

Meeting: 4/16/2026
Applicant: Thomas Turner
Owner: John Collins & Allison Greaney

Property Information

Location: 2112 Jefferson Ave. **Parcel ID:** 82 O A 017
District: Edgewood-Park City H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Craftsman with Tudor Revival, c.1910

One-and-one-half-story, wood frame residence with a front gable roof, an exterior of wood lap siding, and a brick foundation. Gable fields feature Tudor Revival-style trim. Recessed corner porch.

Staff Recommendation

Staff recommends denial of the proposed siding replacement, and approval of repair to the existing wood siding, trim, and detailing, along with in-kind replacement where necessary.

Description of Work

Level II Major Repair or Replacement

Proposed removal of existing wood siding and cornerboards, and installation of Hardie fiber cement lap siding with a 4" exposure (5.25" wide boards) and a smooth finish. Gable fields will feature smooth-finished Hardie panels with trim to reflect the existing design. Existing window and door trim, corbels, and soffits will be retained.

Comments

1. 2112 Jefferson Avenue is a contributing resource to the Park City National Register Historic District and the Edgewood-Park City local overlay. The project was postponed at the March 2026 HZC meeting to allow the applicant to provide more information.
2. The application describes the scope of work as "removal of existing siding and installing James Hardie Fiber Cement 5.25-inch smooth lap siding as well as James Hardie Smooth panels with smooth trim to match the two gable aesthetics." This also includes the cornerboards. The window trim, door trim, and decorative corbels/rafter tails will not be removed. The revised rendering depicts the gable field replicating the existing detail and clarifies the detail elements to be retained.
3. The house features the original wood lap siding, wood window trim, soffits, and exposed decorative rafter tails. The gable fields feature beadboard wood panels with wood Tudor Revival-style detailing. The wood lap siding is a rabbited double teardrop siding with an exposure smaller than 4", and the enclosed porch on the rear corner features siding with an exposure of 4-5". The siding and trim elements are character-defining features of the house.

Lumber suppliers do not typically manufacture the unique siding, so it would have to be custom-made.

4. Guidelines recommend that fiber cement board only be used as a replacement for wood when the wood has deteriorated beyond repair. The applicant has submitted additional photos showing deterioration and a new home inspection, which recommends replacement instead of patchwork repair. Photos show wood rot and deterioration on the dormers, where siding boards or cornerboards intersect with roofing materials, and on the ends of cornerboards. The siding does not appear to have “deteriorated beyond repair.”

5. Guidelines recommend that smooth-finished fiber cement only be used as a replacement for wood siding when the wood has deteriorated beyond repair, and any replacement siding maintain the profile, exposure, and level of detail of the original. The application clarifies that the proposed replacement siding features a 4” exposure.

Applicable Design Guidelines

Edgewood-Park City Design Guidelines, adopted by the Knoxville City Council on May 27, 2025.

1. Repair deteriorated wood elements as character-defining features.

a. Repair deteriorated wood surfaces by patching, consolidating, splicing, or otherwise reinforcing deteriorated sections.

b. Match repairs to original materials in appearance, profile, texture, and finish.

c. When repairing deteriorated components, retain unique details such as beaded edges, bevels, or fish scale patterns.

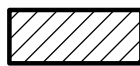
2. Maintain compatibility when replacing wood features that are deteriorated beyond repair.

a. Repair or replace, only as needed, materials and features with components that match the original in material, dimension, detail, profile, and texture.

b. Smooth-finished fiber cement board may be utilized as a replacement for wood siding only when it has deteriorated beyond repair and for any other type of siding, as long as the profile and exposure (visible width) is historically appropriate.



