

Meeting: 8/21/2024
Project: Southeastern Glass Building
Applicant: John Allen

Property Information

Location: 555 W. Jackson Ave. **Parcel ID** 94 E J 006
Zoning: DK (Downtown Knoxville)
Description:
c.1920 brick masonry building with reconstructed storefronts and a contemporary side and rooftop addition.

Description of Work

Level II Minor Alteration of an Existing Building/Structure

Proposed replacement of five windows on the fifth story of the Southeastern Glass Building.

The existing windows are the original multilight steel windows, featuring twenty lights total, with operable four-light awning windows on the center of the window. All exterior trim and sills will be retained. The proposed replacement windows are single-light aluminum storefront windows with surface-applied muntins and rails, to be applied on the interior and exterior. The topmost muntins and rails will measure .75", to reflect the existing. A six-light casement window will be located on the lower half of the window, surrounded by muntins and rails that measure 3.5" wide.

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.

4c. Insert windows with the same pane configuration, materials and size as other buildings of the same general construction date, if no original windows are present.

Comments

Full replacement windows were approved by the DRB in March 2024 (2-B-24-DT), with final specifications submitted to staff in July 2024 (included in packet, Advanced Glass Cooperative, Inc. specification). The intent was to issue a blanket approval of one specific type of window, approving a specification which all replaced windows shall be match moving forward. The proposed windows differ from the previous approval primarily in operation and design, featuring a six-light casement window instead of an awning window. The current application notes the slightly larger size of the fifth story windows.

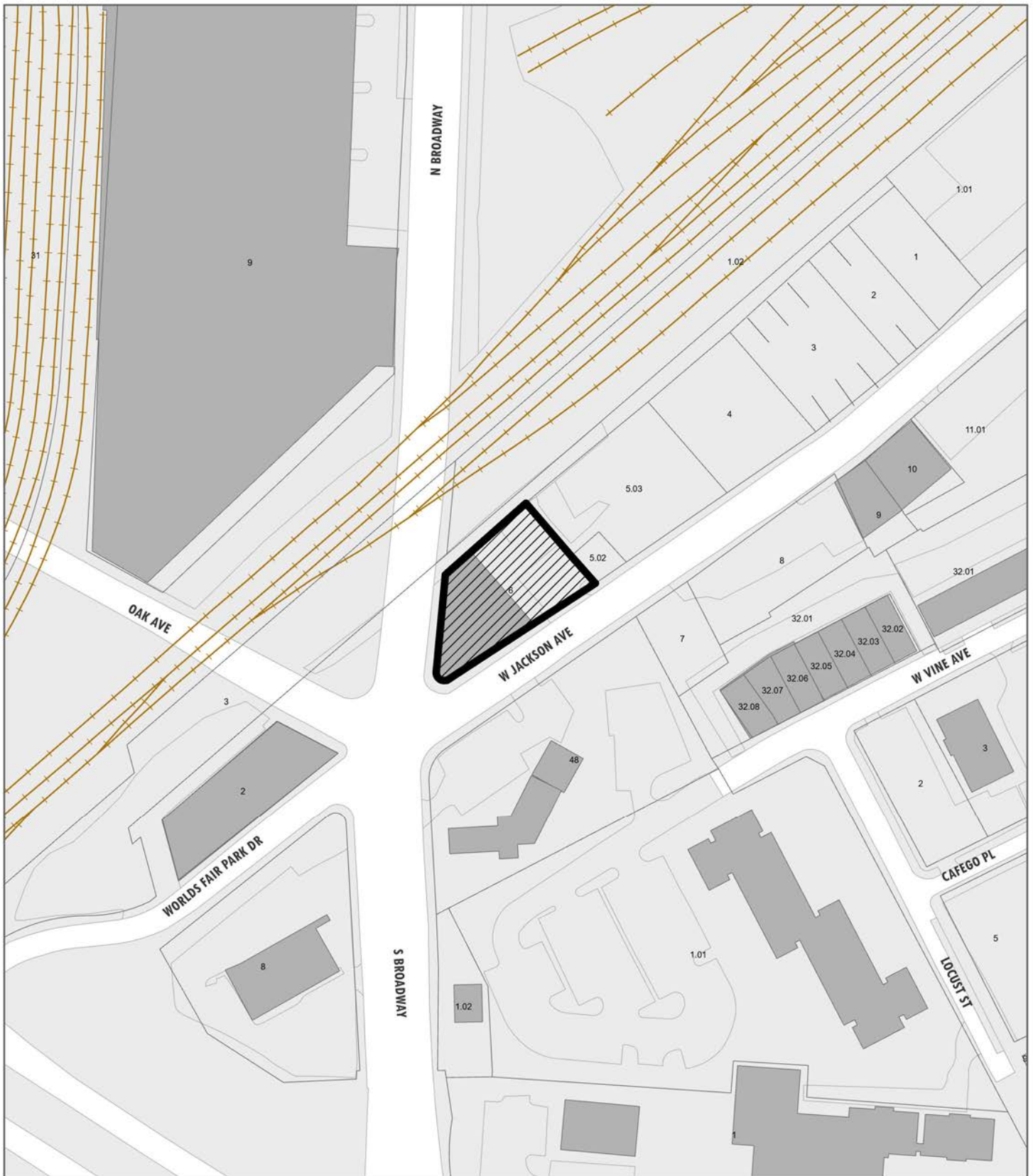
Guidelines recommend that if repairs are not possible, replace with matching windows, including duplicating design,

operation, material, glass size, muntin arrangements, profiles, and trim. The proposed replacement windows will vary in design; material (using a surface-applied grid, of aluminum instead of the original steel); and profiles (surface-applied exterior muntins are typically more thin than steel muntins).

For the previous application, the contractor submitted a detail of the existing steel muntins, which are flat and measure approximately $\frac{3}{4}$ -inch, and a profile of the proposed, which are flat and measure $\frac{3}{4}$ -inch. The proposed windows for the fifth floor reflect these measurements, other than the section surrounding the casement window. Overall, the variation in operation is not significantly different from the existing windows or the proposed specification featuring the awning windows. From the street level, the windows will be visually similar. The applicant is in conversation with the HOA regarding using the casement product instead of the awning window approved in March 2024.

Recommendation

Staff recommends approval of Certificate 8-B-24-DT as submitted.



**DOWNTOWN
DESIGN
REVIEW
BOARD**



8-B-24-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

 **555 W. Jackson Ave.**
Level 1: Minor alteration of an existing building/structure

Original Print Date: 8/9/2024
 Revised:
 Knoxville/Knox County Planning · Downtown Design Review Board

Petitioner: John Allen



Feet



DESIGN REVIEW REQUEST

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

John & Kristi Allen

8-B-24-DT

Applicant

7/26/2024

8/21/2024

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

John Allen

Name

Company

904 Brandywine Circle

Old Hickory

TN

37138

Address

City

State

Zip

615-406-9263

allenjq@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

555 West Jackson Avenue #503, Knoxville, TN 37902

094EJ00600Q

Property Address

Parcel ID

DK-W

Neighborhood

Zoning

AUTHORIZATION

Oscar Iniguez

7/30/2024

Staff Signature

Please Print

Date

John Allen

7/26/2024

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: **Replace deteriorated steel windows with similar looking aluminum windows.**

A previous approval (2-B-24-DT) submitted by the HOA was approved but did not include the window size for our unit.

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:		TOTAL: \$50
\$50		
FEE 2:		
FEE 3:		

John Allen

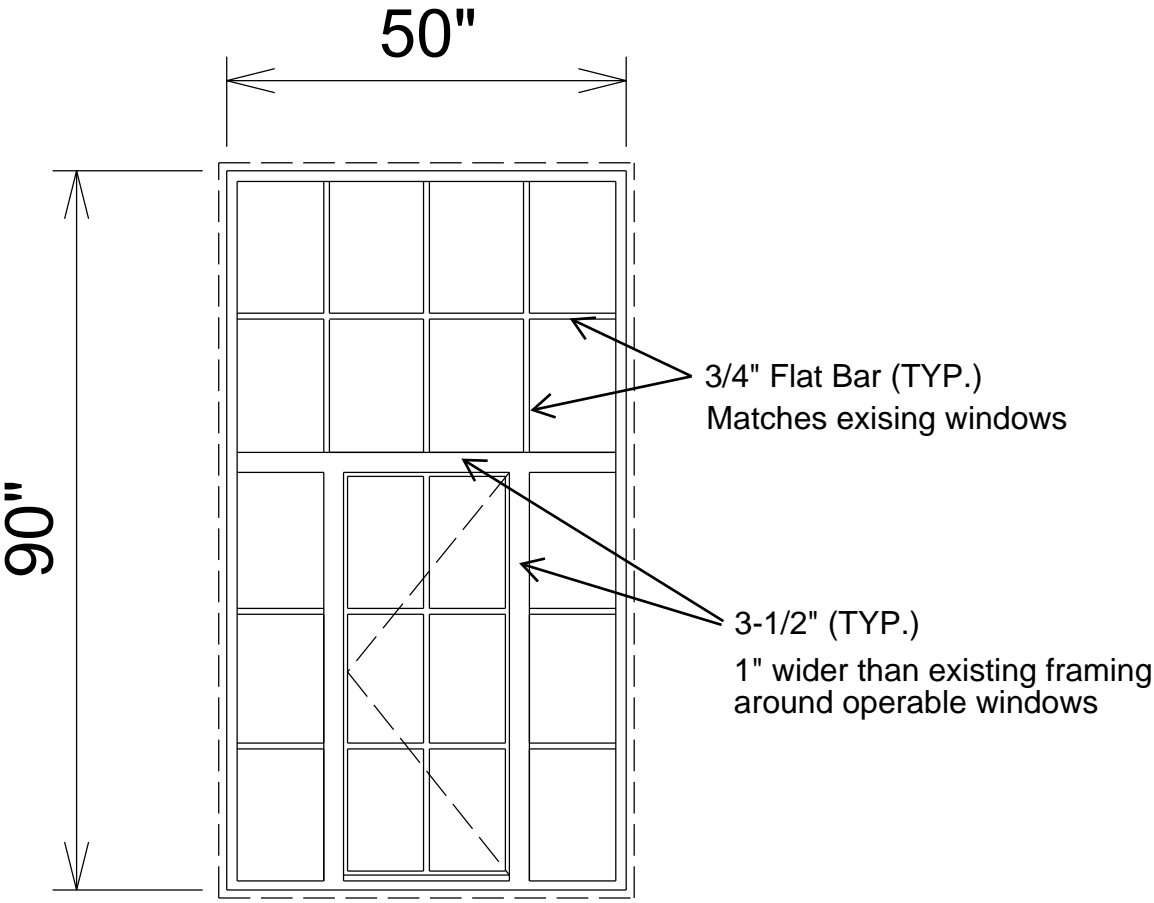
555 West Jackson Ave. #503 Window Replacement

Window replacement for our condo in the Southeastern Glass Building is required because the existing steel windows have significant rust and have completely rusted through the frame in some areas. A previous submittal (2-B-24-DT) that was approved to replace windows in our building did not include the size of windows that our unit has. We have received a quote from a contractor and a window that meets the requirements of the previous recommendation from the design review board shown below. The proposed windows have met the conditions outlined in the recommendation:

- 1) Drawing attached showing number of lights to replicate the existing windows
- 2) Framing width is comparable to existing
- 3) Exterior trim (precast surrounds) will be retained and not impacted by window replacement
- 4) Any masonry that would need to be repaired would be on the interior not the exterior
- 5) The window frame width and grid size match the 2-B-24-DT windows. The difference in this proposal and 2-B-24-DT is the vent window in this proposal is 2 lites high opposed to one. Also, the window manufacturer is different. The windows in this proposal have a 2" depth which allows more exposed brick on the interior and matches the existing better. Also, the framing around the operable window is narrower than the 2-B-24-DT which matches the existing better and gives more glass area opposed to framing. Glass was not specified in 2-B-24-DT. Existing glass is clear and we are proposing clear to match. HOA has recommended exterior to be Black.

Recommendation from Design Review Board – Meeting 3/20/2024

Staff recommends approval of Certificate 2-B-24-DT, subject to the following conditions: 1) applicant to submit final revised drawing of windows to be replaced, with the number of lights to replicate those on existing windows ; 2) framing width should be comparable to the existing window framing; 3) exterior trim and sills to be repaired and retained, or replaced in-kind; 4) all masonry repair to meet National Park Service specifications; 5) approved window specification to apply to all windows on floors 2, 4, and 5; an alternate proposal would require a revised proposal to the Design Review Board.



Casement Window In-Swing

Southeastern Glass Building Unit 503
555 West Jackson Ave., Knoxville, TN
7 - Windows

John and Kristi Allen
Winco 1150 Series Windows

1/2"=1'-0"



Existing Window



SOUTHEASTERN GLASS

Note: Red arrows designate windows to be replaced.



SOUTHEASTERN GLASS

Precast window surrounds will not be impacted by window replacement. Windows will be attached to the brick behind the precast window surrounds just like the existing windows.



Windows will look similar to this.

Note: Red arrows designate windows to be replaced.

SOUTHEASTERN GLASS

Revision 8-1-24 by John Allen

SPEED LIMIT 35

BICYCLE ROUTE Google



SOUTHEASTERN GLASS

Note: Red arrows designate windows to be replaced.



WINCO WINDOW COMPANY

Quote: **MK106-184A**

Date: **6/19/2024**

Doc #: **A-1-2**

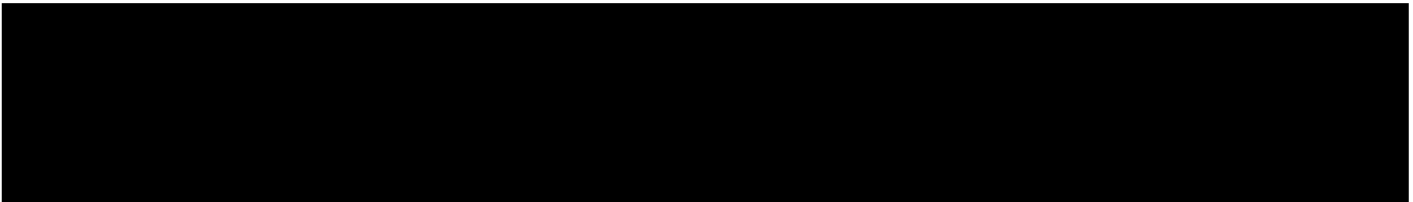
Page: **1 of 3**

PROPOSAL

Project: **SOUTHEASTERN GLASS BLDG UNIT 503 1
37902**

Issued To:

"QUOTATIONS HERIN, UNLESS OTHERWISE STATED ARE FOR IMMEDIATE ACCEPTANCE. PRICES ARE GOOD FOR 30 DAYS. AFTER 30 DAYS, THE PRICE IS SUBJECT TO ESCALATION, REPRICING OR CANCELLATION IF YOUR PURCHASE ORDER IS NOT IDENTICAL TO WINCO'S PROPOSAL AND UNLESS THE JOB IS RELEASED FOR MANUFACTURING WITHIN 90 DAYS OF RECEIPT OF THIS SIGNED PROPOSAL OR YOUR PURCHASE ORDER ERRORS AND OMISSIONS ARE SUBJECT TO CORRECTION." IN ADDITION TO THE ABOVE "ALL ORDERS ARE SUBJECT TO TERMS AND CONDITIONS AS ATTACHED."



