



Staff Report

Knoxville Historic Zoning Commission

File Number: 4-F-22-HZ

Meeting: 4/21/2022
Applicant: Dawn Nichols
Owner: Dawn Nichols

Property Information

Location: 617 Deery St. **Parcel ID** 94 D H 020
District: Fourth and Gill H
Zoning: RN-4 (General Residential Neighborhood)
Description: Queen Anne, c.1890

Two-story frame residence with a cross gable roof clad in asphalt shingles, an exterior of wood lap siding, and a continuous brick foundation. Decorative wood bargeboard and trim. Full-length, hipped-roof porch with a projecting front gable with cornice returns.

Description of Work

Level II Major Repair or Replacement

Proposed replacement of non-historic vinyl windows with double-hung, wood, two-over-two windows. Proposed windows will reflect original fenestrations except for the kitchen window on right side (northwest) elevation. Kitchen window is proposed to be increased in size so that header height and top window trim align with adjacent, full-height window. Wood trim to be repaired and replaced in-kind as necessary.

The provided specifications pertain to eight windows, for the first phase of a window replacement project. The applicant is proposing double-hung wood windows but also approval to use aluminum-clad wood windows on rear elevations in a later phase, if necessary.

Applicable Design Guidelines

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

1. Vinyl and aluminum replacement windows should not be used.
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.
7. It can be appropriate to design and install additional windows on the rear or another secondary elevation. The designs should be compatible with the overall design of the building.

Comments

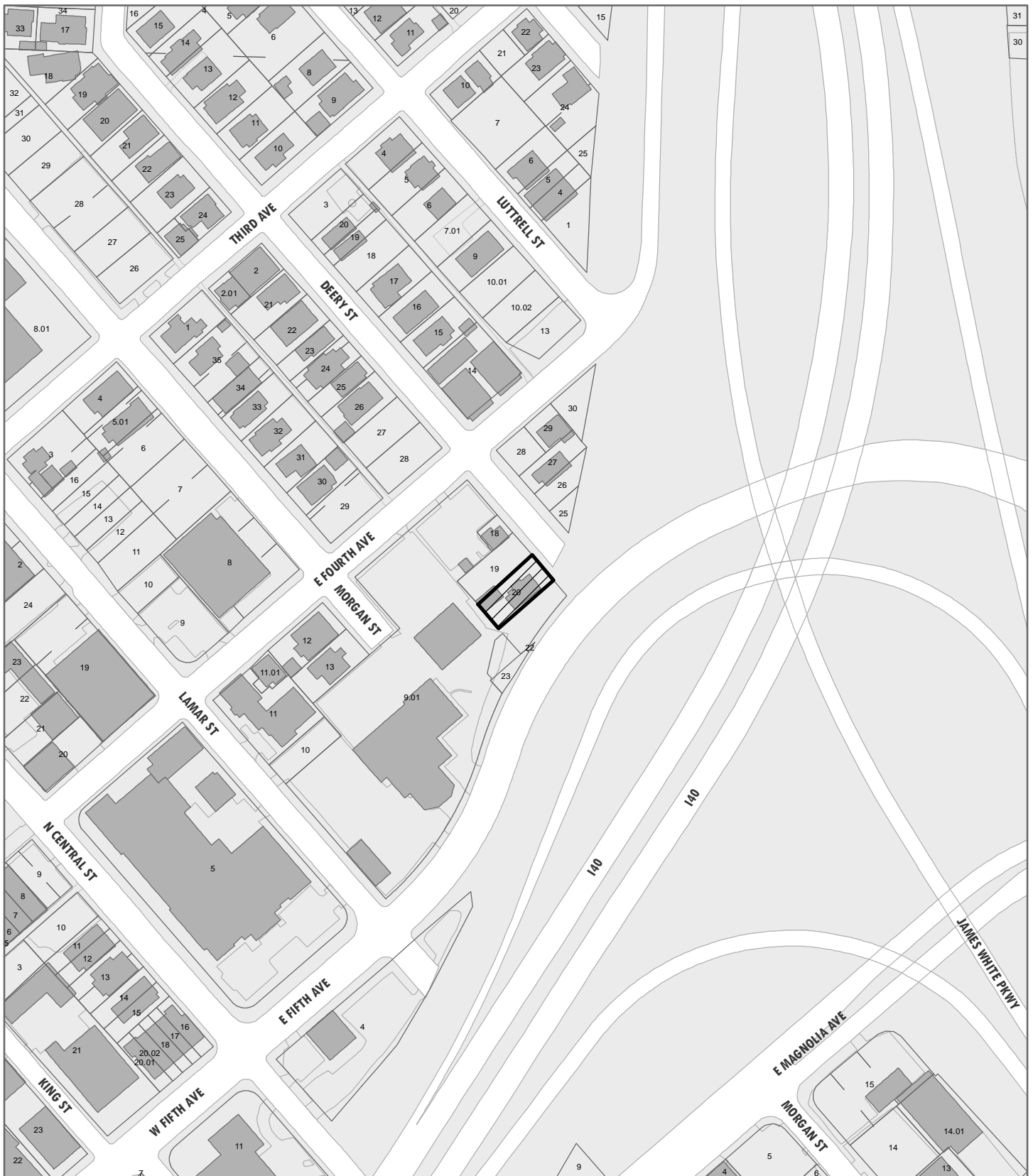
N/A

Staff Findings

1. 617 Deery Street is a contributing resource to the Fourth and Gill National Register District and local overlay.
 2. The windows proposed to be replaced are non-historic vinyl windows which overall, retain the original fenestrations and wood trim. Removal of these windows is appropriate. The window replacement project will take place in multiple phases; the initial phase is for eight windows.
 3. The increase in header height for the kitchen window to align with the adjacent original window is appropriate. New window trim should reflect the materials and design of the existing.
 4. The application contains quotes for two different window products. The proposed 2/2 double-hung wood windows meet the design guidelines. The applicant would like to request the approval of 2/2, double-hung, aluminum-clad wood windows on rear facing elevations in a later phase, pending cost estimates and availability. In the opinion of staff, the use of 2/2, double-hung aluminum-clad wood windows on the rear elevations is appropriate, as they are replacing non-historic vinyl windows. Due to the house's location, the rear elevations will not be visible from the right-of-way. Aluminum-clad wood windows can sufficiently replicate the muntin style and exterior depth, width, and profile of wood windows.
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Staff Recommendation

Staff recommends approval of the work as proposed, subject to the following condition: 1) applicant to submit specifications for further phases of window replacement to staff for review.



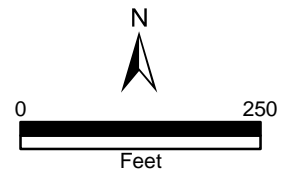
4-F-22-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



617 Deery St. 37917
Fourth and Gill H

Original Print Date: 4/5/2022
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Dawn Nichols



scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form



Planning
KNOXVILLE | KNOX COUNTY

DESIGN REVIEW REQUEST

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

Dawn Nichols

Applicant

March 27, 2022 for April 22, 2022 meeting.

4/21/22

4-F-22-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

Dawn Nichols

Name

Company

617 Deery Street Knoxville, TN 37917

Address

City

State

Zip

865-250-8219 dawnnichols@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

094DH020

Property Address

Parcel ID

4th and Gill Historic

RN4

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

3.28.22

Staff Signature

Please Print

Date

Dawn Nichols

Dawn Nichols

3-29-22

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: _____

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:
100.00		
FEE 2:		
		100.00
FEE 3:		



HOME CHOICE WINDOWS & DOORS LLC

HomeChoice Windows & Doors
 8719 Kingston Pike
 Knoxville, TN . 37923
 865-357-7007

Customer Quote

Short Form

QUOTE EXPIRES

N/A

QUOTE DATE

Quote Not Ordered

BID BY

PRICE BOOK

Price Book 2022A

CREATED

3/18/2022

Doug@
thehomechoice.net

PK # 287

Customer Information:

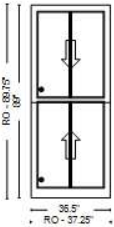
Phone: Fax:

Delivery Information:

Phone: Fax:

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
2244508	None		3/18/2022 14:40 PM
CUSTOMER JOB NAME	TERMS	QUOTE NAME	PROJECT NAME
		617 Deery St	Dawn Nichols

