



Staff Report

Knoxville Historic Zoning Commission

File Number: 7-B-26-HZ

Meeting: 8/20/2026
Applicant: Drew Cameron Berry
Owner: Drew Cameron Berry

Property Information

Location: 1318 Armstrong Ave. **Parcel ID:** 81 L F 024
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Craftsman, c.1915

One and one-half-story frame residence with a side gable roof clad in asphalt shingles and an exterior of wood lap siding. Continuous brick foundation.

Staff Recommendation

Staff recommends approval of the submitted double-hung wood windows, which match the originals in pane division, muntin design, and materials.

Description of Work

Level II Major Repair or Replacement

Full window replacement. Windows to be replaced are original and include 6/1 and 8/1 double-hung wood windows and 6-light wood casement windows. First option proposed for new windows are: Renewal by Andersen, Fibrex composite material, with exterior simulated divided lights with grids-between-the-glass. The revised proposal replicates the pane division on all elevations. The second option proposed are Pella brand double-hung wood and casement windows which reflect the original pane division on all elevations.

Comments

1. 1318 Armstrong Ave is a contributing resource to the Old North Knoxville National Register Historic District and local overlay.
2. All of the windows proposed for replacement are original or historic, except for four 6-light windows on the right side of the south elevation. Previous COAs document repairs to the original windows. The application contains extensive documentation of exterior and interior wood rot, warped sashes and inoperable windows. Replacement of the windows is appropriate within the guidelines.
3. Old North Knoxville's design guidelines recommend that replacement windows "shall be the same size, with the same pane division and muntin depth, width, and profile as the original. They shall be the same materials as the original windows, which were generally wood."

4. The application was postponed at the July HZC meeting to allow the applicant to submit a revised window product that matches the originals in materials and pane division. The application now includes two options: a revised Fibrex proposal that matches the originals in pane division but not materials; and a new Pella proposal that matches the originals in pane division and materials.

5. Fibrex composite material has not been approved as a replacement material for historic windows in the ONK overlay. It was proposed at 224 Leonard Place (11-F-21-HZ), recommended for denial, and the case was ultimately postponed by the HZC. At 505 E. Scott Ave, a fiberglass composite material (Ultrex) was approved in 2023 (4-D-23-HZ) for c.2005 windows on a non-historic addition.

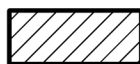
Applicable Design Guidelines

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

1. Original windows shall be reused if possible. It will be much less expensive and much better historically to retain the original windows, and it is inappropriate to replace them with new windows that differ in size, material or pane division.
2. If replacement windows are necessary, they shall be the same overall size as the originals, with the same pane division and the same muntin depth, width and profile. They shall be the same materials as the original windows, which were generally wood.
3. True divided lights shall be used in replacement window sashes with more than one pane.



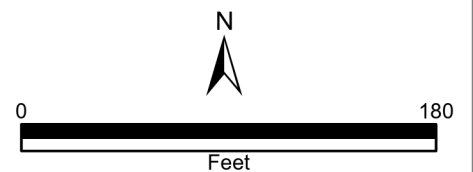
7-B-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1318 Armstrong Ave. 37917
Old North Knoxville H

Original Print Date: 6/29/2026
Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Drew Cameron Berry





PCS 2028

Drew Berry Redraft /



1 Whol...

2 Whole all grids ...

3 Whol...



+ MISC ITEM

+ PRODUCT

▼ WINDOWS, SPECIALTY & PATIO DOORS

DIMENSIONS

PRODUCT
TYPE

FRAME

PERFORMANCE
CALCULATOR



101

Guest room P



Checkrail, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, Standard Color Recessed Hand Lift, **Screen:** TruScene, Full Screen, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** Sash 1: Colonial 3w x 2h, Sash 2: No Grille, **Misc:** None

35" W
68" H
-

WINDOW: DOUBLE-
HUNG (DG)
1:1

FLAT SILL, BASE
FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40



102

Guest room P



Checkrail, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, Standard Color Recessed Hand Lift, **Screen:** TruScene, Full Screen, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** Sash 1: Colonial 3w x 2h, Sash 2: No Grille, **Misc:** None

35" W
68" H
-

WINDOW: DOUBLE-
HUNG (DG)
1:1

FLAT SILL, BASE
FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40



103

Guest room P



Window: Acciaim™ Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, Standard Color Recessed Hand Lift, **Screen:** TruScene, Full Screen, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** Sash 1: Colonial 3w x 2h, Sash 2: No Grille, **Misc:** None

36" W
69" H
-

WINDOW: DOUBLE-
HUNG (DG)
1:1

FLAT SILL, BASE
FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40



104

Downstairs bathroom



Window: Acciaim™ Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** Sash 1: High Performance SmartSun Glass, No Pattern, Sash 2: High Performance SmartSun Glass, No Pattern, Tempered Glass, **Hardware:** Dark Bronze, Standard Color Recessed Hand Lift, **Screen:** TruScene, Full Screen, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** Sash 1: Colonial 3w x 2h, Sash 2: No Grille, **Misc:** None

33" W
52" H
-

WINDOW: DOUBLE-
HUNG (DG)
1:1

FLAT SILL, BASE
FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40

45 / 45

0 / 0

0 / 0

0 / 0

0 / 0

45 / 45

WINDOWS

SPECIALTY

PATIO DOORS

ENTRY DOORS

MISC JOBS

TOTAL

<



PCS 2026

Drew Berry Redraft /



1 Whol...

2 Whole all grids ...

3 Whol...



+ MISC ITEM

+ PRODUCT

WINDOWS, SPECIALTY & PATIO DOORS

DIMENSIONS

PRODUCT TYPE

FRAME

PERFORMANCE CALCULATOR

	109 Laundry *	Window: Acclaim™ Picture, Base Frame, Exterior Dark Bronze, Interior White, Performance Calculator: PG Rating: 50 DP Rating: + 50 / - 50, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Tempered Glass, Grille Style: Exterior Fibrex and GBG (EXT + GBG), Grille Pattern: All Sash: Colonial 2w x 2h, Misc: None	13" W 26" H -	WINDOW: PICTURE	BASE FRAME	PG RATING: 50 DP RATING: + 50 / - 50
	110 Kitchen *	Checkrail, Exterior Dark Bronze, Interior White, Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Dark Bronze, Standard Color Recessed Hand Lift, Screen: TruScene, Full Screen, Grille Style: Exterior Fibrex and GBG (EXT + GBG), Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grille, Misc: None	35" W 52" H -	WINDOW: DOUBLE-HUNG (DG) 1:1	FLAT SILL, BASE FRAME	PG RATING: 40 DP RATING: + 40 / - 40
	111 Kitchen *	Window: Acclaim™ Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior Dark Bronze, Interior White, Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Dark Bronze, Standard Color Recessed Hand Lift, Screen: TruScene, Full Screen, Grille Style: Exterior Fibrex and GBG (EXT + GBG), Grille Pattern: Sash 1: Colonial 3w x 2h, Sash	35" W 52" H -	WINDOW: DOUBLE-HUNG (DG) 1:1	FLAT SILL, BASE FRAME	PG RATING: 40 DP RATING: + 40 / - 40
	112 Kitchen *	Window: Acclaim™ Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior Dark Bronze, Interior White, Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Dark Bronze, Standard Color Recessed Hand Lift, Screen: TruScene, Full Screen, Grille Style: Exterior Fibrex and GBG (EXT + GBG), Grille Pattern: Sash 1: Colonial 3w x 2h, Sash	35" W 52" H -	WINDOW: DOUBLE-HUNG (DG) 1:1	FLAT SILL, BASE FRAME	PG RATING: 40 DP RATING: + 40 / - 40

