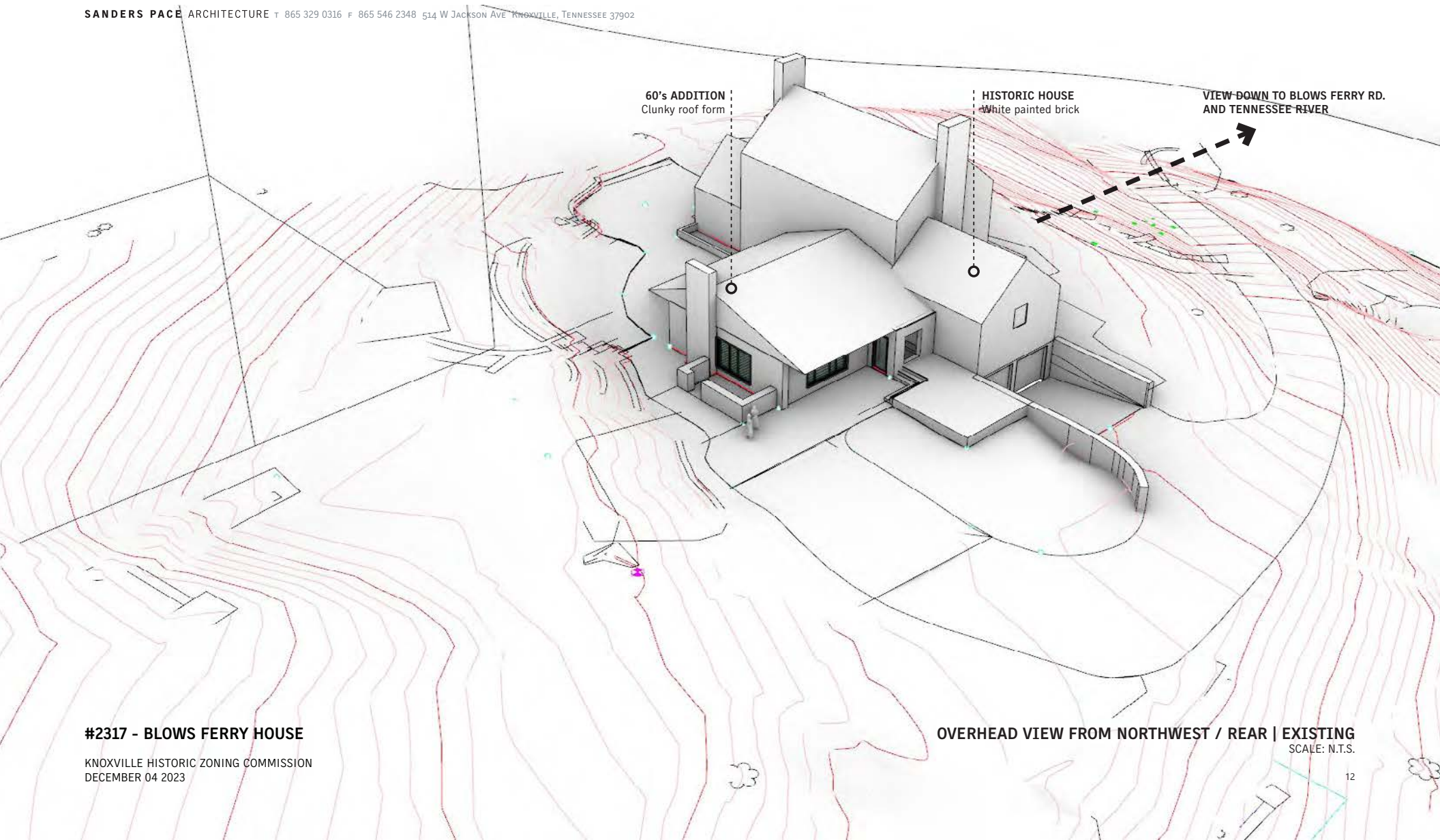
NEW RAISED PATIO



**#2317 - BLOWS FERRY HOUSE**

KNOXVILLE HISTORIC ZONING COMMISSION  
DECEMBER 04 2023

**LANDSCAPE PLAN**  
SCALE: 1/16" = 1'-0"



60's ADDITION  
Clunky roof form

HISTORIC HOUSE  
White painted brick

VIEW DOWN TO BLOWS FERRY RD.  
AND TENNESSEE RIVER

**#2317 - BLOWS FERRY HOUSE**

KNOXVILLE HISTORIC ZONING COMMISSION  
DECEMBER 04 2023

**OVERHEAD VIEW FROM NORTHWEST / REAR | EXISTING**  
SCALE: N.T.S.

**COVERED OUTDOOR DINING**  
With anchoring outdoor fireplace  
or pizza oven

**60's ADDITION**  
New flat roof form that creates  
datum for all new additions

