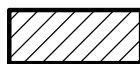


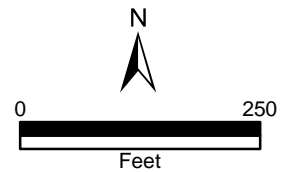
**7-C-23-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**1202 Luttrell St. 37917**  
**Fourth and Gill H**

Original Print Date: 7/11/2023  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Harry Boston



**Meeting:** 8/17/2023  
**Applicant:** Harry Boston  
**Owner:** Harry Boston

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## Property Information

**Location:** 1202 Luttrell St. **Parcel ID** 81 L K 002  
**District:** Fourth and Gill H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Craftsman, c. 1910

One-and-one-half-story, side gable-roof residence with an asphalt shingle-clad roof, an exterior of brick veneer, and a continuous brick foundation. Full-length front porch supported by brick piers is recessed under the primary roofline. Wood shingle cladding on side gable fields.

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## Description of Work

Level II Major Repair or Replacement

Proposed replacement of 13 windows on the house's second story. Windows to be replaced include eight, six-over-one, double-hung wood windows and five multi-light wood casement windows. Proposed window replacements include eight, 6/1, double-hung wood windows. The revised specs indicate full divided lights. The casements are eight-light, simulated divided light with internal spacers, wood windows. Revised submission includes photos of each window and additional specifications from manufacturer.

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## Applicable Design Guidelines

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

Windows:

1. Vinyl and aluminum replacement windows should not be used.
  2. Original windows should be reused. It will be much less expensive and much better historically to retain the original windows.
  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.
  5. Windows should not be replaced with fixed thermal glazing or permitted to be inoperable. In many cases fixed or inoperable glazing violates code requirements for egress.
  6. Tinted or reflective glass should not be used on primary or other important elevations. LO-E glass, which selectively removes ultraviolet light, is allowed.
  9. Reuse existing, serviceable window hardware.
- 

## Comments

Revised submission, postponed at the July 2023 HZC meeting.

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## Staff Findings

1. 1202 Luttrell Street is a contributing resource to the Fourth and Gill National Register Historic District and local overlay.
2. The majority of the windows appear original, though some windows may be replacements. The right (south) side elevation features single-light casements and a double-hung window that do not match the patterns of the other second-story windows. Wood, six-over-one, double-hung windows were approved by the HZC for the rear elevation in February 2005. The six-over-one, double-hung windows are appropriate for a Craftsman house and reflect the first-story windows. Paired casement windows in more narrow openings are also consistent with the style.
3. The applicant has provided revised information, primarily in writing, to document the windows' condition. The windows are described as having rotten sashes and sills, replacement glass panes (a common method of window repair), cut balance cords and inoperable sash balances or locks. The Commission should discuss the described conditions and if the conditions warrant replacement.
4. Design guidelines note that replacement windows "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." The applicant has submitted revised specifications with 6/1, double-hung, full-divided light, wood windows. As of agenda posting, the applicant has not submitted measurements for muntin and rail depth, width, and profile. Wood windows would typically exhibit similar dimensions as previous wood windows, since the materials have similar tensile strengths needed to support panes.  
  
The revised specs also include paired, eight-light wood casement windows with simulated divided lights and a divider between the window panes to simulate a full divided light muntin or rail. Simulated divided lights can be appropriate, provided the muntin depth, width, and profiles are comparable to the originals. The revised specifications meet the design guidelines more clearly than the initial proposal.
5. The guidelines also note that "false muntins or grids should not be used." The application has been revised to avoid false muntins or grids on the double-hung windows, with an internal spacer added between the simulated divided lights on the casements. The SDLs with a spacer have been found to adequately emulate full divided light windows, especially on second stories which are less visible from street-level.
6. The proposed material of wood is appropriate within the guidelines.
7. The stained-glass fixed windows on the front dormer are not included as part of the application. The first-story windows are not part of the application.

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## Staff Recommendation

The Commission should discuss the new evidence provided to document the windows' condition, and determine if the evidence supports the windows' replacement. Pending the receipt of final window measurements on the existing windows, the proposed new window specifications meet the design guidelines. Pursuant to the Commission's determination on the existing windows' condition, staff recommends approval of Certificate 7-C-23-HZ as submitted.



# DESIGN REVIEW REQUEST

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

Harry L Boston

Applicant

July 3, 2023

July 20, 2023

7-C-23-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

Harry L Boston

Name

Company

1202 Luttrell Street

Knoxville

TN

37917

Address

City

State

Zip

202-262-8098

harry.boston@yahoo.com

Phone

Email

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

7.3.2023

Please Print

Date

*Harry L Boston*  
Applicant Signature

Harry L Boston

July 3, 2023

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 12 second story windows with Anderson WoodWright double hung windows with grid style to match the original windows. Several of the existing windows are non-functional (screwed shut) and rotting. Other windows are not original and in poor condition. I want to replace 12 windows with high quality wood, double hung, historically correct windows (see Project Specification on Page 2 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**

|               |  |               |
|---------------|--|---------------|
| <b>FEE 1:</b> |  | <b>TOTAL:</b> |
| 50.00         |  |               |
| <b>FEE 2:</b> |  |               |
| <b>FEE 3:</b> |  |               |

**SOLD BY:**

HDIS Nashville - Nashville  
 2455 Paces Ferry Rd NW  
 Atlanta, GA 30339-6444  
 Fax: 866-224-3646

**SOLD TO:**

**CREATED DATE**  
 7/31/2023

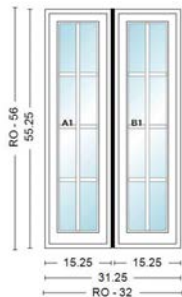
**LATEST UPDATE**  
 7/31/2023

**OWNER**  
 William Borkovec

**Abbreviated Quote Report**

| QUOTE NAME | PROJECT NAME  | QUOTE NUMBER | CUSTOMER PO#      | TRADE ID |
|------------|---------------|--------------|-------------------|----------|
| SA-9235807 | NONE PROVIDED | 4426167      | AW QUOTE 33634357 |          |

**ORDER NOTES:** ATTN ROGER **DELIVERY NOTES:** LEAD TIME 11-12 WEEKS FROM TIME OF ORDER



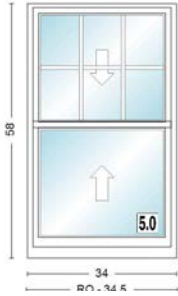
| <u>Item</u> | <u>Qty</u> | <u>Operation</u>      | <u>Location</u> |
|-------------|------------|-----------------------|-----------------|
| 100         | 1          | Stationary-Stationary | None Assigned   |

**RO Size = 32" x 56"**

**Unit Size = 31 1/4" x 55 1/4"**

Mull: Factory Mullled, Nonreinforced Join - Factory Assembled Ribbon Mull, 3/4 Non Reinforced Material  
 ACW 1' 3 1/4"X4' 7 1/4"-ACW 1' 3 1/4"X4' 7 1/4", Unit, A Series Casement, Standard Product Performance, 4 9/16" Frame Depth,  
 Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted  
 Interior Sash/Panel, Stationary, Dual Pane Low-E4 SmartSun Standard Argon Fill Simulated Divided Light (SDL) Grille Alignment  
 Required, Horizontal, A Series Casement Windows, 2 Wide, 4 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille  
 Bar, Stainless Glass / Grille Spacer

| Unit # | U-Factor | SHGC | ENERGY STAR |
|--------|----------|------|-------------|
| A1     | 0.27     | 0.16 | NO          |
| B1     | 0.27     | 0.16 |             |



|             |            |                  |                 |
|-------------|------------|------------------|-----------------|
| <u>Item</u> | <u>Qty</u> | <u>Operation</u> | <u>Location</u> |
| 200         | 1          | AA               | None Assigned   |

**RO Size = 34 1/2" x 58"**

**Unit Size = 34" x 58"**

WDH 2' 10"X4' 10", Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon F Full Divided Light (FDL) Division, 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH 34 x 58 Full Screen Aluminum White

| Unit # | U-Factor | SHGC | ENERGY STAR Clear Opening/Unit # | Width   | Height  | Area (Sq. Ft) |
|--------|----------|------|----------------------------------|---------|---------|---------------|
| A1     | 0.3      | 0.18 | NO                               | 30.2660 | 24.6855 | 5.18840       |

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

\* All graphics as viewed from the exterior. \*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors





You

To harry.boston@yahoo.com and Wiley, Thomas M

3:46 PM

...



18 attachments (33.6 MB)

North side of home, bathroom

- #1. Double casement. Sill has rotted under metal flashing. Header is cracked where lock is, indications of rot also. Many of the TDL panes have been replaced with much newer glass.
- #2. DH, balance cords have been cut. Top light screwed into place as the keeper rail wood is rotted so screws will hold the lock keeper. Lower handle rail shows significant exterior rot. Interior grids are very soft, indicating rot not just on the inside but the exterior as well.
- #3. Double casement, office. Bottom of the sash and sill are rotting, operating hardware missing rendering window inoperable. Interior grid rot appearing on TDL grids. Several pieces of glass have been replaced.

West side office

- #1. Office, double casement. Sashes and frame have rotted. Unit also contains new glass.
- #2. Office, DH. Lower sash and frame showing significant rot, in fact the sashes are literally falling apart. Unit has many pieces of new glass that have been replaced.
- #3. Master BR, DH. Lower sash, exterior wood and jamb stops are rotten. Only one balance is operating and it does not carry the weight of the sash which is coming apart. Top lite is nailed in indicating sash balances have been cut or broken. Window has no lock keeper. Unit contains several pieces of newer glass.
- #4. Master BR, double casement. Sashes are rotted inside and out. Unit has no operating locks.

South side

- #1. Master BR, double casement. Sashes are rotted and will not hold screws. Hardware on left side is missing. Glass has been replaced but no grids were put in.
- #2. Master BR, DH. Exterior sill rot beginning to show. Balance ropes have been cut and top light screwed into place. Both lites have new glass but we're also done without grids.
- #3. Bedroom, double casement. Both sashes are rotted at the bottom. Newer operating hardware (still very old) has been installed. I pulled on it and the screws were ready to pull out because of the rot, unit will operate. Many pieces of the glass have been replaced.

East side, all in sunroom.

- #1 significant exterior frame rot. Lower lite glass has been replaced.
- #2. Significant frame rot, rot showing on lower lite exterior handle rail. balance cords have been cut. Frame rot on right side, lower sash handle rot showing exterior rot, sill showing rot. Several pieces of glass have been replaced.
- #3. Frame rot on sides, lower handle rot is there, sill rot also obvious. Unit contains many pieces of new glass. One balance cord has been cut. Top light held in place by a stick because top lite keeper rail rotted and screws will not hold in the keeper rail..

Roger Sayers

The Window Guy

The Home Depot

865.621.7672

[roger\\_sayers@homedepot.com](mailto:roger_sayers@homedepot.com)

Reply to All



Mail



Calendar



Feed



Apps



Photos and captions provided by applicant



North 1



North 2



North 2 (2)

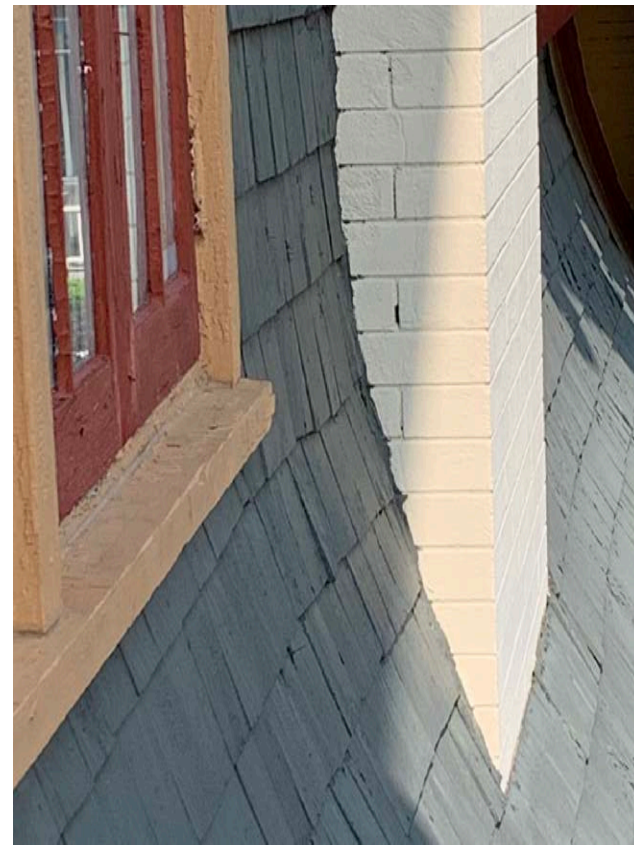
Photos and captions provided by applicant



North 2 (3)



North 3



North 3 (2)



Photos and captions provided by applicant



South 1



South 2



South 3

Photos and captions provided by applicant



West 1



West 2



West 3



Photos and captions provided by applicant



West 3 (2)



West 4

Photos and captions provided by applicant



North 1 and 2



North 3

Photos and captions provided by applicant



East 1-4



Photos and captions provided by applicant



South 1 and 2



South 3

Photos and captions provided by applicant



West 1 and 2



West 3 and 4





Photos provided by applicant



Photos provided by applicant

# CUSTOMER PRICE QUOTE



|                      |                      |  |                   |
|----------------------|----------------------|--|-------------------|
| Date:                | 06/22/2023           | Branch:                                  | Nashville         |
| Design Consultant:   | Roger Sayers         | Customer Support Center: 1800 HOME-DEPOT |                   |
| Phone #:             | (865) 804-1381       | License(s)                               |                   |
| Installation Address | 1202 Luttrell Street |  |                   |
| City, State, Zip     | Knoxville            | TN                                       | 37917             |
| Job #                | F35368351            |  |                   |
| <b>Purchaser(s):</b> | <b>Work Phone</b>    | <b>Home Phone</b>                        | <b>Cell Phone</b> |
| harry BOSTON         |                      |  | (202) 262-8098    |