45 / 45

0 / 0

0 / 0

0 / 0

0 / 0

45 / 45

WINDOWS

SPECIALTY

PATIO DOORS

ENTRY DOORS

MISC JOBS

TOTAL



1 Whol...

2 Whole all grids ...

3 Whol...



+ MISC ITEM

+ PRODUCT

▼ WINDOWS, SPECIALTY & PATIO DOORS

DIMENSIONS

PRODUCT
TYPE

FRAME

PERFORMANCE
CALCULATOR



113

Office *



Window: Acclaim™ Casement Single, Right, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 3h, **Misc:** None

24" W
50" H
-

WINDOW:
CASEMENT - SINGLE

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40



114

Office *



Window: Acclaim™ Casement Fixed Window, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 3h, **Misc:** None

24" W
50" H
-

WINDOW: FIXED
WINDOW

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40



115

Office *



Window: Acclaim™ Casement Fixed Window, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 3h, **Misc:** None

24" W
50" H
-

WINDOW: FIXED
WINDOW

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40



116

Office *



Window: Acclaim™ Casement Single, Left, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 3h, **Misc:** None

24" W
50" H
-

WINDOW:
CASEMENT - SINGLE

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40

45 / 45

0 / 0

0 / 0

0 / 0

0 / 0

45 / 45

WINDOWS

SPECIALTY

PATIO DOORS

ENTRY DOORS

MISC JOBS

TOTAL



1 Whol...

2 Whole all grids ...

3 Whol...



+ MISC ITEM

+ PRODUCT

▼ WINDOWS, SPECIALTY & PATIO DOORS

DIMENSIONS

PRODUCT
TYPE

FRAME

PERFORMANCE
CALCULATOR

117

Office



Window: Acclaim™ Casement Fixed Window, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 3h, **Misc:** None

27" W
50" H
-WINDOW: FIXED
WINDOW

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40

118

Office



Window: Acclaim™ Casement Fixed Window, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 3h, **Misc:** None

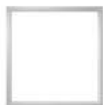
27" W
50" H
-WINDOW: FIXED
WINDOW

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40

119

Office



Window: Acclaim™ Casement Fixed Window, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 3h, **Misc:** None

27" W
50" H
-WINDOW: FIXED
WINDOW

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40

120

Office



Window: Acclaim™ Casement Fixed Window, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 3h, **Misc:** None

27" W
50" H
-WINDOW: FIXED
WINDOW

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40

45 / 45

0 / 0

0 / 0

0 / 0

0 / 0

45 / 45

WINDOWS

SPECIALTY

PATIO DOORS

ENTRY DOORS

MISC JOBS

TOTAL



1 Whol...

2 Whole all grids ...

3 Whol...



+ MISC ITEM

+ PRODUCT

▼ WINDOWS, SPECIALTY & PATIO DOORS

DIMENSIONS

PRODUCT
TYPE

FRAME

PERFORMANCE
CALCULATOR



121

Office



Window: Acclaim™ Casement Single, Left, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 3h, **Misc:** None

27" W
50" H
-

WINDOW:
CASEMENT - SINGLE

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40



122

Living

1



Window: Acclaim™ Double-Hung (DG), 1:1, Limited Travel Reduced 0.625, Flat Sill, Base Frame, Modern Checkrail, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, Standard Color Extra Lock, Standard Color Recessed Hand Lift, Standard Color Extra Recessed Hand Lift, **Screen:** TruScene, Full Screen

47" W
68" H
-

WINDOW: DOUBLE-
HUNG (DG)
1:1

FLAT SILL, BASE
FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40



123

Living

1



Window: Acclaim™ Double-Hung (DG), 1:1, Limited Travel Reduced 0.625, Flat Sill, Base Frame, Modern Checkrail, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, Standard Color Extra Lock, Standard Color Recessed Hand Lift, Standard Color Extra Recessed Hand Lift, **Screen:** TruScene, Full Screen

47" W
68" H
-

WINDOW: DOUBLE-
HUNG (DG)
1:1

FLAT SILL, BASE
FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40



124

Dining



Window: Acclaim™ Casement Fixed Window, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 4w x 3h, **Misc:** None

30" W
34" H
-

WINDOW: FIXED
WINDOW

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40

45 / 45

0 / 0

0 / 0

0 / 0

0 / 0

45 / 45

WINDOWS

SPECIALTY

PATIO DOORS

ENTRY DOORS

MISC JOBS

TOTAL

+



+ PRODUCT



PG RATING: 40
DP RATING:
+ 40 / - 40



PG RATING: 40
DP RATING:
+ 40 / - 40



PG RATING: 40
DP RATING:
+ 40 / - 40



PG RATING: 40
DP RATING:
+ 40 / - 40

45 / 45

TOTAL



1 Whol...

2 Whole all grids ...

3 Whol...



+ MISC ITEM

+ PRODUCT

▼ WINDOWS, SPECIALTY & PATIO DOORS

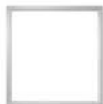
DIMENSIONS

PRODUCT
TYPE

FRAME

PERFORMANCE
CALCULATOR**229**

Primary Bedroom P



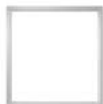
Window: Acclaim™ Casement Fixed Window, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 3h, **Misc:** None

27" W
45" H
-WINDOW: FIXED
WINDOW

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40**230**

Primary Bedroom P



Window: Acclaim™ Casement Fixed Window, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 3h, **Misc:** None

27" W
45" H
-WINDOW: FIXED
WINDOW

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40**231**

Primary Bedroom P



Window: Acclaim™ Casement Fixed Window, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 3h, **Misc:** None

27" W
45" H
-WINDOW: FIXED
WINDOW

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40**232**

Primary Bedroom P



Window: Acclaim™ Casement Single, Right, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 3h, **Misc:** None

