



Staff Report

Knoxville Historic Zoning Commission

File Number: 3-C-26-HZ

Meeting: 3/19/2026
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 trim, and installation of Hardie fiber cement lap siding with a 5.25" exposure and a smooth finish. Gable fields will feature smooth-finished Hardie panels with trim to reflect the existing. Window trim will be 4" flat Hardie trim.

Comments

1. 2112 Jefferson Avenue is a contributing resource to the Park City National Register Historic District and the Edgewood-Park City local overlay.
2. The application form 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 cornderboards and window trim. The door trim and decorative corbels/rafter tails will not be removed.
3. The house features the original wood lap siding, wood window trim, soffits, and exposed decorative rafter tails. The gable fields feature flush wood panels with wood Tudor Revival-style detailing. The wood lap siding appears to feature an exposure smaller than 4" on the majority of the house; 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.
4. Guidelines recommend that fiber cement board only be used as a replacement for wood when the wood has

deteriorated beyond repair. Overall, photos submitted show the siding as relatively intact. Photos primarily show wood rot and deterioration on the dormers, where siding boards or cornerboards intersect with roofing materials. The siding on the exterior walls appears intact. 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 proposed replacement siding features a 5” exposure, which most likely be wider than the original. The existing window trim is proposed to be replaced with 4” Hardie trim boards, which would lack the projecting window headers and sills.

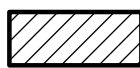
Applicable Design Guidelines

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.



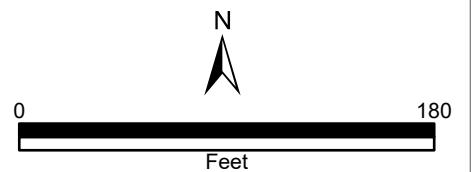
3-C-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



2112 Jefferson Ave. 37917
Edgewood-Park City H

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

Petitioner: Thomas Turner





Photos provided by applicant



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