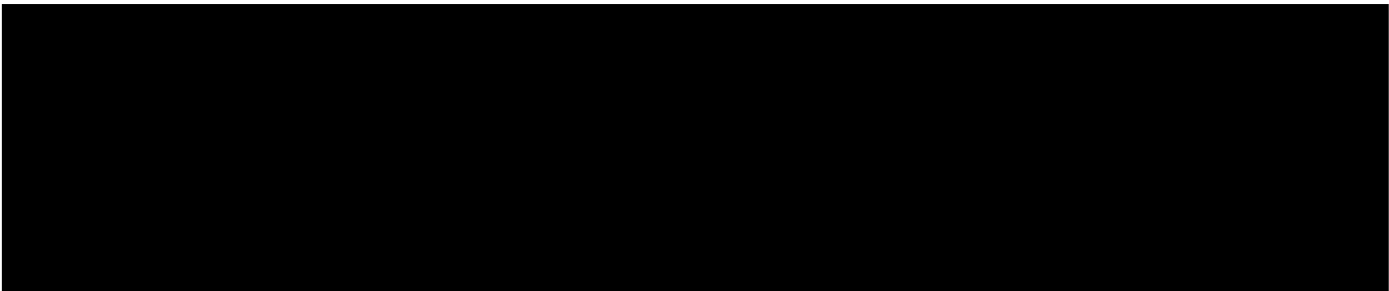
This Quotation as Summarized Below Includes:

- Openings 7 - **WINDOW OPENINGS**
- Windows 7 - **1150 SERIES - Anodized:115 Black Dark Bronze Rev. 8-1-24**
- Hardware 14 - **4-BAR ARMS**
 - 7 - **PO POLE RING CAM LOCK LH**
 - 7 - **PO POLE RING CAM LOCK RH**
- Glass 14 - **1IN. INSULATED 1-4 CLEAR SOLARBAN 60 #2 TEMP X 1-2 ARGON X 1-4 CLEAR TEMP**
- Screens **NOT INCLUDED IN BASE QUOTE**
- Trim 28 Pcs 173' Total **1" X 1-1_2" SNAP TRIM BASE**
 28 Pcs 173' Total **1" X 1-1_2" SNAP TRIM COVER**

Options All Alternate Prices Below are Changes to Base Bid Add Deduct
Deduct for Customer Supplied Shop Drawings -

Notes

- **BIDDING 1 THUS 2' SASH POLE**
- **BIDDING PERIMETER LONG LEG FRAME**
- **BIDDING SR-58 INTERIOR GRID WITH BAR-11 3/4" EXTERIOR FLAT PLATE**
- **The 1150 Series Steel Replica has a 2" frame .125 frame and sash thickness. Vent frame depth of 2".**



- PROPOSAL CONTINUED ON NEXT PAGE -



Series 1150

2" Architectural Grade Thermal Window System
Fixed - Projected - Casement



Product Overview

The 1150 Series window is a versatile platform used with great success in schools, hospitals, offices, and residences for both public and private projects. This window can perform blast, ballistic, impact, and hurricane requirements and can be configured as fixed or in-swing, out-swing projected, and casement. The 1150 Series accommodates challenging openings and configurations.