28" W
46" H
-WINDOW:
CASEMENT - SINGLE

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40

45 / 45

0 / 0

0 / 0

0 / 0

0 / 0

45 / 45

WINDOWS

SPECIALTY

PATIO DOORS

ENTRY DOORS

MISC JOBS

TOTAL



PCS 2026

Drew Berry Redraft /



1 Whol...

2 Whole all grids ...

3 Whol...



+ MISC ITEM

+ PRODUCT

▼ WINDOWS, SPECIALTY & PATIO DOORS

DIMENSIONS

PRODUCT
TYPE

FRAME

PERFORMANCE
CALCULATOR



233

Primary Bedroom P



Window: Acclaim™ Casement Single, Left, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 3h, **Misc:** None

28" W
46" H
-

WINDOW:
CASEMENT - SINGLE

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40



234

Primary Bedroom P



Window: Acclaim™ Casement Single, Left, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, Standard Color Recessed Hand Lift, **Screen:** TruScene, Full Screen, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** Sash 1: Colonial 3w x 2h, Sash 2: No Grille, **Misc:** None

28" W
45" H
-

WINDOW: DOUBLE-
HUNG (DG)
1:1

FLAT SILL, BASE
FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40



235

Primary Bath *



Window: Acclaim™ Casement Single, Right, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 3h, **Misc:** None

27" W
45" H
-

WINDOW:
CASEMENT - SINGLE

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40



236

Primary Bath *



Window: Acclaim™ Casement Single, Left, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 3h, **Misc:** None

27" W
45" H
-

WINDOW:
CASEMENT - SINGLE

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40

45 / 45

0 / 0

0 / 0

0 / 0

0 / 0

45 / 45

WINDOWS

SPECIALTY

PATIO DOORS

ENTRY DOORS

MISC JOBS

TOTAL



PCS 2026

Drew Berry Redraft /



1 Whol...

2 Whole all grids ...

3 Whol...



+ MISC ITEM

+ PRODUCT

▼ WINDOWS, SPECIALTY & PATIO DOORS

DIMENSIONS

PRODUCT
TYPE

FRAME

PERFORMANCE
CALCULATOR



237

Landing *



Window: Acclaim™ Casement Fixed Window, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 2h, **Misc:** None

27" W
27" H
-

WINDOW: FIXED
WINDOW

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40



238

Landing *



Window: Acclaim™ Casement Fixed Window, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 2h, **Misc:** None

27" W
27" H
-

WINDOW: FIXED
WINDOW

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40



239

Above stairs *



Window: Acclaim™ Casement Fixed Window, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 2h, **Misc:** None

27" W
27" H
-

WINDOW: FIXED
WINDOW

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40



240

Bonus room *



Window: Acclaim™ Casement Fixed Window, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 3h, **Misc:** None

25" W
44" H
-

WINDOW: FIXED
WINDOW

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40

45 / 45

0 / 0

0 / 0

0 / 0

0 / 0

45 / 45

WINDOWS

SPECIALTY

PATIO DOORS

ENTRY DOORS

MISC JOBS

TOTAL



+ PRODUCT



PG RATING: 40
DP RATING:
+ 40 / - 40



PG RATING: 40
DP RATING:
+ 40 / - 40



PG RATING: 40
DP RATING:
+ 40 / - 40



PG RATING: 40
DP RATING:
+ 40 / - 40

45 / 45

TOTAL



245

Bonus room



Window: Acclaim™ Casement Single, Left, Base Frame, Exterior Dark Bronze, Interior White, **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** Exterior Fibrex and GBG (EXT + GBG), **Grille Pattern:** All Sash: Colonial 2w x 3h, **Misc:** None

27" W
45" H
-

WINDOW:
CASEMENT - SINGLE

BASE FRAME

PG RATING: 40
DP RATING:
+ 40 / - 40

45 / 45

0 / 0

0 / 0

0 / 0

0 / 0

45 / 45

WINDOWS

SPECIALTY

PATIO DOORS

ENTRY DOORS

MISC JOBS

TOTAL



Proposal - Detailed

Pella Window and Door Showroom of Knoxville
505 Carden Jennings Lane Suite 200
Knoxville, TN 37932

Sales Rep Name: Kilbarger, Londa
Sales Rep Phone: 865-466-0865
Sales Rep E-Mail: londak@pellase.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
Primary Phone: Mobile Phone: Fax Number: E-Mail: Contact Name: Great Plains #: Customer Number: Customer Account:	Unassigned Lot # County: Owner Name: Owner Phone:	Quote Name: Berry, Drew Order Number: 768 Quote Number: 21167825 Order Type: Installed Sales Wall Depth: Payment Terms: 50% Down-50% Prior to Install Tax Code: EXEMPT Cust Delivery Date: None Quoted Date: 8/7/2026 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes
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10 Guest Room P

Pella Reserve, Traditional Double Hung

Qty

3



Viewed From Exterior

PK #
2243

1: SizeNon-Standard Size Double Hung, Equal

General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed, Primed Aluminum

Interior Color / Finish: Unfinished Interior

Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor

Screen: Full Screen, Standard EnduraClad, Brown, Standard, InView™, Shipped Separate

Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-234-01143-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL14342, STC 26, OITC 22, Clear Opening Width 32.875, Clear Opening Height 30.187, Clear Opening Area 6.89165, Egress Meets minimum clear opening and 5.7 sq.ft

Grille: ILT, No Custom Grille, 7/8", Traditional (4W2H / 0W0H), Putty Glaze, Ogee

PFI - Pocket Fit Install

Qty 1

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Line #	Location:	Attributes	
15	Down BathTEMP	Pella Reserve, Traditional Double Hung	Qty 1
			
Viewed From Exterior			
PK # 2243			
1: SizeNon-Standard Size Double Hung, Equal General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed, Primed Aluminum Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, Standard EnduraClad, Brown, Standard, InView™, Shipped Separate Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-234-01143-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL14342, STC 26, OITC 22, Clear Opening Width 30.375, Clear Opening Height 21.937, Clear Opening Area 4.627336, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 0W0H), Putty Glaze, Ogee			

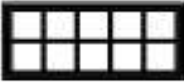
PFI - Pocket Fit Install

Qty 1

Line #	Location:	Attributes	
20	Movie Room	Pella Reserve, Traditional Double Hung	Qty 2
			
Viewed From Exterior			
PK # 2243			
1: SizeNon-Standard Size Double Hung, Equal General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed, Primed Aluminum Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, Standard EnduraClad, Brown, Standard, InView™, Shipped Separate Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-234-01143-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL14342, STC 26, OITC 22, Clear Opening Width 32.875, Clear Opening Height 30.187, Clear Opening Area 6.89165, Egress Meets minimum clear opening and 5.7 sq.ft Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 0W0H), Putty Glaze, Ogee			

PFI - Pocket Fit Install

Qty 1

Line #	Location:	Attributes	
25	Laundry	Pella Reserve, Traditional Sash Set, Fixed	Qty 2
			
