



**KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 726 Deery St 37917
DISTRICT: Fourth and Gill H-1

FILE NO.: 11-J-13-HZ

MEETING DATE: 11/21/2013

APPLICANT: Josh Wright: (Architect)

LEVEL OF WORK: Level II. Major repair or replacement of materials or architectural elements.

PROPERTY DESCRIPTION: Folk Victorian with Gothic Revival Influence (c. 1890)

One-story frame with weatherboard wall covering. Front-gable roof with asphalt shingle roof covering, sawn wood bargeboard and corner brackets, sawn wood attic vent. Two-over-two double-hung windows. One-story full shed roofed porch with replacement details. Interior central stuccoed chimney. Stuccoed foundation. Rectangular shotgun plan. Gothic arched pediment at front window. (C)

► **DESCRIPTION OF WORK:**

Replace one original window on the 1st-level front of the house and two originals on the north side to match the existing 2/2 double-hung configuration, but with wooden simulated divided light windows.

► **APPLICABLE DESIGN GUIDELINES:**

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.

WINDOWS

Windows are often a prime target of rehabilitation projects. In order to judge the necessity of replacing windows, a careful survey should be made of the windows and their condition. This survey should include a consideration of their value in the overall architectural design of the building.

2. Original windows should be reused. It will be much less expensive and much better historically to retain the original windows.

3. Storm windows are often considered when a homeowner wants to increase the heating and cooling efficiency of a building. Interior storm windows that cannot be seen from the street might be a better alternative. If exterior storm windows are used, the windows can be wood, or color clad metal to match the building's trim. Exterior storm windows and security windows should not be used if they damage or obscure the original windows and frames.

4. If replacement windows are necessary, they should be the same overall size as the originals, with the same pane division, and the same muntin style and exterior depth, width and profile. False muntins or grids should not be used.

COMMENTS:

At the writing of this report, staff has not yet received information on window repair estimates that the applicant has requested from contractors.

STAFF FINDINGS:

1. The three windows proposed to be replaced are the original 2/2 double-hung windows.



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2. The two windows on the north side of the house exhibit multiple layers of paint and caulking. There are some small gaps between the sashes and frames that may cause some degree of difficulty in operation.
 3. The windows do not exhibit signs of rot that are readily visible.
 4. The window in the front gable of the house is a replacement window.
 5. Staff finds the following facts from The "Windows" issue of the National Alliance for Preservation Commissions' Alliance Review, Jan-Feb. 2012:

The best insulation on a small scale is dead air space. The extra dead air space created with a sealed storm window (typically about two inches, opposed to approximately 1/16 to 1/32 of an inch in insulating glass) means more insulation and increased energy efficiency.

Air infiltration is the principal cause of energy loss in a window; therefore, existing windows can be repaired to eliminate gaps in order to reduce air infiltration. Window retrofits can achieve comparable energy savings at a much lower cost.

In addition to weatherstripping and storm windows, caulking around the window trim will help reduce drafts. The installation of a double-glazed replacement window alone will not solve problems of air leakage in old wood-framed buildings. Moreover, most of the heat loss in a house occurs in areas other than windows; insulation in attics and between floors and weather stripping around doors can reduce energy loss.

In most cases, however, a well-maintained or fully restored, tight-fitting, properly functioning, weatherstripped wood window coupled with a high-quality storm window will have virtually the same insulating properties as a double-glazed replacement window.

► **STAFF RECOMMENDATION:**

Staff recommends utilizing storm windows over [properly repaired windows in order to gain more energy savings.

**Knoxville/Knox County Metropolitan Planning Commission
Knoxville/Knox County Historic Zoning Commission**

Certificate (File) No.:

Date Filed:

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

I (we) make application for a Certificate of Appropriateness for the plans and proposals described for the following property.

1. NAME OF APPLICANT: Joshua Wright

Address: 111 North Central Street, Suite 100

Knoxville, TN 37919

Telephone: 901.786.8946

Fax:

Relationship to Owner: Architect

2. NAME OF OWNER: Lacy Mellon

Address: 726 Deery Street

Knoxville, TN 37917

Telephone: 865-694-5904

Fax:

3. LOCATION OF PROPERTY (Address, Lot, and Parcel No.):

Address: 726 Deery Street

Knoxville, TN 37917

Tax ID:

4. TYPE OF WORK:

Level: 1

**5. DESCRIPTION OF
WORK:**

(See Part 2 of this application for additional information to be submitted with the application. A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

Replace windows. 1 window on the front of the house and 2 on the north side of the house will be replaced. The new windows' frames and muntins will match the existing double hung windows. The new windows will be of all wood construction.

6. SIGNATURE OF APPLICANT: _____



Date: _____

11/04/2013

Return application to:

Knoxville/Knox County Historic Zoning Commission,
Suite 403, City/County Building, 400 Main Street,
Knoxville, Tennessee 37902.

FOR STAFF USE ONLY

Date Received _____ Approved _____ Disapproved _____
Approved As Modified _____ Date Acted On _____



726 Deery Street

4th and Gill H-1

HZC Agenda item

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - www.kgis.org

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REPLACE THESE WINDOWS

THESE ORIGINAL WINDOW SASHES HAVE DETERIORATED AND HAVE BEEN SEALED TO THE FRAME WITH CAULK AND PAINT. NEW, WOOD-SIMULATED DIVIDED LITE WITH SPACEBAR, WINDOWS WITH MATCHING SASH AND MUNTINS WILL REPLACE THE EXISTING TO ENSURE INTEGRITY OF THE BUILDING'S ENVELOPE AND TO INCREASE ENERGY EFFICIENCY.



726 Deery Street
Knoxville, TN 37917

A1
WINDOW REPLACEMENT

ARCHITECTS WRIGHT
www.architectswright.com

111 N. CENTRAL STREET, SUITE 100
KNOXVILLE, TN 37917



REPLACE THESE
WINDOWS



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REPLACE THE EXISTING
TO ENSURE INTEGRITY
OF THE BUILDING'S
ENVELOPE.

THIS WINDOW HAS
BEEN REPLACED.
NEW WINDOWS TO
MATCH.



THE SASHES AND FRAMES HAVE DETERIORATED
ALLOWING LARGE GAPS AT ALL WINDOWS. THE
SASHES DO NOT FIT IN THE FRAME WHICH WERE
PREVIOUSLY MODIFIED





726 Deery – Front



726 Deery – Upper front window replacement



726 Deery – North side muntin close - up



726 Deery – North side sash close - up



725 Deery – North side window close up



725 Deery – North side window close up



726 Deery – North side



726 Deery – 1st level front window under porch roof