



# Staff Report

Knoxville Historic Zoning Commission

File Number: 6-D-26-HZ

**Meeting:** 6/18/2026  
**Applicant:** Jacob Suissa  
**Owner:** Jacob Suissa

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## Property Information

**Location:** 1111 Harvey St. **Parcel ID:** 81 L N 026  
**District:** Old North Knoxville H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Queen Anne cottage, c.1895

One-story frame residence with a hipped roof with projecting gables clad in asphalt shingles, an exterior of wood lap siding, and a brick foundation.

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## Staff Recommendation

Staff recommends approval of Certificate 6-D-26-HZ as submitted.

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## Description of Work

Level I/II Major Repair or Replacement

Removal of five original 2/2, double-hung wood windows on façade and side elevations, and replacement with five new 2/2, double-hung wood windows.

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## Comments

1. 1111 Harvey St. is a contributing structure to the Old North Knoxville National Register Historic District and local overlay.
  2. The application includes documentation of wood rot on the interior of the windows.
  3. The proposed windows meet the design guidelines as they are the same overall size as the originals, with the same pane division and general muntin depth, width, and profile. The windows retain the full height and width of the opening, and the exterior window trim will remain. The proposed windows will be indistinguishable from the original windows that will be retained.
  4. The proposed windows have simulated divided lights with interior and exterior muntins, with a spacer bar between the glass. This form of simulated divided lights has been approved in ONK and sufficiently replicates true divided light windows.
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## Applicable Design Guidelines

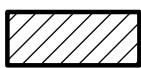
Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

B. Windows

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.
6. Windows may not be blocked in. They must retain the full height and width of the original opening.



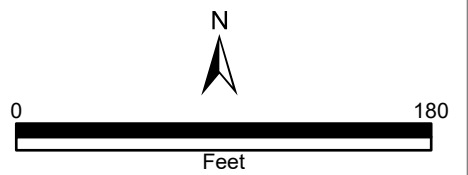
**6-D-26-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



1111 Harvey St. 37917  
 Old North Knoxville H

Original Print Date: 6/2/2026  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Jacob Suissa





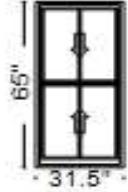
# Proposal - Detailed

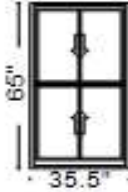
Pella Window and Door Showroom of Knoxville  
 505 Carden Jennings Lane Suite 200  
 Knoxville, TN 37932  
 Phone: (865) 966-9951 Fax:

**Sales Rep Name:** Ackermann, Andy  
**Sales Rep Phone:** 404-317-1696  
**Sales Rep E-Mail:** aackermann@pellasoutheast.com  
**Sales Rep Fax:**

Customer Information	Project/Delivery Address	Order Information
<b>Martin's Woodworks and Carpentry</b> 1111 Harvey St  Knoxville, TN 37917-5617 <b>Primary Phone:</b> (785) 2184791 <b>Mobile Phone:</b> <b>Fax Number:</b> <b>E-Mail:</b> <b>Contact Name:</b>  <b>Great Plains #:</b> <b>Customer Number:</b> 1012904062 <b>Customer Account:</b>	<b>Suissa Project</b>  <b>Lot #</b> , <b>County:</b> <b>Owner Name:</b>  <b>Owner Phone:</b>	<b>Quote Name:</b> Suissa Project  <b>Order Number:</b> 337 <b>Quote Number:</b> TBD <b>Order Type:</b> Non-Installed Sales <b>Wall Depth:</b> <b>Payment Terms:</b> <b>Tax Code:</b> TN - KNOX <b>Cust Delivery Date:</b> None <b>Quoted Date:</b> 5/20/2026 <b>Contracted Date:</b> <b>Booked Date:</b> <b>Customer PO #:</b>

Customer Notes: PELLA RESERVE TRADITIONAL DOUBLE HUNG WOOD WINDOWS, PRIMED EXTERIOR/UNFINISHED INTERIOR. ILG OGEE 2 WIDE 1 HIGH GRILLES

Line #	Location:	Attributes				
10	Kitchen Left/Rt	 <p>Viewed From Exterior Rough Opening: 32 - 1/4" X 65 - 3/4"</p>	<p><b>Pella Reserve, Traditional Double Hung, 31.5 X 65</b></p> <p><b>1: 31.565 Double Hung, Equal</b>  <b>Frame Size:</b> 31 1/2 X 65  <b>General Information:</b> Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"  <b>Exterior Color / Finish:</b> Primed, Primed Wood  <b>Interior Color / Finish:</b> Unfinished Interior  <b>Sash / Panel:</b> Putty Glaze, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Spoon-Style Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, Shipped In Unit, No Integrated Sensor  <b>Screen:</b> Full Screen, Standard EnduraClad, Black, Standard, InView™, Shipped Separate  <b>Performance Information:</b> 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 28.125, Clear Opening Height 28.062, Clear Opening Area 5.480859, Egress Meets minimum clear opening and 5.0 sq.ft  <b>Grille:</b> ILT, No Custom Grille, 7/8", Traditional (2W1H / 2W1H), Putty Glaze, Ogee  <b>Wrapping Information:</b> No Attachment Method, No Exterior Trim, 4-9/16", 4 3/4", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 193".</p>	<p><b>Item Price</b></p> <p>\$1,311.02</p>	<p><b>Qty</b></p> <p>2</p>	<p><b>Ext'd Price</b></p> <p>\$2,622.04</p>

Line #	Location:	Attributes				
15	Kitchen C, Living Rm	 <p>Viewed From Exterior Rough Opening: 36 - 1/4" X 65 - 3/4"</p>	<p><b>Pella Reserve, Traditional Double Hung, 35.5 X 65</b></p> <p><b>1: 35.565 Double Hung, Equal</b>  <b>Frame Size:</b> 35 1/2 X 65  <b>General Information:</b> Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"  <b>Exterior Color / Finish:</b> Primed, Primed Wood  <b>Interior Color / Finish:</b> Unfinished Interior  <b>Sash / Panel:</b> Putty Glaze, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Spoon-Style Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, Shipped In Unit, No Integrated Sensor  <b>Screen:</b> Full Screen, Standard EnduraClad, Black, Standard, InView™, Shipped Separate  <b>Performance Information:</b> 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 32.125, Clear Opening Height 28.062, Clear Opening Area 6.260359, Egress Meets minimum clear opening and 5.7 sq.ft  <b>Grille:</b> ILT, No Custom Grille, 7/8", Traditional (2W1H / 2W1H), Putty Glaze, Ogee  <b>Wrapping Information:</b> No Attachment Method, No Exterior Trim, 4-9/16", 4 3/4", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 201".</p>	<p><b>Item Price</b></p> <p>\$1,374.02</p>	<p><b>Qty</b></p> <p>3</p>	<p><b>Ext'd Price</b></p> <p>\$4,122.06</p>

**Thank You For Your Interest In Pella® Products**





Detail photos provided by applicant



Detail photos provided by applicant