	PK # 2243	1: Fixed Sash Set General Information: Standard, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.27, VLT 0.49, CPD PEL-N-41-43002-00001, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL11292 Grille: ILT, No Custom Grille, 7/8", Traditional (5W2H), Putty Glaze, Ogee	
Viewed From Exterior			
FFI - Full Frame Installation		Qty	1
RUT - Re-Use Trim (Per Opening)		Qty	1

Line #	Location:	Attributes	
30	Laundry	Pella Reserve, Traditional Sash Set, Fixed	Qty 1
			
	PK # 2243	1: Fixed Sash Set General Information: Standard, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.27, VLT 0.49, CPD PEL-N-41-43002-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL11292 Grille: ILT, No Custom Grille, 7/8", Traditional (2W3H), Putty Glaze, Ogee	
Viewed From Exterior			
FFI - Full Frame Installation		Qty	1
RUT - Re-Use Trim (Per Opening)		Qty	1

Line #	Location:	Attributes	
35	Kitchen	Pella Reserve, Traditional Double Hung	Qty 2
		PK # 2243 1: SizeNon-Standard Size Double Hung, Equal General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed, Primed Aluminum Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, Standard EnduraClad, Brown, Standard, InView™, Shipped Separate Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-234-01143-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL14342, STC 26, OITC 22, Clear Opening Width 32.375, Clear Opening Height 21.937, Clear Opening Area 4.932016, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 0W0H), Putty Glaze, Ogee	
	Viewed From Exterior		

PFI - Pocket Fit Install

Qty 1

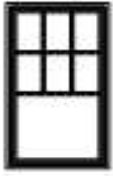
Line #	Location:	Attributes	
40	Office	Pella Reserve, Traditional Sash Set, Fixed	Qty 4
		PK # 2243 1: Fixed Sash Set General Information: Standard, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.27, VLT 0.49, CPD PEL-N-41-43002-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL11292 Grille: ILT, No Custom Grille, 7/8", Traditional (2W4H), Putty Glaze, Ogee	
	Viewed From Exterior		

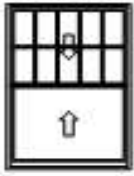
FFI - Full Frame Installation

Qty 1

RUT - Re-Use Trim (Per Opening)

Qty 1

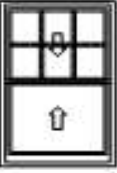
Line #	Location:	Attributes	
45	Office	Pella Reserve, Traditional Sash Set, Fixed	Qty 5
			
Viewed From Exterior			
PK # 2243			
1: Fixed Sash Set General Information: Standard, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.27, VLT 0.49, CPD PEL-N-41-43002-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL11292 Grille: ILT, No Custom Grille, 7/8", Top Row (3W2H), Putty Glaze, Ogee			
FFI - Full Frame Installation		Qty	1
RUT - Re-Use Trim (Per Opening)		Qty	1

Line #	Location:	Attributes	
50	Living	Pella Reserve, Traditional Double Hung	Qty 2
			
Viewed From Exterior			
PK # 2243			
1: SizeNon-Standard Size Double Hung, Equal General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed, Primed Aluminum Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, Standard EnduraClad, Brown, Standard, InView™, Shipped Separate Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-234-01143-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL14342, STC 26, OITC 22, Clear Opening Width 44.375, Clear Opening Height 30.437, Clear Opening Area 9.379457, Egress Meets minimum clear opening and 5.7 sq.ft Grille: ILT, No Custom Grille, 7/8", Traditional (5W2H / 0W0H), Putty Glaze, Ogee			
PFI - Pocket Fit Install		Qty	1

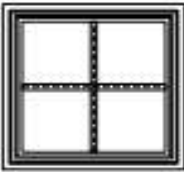
Line #	Location:	Attributes	
55	Dining	Pella Reserve, Traditional Sash Set, Fixed	Qty 2
 Viewed From Exterior PK # 2243 1: Fixed Sash Set General Information: Standard, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.27, VLT 0.49, CPD PEL-N-41-43002-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL11292 Grille: ILT, No Custom Grille, 7/8", Traditional (2W2H), Putty Glaze, Ogee			
		FFI - Full Frame Installation	Qty 1
		RUT - Re-Use Trim (Per Opening)	Qty 1

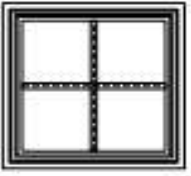
Line #	Location:	Attributes	
60	Dining P	Pella Reserve, Traditional Double Hung	Qty 2
 Viewed From Exterior PK # 2243 1: SizeNon-Standard Size Double Hung, Equal General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed, Primed Aluminum Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, Standard EnduraClad, Brown, Standard, InView™, Shipped Separate Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-234-01143-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL14342, STC 26, OITC 22, Clear Opening Width 44.375, Clear Opening Height 30.437, Clear Opening Area 9.379457, Egress Meets minimum clear opening and 5.7 sq.ft Grille: ILT, No Custom Grille, 7/8", Traditional (5W2H / 0W0H), Putty Glaze, Ogee			
		PFI - Pocket Fit Install	Qty 1

Line #	Location:	Attributes	
65	Primary Bed P	Pella Reserve, Traditional Sash Set, Fixed	Qty 6
			
Viewed From Exterior			
PK # 2243 1: Fixed Sash Set General Information: Standard, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.27, VLT 0.49, CPD PEL-N-41-43002-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL11292 Grille: ILT, No Custom Grille, 7/8", Top Row (2W2H), Putty Glaze, Ogee			
		FFI - Full Frame Installation	Qty 1
		RUT - Re-Use Trim (Per Opening)	Qty 1

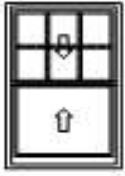
Line #	Location:	Attributes	
70	Primary Bed P	Pella Reserve, Traditional Double Hung	Qty 1
			
Viewed From Exterior			
PK # 2243 1: SizeNon-Standard Size Double Hung, Equal General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed, Primed Aluminum Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, Standard EnduraClad, Brown, Standard, InView™, Shipped Separate Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-234-01143-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL14342, STC 26, OITC 22, Clear Opening Width 26.375, Clear Opening Height 18.937, Clear Opening Area 3.468496, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 0W0H), Putty Glaze, Ogee			
		PFI - Pocket Fit Install	Qty 1

Line #	Location:	Attributes	
75	Primary Bath *		
		Pella Reserve, Traditional Sash Set, Fixed	Qty
			2
			
		Viewed From Exterior	
		PK # 2243	
		1: Fixed Sash Set General Information: Standard, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.27, VLT 0.49, CPD PEL-N-41-43002-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL11292 Grille: ILT, No Custom Grille, 7/8", Top Row (3W2H), Putty Glaze, Ogee	
		FFI - Full Frame Installation	Qty 1
		RUT - Re-Use Trim (Per Opening)	Qty 1

Line #	Location:	Attributes	
80	Landing TEMP		
		Pella Reserve, Traditional Sash Set, Fixed	Qty
			2
			
