Staff Report

Knoxville Historic Zoning Commission

File Number: 9-C-26-HZ

Meeting: 9/17/2026

Applicant: Justin Eremita

Owner: Gerald and Denise Rivers

Property Information

Location: 210 Leonard Plae **Parcel ID:** 81 L H 010

District: Old North Knoxville H

Zoning: RN-2 (Single-Family Residential Neighborhood)

Description: Queen Anne, c.1905

Two-story frame residence with a cross-gable roof clad in asphalt shingles, an exterior of wood lap siding, and a brick foundation. Vertical wood siding in the gable fields, with a decorative bracketed cornice. Turret-shaped massing with a pyramidal roof on the right side of façade. Wrap-around hipped-roof porch.

Staff Recommendation

Staff recommends denial of the proposed chimney demolition, and approval of repair and reconstruction of the rear chimney. Staff recommends approval of repair to the front chimney.

Description of Work

Level II Major Repair or Replacement

Removal of brick masonry chimney on rear (southeast) roofline. Reconstruction of frontmost brick chimney from roofline, using existing bricks.

Comments

1. 210 Leonard Place is a contributing resource to the Old North Knoxville local historic overlay. The house retains a significant amount of original features.

2. The proposed chimney work is part of a broader scope of exterior rehabilitation which was approved administratively in July 2026, including replacement of the asphalt shingle roof cladding, repair and in-kind replacement of wood lap siding, and repair to tongue-and-groove porch flooring.

3. Guidelines recommend that masonry features such as chimneys are preserved and repaired as necessary. In ONK, removal of secondary, non-character-defining chimneys has been approved on a case-by-case basis, based on visibility from the street, location on the roofline, condition, and overall design.

4. The brick chimney proposed for removal is comparable in design but slightly smaller in size than the front chimney. The front chimney will be reconstructed in-kind, using the existing bricks and compatible mortar.

5. The applicant has described the rear chimney as “blocked off and not functional” and the removal is requested “to avoid any future maintenance or hazards.”

6. The chimney to be demolished is visible from Leonard Place. Based on the provided aerial photos, the chimney appears repairable via repointing. Additional information on the chimney’s condition could better depict the deterioration.

Applicable Design Guidelines

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

Roofs

3. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding, bargeboards, and other unique roof features). Use some of these details in designing new buildings.

Masonry

4. Identify and preserve masonry features that define the historic character of the building, including walls, railings, foundations, chimneys, columns and piers, cornice and door and window pediments.
5. Replace an entire masonry feature that is too deteriorated to repair.

HISTORIC ZONING COMMISSION

9-C-26-HZ

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

210 Leonard Plae 37917

Old North Knoxville H

Original Print Date: 8/26/2026

Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Justin Eremita

N

0 180

Feet

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: Removal of rear chimney (taken down to below roof line) followed by roof patch; Deconstruct front chimney and rebuild using original brick and dimensions.

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

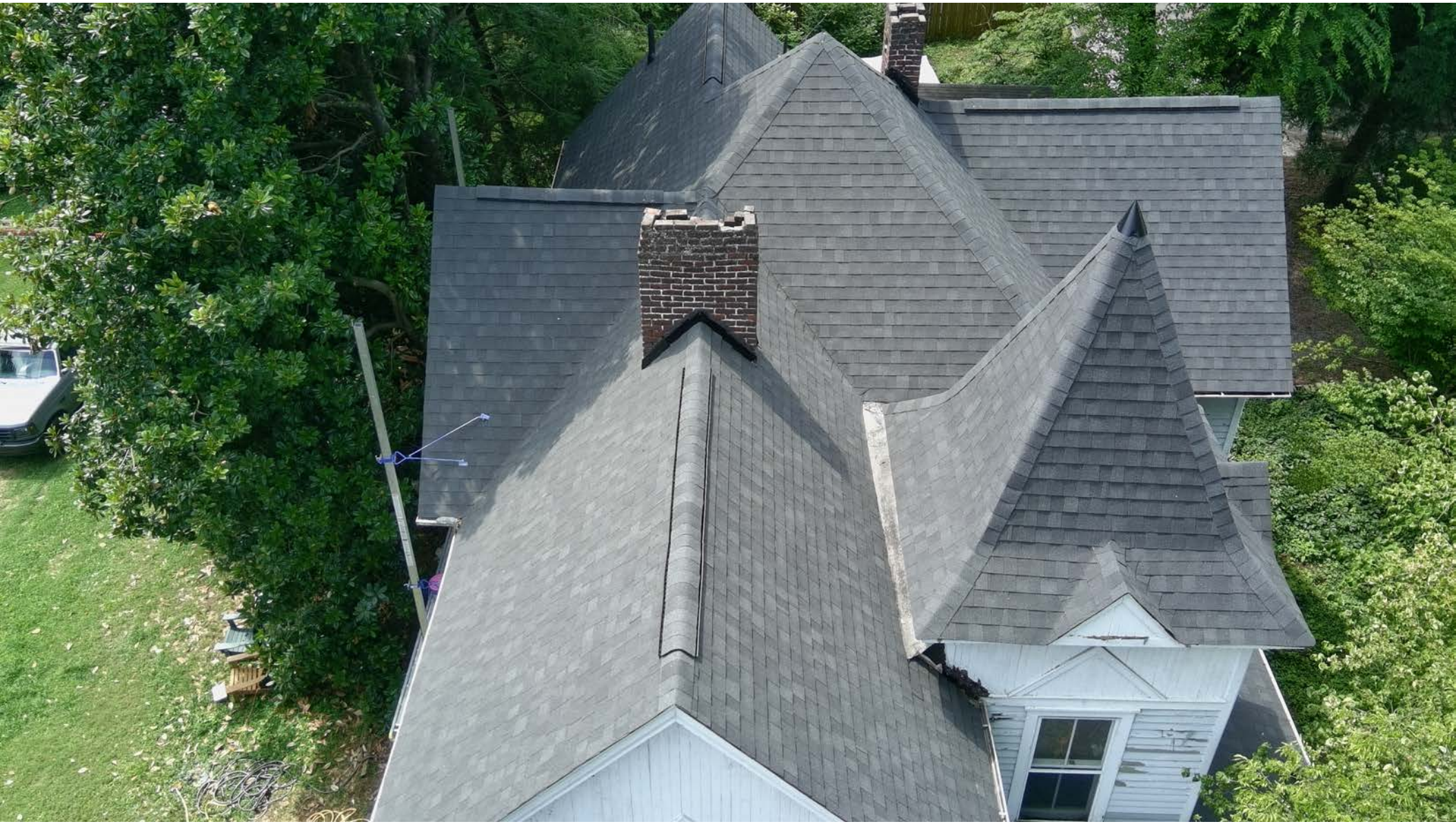
☐ Downtown Design Checklist

☐ 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:	TOTAL:
FEE 2:	
FEE 3: