

**Meeting:** 1/16/2025  
**Applicant:** Elizabeth Gunn and Bryan Hill  
**Owner:** Elizabeth Gunn and Bryan Hill

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## Property Information

**Location:** 243 Deaderick Ave. **Parcel ID** 94 F K 025  
**District:** Mechanicsville H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Queen Anne, Eastlake, and Tudor, c. 1888

Designed by Bauman and Bauman. Two and one-half story frame with weatherboard wall covering. Hip roof with lower cross gables and slate roof covering. Imbricated shingles in gable and applied stylistic half timbering with central carved panel in porch gable. Double hung two over two and small paned stained glass and Queen Anne windows. Two story front porch with turned wood columns and balustrade on both levels, supported on brick piers with inset lattice panels. Two interior off set brick chimneys . Brick foundation. Irregular plan.

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## Description of Work

Level II Major Repair or Replacement

Proposed removal of the original northwest brick chimney due to deterioration that poses a safety hazard. In-kind asphalt shingles will be installed within the resulting roof opening.

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## Applicable Design Guidelines

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

### 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

3. 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.

4. Replace an entire masonry feature that is too deteriorated to repair. Use the remaining physical evidence to guide the new work and match new to old. Examples can include large sections of a wall, a cornice, balustrade, columns, stairways, or chimneys.

6. Match replacement mortar to the original mortar in color, composition, profile, and depth. If necessary, analyze the original mortar to determine the proportions of lime, sand, and cement. A “scrub” technique shall not be used to repoint. The width or joint profile shall not be changed unless the change will return the joint to its original appearance. Sound mortar should not be removed.

7. Never repair with mortar of high Portland cement content, unless that is the content of the original mortar.

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## Comments

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### Staff Findings

1. 243 Deaderick Avenue is a contributing resource to the Mechanicsville National Register District and the local overlay.
2. The scope of work includes the removal of the original northwest chimney and the installation of new architectural roof shingles in its place. The guidelines prohibit the removal of original chimneys, and there are no cases in Mechanicsville that set a precedent allowing for the removal of original or non-original chimneys. In two of the three cases involving chimney removal in Mechanicsville, the scope was denied outright (12-M-12-HZ). This includes a case (8-G-11-HZ) where replacing the chimneys was cost prohibitive, and the staff report indicates the alternative is “simply leaving them in their present condition until they collapse.” The third case (6-E-14-HZ) was an after-the-fact review where the chimney stack heights had been reduced, and the applicant was allowed to remove all three chimneys, reconstructing two and fully removing the rear cooking chimney.
3. The applicants propose to remove the original northeast chimney as it is a safety hazard and replacement is cost prohibitive, per the application. Economic hardship is not typically in the purview of the HZC, except related to replacing a slate roof, and the HZC approved replacing an original slate roof with dimensional asphalt shingles on this house in November 2024.

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### Staff Recommendation

Staff recommends denial of the removal of the northwest chimney, and recommends repair and/or reconstruction of the chimney, with details to be approved by staff.



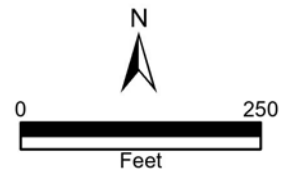
**1-B-25-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**243 Deaderick Ave. 37921**  
**Mechanicsville H**

Original Print Date: 1/3/2025  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Elizabeth Gunn and Bryan Hill





# DESIGN REVIEW REQUEST

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

Elizabeth Gunn and Bryan Hill

Applicant

12/30/2024

1/16/2025

1-B-25-HZ

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

Elizabeth Gunn

Name

Company

243 Deaderick Avenue

TN

37921

Address

City

State

Zip

(325) 864-6646

elizabeth.v.gunn@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Elizabeth Gunn and Bryan Hill

243 Deaderick Ave, Knoxville TN 37921

(325) 864 6646

Owner Name (if different from applicant)

Owner Address

Owner Phone

243 Deaderick Ave, Knoxville TN 37921

Property Address

Parcel ID

Old Mechanicsville

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*

Staff Signature

Please Print

Date

Hill, Bryan

Digitally signed by Hill, Bryan  
Date: 2024.12.29 21:41:36 -05'00'

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: The existing Northwest chimney has substantial mortar deterioration and poses a safety hazard.

