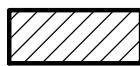




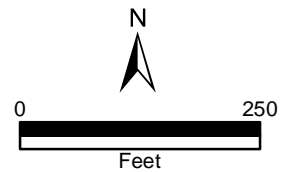
**11-A-22-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**2041 Jefferson Ave. 37917**  
**Edgewood-Park City H**

Original Print Date: 11/9/2022  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Nicole Eggers





# Staff Report

Knoxville Historic Zoning Commission

File Number: 11-A-22-HZ

**Meeting:** 11/17/2022  
**Applicant:** Nicole Eggers  
**Owner:** Nicole Eggers

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## Property Information

**Location:** 2041 Jefferson Ave. **Parcel ID** 82 J X 027  
**District:** Edgewood-Park City H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Queen Anne, c.1905  
Two-story frame residence with a cross gable roof, an exterior of wood lap siding, and a brick foundation.

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## Description of Work

Level II Major Repair or Replacement

Removal of secondary entry on façade and replacement with a new window. The multi-pane door to be removed is located on a recessed massing below the front porch, and the door will be replaced by a fixed twelve-light wood window. The existing door trim will be retained and the applicant will construct a wood sill to match existing sills and fill in the remainder with wood lap siding with an exposure to match existing.

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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 design shall be compatible with the overall design of other windows in the building.

Entrances

4. Entrances shall not be removed when rehabilitating a building.

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## Comments

N/A

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## Staff Findings

1. 2041 Jefferson Ave is a contributing resource to the Park City National Register Historic District and the Edgewood-Park City local overlay.

2. The area to receive modifications is recessed from the primary façade, accessible from an elevated porch, and most likely not an original entry to the house. While the guidelines recommend avoiding removing entrances, the primary entry on the façade (an original or historic half-light wood door) will remain.

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3. The window to be installed is a fixed, twelve-light wood window, which is compatible with an adjacent façade window. The header height of the new window/existing door is already aligned with the existing façade windows, and the window sill will match the design of the existing. While the window to be installed is somewhat smaller in height than existing windows, the work is on a recessed plane of the façade and the difference in heights will not be significantly visible from the street.

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### **Staff Recommendation**

Staff recommends approval of Certificate 11-A-22-HZ as submitted.



# 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: Replace defunct second front entrance with a historically appropriate window.  
**See Attached for more detail.**

## 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

<b>FEE 1:</b>		<b>TOTAL:</b> 100.00
100.00		
<b>FEE 2:</b>		
<b>FEE 3:</b>		

**Project Description/Photos: 2041 Jefferson Ave  
Nicole Eggers (homeowner)**

We (the homeowners) would like to replace our second front door (a remnant from when the house was split into two units) with a historically appropriate window. The second door is of no use to us and is just wasting space, since we cannot really use the corner of the house it is in. We have picked up a historic window (see photos below) from Architectural Antics that generally matches the style of the other front windows on our home and fits the door opening. I have already restored the window and painted it to match the other windows (see photos). For the trim, we would maintain the upper part of the door trim and add a new piece at the bottom, creating a sill that matches the sill on the other front windows (see photo). We would also add a 1-inch strip of molding along the edge of the window inside the frame to match the molding on the existing window. While the door frame trim is technically  $\frac{1}{4}$  in wider than the framing on the other two front windows, it is not really noticeable to the naked eye and maintaining it would mean we would not have to disturb the existing siding. Below the window, we would side the new wall section with clapboard that matches our existing siding, either purchasing salvaged siding (from Architectural Antics if they have it or from a mill/lumber supplier). We will do the work ourselves (we are skilled).



Molding







*The refurbished window.*