

Meeting: 1/19/2022
Project: 129 S. Gay Street Window replacement
Applicant: Kristy Wu

Property Information

Location: 129 S. Gay St. **Parcel ID** 94 E J 025
Zoning: DK (Downtown Knoxville)
Description:

c. 1895, three-story, brick masonry commercial building. Three-bay façade featuring pilasters with Ionic capitals at second and third stories with arched multi-light transoms over third-story windows. Modified storefront.

Description of Work

Level I Minor Alteration of an Existing Building/Structure

Proposed replacement of four windows on third story of façade. Existing windows are non-historic, one-over-one, double-hung wood. Proposed replacement windows are one-over-one, double-hung, aluminum-clad wood.

Proposed windows will be same overall size and design as existing. Scope of work does not involve modification to multi-light transom windows above center bays.

Applicable Design Guidelines

Downtown Design Guidelines

C. Historic Resources
4. Windows

4a. Repair rather than replace historic windows.

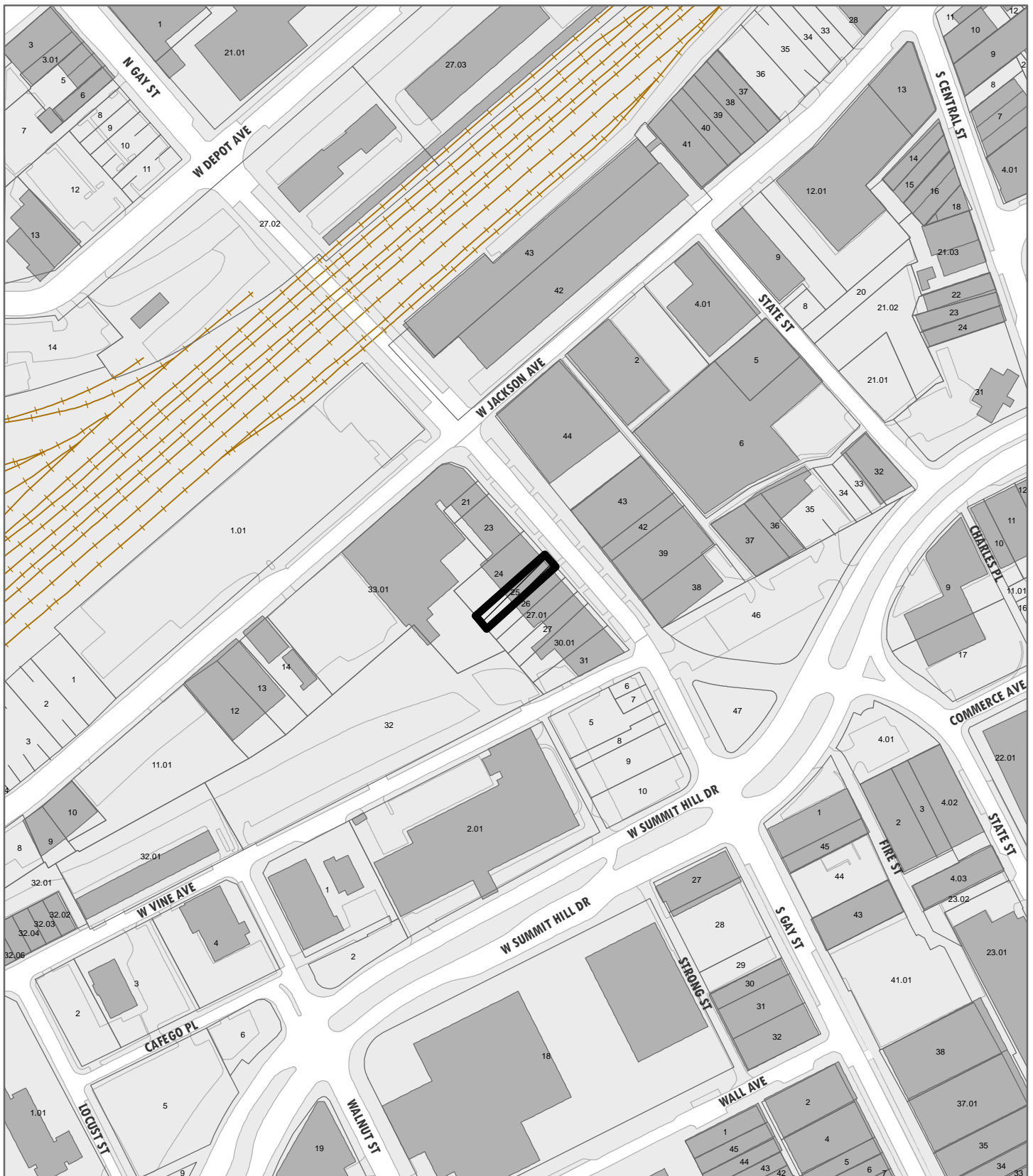
4b. Replace windows if repairs are not possible with matching windows, including duplicating design, operation, material, glass size, muntin arrangements, profiles, and trim