Quote Name: Andersen A

| Your Project Price                           |            |          |
|--|------------|----------|
|  | Total      | Monthly* |
| <b>Home Depot Price:</b>                     | \$46374.30 | \$927.49 |
| <b>Current Promotion:</b> Buy More Save More | -\$6956.15 |          |
| <b>Other Available Promotions:</b>           |            |          |
| <b>Your Best Price:</b>                      | \$39418.16 | \$788.36 |

**This is a price quote and does NOT constitute a Sales Contract**  
**The total investment (including discount amounts) is valid until the promotion expires, ask sales consultant for details.**

The Home Depot Price will expire on 07/22/2023

## PROFESSIONAL INSTALLATION

Licensed, insured and trusted  
Experts from measurement to  
Installation to cleanup



## TOTAL PROJECT MANAGEMENT

Team of dedicated professionals  
Assigned to oversee every step of  
Your project



## SUPERIOR WARRANTIES

The Home Depot stands behind  
Your job; labor, materials and  
Your satisfaction guaranteed by  
The Home Depot



Quote Name: Andersen A Page  of  2

# CUSTOMER PRICE QUOTE



|  |           |
|--|-----------|
| harry BOSTON   | F35368351 |
| Purchaser's Name   | Job#      |
| <b>PROJECT SPECIFICATIONS</b>  |           |
| 5 Andersen WoodWright Double casement  |           |
| SPR - Double casement, White Int. Finish, White Ext. Finish, With Grids Style - Simulated divided lites1V, 3H, W- 32.00, H- 55.00, UI- 87,                       |           |
| 1 Andersen WoodWright WW Double Hung (FF)  |           |
| WW Double Hung (FF), White Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard , Grids Between Glass, W- 42, H- 55, UI- 97 |           |
| 3 Andersen WoodWright WW Double Hung (FF)  |           |
| WW Double Hung (FF), White Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard , Grids Between Glass, W- 34, H- 58, UI- 92 |           |
| 4 Andersen WoodWright WW Double Hung (FF)  |           |
| WW Double Hung (FF), White Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard , Grids Between Glass, W- 32, H- 58, UI- 90 |           |
| Job Level and Labor Options  |           |
| 7-Window / Door Wraps – Labor Only (Per Each)  |           |
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Quote Name: Andersen A Page  of

# CUSTOMER PRICE QUOTE



## **Promotional Offer:**

Offer includes up to 20% off select Installed Custom Windows and Patio Doors sold through THD Sales Consultants in select markets. Offer includes up to 20% off select Installed Windows and Patio Doors from Simonton, PlyGem, Andersen, Jeld-Wen, ProtecSure by PGT, Air Master, Milgard and American Craftsman. Save 5% with a minimum purchase of 4 custom-installed windows or patio doors, save 10% with a minimum purchase of 8 custom-installed windows or patio doors, save 15% with a minimum purchase of 12 or more custom windows or patio doors and save 20% with a minimum purchase of 20 or more custom windows or patio doors from the previously listed brands. Promotion is valid on custom products only. Discount does not apply to in-stock products, online products or installation services. License or registration numbers held by or on behalf of Home Depot U.S.A., Inc. are available at [homedepot.com/licensenumbers](http://homedepot.com/licensenumbers) or at the Special Services Desk in The Home Depot® store. Visit [homedepot.com](http://homedepot.com) or ask an Associate for details. ©2019 Home Depot Product Authority, LLC. All rights reserved.

## **Credit Offer:**

With a credit approval for qualifying purchases made on The Home Depot or EXPO Design Center Consume Credit Card. APR: 17.99%-26.99%. Minimum interest charge: \$2. See card agreement for details including APR applicable to you. Offer valid for consumer accounts in good standing; 6 months everyday credit offer is subject to change without notice; see store for details.

## **Project Loan:**

\*Loan product has four tiers with Term and APR subject to qualifying credit approval: 66 monthly payments at 7.42% APR; 78 monthly payments at 12.86% APR; 90 monthly payments at 16.24% APR; or 114 monthly payments at 19.96% APR. Monthly payments will not exceed \$20 per \$1000 spent (e.g., \$160 per month for an \$8000 purchase). APR fixed for the life of the loan. No down payment. See loan agreement for further details.



# CUSTOMER PRICE QUOTE



## **Monthly Payment Calculations:**

Equal to Project Amount X 0.02\*

## **Contractor Licenses:**

For a list of contractor license numbers, visit the Special Services Desk or [homedepot.com/licensenumbers](https://www.homedepot.com/licensenumbers)

**Questions or Concerns?** If The Home Depot and its authorized service provider are unable to answer Customer's questions, call our Customer Support Center at 1-877-903-3768

**Quote Name:**

Andersen A

Page  of