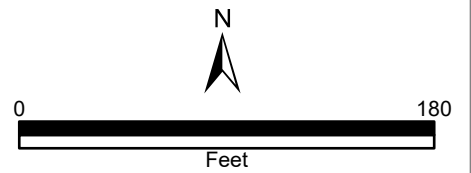
3-C-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



2112 Jefferson Ave. 37917
 Edgewood-Park City H

Original Print Date: 2/27/2026
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Thomas Turner





Re: HZC follow up - 2112 Jefferson Ave

From Thomas Turner <thomas@smithroofingservice.com>

Date Fri 4/3/2026 10:18 AM

To johnstevencollins89@gmail.com <johnstevencollins89@gmail.com>; Lindsay Lanois <lindsay.lanois@knoxplanning.org>; algreaney1@gmail.com <algreaney1@gmail.com>

2 attachments (21 MB)

design.pdf; 2112_Jefferson_Ave__KEHI_Inspection.pdf;

Good morning Lindsay,

Thank you again to you and the board for postponing the decision on 2112 Jefferson Avenue for my clients, John Collins and Allison Greaney. I've included both John and Allison on this email for their reference.

As far as next steps, below you'll see a rendering of the proposed plan to maintain the home's historic aesthetic. There are some limitations with the 3D modeling system, so the siding shown reflects a 7-inch lap, but this will closely represent the final look using James Hardie siding.

Each trim detail in the gable was individually designed within the software to match the existing character of the home. That approach reflects both our intent and the scope that was estimated for this project. The existing window trim will remain in place and will not be removed, replaced, or covered. Additionally, the corbels, the frieze board they are attached to, and the soffit and fascia will all remain as they currently exist.

We also reached out to multiple suppliers to explore replicating the existing siding profile. At this time, without removing sections of siding and exposing the home to further damage, the homeowners were not comfortable proceeding with that step prior to a decision due to the uncertainty. Based on current availability, three local East Tennessee suppliers, Tindell's Building Materials, East Tennessee Building Supply, and Witt Lumber, were not able to provide confirmation or pricing to reproduce the siding as it exists today.

Attached is the inspection report outlining the findings from the home inspector. At this stage, aside from removing the existing siding, we have exhausted all reasonable avenues to provide additional documentation or support for our case.

Please keep us updated on how the board would like to proceed. We appreciate your time and consideration.

Hope you all have a great Easter, and we'll see you the morning of the 16th.



Uploaded By: Thomas Turner

Photo Description: This rendering shows the intended design using James Hardie materials. The walls beneath the gables will be finished with 5 1/4-inch lap siding with a 4-inch reveal. The gables will feature smooth Hardie panels with trim to replicate the home's existing Tudor-style aesthetic in a similar color. The model currently displays a 7-inch lap profile due to software limitations, but the specified and estimated product is 5 1/4-inch lap siding. All materials will be smooth-texture James Hardie fiber cement with no wood grain pattern.



KEHI
865-466-0044
info@KnoxEHI.com
<http://www.KnoxEHI.com>



KEHI INSPECTION

2112 Jefferson Ave
Knoxville, TN 37917

Thomas Turner
03/24/2026



Inspector
Bert Hull
Bert Hull

Certified Master Inspector, TN # 1162
865-466-0044
info@knoxehi.com

TABLE OF CONTENTS

1: Inspection / Property Details	4
2: Misc. Concerns / Comments	5
3: Exterior	6
4: Roof	9
Standards of Practice	10



RECOMMENDATION

SUMMARY

- ⊖ 3.1.1 Exterior - Exterior Walls / Trim: Siding on exterior walls - Deteriorated Wood
- ⊖ 3.1.2 Exterior - Exterior Walls / Trim: Siding on Gable Ends - Deteriorated Wood
- ⊖ 4.6.1 Roof - Maintenance / Other: Clearance- Siding / Trim