Comments

129 S. Gay Street is a contributing resource to the Southern Terminal and Warehouse Historic District, so the Historic Resources section of the design guidelines applies. The existing windows are not the original windows. As the guidelines recommend replacing windows duplicating "material" of original or historic materials, the proposed window replacement cannot be approved on a staff level. Overall, the proposed window replacements are custom designed to replicate overall size, glass size, and muntin arrangement of the existing one-over-one, double-hung wood windows. Aluminum-clad wood can successfully replicate the muntin profile and size of wood sash; as long as the replacement windows are painted to match the rest of the building, replacements will match the existing and be consistent with the existing second-story windows. Aluminum-clad wood windows have been previously approved as new windows on historic buildings (121 E. Jackson Ave) and replacement windows on historic buildings (301 State Street, 7-C-16-DT).

Recommendation

Staff recommends approval of Certificate 1-A-22-DT as submitted.



1-A-22-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**DOWNTOWN
DESIGN
REVIEW
BOARD**

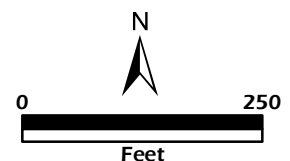


129 S. Gay St.

**Level 1: Minor alteration of an existing
building/structure**

Original Print Date: 1/10/2022
Revised:
Knoxville/Knox County Planning · Downtown Design Review Board

Petitioner: Kristy Wu, Wu Holdings II LLC





DESIGN REVIEW REQUEST

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

Applicant

January 19, 2022

1-A-22-DT

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

Name

Company

Address

City

State

Zip

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

094EJ025

Property Address

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

12.21.21

Staff Signature

Please Print

Date

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- ☐ Signs ☐ Alteration of an existing building/structure

Level 2:

- ☐ Addition to an existing building/structure

Level 3:

- ☐ Construction of new building/structure ☐ Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

☐ Brief description of work: _____

HISTORIC ZONING

Level 1:

- ☐ Signs ☐ Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- ☐ Major repair, removal, or replacement of architectural elements or materials ☐ Additions and accessory structures

Level 3:

- ☐ Construction of a new primary building

Level 4:

- ☐ Relocation of a contributing structure ☐ Demolition of a contributing structure

See required Historic Zoning attachment for more details.

☐ Brief description of work: _____

INFILL HOUSING

Level 1:

- ☐ Driveways, parking pads, access point, garages or similar facilities ☐ Subdivisions

Level 2:

- ☐ Additions visible from the primary street ☐ Changes to porches visible from the primary street

Level 3:

- ☐ New primary structure
☐ Site built ☐ Modular ☐ Multi-Sectional

See required Infill Housing attachment for more details.

☐ Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

- ☐ Downtown Design Checklist
☐ Historic Zoning Design Checklist
☐ Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- ☐ Property Owners / Option Holders

Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500

FEE 1:

FEE 2:

FEE 3:

TOTAL:



BILL TO:
KRISTY WU
129 S. GAY STREET

KNOXVILLE TN
Phone
Email

SHIP TO:
KRISTY WU
129 S. GAY STREET

KNOXVILLE TN
Phone
Fax

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1353422		129 S. GAY STREET	KRISTY WU	KRISTY WU	

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK- 340	2	EA	\$779.23	\$1,558.47

October 28th, 2021 PRICEBOOK

Clad Universal Sash Replacement Kit Double Hung Operating 41 x 86

Custom: Sash Opening Width = 41, Sash Opening Height = 86, Sash Split = 50/50

Complete Sash Kit, CoreGuard Plus, Sill Angle 14

Frame = Sandstone 003, Clad Finish = AAMA 2604, Primed Interior, White, Pine Interior, Parting

Stop Color = Beige

Sash = Sandstone 003, Sash-Panel Clad Finish = AAMA 2604, Primed Interior, White

Low-E, Traditional Bead, Argon Gas, Black Warm Edge Spacer

No Screen, With Exterior Side Screen Stop, With Exterior Head Screen Stop

Hdwe = Champagne, Concealed Jambliner, 2-Locks

U-Factor = 0.3, SHGC = 0.28, CR = 59, VT = 0.5, AI = <0.30/<1.5, CPD =

SIE-N-111-01551-00001, Energy Star Region = NC, GapFill1 = ARG, Can ER = 17, W m 2k =

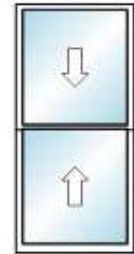
1.7

Unit 1: Glass Width = 36.5, Glass Height = 39.96875,

Rough Opening: N/AA

Overall Unit Size: N/AA

Room Location: None Assigned



QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1353422		129 S. GAY STREET	KRISTY WU	KRISTY WU	