**HISTORIC HOUSE**  
White painted brick

**VIEW DOWN TO BLOWS FERRY RD.  
AND TENNESSEE RIVER**

**COVERED WALKWAY**

**MUSIC STUDIO**

**GARAGE / CARPORT**

**TERRACE**  
Formed by extending walls of  
Garage to create flat areas

**CUSTOM GREENHOUSE**  
Integrated with adjacent flat  
roof scheme

**#2317 - BLOWS FERRY HOUSE**

KNOXVILLE HISTORIC ZONING COMMISSION  
DECEMBER 04 2023

**OVERHEAD VIEW FROM NORTHWEST / REAR | PROPOSED**  
SCALE: N.T.S.

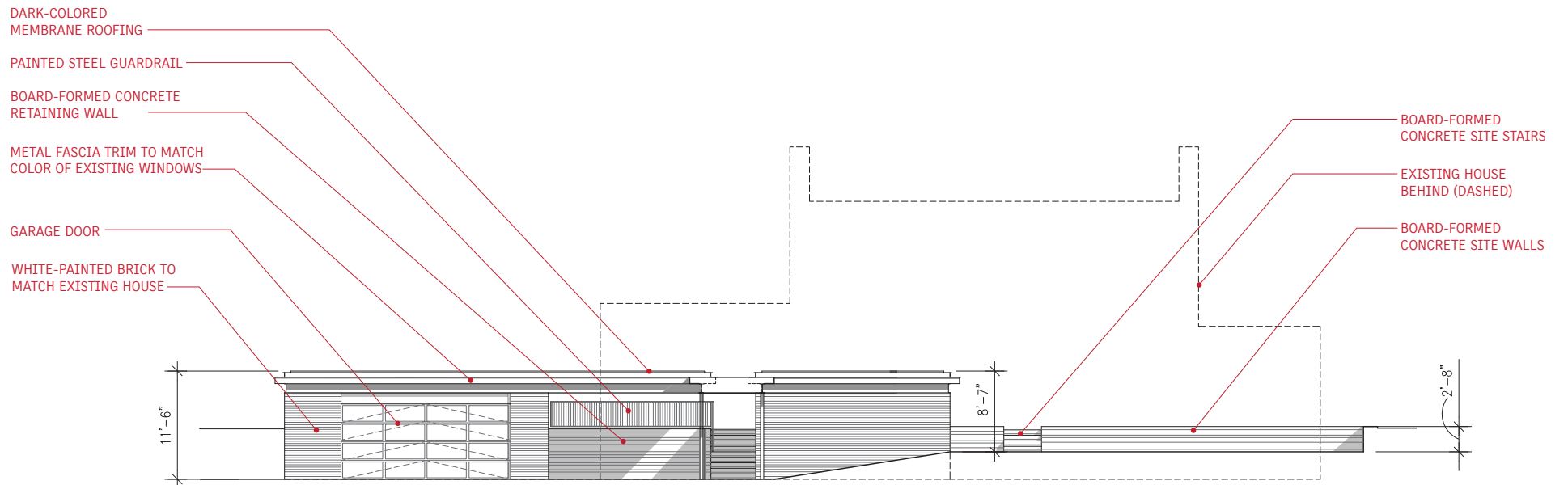


**#2317 - BLOWS FERRY HOUSE**

KNOXVILLE HISTORIC ZONING COMMISSION  
DECEMBER 04 2023

**SOUTH ELEVATION - 01**

SCALE: 3/32" = 1'-0"