		Viewed From Exterior	
		PK # 2243	
		1: Fixed Sash Set General Information: Standard, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.27, VLT 0.49, CPD PEL-N-41-43002-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL11292 Grille: ILT, No Custom Grille, 7/8", Traditional (2W2H), Putty Glaze, Ogee	
		FFI - Full Frame Installation	Qty 1
		RUT - Re-Use Trim (Per Opening)	Qty 1

Line #	Location:	Attributes	
85	Above StairsTEMP	Pella Reserve, Traditional Sash Set, Fixed	Qty 1
			
PK # 2243 1: Fixed Sash Set General Information: Standard, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.27, VLT 0.49, CPD PEL-N-41-43002-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL11292 Grille: ILT, No Custom Grille, 7/8", Traditional (2W2H), Putty Glaze, Ogee			
		FFI - Full Frame Installation	Qty 1
		RUT - Re-Use Trim (Per Opening)	Qty 1

Line #	Location:	Attributes	
90	Bonus Room*	Pella Reserve, Traditional Sash Set, Fixed	Qty 3
			
PK # 2243 1: Fixed Sash Set General Information: Standard, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.27, SHGC 0.27, VLT 0.49, CPD PEL-N-41-43002-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL11292 Grille: ILT, No Custom Grille, 7/8", Traditional (2W3H), Putty Glaze, Ogee			
		FFI - Full Frame Installation	Qty 1
		RUT - Re-Use Trim (Per Opening)	Qty 1

Line #	Location:	Attributes	
95	Bonus Room	Pella Reserve, Traditional Double Hung	Qty 1
			
Viewed From Exterior			
PK # 2243			
1: SizeNon-Standard Size Double Hung, Equal			
General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"			
Exterior Color / Finish: Primed, Primed Aluminum			
Interior Color / Finish: Unfinished Interior			
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs			
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude			
Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor			
Screen: Full Screen, Standard EnduraClad, Brown, Standard, InView™, Shipped Separate			
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-234-01143-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL14342, STC 26, OITC 22, Clear Opening Width 26.375, Clear Opening Height 18.937, Clear Opening Area 3.468496, Egress Does not meet typical United States egress, but may comply with local code requirements			
Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 0W0H), Putty Glaze, Ogee			

PFI - Pocket Fit Install

Qty 1

Line #	Location:	Attributes	
100	Bonuse Room	Pella Reserve, Traditional Sash Set, Fixed	Qty 1
			
Viewed From Exterior			
PK # 2243			
1: Fixed Sash Set			
General Information: Standard, Wood, Pine, 4 3/8", 4 3/16"			
Exterior Color / Finish: Primed			
Interior Color / Finish: Unfinished Interior			
Sash / Panel: Putty Glaze, Ogee, Standard			
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude			
Performance Information: U-Factor 0.27, SHGC 0.27, VLT 0.49, CPD PEL-N-41-43002-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL11292			
Grille: ILT, No Custom Grille, 7/8", Top Row (3W2H), Putty Glaze, Ogee			

FFI - Full Frame Installation

Qty 1

RUT - Re-Use Trim (Per Opening)

Qty 1

**Drew Berry
1318 Armstrong Ave
Knoxville, TN 37917**

August 9th, 2026

**Ms. Lindsay Lanois
Historic Preservation Planner
Knoxville Historic Zoning Commission**

Re: Supplemental Submission – Certificate of Appropriateness Application

Property: 1318 Armstrong Ave, Knoxville, TN 37917

Dear Ms. Lanois,

Please accept the enclosed supplemental materials in support of my pending application for a Certificate of Appropriateness for the replacement of the existing historic windows at my residence.

Following the Commission's previous hearing, I worked directly with Renewal by Andersen to revise the proposed window specifications in response to the Commission's comments regarding grille configuration. The enclosed specification package reflects those revisions and now provides historically consistent grille patterns on every elevation.

In addition to the revised specifications, I have enclosed an Applicant's Memorandum in Support of Certificate of Appropriateness. The memorandum discusses the existing condition of the windows, the proposed replacement system, the applicable Historic Overlay guidelines, and additional information regarding the compatibility of the proposed Fibrex® composite frame material.

I respectfully request that the enclosed materials be incorporated into the record and considered together with my original application during the Commission's review.

Thank you for your time and consideration. I appreciate the opportunity to address the Commission's previous comments and look forward to discussing the revised proposal at the upcoming hearing.

Respectfully,

Drew Berry
Applicant

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APPLICANT'S MEMORANDUM IN SUPPORT OF CERTIFICATE OF APPROPRIATENESS

Replacement of Existing Historic Windows with Renewal by Andersen Fibrex® Composite Windows

Applicant: Drew Berry

Property: 1318 Armstrong Ave, Knoxville, TN 37917

Historic District: H-1 Historic Overlay District

Questions Presented

This application presents three principal questions for the Commission's consideration:

1. Whether the revised Renewal by Andersen proposal preserves the historic appearance and architectural character of the residence.
 2. Whether the Commission's previous comments regarding grille configuration have been fully addressed through the revised plans submitted with this application.
 3. Whether the proposed Fibrex® composite frame material is compatible with the Historic Overlay Guidelines in light of the Commission's previous approvals of engineered substitute materials within H-1 historic districts.
-

I. Executive Summary

The Applicant respectfully requests approval of a Certificate of Appropriateness ("COA") for the replacement of the existing historic wood windows with Renewal by Andersen replacement windows utilizing Fibrex® composite frames.

This application follows the Commission's previous review, during which replacement of the existing windows was generally accepted as appropriate due to their deteriorated condition. During that hearing, the Commission expressed concern regarding inconsistencies in the proposed grille configuration. In direct response to those comments, the Applicant worked with Renewal by Andersen to revise the design package so that all replacement windows now incorporate historically consistent grille patterns on every elevation of the residence. The revised specifications accompanying this memorandum supersede the prior submission and directly address the Commission's stated design concerns.

Accordingly, the primary remaining issue before the Commission is not whether the windows require replacement, nor whether the revised design is historically appropriate, but whether the proposed Fibrex® composite frame material is compatible with the purposes and intent of the H-1 Historic Overlay District.

The Applicant respectfully submits that the proposed replacement preserves the historic architectural character of the residence while replacing windows that have reached the end of their functional service life. The proposal maintains traditional operation, proportions, profiles, grille

patterns, and overall appearance, thereby preserving the historic character that the Commission is charged with protecting.

II. Background

The subject residence was constructed in approximately **1910** and contributes to the historic character of the surrounding neighborhood. Since purchasing the home, the Applicant has made a substantial investment in preserving and maintaining the property while respecting the requirements of Knoxville's Historic Overlay District. Rather than pursuing the least expensive or most expedient replacement option, the Applicant has devoted significant time to researching historically appropriate alternatives, consulting multiple manufacturers, revising plans in response to Commission feedback, and preparing this supplemental memorandum.

