

Meeting: 12/18/2025
Applicant: Allie Chamberlain, Arena Construction LLC
Owner: Benji Pollan

Property Information

Location: 209 Deaderick Ave. **Parcel ID** 94 K D 024
District: Mechanicsville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Italianate, c.1880

Two story frame with weatherboard wall covering. Hip and gable roof with projecting two story hexagonal hipped roof bay, and asphalt shingle roof covering. Projecting octagonal one story full front porch with bracketed cornice, and chamfered wood columns with sawn wood brackets. Double hung two over two windows with applied lintels on second story windows, and full arched windows with applied keystones surrounding central entry. Two additional side entries with French doors on front porch. Concrete block foundation. Irregular plan.

Staff Recommendation

Staff recommends approval of Certificate 12-E-25-HZ, subject to the following conditions: 1) replacement door and siding selections to be submitted to staff for approval; 2) final replacement windows to replicate original 2/2 pane division and be true divided lights, with 1/1 double-hung windows to be allowed on rear elevation where non-historic windows have been installed.

Description of Work

Level II Major Repair or Replacement

Siding and trim: Replacement in-kind of wood lap siding on all elevations. Replacement in-kind of exterior wood window trim. Removal of non-historic ceiling on rear porch and removal of non-historic wood posts, with new materials within design guidelines. Repair to existing wood porch elements.

Doors: repair to existing wood multi-light doors on right side of façade. Removal and replacement of non-historic front door. Removal of non-historic door on second-story of rear elevation, removal of metal exterior stairs.

Windows: removal of all windows, which include 1/1 double-hung wood windows, 2/2 double-hung wood windows, 3/1 double-hung wood windows, and some non-historic vinyl replacement windows. Removal of non-historic rectangular storm windows on façade. Proposed installation of one-over-one, double-hung wood windows in existing openings. Overall window size and location will remain the same.

Comments

1. 209 Deaderick Ave is a contributing resource to the Mechanicsville National Register Historic District and local

overlay.

2. Repair and replacement to wood lap siding, including exterior window trim, is appropriate within the guidelines. The application proposes to retain exterior window trim details as needed; all wood trim details should be repaired or reconstructed in kind.
3. Removal of the non-historic second-story entry door and stair is appropriate.
4. The front door is an interior hollow core replacement door; removal is appropriate. The applicant intends to salvage a historically appropriate solid wood replacement door. The final door selections, both the front door and the rear elevation door, should be sent to staff for approval.
5. The application proposes to replace all windows, including the original 2/2 double-hung wood windows, 3/1 double-hung wood windows, 1/1 double-hung wood windows, and the non-historic vinyl window replacements. The application proposes Jeld-Wen 1/1, double-hung wood windows for all openings. The guidelines note that replacement windows must be the same overall size, with the same pane division, and shall be true divided lights. Based on the guidelines, replicating the original 2/2 pane division is preferable. Where replacement windows have been installed on secondary elevations, 1/1 double-hung windows may be appropriate.

Applicable Design Guidelines

Mechanicsville Design Guidelines, adopted by the Knoxville City Council on September 20, 2011.

Windows

1. Original windows must be reused if possible. It is much less expensive and much better historically to retain the original windows. It is inappropriate to replace them with new windows that differ in size, material, or pane division.
2. If replacement windows are necessary, they must be the same overall size as the originals with the same pane division and the same muntin depth, width, and profile. They must be the same materials as the original windows, which are generally wood.
3. True divided lights shall be used in replacement window sashes with more than one pane. True divided lights consist of glass panes, whether single glass or double insulated glass that are completely separate units, separated by the window muntins. Double-insulated glass that uses interior and exterior grids to suggest pane divisions is not a true divided light window, although some manufacturers refer to them by a proprietary description of "tru (sic) divided light." If true divided lights are not available, non-divided lights (one over one sashes) may be substituted if windows must be replaced and no alternative exists.

Entrances

3. It may be appropriate to design or construct a new entrance if the historic one is completely missing. Any restoration shall be based on historical, pictorial, or physical documentation, if available. It must be compatible with the historic character of the building or with adjacent buildings.
4. A new entrance or porch must be compatible in size, scale, or material.
5. Service entrances may not be altered or made to appear to be formal entrances by adding paneled doors, fanlights, transoms, or sidelights.
6. Secondary entrances must be compatible with the original in size, scale, and materials, but clearly secondary in importance.