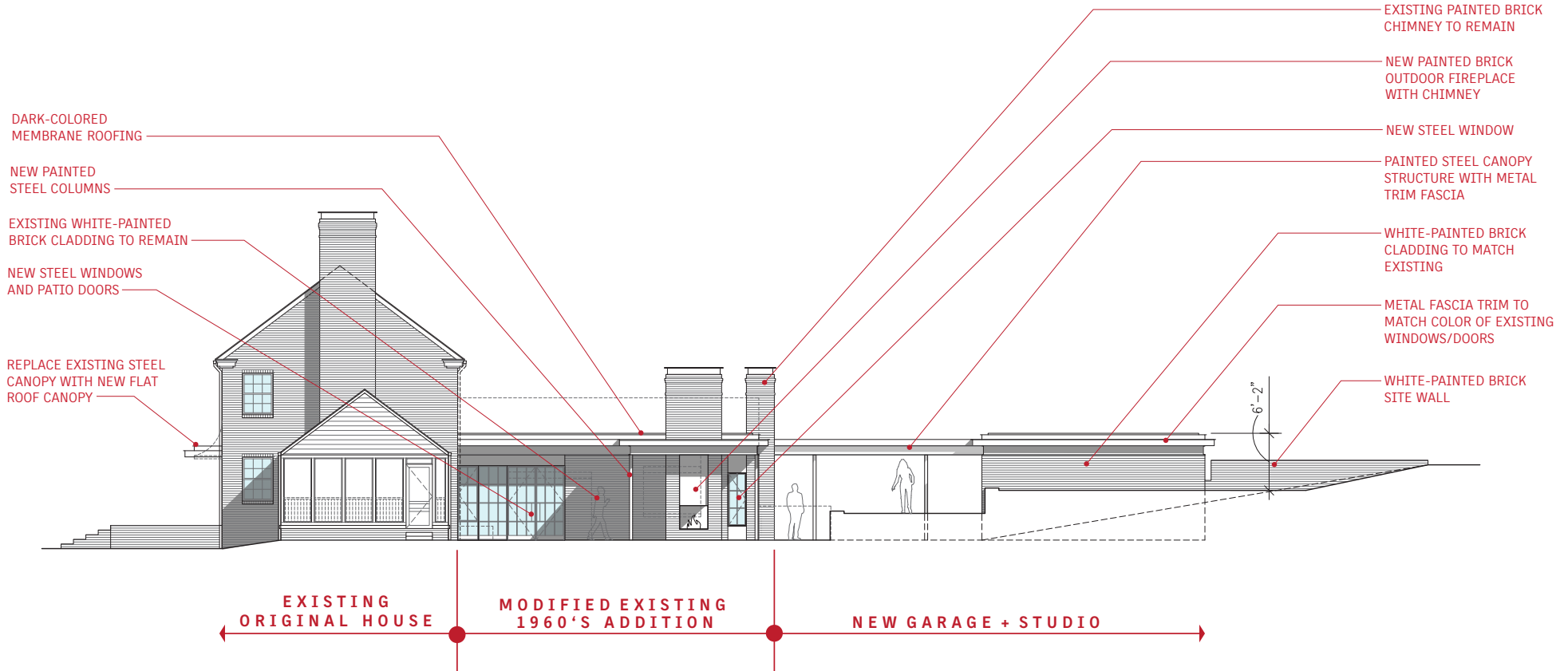


**#2317 - BLOWS FERRY HOUSE**

KNOXVILLE HISTORIC ZONING COMMISSION  
DECEMBER 04 2023

**SOUTH ELEVATION - 02**

SCALE: 3/32" = 1'-0"