Work is to remove chimney to roof line and replace with shingle consistent with entire roof. See details and photos attached.

## 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:**

**\$100.00**

**Pd 12/30/2024, SG**

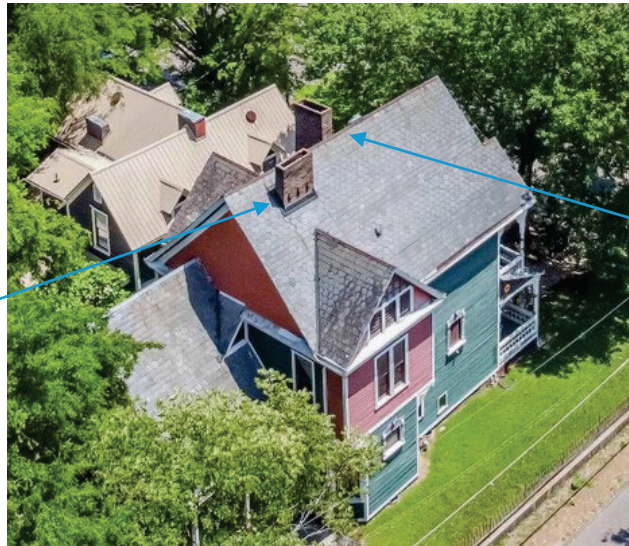
# Chimney Removal

Design Review Request

Gunn-Hill House at 243 Deaderick Ave.

Application Date: 12/30/2024

Northwest  
Chimney



Southeast  
Chimney

Northwest chimney has been determined by our contractor to be unsafe and beyond repair. We are requesting approval to remove the chimney to the roofline and have the new shingle continue in its place. Contractor provided a quote to rebuild the chimney to a safe standard and the quoted fee is cost prohibitive. Photos of the deteriorated chimney are below.

The southeast chimney was found to be in good structural condition, will remain in place, and has been covered to reduce future deterioration.







Quote provided to illustrate  
cost of reconstruction/repair

Not a scope of work proposed  
by the applicant



1131 Atlantic Avenue, Knoxville, TN 37917  
865-287-6060 [www.pinpointroofing.com](http://www.pinpointroofing.com) TN Lic# 75537

## CONTRACT

**To: Elizabeth Gunn**  
**243 Deadrick Ave**  
**Knoxville, TN 37921**  
**(325) 864-6646**  
**[elizabeth.v.gunn@gmail.com](mailto:elizabeth.v.gunn@gmail.com)**

**This contract prepared by:**  
**Michael Satterfield for Pinpoint Roofing LLC**  
**(865) 308-0176**  
**[michael@pinpointroofing.com](mailto:michael@pinpointroofing.com)**

**Pinpoint Roofing LLC agrees to provide all materials, labor, and insurances necessary to complete the following work:**

**Rebuild SW Chimney:**

- — Remove existing chimney down to roof deck.
  - — Rebuild chimney adhering to existing architectural details. — \$7,885.00
- \*\*\*This will NOT be a functioning chimney. There no work to be done to the chimney below the roof level or to the flues.\*\*\***

**Chimney Chase Cover:**

- — Fabricate and install 24ga Kynar coated chase cover. — — — — \$3,380.00

**This work shall be completed for the sum of: \$11,265.00**  
**ELEVEN THOUSAND TWO HUNDRED SIXTY-FIVE DOLLARS**

**PAYMENT IS TO BE MADE UPON COMPLETION.**

**\*\*\*THIS QUOTE IS GOOD FOR 90 DAYS AFTER WHICH NEW PRICING MAY BE NEEDED.\*\*\***

**Quote Date: 12/23/24**

**\*\*\*\*Note: Do not sign this contract if it contains blank spaces.\*\*\*\***

**\*\*\*\*By Tennessee law, you have the right to cancel this contract within three days of signing this contract.\*\*\*\***

**By signing below, owner states to fully understand the terms of this contract and hereby authorizes the work.**

\_\_\_\_\_  
**Owner/Agent**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Pinpoint Roofing LLC**

\_\_\_\_\_  
**Date**

**Date of Completion:**\_\_\_\_\_