The Applicant recognizes and appreciates the importance of preserving Knoxville's historic neighborhoods. This application is therefore not submitted as a request to avoid preservation standards, but rather as a good-faith effort to balance historic preservation with the practical realities of maintaining a residence whose original windows have exceeded one century of service.

III. Existing Conditions of the Historic Windows

The existing windows are original to the residence and are now approximately **116 years old**. While original historic materials should be preserved whenever practical, the condition of the existing windows has progressed well beyond ordinary weathering or deferred maintenance.

The windows exhibit extensive deterioration throughout the residence, including significant wood rot, failed glazing, deteriorated wood fibers, warped sash components, paint accumulation that has rendered numerous windows permanently inoperable, substantial air infiltration, and diminished weather resistance. In many locations, the deterioration has advanced to the point that continued repair would require extensive reconstruction rather than routine maintenance.

Several windows have effectively been painted shut for many years and cannot be opened without risking additional damage to already compromised wood components. As a result, portions of the residence presently present concerns regarding emergency egress because windows cannot be readily opened during an emergency.

These conditions collectively demonstrate that the issue before the Commission is not simply one of modernization or energy efficiency. Rather, the existing window assemblies have reached the end of their practical service life and no longer provide the functionality, safety, or long-term protection expected of primary building components. The Applicant respectfully submits that replacement is necessary to preserve—not diminish—the continued viability of this historic residence.

IV. Applicant's Response to the Commission's Previous Review

The Applicant appreciates the Commission's thoughtful review of the original application and has carefully considered the comments provided during the previous hearing.

Specifically, the Commission identified inconsistencies in the proposed grille patterns between elevations. Following that hearing, the Applicant worked directly with Renewal by Andersen to revise the design package so that all replacement windows now incorporate historically appropriate and consistent grille patterns throughout the residence.

The revised specification package accompanying this memorandum supersedes the previous submission and reflects these changes in their entirety. The Applicant respectfully submits that these revisions demonstrate a willingness to work collaboratively with the Commission and to modify the proposal in response to constructive feedback. Accordingly, the Applicant believes the revised plans fully address the principal design concern identified during the Commission's previous review.

Applicable Historic Preservation Standards

The Applicant respectfully submits that this application should be evaluated in accordance with the adopted Historic Overlay Guidelines, as well as any applicable Secretary of the Interior's Standards for Rehabilitation incorporated into the Commission's review process. The Applicant understands that the Commission's responsibility is to preserve the historic and architectural character of Knoxville's designated historic districts while evaluating proposed alterations to contributing structures.

The Applicant respectfully submits that the proposed replacement windows should be evaluated based upon the adopted standards governing compatibility with the historic character of the residence, including their architectural appearance, proportions, operation, exterior profiles, grille configuration, and their overall contribution to the character of the structure.

The Applicant further respectfully requests that, in applying those standards, the Commission identify the specific provisions of the adopted Historic Overlay Guidelines upon which its determination is based.

V. Compatibility with the Purpose and Intent of the H-1 Historic Overlay District

The purpose of Knoxville's H-1 Historic Overlay District is to preserve the historic and architectural character of designated neighborhoods while allowing for the continued use, maintenance, rehabilitation, and preservation of contributing structures. The Applicant fully supports these objectives and has approached this project with the intention of preserving—not altering—the historic character of the residence.

The proposed project does not introduce contemporary architectural elements, modify the building's historic form, or alter the defining character of the residence. Rather, the proposal preserves the architectural features that contribute to the home's historic significance by

maintaining traditional double-hung operation, historically appropriate proportions, compatible exterior profiles, consistent grille patterns, and the original fenestration pattern of each elevation.

Following the Commission's previous hearing, the Applicant revised the proposed grille configuration so that all replacement windows now incorporate historically consistent grille patterns on every elevation. The revised drawings submitted with this application directly address the Commission's previous comments and reflect the Applicant's commitment to working collaboratively with the Commission throughout this process.

The Applicant respectfully submits that the revised proposal preserves the visual and architectural character that the Historic Overlay District was established to protect.

VI. Compatibility of the Proposed Fibrex® Composite Material

The principal issue presented by this application concerns the proposed use of Renewal by Andersen's Fibrex® composite frame material.

The Applicant recognizes that Fibrex is not traditional solid wood. However, the Applicant respectfully submits that the relevant question before the Commission is not whether the proposed material is identical to the original material, but whether the completed installation remains compatible with the historic character of the residence under the Commission's adopted guidelines.

The proposed windows have been selected specifically because they preserve the characteristics that define the appearance of the original windows, including their proportions, exterior profiles, operation, grille configuration, and overall architectural presentation. From the public right-of-way, the proposal maintains the appearance of traditional historic double-hung windows while replacing assemblies that have experienced extensive deterioration after more than a century of service.

The Applicant respectfully submits that compatibility should be evaluated based upon the completed appearance of the installation and its consistency with the historic character of the residence, rather than solely upon the chemical composition of the frame material.

VII. Previous Commission Acceptance of Engineered Substitute Materials

The Applicant respectfully notes that the Historic Zoning Commission has previously approved the use of engineered substitute materials within H-1 Historic Overlay Districts where those materials were determined to be compatible with the historic character of the property.

As reflected in a Historic Zoning Commission staff compilation entitled "**Fiber Cement Board Utilized in H-1 / NC-1 Districts**," Commission staff identified numerous examples in which fiber-cement products were approved for use within Knoxville's historic districts. The compilation includes projects located in Fourth & Gill, Old North Knoxville, Mechanicsville, Edgewood Park, and Fairmont, including properties located at:

- 517 E. Oklahoma Avenue

- 221 E. Oklahoma Avenue
- 1612 Forest Avenue

among numerous additional examples documented by Commission staff.

The Applicant references these projects for a limited and specific purpose. The Applicant is **not** suggesting that fiber-cement siding and replacement windows are identical building components, nor that approval of one material necessarily requires approval of another.

Rather, these examples demonstrate an important principle: the Commission has previously determined that modern engineered substitute materials are not categorically incompatible with H-1 historic districts. Instead, the Commission has exercised its judgment by evaluating whether those materials were compatible with the historic character of the individual property.

The Applicant respectfully submits that the same analytical framework should be applied to the proposed Renewal by Andersen Fibrex® composite window system.

VIII. Consistency in Application of the Historic Overlay Guidelines

The Applicant respectfully requests that the Commission evaluate this proposal using the same objective principles applied to previous applications involving engineered substitute materials.

The proposed Renewal by Andersen windows preserve the historic appearance of the residence through their traditional operation, exterior profiles, proportions, grille configuration, and overall architectural character. The Applicant therefore respectfully requests clarification regarding the objective standard that distinguishes the proposed Fibrex® composite frame material from other engineered substitute materials that have previously been found compatible within H-1 districts.