1: INSPECTION / PROPERTY DETAILS

Information

General: In Attendance

Contractor

General: Building Type

Single Family

General: Occupancy

Occupied, Furnished

General: Utilities

All Utilities On

General: Weather Conditions

Dry, Sunny



2: MISC. CONCERNS / COMMENTS

Information

Misc. Concerns / Comments: Lead / Asbestos Warning

Note: Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

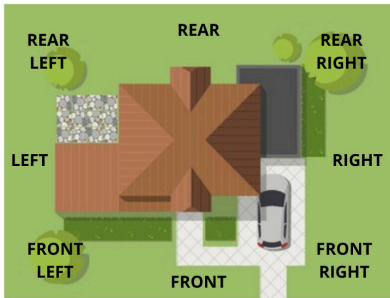
3: EXTERIOR

Information

Exterior Walls / Trim:
Construction Material
Wood Frame

Exterior Walls / Trim: Wall
Covering Material
Wood

Exterior Walls / Trim: Exterior Views



Findings

3.1.1 Exterior Walls / Trim

SIDING ON EXTERIOR WALLS - DETERIORATED WOOD



Recommendation

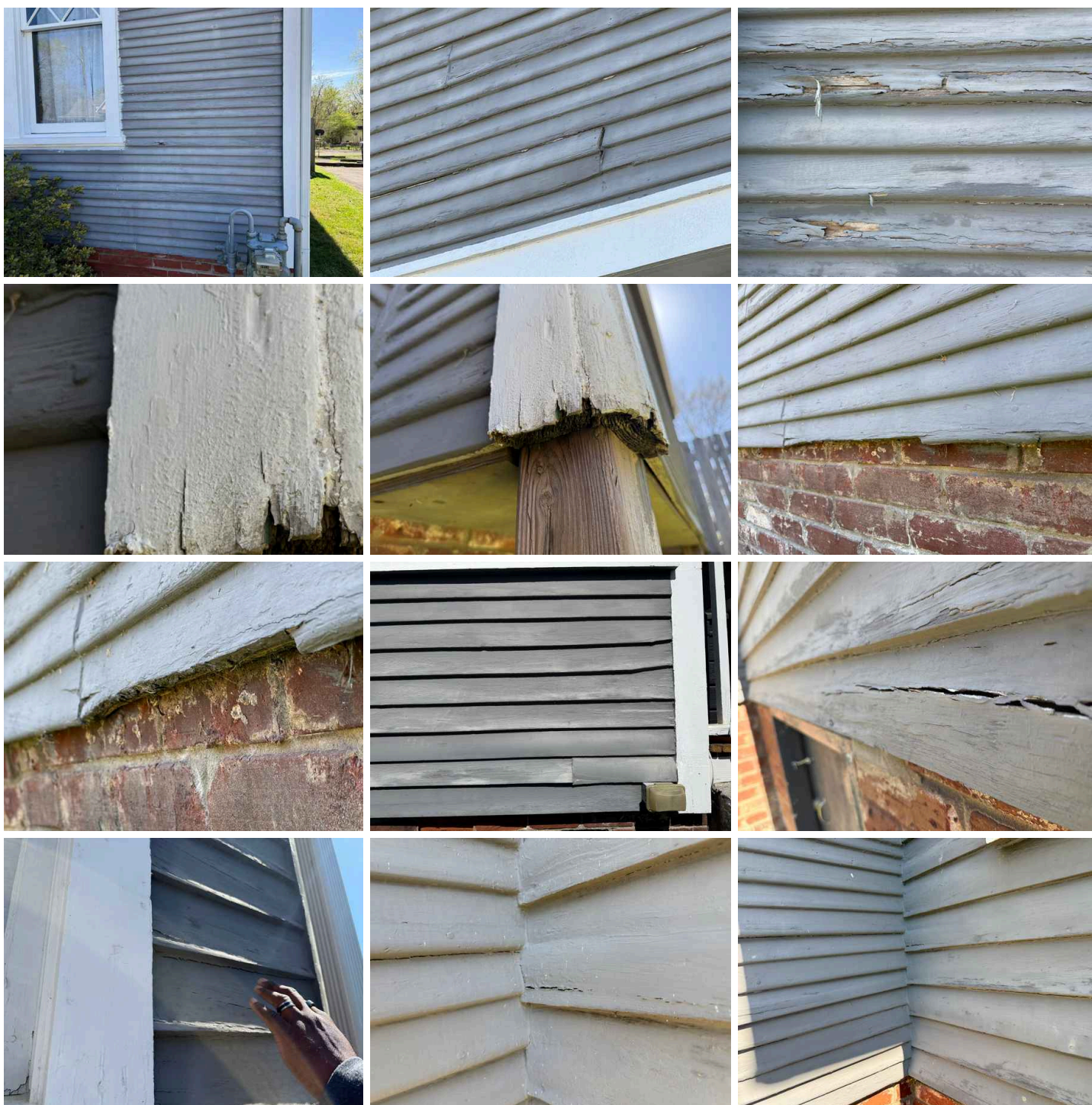
The original wood siding on this over 100-year-old home shows widespread damage and deterioration. Defects observed include extensive rotten wood, chipped and cracked boards, patched areas that don't match the siding of the rest of the home, and numerous areas of swollen siding caused by moisture intrusion.