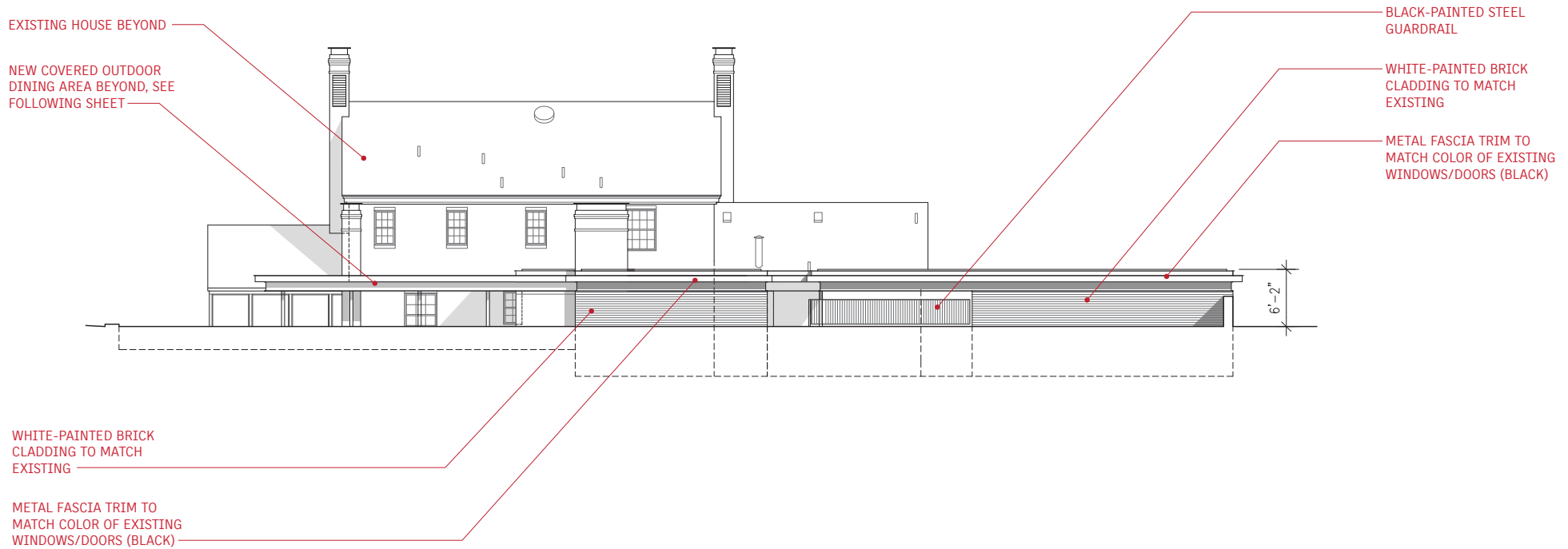


**#2317 - BLOWS FERRY HOUSE**

KNOXVILLE HISTORIC ZONING COMMISSION  
DECEMBER 04 2023

**EAST ELEVATION**

SCALE: 3/32" = 1'-0"



**#2317 - BLOWS FERRY HOUSE**

KNOXVILLE HISTORIC ZONING COMMISSION  
DECEMBER 04 2023

**SOUTH ELEVATION - 01**

SCALE: 3/32" = 1'-0"