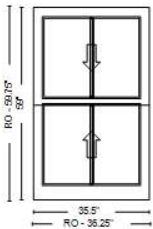
Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
100	Den	37 1/4" X 89 3/4"	36.5" X 89"	\$1,456.52	2	\$2,913.03



Pinnacle Clad White Double Hung XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: Den)(2604 Powder)(Setup (Standard))(Concealed Jambliner)(Glass Stop Profile: Ogee)(FD: 36.5 x 89)(Pine Species)(White Int. Finish)(Grey Spacer)(White Hardware)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(Full Screen)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(LC-PG35-H) Performance Data:(U-Value: 0.3)(SHGC: 0.18)(VT: 0.41)(CR: 59)

* Units viewed from exterior.

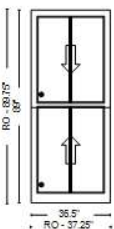
Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
200	Kitchen	36 1/4" X 59 3/4"	35.5" X 59"	\$1,142.95	1	\$1,142.95



Pinnacle Clad White Double Hung XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: Kitchen)(2604 Powder)(Setup (Standard))(Concealed Jambliner)(Glass Stop Profile: Ogee)(FD: 35.5 x 59)(Pine Species)(White Int. Finish)(Grey Spacer)(White Hardware)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(Full Screen)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(LC-PG35-H) Performance Data:(U-Value: 0.3)(SHGC: 0.18)(VT: 0.41)(CR: 59)

* Units viewed from exterior.

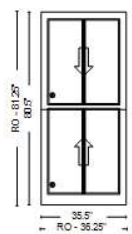
Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
300	Kitchen	37 1/4" X 89 3/4"	36.5" X 89"	\$1,456.51	3	\$4,369.54



Pinnacle Clad White Double Hung XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: Kitchen)(2604 Powder)(Setup (Standard))(Concealed Jambliner)(Glass Stop Profile: Ogee)(FD: 36.5 x 89)(Pine Species)(White Int. Finish)(Grey Spacer)(White Hardware)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(Full Screen)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(LC-PG35-H) Performance Data:(U-Value: 0.3)(SHGC: 0.18)(VT: 0.41)(CR: 59)

* Units viewed from exterior.

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
400	Master Bedroom	36 1/4" X 81 1/4"	35.5" X 80.5"	\$1,250.56	2	\$2,501.12



Pinnacle Clad White Double Hung XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: Master Bedroom)(2604 Powder)(Setup (Standard))(Concealed Jambliner)(Glass Stop Profile: Ogee)(FD: 35.5 x 80.5)(Pine Species)(White Int. Finish)(Grey Spacer)(White Hardware)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(Full Screen) (White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(LC-PG35-H) Performance Data:(U-Value: 0.3)(SHGC: 0.18)(VT: 0.41)(CR: 59)

* Units viewed from exterior.

Quote Comments:

Disclaimer:

SUB-TOTAL:	\$10,926.63
LABOR:	\$2,100.00
FREIGHT:	\$140.00
SALES TAX:	\$0.00
TOTAL:	\$13,166.63

Messages:

* Units meeting Egress size conform to 2018 IRC Section R310.2 Egress requirements; Local codes may differ. Customer is responsible to confirm units meet all applicable requirements..

Submitted By: _____ Date: _____

Accepted By: _____ Date: _____

We appreciate the opportunity to provide you with this quote!

Doug Garrett

QUOTE BY : Doug Garrett
SOLD TO : Dawn Nichols
 617 Deery St
 Knoxville TN 37917
Phone : (865) 250-8219
PO# :
Ship Via : Ground

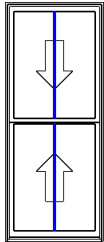
QUOTE # : JW220200MK1 - Version 0
SHIP TO :

PROJECT NAME :
REFERENCE :