Specifically, if the Commission concludes that the proposed material is incompatible, the Applicant respectfully requests that the Commission identify:

1. The specific provision of the Historic Overlay Guidelines that renders the proposed Fibrex® material incompatible.
2. The objective architectural characteristics of the proposed windows found to be inconsistent with the historic character of the residence.
3. The factual basis supporting any distinction between the proposed Fibrex® composite material and other engineered substitute materials previously determined compatible within H-1 historic districts.

The Applicant submits these questions respectfully and in good faith. The intent is not to challenge the Commission's authority, but rather to better understand the objective standards governing material compatibility and to promote consistent application of those standards for both this application and future applicants.

Table 1 – Comparison of Proposed Replacement Windows

Historic Characteristic	Proposed Renewal by Andersen Windows
Double-hung operation	Preserved
Historic proportions	Preserved
Exterior profiles	Preserved
Grille configuration	Revised to address Commission comments
Architectural appearance	Preserved
Existing deteriorated condition	Eliminated
Emergency egress functionality	Restored
Frame material	Fibrex® engineered composite

Table 2 – Comparison of Engineered Substitute Materials

Previously Approved Material	Proposed Material
Fiber-cement siding (engineered composite)	Fibrex® engineered wood-fiber composite
Approved by Commission in multiple H-1 districts	Requested for approval
Used as a primary exterior building material	Limited to window frames
Evaluated for compatibility	Requested to be evaluated under the same principle of compatibility

IX. The Applicant's Good Faith Efforts to Preserve the Historic Character of the Residence

Throughout this process, the Applicant has made every reasonable effort to work collaboratively with the Historic Zoning Commission and to preserve the architectural integrity of this historic residence.

Rather than pursuing the least expensive or most expedient replacement option, the Applicant undertook an extensive evaluation of historically appropriate alternatives, consulted multiple manufacturers, revised the proposed design in direct response to comments received during the Commission's previous review, and invested significant time preparing the revised application now before the Commission.

These efforts reflect the Applicant's commitment to historic preservation and to compliance with the Commission's adopted guidelines. The Applicant has not sought to avoid those standards, but rather to work within them while addressing windows that have exceeded their functional service life after more than one century of use.

The Applicant respectfully submits that the proposed Renewal by Andersen windows preserve the architectural character of the residence while providing a durable, long-term solution that will continue to protect and preserve the structure for future generations.

X. Balancing Historic Preservation with Long-Term Stewardship

Historic preservation requires balancing the protection of original architectural character with the practical realities of maintaining structures that have served the community for well over a century.

The Applicant respectfully submits that this proposal represents such a balance.

The proposed replacement windows preserve the visual characteristics that define the historic appearance of the residence, including traditional operation, exterior proportions, profiles, grille configuration, and overall architectural presentation. At the same time, they replace windows that have experienced extensive deterioration, including rot, failed glazing, structural degradation, inoperability, and diminished functionality.

The Applicant respectfully submits that preserving the long-term viability of this historic residence necessarily includes replacing building components that have reached the end of their practical service life while ensuring that any replacements remain compatible with the architectural character of the structure.

XI. Requested Findings (In the Event of Denial)

The Applicant respectfully requests that, if the Commission determines that the proposed replacement windows should not be approved, the Commission include specific findings supporting its decision.

Specifically, the Applicant respectfully requests that the Commission identify:

1. The specific provisions of the Historic Overlay Guidelines relied upon in reaching its decision.
2. The objective architectural characteristics of the proposed windows found to be incompatible with the historic character of the residence.
3. Whether the Commission's determination is based upon:
 - Exterior appearance
 - Window proportions
 - Traditional operation
 - Exterior profiles
 - Grille configuration
 - Material composition; or
 - Another objective criterion.
4. If material composition is determinative, the Applicant respectfully requests that the Commission identify the specific language within the adopted Historic Overlay Guidelines establishing that requirement.
5. If the Commission distinguishes the proposed Fibrex® composite material from other engineered substitute materials previously approved within H-1 Historic Overlay Districts, the Applicant respectfully requests that the Commission explain the objective basis supporting that distinction.

6. Whether this same proposal would be found compatible if the windows were constructed of traditional wood while all other architectural characteristics remained unchanged.

The Applicant submits these requests respectfully and in good faith to better understand the Commission's application of the adopted standards and to promote consistent application of those standards in future cases.

XII. Conclusion

The Applicant respectfully submits that the revised proposal satisfies both the purpose and the intent of the H-1 Historic Overlay District.

The revised application directly addresses the Commission's previous comments regarding grille configuration while preserving the historic appearance, architectural proportions, traditional operation, and overall character of the residence. The proposal does not seek to alter the defining architectural features of the home, but rather to replace deteriorated window assemblies that have exceeded their practical service life after more than one century of use.

The Applicant further respectfully submits that the Commission has previously approved engineered substitute materials within H-1 Historic Overlay Districts where those materials were determined to be compatible with the historic character of the property. The Applicant therefore respectfully requests that the proposed Fibrex® composite material be evaluated under the same objective principles of compatibility and architectural appropriateness.

For the foregoing reasons, the Applicant respectfully requests that the Knoxville Historic Zoning Commission approve the requested Certificate of Appropriateness.

Respectfully,

Drew Berry
Applicant



Façade (west)