REPLACE EXISTING PAINTED  
METAL GUTTERS AND  
DOWNSPOUTS WITH COPPER,  
TYPICAL AT ORIGINAL HOUSE

REPLACE EXISTING ASPHALT SHINGLE  
ROOFING WITH SLATE ROOFING,  
TYPICAL AT ORIGINAL HOUSE

METAL FASCIA TRIM TO MATCH  
COLOR OF EXISTING WINDOWS

NEW WHITE-PAINTED BRICK  
CHIMNEY TO MATCH EXISTING

NEW STEEL CANOPY  
STRUCTURE WITH METAL TRIM  
FASCIA AND DARK-COLORED  
MEMBRANE ROOF

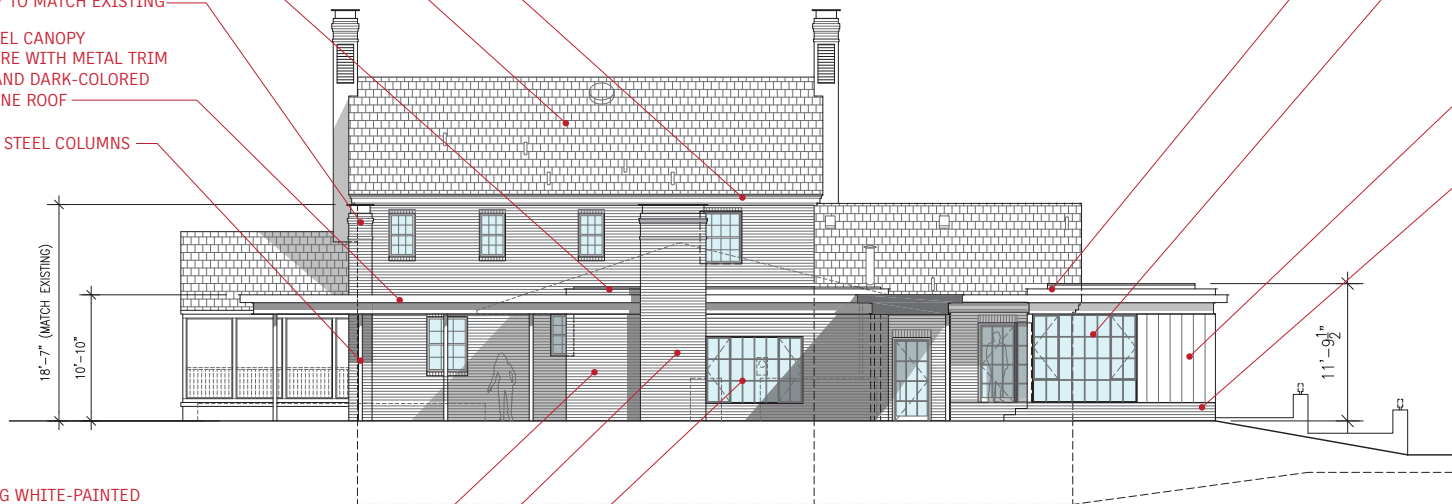
PAINTED STEEL COLUMNS

METAL FASCIA TRIM TO  
MATCH COLOR OF EXISTING  
WINDOWS/DOORS (BLACK)