U-Factor Weighted Average: 0.29

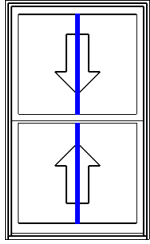
SHGC Weighted Average: 0.24

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Den Rough Opening : 37 1/4 X 89 3/4	Frame Size : 36 1/2 X 89 (Outside Casing Size: 46 1/8 X 94 11/16), Sitaline Wood Double Hung, Auralast Pine, Primed Exterior, Interior-PrePaint/Brilliant White/M64WL890, 5 1/2" Flat Casing, Standard Sill Nosing, Casing & Nosing Loose, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunStable Annealed Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:32.7w, 40.9h, 9.3 sf U-Factor: 0.29, SHGC: 0.24, VLT: 0.45, Energy Rating: 17.00, CR: 60.00, CPD: JEL-N-885-01834-00001 PEV 2021.4.0.3676/PDV 6.461 (12/13/21)NW			
			\$1,975.58	2	\$3,951.16



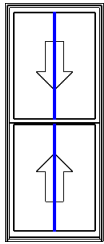
Viewed from Exterior. Scale: 1/2" =1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2	Kitchen	Frame Size : 35 1/2 X 59 (Outside Casing Size: 45 1/8 X 64 11/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Interior-PrePaint/Brilliant White/M64WL890, 5 1/2" Flat Casing, Standard Sill Nosing, Casing & Nosing Loose, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunStable Annealed Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:31.7w, 25.9h, 5.7 sf U-Factor: 0.29, SHGC: 0.24, VLT: 0.45, Energy Rating: 17.00, CR: 60.00, CPD: JEL-N-885-01834-00001 PEV 2021.4.0.3676/PDV 6.461 (12/13/21)NW	\$1,609.69	1	\$1,609.69



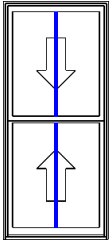
Viewed from Exterior. Scale: 1/2" =1'

Line 3	Office	Frame Size : 36 1/2 X 89 (Outside Casing Size: 46 1/8 X 94 11/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Interior-PrePaint/Brilliant White/M64WL890, 5 1/2" Flat Casing, Standard Sill Nosing, Casing & Nosing Loose, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunStable Annealed Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:32.7w, 40.9h, 9.3 sf U-Factor: 0.29, SHGC: 0.24, VLT: 0.45, Energy Rating: 17.00, CR: 60.00, CPD: JEL-N-885-01834-00001 PEV 2021.4.0.3676/PDV 6.461 (12/13/21)NW	\$1,975.58	1	\$1,975.58
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Viewed from Exterior. Scale: 1/2" =1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 4	Master Bedroom Rough Opening : 36 1/4 X 81 1/4	Frame Size : 35 1/2 X 80 1/2 (Outside Casing Size: 45 1/8 X 86 3/16), Sitrine Wood Double Hung, Auralast Pine, Primed Exterior, Interior-PrePaint/Brilliant White/M64WL890, 5 1/2" Flat Casing, Standard Sill Nosing, Casing & Nosing Loose, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunStable Annealed Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:31.7w, 36.7h, 8 sf U-Factor: 0.29, SHGC: 0.24, VLT: 0.45, Energy Rating: 17.00, CR: 60.00, CPD: JEL-N-885-01834-00001 PEV 2021.4.0.3676/PDV 6.461 (12/13/21)NW	\$1,930.23	2	\$3,860.46
Line 5		Installation	\$2,100.00	1	\$2,100.00
Line 6		Delivery	\$140.00	1	\$140.00
			Total:		\$13,636.89
			Total Units:	8	



Viewed from Exterior. Scale: 1/2" = 1'



Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.



Lindsay Crockett <lindsay.crockett@knoxplanning.org>

617 Deery Kitchen window enlargement

Dawn Nichols <dawnwnichols@yahoo.com>

Mon, Mar 28, 2022 at 10:12 AM

To: Lindsay Crockett Historic Zoning <lindsay.crockett@knoxplanning.org>

Dear Lindsay,

We are requesting to enlarge this kitchen window in Height to equal the other upper windowsills on this side of the house. The contractor will redo the exterior frame to match the other windows. The base of the windowsill will remain where it is given it is over a sink.

This schematic shows the increase in window size in black with a line drawn to the nearest upper window seal with the goal of being equal in height.

Thanks,
Dawn
617 Deery
Sent from my iPhone



IMG_5287.jpg
117K



Photos submitted by applicant





Photos submitted by applicant