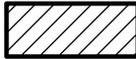
Wood Wall Coverings

1. Synthetic siding is inappropriate and is not allowed either as replacement siding on existing buildings or new siding in new construction.
2. Do not use destructive paint removal methods, such as propane or butane torches, sandblasting, or water blasting, that can damage historic wood. Blasting with any material - sand, water, glass beads, walnut shells, etc. - is an abrasive technique, and therefore should not be used.

3. Replacement siding must duplicate the original. Replacing trim and patterned shingles must also duplicate the original material.
5. Wooden features shall be repaired by patching, piecing-in, or otherwise reinforcing the wood. Repair may also include limited replacement with matching or compatible substitute materials, when elements remain and can be copied or when materials are no longer commercially available.
6. Wood features that are important in defining the overall historic character of the building shall not be removed.
7. Replace only deteriorated wood. Reconstructing in order to achieve a uniform or "improved," "new" appearance is inappropriate because of the loss of good historic materials.
8. An entire wooden feature that is too deteriorated to repair or is completely missing must be replaced in kind. If features are replaced, the materials they are made from must be compatible with the original in size, scale, and material. Replacement parts should be based on historical, pictorial, and physical documentation.



12-E-25-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS


209 Deaderick Ave. 37921
 Mechanicsville H

Original Print Date: 12/5/2025
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Allie Chamberlain, Arena Construction LLC



 Feet

(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either bring the completed form and bring it to the Knoxville Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form



DESIGN REVIEW REQUEST

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

Allie Chamberlain

Applicant

12/1/2025

12/18/2025

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

Allie Chamberlain

Arena Construction, LLC

Name

Company

1501 Grainger Ave

Knoxville

TN

37917

Address

City

State

Zip

865-910-1593

allie@arenaconstructionknox.com

Phone

Email

CURRENT PROPERTY INFO

Benji Pollan

2488 ALLELON BEND LANE GERMANTOWN, 9013015892

Owner Name (if different from applicant)

Owner Address

Owner Phone

209 Deaderick Ave Knoxville, TN 37921

094KD024

Property Address

Parcel ID

Mechanicsville

Historic Zoning (H) - RN-2

Neighborhood

Zoning

AUTHORIZATION

Staff Signature

Please Print

Date

Applicant Signature

Please Print

Date

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 rotten wood siding in kind, replace deteriorated original wood windowsill w/ new wood front door in accordance with design guidelines. All exterior elements beyond repair to be repaired in kind and follow design guidelines. Front porch floor and columns to remain.

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:

FEE 2:

FEE 3:

TOTAL:



ARENA

CONSTRUCTION

209 DEADERICK AVE - WINDOWS



newer replacement window
west facing facade - termite
damage



original wood window
east facing facade - termite and
water damage



original wood window
north facing facade - frame col-
lapsed and damaged from load



replacement vinyl widow
north facing facade - kitchen
replace with wood



original wood window with arch
south facing facade - remove rec-
tilinear storm window, replace to
match mirroring window



original wood window without arch
south facing facade - remove rec-
tilinear storm window, replace to
match mirroring window



original wood windows
west facing facade - replace in
kind, same size



original wood windows
west facing facade - replace in
kind, same size



original wood window with arch
north facing facade - remove storm
window, replace in kind, same size



original wood window with arch
north facing facade - remove storm
window, replace in kind, same size



replacement wood windows
west facing facade - replace in
kind, same size



replacement wood window
west facing facade - replace in
kind, same size



ARENA CONSTRUCTION

209 DEADERICK AVE - EXTERIOR DOORS + SIDING



REPLACE SIDING + TRIM
in kind - wood lap siding, match
all trim



REPLACE SIDING + TRIM
in kind - wood lap siding, match
all trim (this was added)



REPLACE SIDING + TRIM
in kind - wood lap siding, match
all trim



REPLACE SIDING + TRIM
in kind - wood lap siding, match
all trim



interior door added as upstairs
egress - request to remove and fill -
not original to the house



remove exterior door upstairs and
remove stair - not original to the
house



install new exterior solid wood door
- within design guidelines.



retain, and restore double doors on
front exterior



replace front door (currently an in-
terior hollow core door) with solid
wood front door compliant with de-
sign guidelines



replace front door (currently an in-
terior hollow core door) with solid
wood front door compliant with de-
sign guidelines



replace porch ceiling within design
guidelines, replace columns with
wood columns.