NEW STEEL WINDOWS AT  
NEW GREENHOUSE  
ADDITION

FLAT LOCK METAL WALL  
PANELS TO MATCH COLOR OF  
EXISTING WINDOWS

EXISTING BRICK  
PATIO TO REMAIN



EXISTING WHITE-PAINTED  
BRICK CLADDING TO REMAIN

EXISTING WHITE-PAINTED  
BRICK CHIMNEY TO REMAIN

NEW STEEL WINDOWS

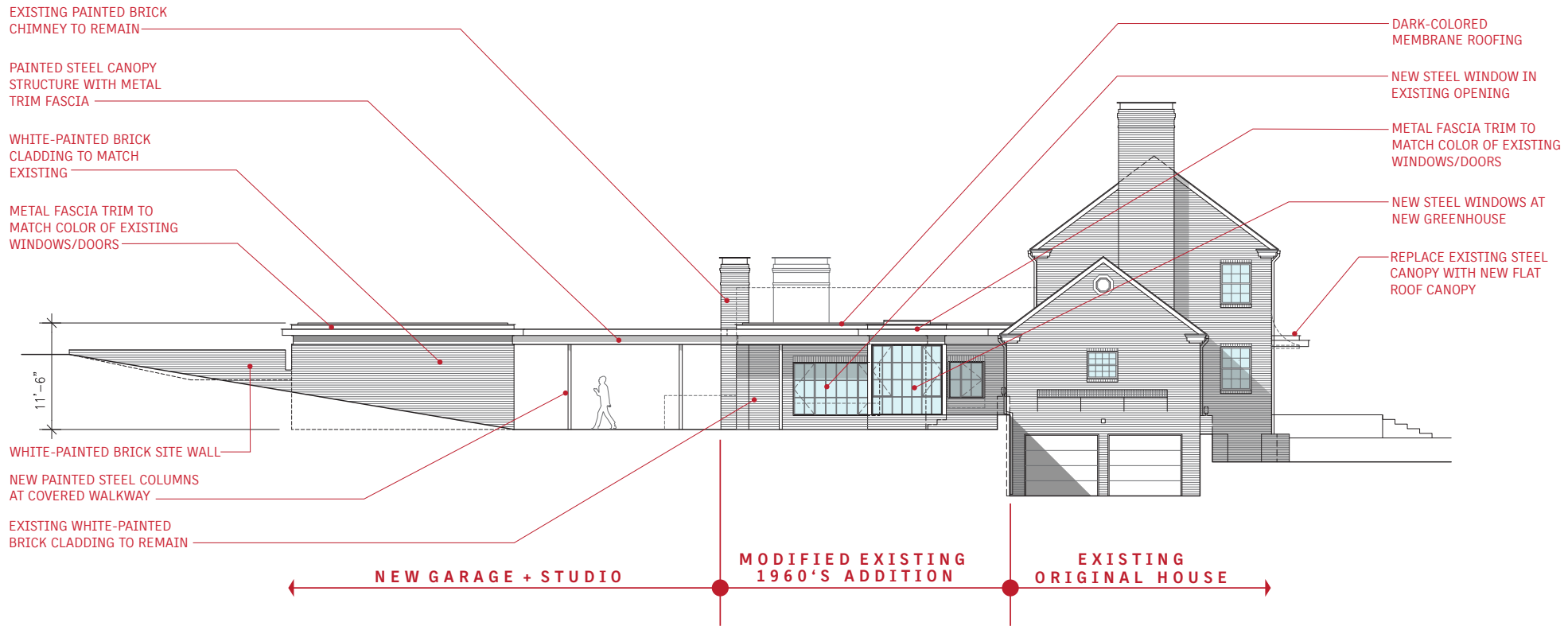
**#2317 - BLOWS FERRY HOUSE**

KNOXVILLE HISTORIC ZONING COMMISSION  
DECEMBER 04 2023

**SOUTH ELEVATION - 02**

SCALE: 3/32" = 1'-0"





**#2317 - BLOWS FERRY HOUSE**

KNOXVILLE HISTORIC ZONING COMMISSION  
DECEMBER 04 2023

**WEST ELEVATION**

SCALE: 3/32" = 1'-0"



**EXISTING MATERIALS**

**CLADDING:** WHITE PAINTED BRICK, SOME RED BRICK ACCENTS

**WINDOWS:** BLACK-PAINTED WOOD DOUBLE-HUNG WINDOWS WITH 8-OVER-8 MUNTINS

**ROOFING:** DARK GRAY ASPHALT SHINGLES



**PROPOSED MATERIALS (NEW / MODIFIED SCOPE ONLY)**

**CLADDING:** WHITE PAINTED BRICK

**WINDOWS:** BLACK STEEL WINDOWS WITH LARGER PATTERN OF TRUE DIVIDED LITE MUNTINS

**ROOFING:** SLATE ROOFING ON EXISTING ORIGINAL HOUSE ROOF, DARK GRAY MEMBRANE ROOFING ON NEW FLAT ROOFS



**#2317 - BLOWS FERRY HOUSE**

KNOXVILLE HISTORIC ZONING COMMISSION  
DECEMBER 04 2023

**EXISTING + NEW MATERIALS**

SCALE: 3/32" = 1'-0"