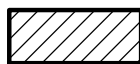




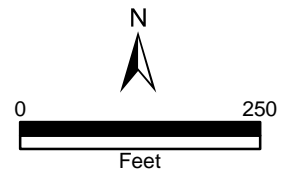
**1-A-21-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**2108 Jefferson Ave. 37917**  
**Edgewood-Park City H**

Original Print Date: 1/13/2021  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: David Kerns Kerns Construction Inc.





# Staff Report

Knoxville Historic Zoning Commission

File Number: 1-A-21-HZ

**Meeting:** 1/21/2021  
**Applicant:** David Kerns Kerns Construction Inc.  
**Owner:** Kevin Nelson

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## Property Information

**Location:** 2108 Jefferson Ave. **Parcel ID** 82 O A 015  
**District:** Edgewood-Park City H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Queen Anne cottage, c.1910

One-story frame residence with a hip and gable roof, clad in asphalt shingles and resting on a brick foundation. Exterior is clad in wood weatherboard siding with a decorative attic vent on façade. House features two-over-two and three-over-one, double-hung wood windows. Modified porch.

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## Description of Work

Level I/II Routine Repair, Major Repair or Replacement

Repair to existing wood clapboard siding, including replacement in-kind in patches, using siding to match in size, design and placement. Repair to stuccoed masonry foundation. Level I COA issued 12/14/2020.

Modifications to rear elevation. Rear elevation (currently open and supported by 1-2 square posts) was previously enclosed with siding but siding was removed by a previous owner. Applicant will re-install wood siding to re-enclose rear section (highlighted in yellow on application) and install two double-hung wood windows, with a door on the rightmost side of the rear elevation. The applicant will install a handrail to meet codes on the existing rear entry steps.

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## Applicable Design Guidelines

Edgewood-Park City Design Guidelines, adopted by the Knoxville City Council on July 29, 1997.

### Windows

6. It can be appropriate to design and install additional windows on the rear or another secondary elevation. The designs shall be compatible with the overall design of the other windows in the building.

### Porches

1. Porches on historic houses shall be repaired or replicated using wood materials for ceilings and floors, balustrades, posts and columns that duplicate the original size and design. Reconstruction of the documented original porch is appropriate.

### Entrances

3. A replacement entrance must not create a false historic appearance. A new entrance shall be compatible in size, scale, materials, and color.  
5. Service or rear entrances shall not be altered to make them appear more formal by adding paneled doors,

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fanlights, or sidelights.

6. Secondary entrances shall be compatible with the originals in size, scale, and materials.

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## Comments

Repair to existing wood clapboard siding and repair to stuccoed masonry foundation approved as a Level 1 COA.

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## Staff Findings

1. 2108 Jefferson Avenue is a contributing resource to the Park City National Register Historic District and the Edgewood-Park City local historic overlay.
  2. The elevation to receive modifications is not visible from the street, and has received several rounds of non-historic alterations. The rear elevation was previously enclosed and the siding was removed without permits or a COA.
  3. The applicant will use wood clapboard siding to match the rest of the house. If a cornerboard remains on the left side of the hipped-roof massing, it should be retained to demarcate the two sections.
  4. The applicant has noted the house's windows include two-over-two, one-over-one, and three-over-one double-hung wood windows, and is willing to select from any of these on recommendations from the Commission. Wood trim and sills should be installed to match the remainder of the house.
  5. The door selected for the rear entry should be compatible with the originals in size, scale, and materials, and not create a false historic appearance.
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## Staff Recommendation

Staff recommends approval of the work as proposed, with the following conditions: 1) final specifications on rear windows and door be submitted to staff for approval; 2) handrail to feature balusters set into top and bottom rails.



# DESIGN REVIEW REQUEST

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

DAVID KERNS

Applicant

12.11.20

1.21.2021

1-A-21-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

DAVID KERNS

KERNS CONSTRUCTION INC

Name

Company

410 LOCUST HILL LN KNOX TN 37920

Address

City

State

Zip

865 556 2446

CLANCY KERNS@YAHOO.COM

Phone

Email

## CURRENT PROPERTY INFO

KEVIN NELSON

616 VIEW PARK

423-432-5936

Owner Name (if different from applicant)

Owner Address

Owner Phone

2108 JEFFERSON AVE

Property Address

Parcel ID

PARK RIDGE

Neighborhood

Zoning

## AUTHORIZATION

Lindsay Crockett

Staff Signature

Lindsay Crockett

Please Print

12.11.20

Date

[Signature]

Applicant Signature

DAVID C KERNS

Please Print

12-2-2020

Date

This is an existing house that has been worked on by different people or groups many times.

The siding is damaged on three sides of the house.

The back porch has been modified to have a ½ bath and a pantry with back door. It was removed by the previous owner and left as you see in the attached pictures.

The front porch has non original nor historical spindles.

Foundation is in need of repair (partial)

#### PROPOSED WORK

Fix siding

Paint house

Rebuild back porch to safety requirements and reinstall ½ bath and pantry.

Back porch will have window to match existing windows in house.

Back door is existing. (hanging, swinging etc)

Repair foundation as needed.



















