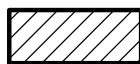


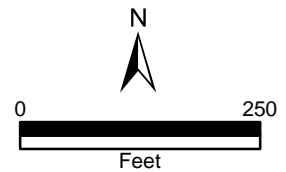
**7-C-23-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**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:** 7/20/2023  
**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 wood double-hung windows (noted as "Colonial pattern" in specs, confirmed by applicant to be six-over-one), featuring "grids between the glass" and "sculptured grids." The casements are three-light, simulated divided light, wood windows. Applicant has noted windows are painted shut and indicated wood rot on interior of some windows.

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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.
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## Comments

N/A

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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 limited information on the current windows' condition, including a photo of wood rot inside a set of casements. Additional information on the windows' condition contributing to replacement should be submitted.
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 "colonial pattern" indicated on Andersen's website shows 6/6 double-hung windows; the window specs should be confirmed to feature 6/1 to reflect the existing windows. The Commission should discuss the change from eight-light and six-light wood casement windows to three-light wood casement windows. In the opinion of staff, the reduction from eight or six to three does not detract from the house's integrity.
5. The guidelines also note that "false muntins or grids should not be used." The specs indicate grids-between-the-glass for the new double-hung windows. The applicant should confirm, or revise the specs to ensure, the proposed windows feature exterior muntins. The new casements have simulated divided lights, which can be appropriate, provided the muntins have a comparable depth and width to the originals.
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

Staff recommends approval of Certificate 7-C-23-HZ, subject to the following conditions:

- 1) additional information on the windows' condition to be submitted to staff, to confirm the windows warrant replacement;
- 2) replacement double-hung windows to feature a 6/1 pattern, with exterior muntins reflecting the depth and width of the originals instead of solely grid-between-the-glass;
- 3) revised specifications to be submitted to staff reflecting condition 2 and any additional items identified by the Commission.



# 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>		



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



## **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

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