North side



Rear



South side



Downstairs bathroom,
interior

Downstairs bathroom,
exterior



Upstairs bathroom

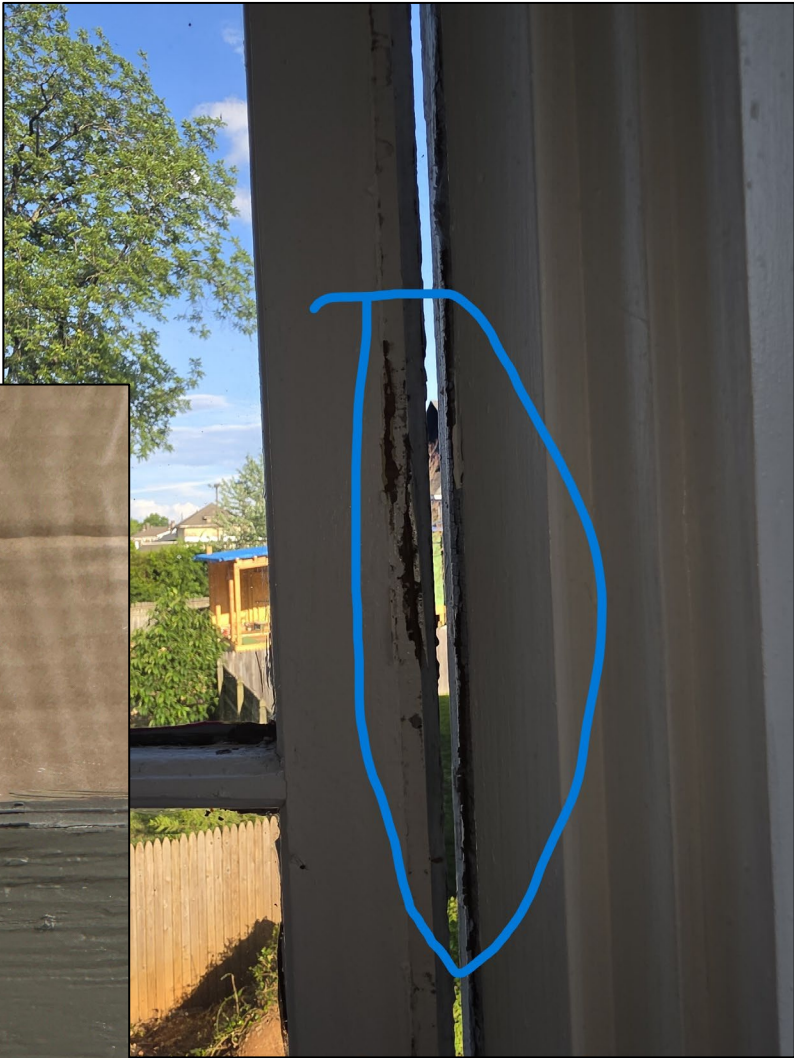




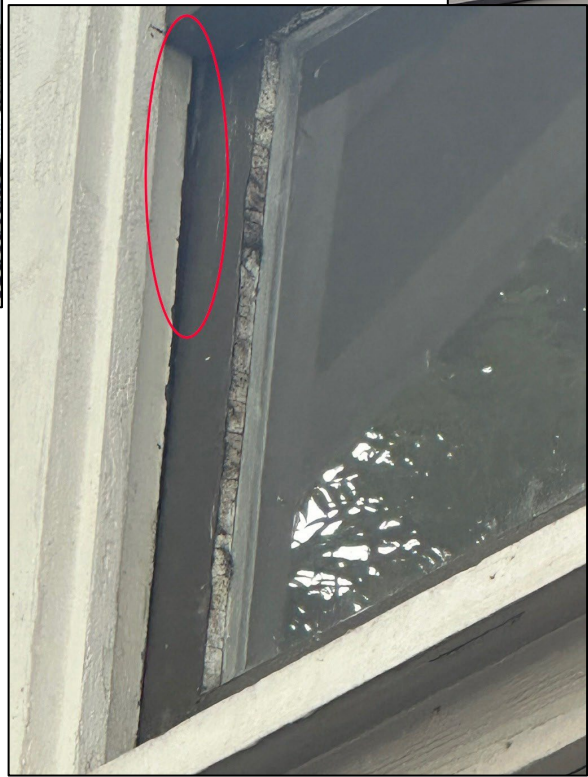
Office



Three non-historic
windows in office (south
elevation)



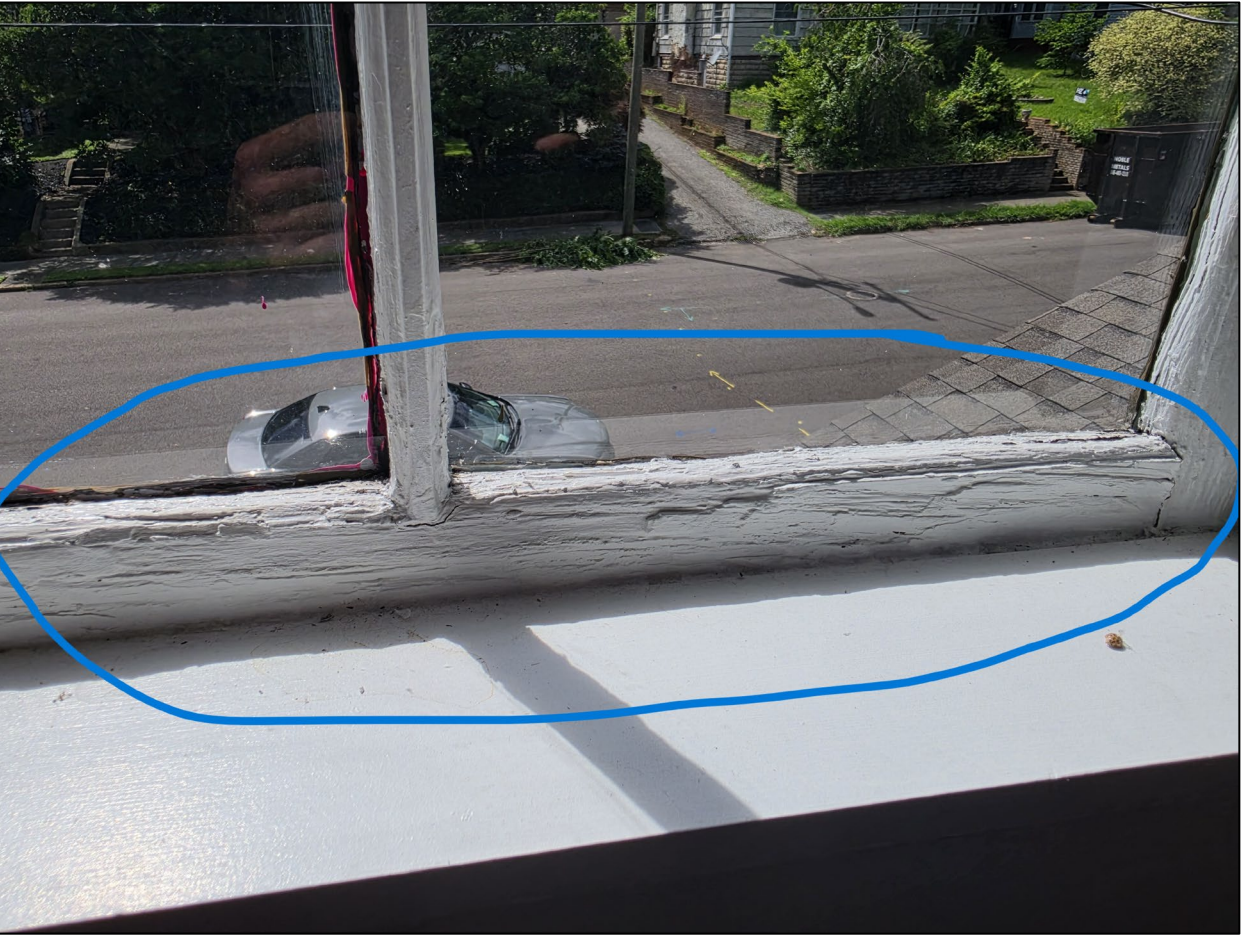
Office: details



Upstairs bedroom exterior



Upstairs bedroom exterior



Upstairs bedroom details