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
200-1	WindowAndDoor	PK- 340	2	EA	\$771.39	\$1,542.78

October 28th, 2021 PRICEBOOK

Clad Universal Sash Replacement Kit Double Hung Operating 40 x 86

Custom: Sash Opening Width = 40, Sash Opening Height = 86, Sash Split = 50/50

Complete Sash Kit, CoreGuard Plus, Sill Angle 14

Frame = Sandstone 003, Clad Finish = AAMA 2604, Primed Interior, White, Pine Interior, Parting

Stop Color = Beige

Sash = Sandstone 003, Sash-Panel Clad Finish = AAMA 2604, Primed Interior, White

Low-E, Traditional Bead, Argon Gas, Black Warm Edge Spacer

No Screen, With Exterior Side Screen Stop, With Exterior Head Screen Stop

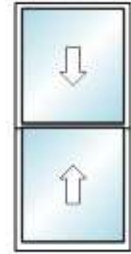
Hdwe = Champagne, Concealed Jambliner, 2-Locks

U-Factor = 0.3, SHGC = 0.28, CR = 59, VT = 0.5, AI = <0.30/<1.5, CPD =

SIE-N-111-01551-00001, Energy Star Region = NC, GapFill1 = ARG, Can ER = 17, W m 2k =

1.7

Unit 1: Glass Width = 35.5, Glass Height = 39.96875,



Rough Opening: N/AA
Overall Unit Size: N/AA
Room Location: None Assigned

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
300-1	ManualLineType	PK- 1	1		\$0.00	\$0.00

INSTALL = \$700

NOT INCLUDED IN TOTAL

Rough Opening:
Overall Unit Size:
Room Location: INSTALL

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
400-1	ManualLineType	PK- 1	1		\$0.00	\$0.00

PAINT = \$540

NOT INCLUDED IN TOTAL

Rough Opening:
Overall Unit Size:
Room Location: PAINT

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1353422		129 S. GAY STREET	KRISTY WU	KRISTY WU	

PRINTED BY	BID BY	SALESPERSON
bfogarty	BILL FOGARTY	174

SUB-TOTAL:	\$3,101.25
LABOR:	\$0.00
FREIGHT:	\$140.00
SALES TAX:	\$286.87
TOTAL:	\$3,528.12

Comments:

COMPANY

Unless otherwise noted on the line item, this product is covered under a Sierra Pacific Windows limited warranty. Please see your dealer, the Website WWW.SIERRAPACIFICWINDOWS.COM or our marketing literature for a copy of the applicable limited warranty for specific language, limitations and exclusions.

All prices quoted are typically valid for 30 days. The quoted pricing is not final and is subject to revised price book releases and changes until the order has been submitted. Other exceptions may apply. Shop drawing charges are not included.

COLOR VARIATION

This quote may contain units with anodized finishes. Color variation is an inherent characteristic of anodized finishes and end results will vary. Sierra Pacific offers a variety of wood species produced in combinations of solid and veneer-wrapped wood parts that have varying grain patterns. Wood characteristics also vary due to the species of the wood. The combination of these items could result in color variations of the finished stained products. Outswing Doors will have a complementary species of wood threshold.

RATINGS

Oversized units and certain mulled/stacked configurations have not been tested and therefore have no performance grade(PG) rating. P.E. approved job-specific comparative analysis may be available for these non-rated units. Please contact your Inside Sales group to determine available options for non-rated product. A complete list of rated products is available at WWW.SIERRAPACIFICWINDOWS.COM

Units denoted with an 'E' on the line item image meet egress based off criteria from the International Residential Code manual. Each has at least 20" clear opening width, 24" clear opening height and a total clear opening square footage of at least 5.7. The window sill height is not taken into consideration and needs to be reviewed for compliance in your local jurisdiction.

The Vinyl replacement products do not have a PG rating.

ALUMINUM CLAD UNITS ONLY: **SPW recommends through frame installation for units with factory applied brickmould.**

If units are being installed in an area requiring specific PG ratings the unit must be installed in the exact manner tested as shown in our certified installation details. These details can be found on the Florida Building Code website at www.floridabuilding.org or can be obtained by contacting Sierra Pacific's Architectural Services Department at 800-433-4873 ext. 1734.

Recent building code changes require the addition of limiting devices on any operating unit installed where the finished clear opening of the unit is within 24" of the floor and is more than 72" above the finished grade or other surface below the window. Please check with your local building department to determine if this code is a requirement in your jurisdiction and order units accordingly.

THERMAL PERFORMANCE

This quote may contain glazing options that include coating 'i89'. These glazing options may have an increased risk of room side glass condensation in areas where the winter outdoor temperatures are below freezing (32°F/0°C).

We Appreciate Your Business!