Due to the age and condition of the existing siding, patching or spot repairs are not recommended. Any patch material will not visually match the historic wood siding, resulting in a mismatched appearance that detracts from the home's historic character.

Recommendation:

Complete replacement of the wood siding is advised. Replacing the siding will restore the home's original appearance, correct the current moisture-related damage, and help preserve both the structural integrity and historic aesthetics of this significant property for future generations.

A qualified contractor experienced in historic home restoration should perform the work to ensure proper detailing and material selection that matches the original in profile, texture, and finish.





3.1.2 Exterior Walls / Trim

 Recommendation

SIDING ON GABLE ENDS - DETERIORATED WOOD

The original wood siding on this over 100-year-old home's gable ends shows widespread damage and deterioration. Defects observed include extensive deterioration, and numerous areas of swollen siding at the edges caused by moisture intrusion.

Due to the age and condition of the existing siding, patching or spot repairs are not recommended. Any patch material will not visually match the historic wood siding, resulting in a mismatched appearance that detracts from the home's historic character.

Complete replacement of the wood siding is advised.



4: ROOF

Findings

4.6.1 Maintenance / Other



Recommendation

CLEARANCE- SIDING / TRIM

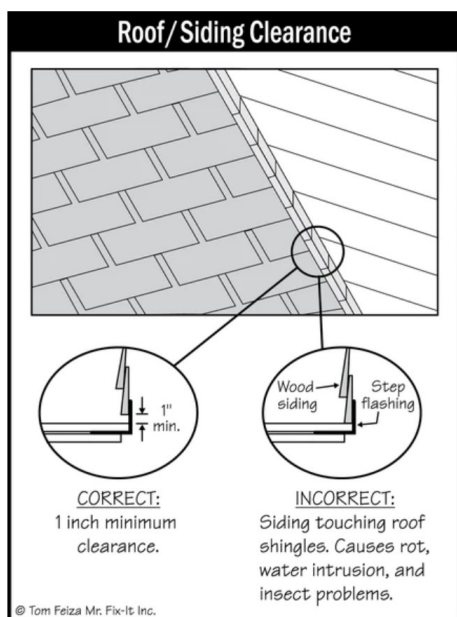
ROOF DORMERS

Siding / Trim was within an inch of the roof surface. **Actually, it was touching.** Damage to the siding can occur by water wicking. Damage appears to affect up to 5" from the shingles, so simply cutting a gap will not work because too much material has to be removed.

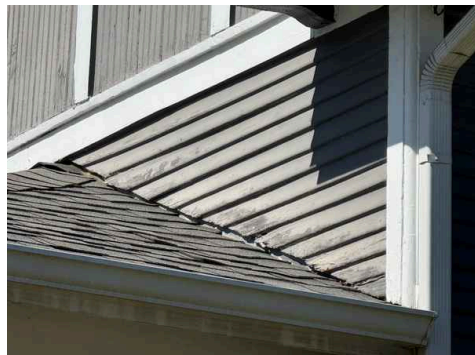
Complete replacement of the wood siding on the dormers over the roof is advised. Replacing the siding will restore the home's original appearance, correct the current moisture-related damage, and help preserve both the structural integrity and historic aesthetics of this significant property for future generations.

A qualified contractor experienced in historic home restoration should perform the work to ensure proper detailing and material selection that matches the original in profile, texture, and finish.

Learn more at this link: [roof and siding clearance](#)



Correct clearance to roof





Photos provided by applicant



Photos provided by applicant



Photos provided by applicant



Photos provided by applicant



Photos provided by applicant



Photos provided by applicant