GREEN COMMITMENT

ENERGY SAVINGS

NOISE CONTROL

BLAST SHIELD

WIND PROTECTION

Features & Custom Options

- Azon "Azo-Braided" thermally broken frame and sash, backed by a 10 year warranty against thermal break shrinkage
- Vertical and horizontal stacking members
- Fully mitered overlap sash configuration with fully sealed corners and dual weather-stripping
- Various glazing thicknesses available
- Optional aluminum extruded screens
- Dual and triple glazing with optional integral blinds providing dynamic light control
- Wide variety of locking and operating hardware available
- Ability to make inside and outside glazed panels within the same mainframe
- Accessory line of receptors, mullions, panning and trim for a customized look
- Blast, ballistic and impact glazing available

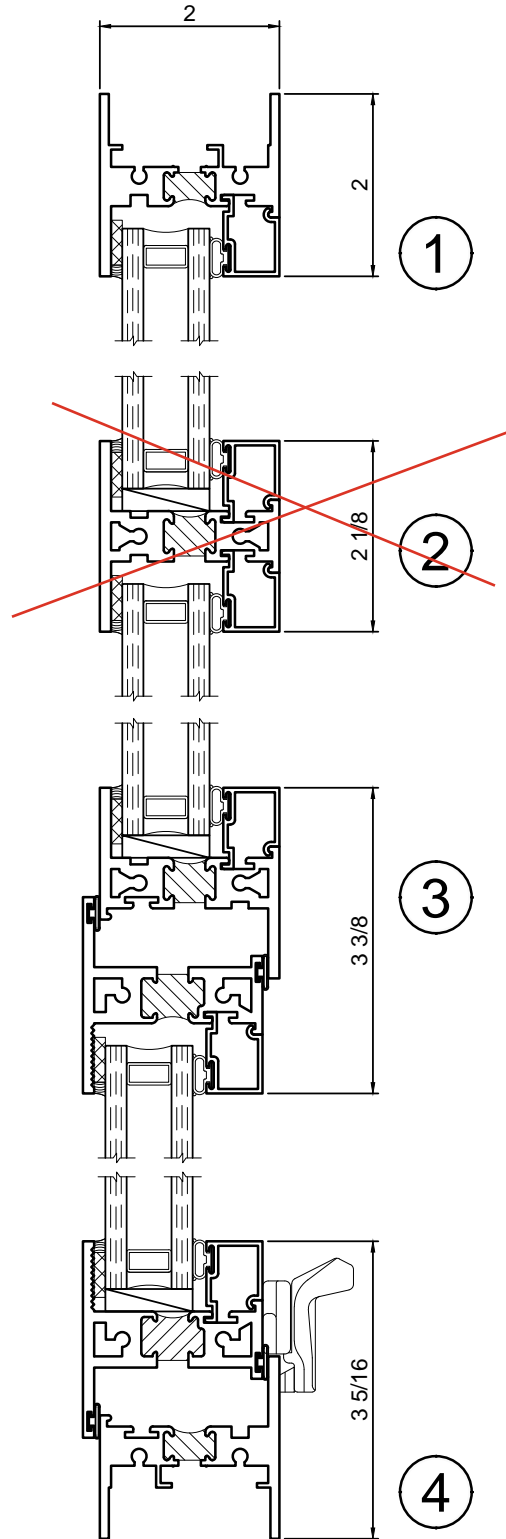
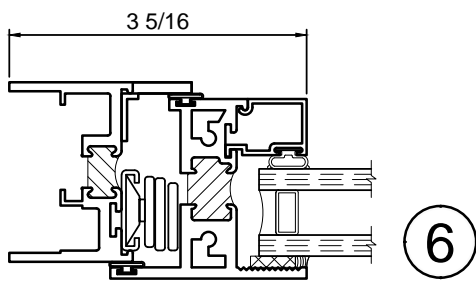
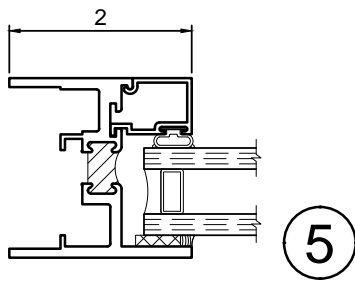
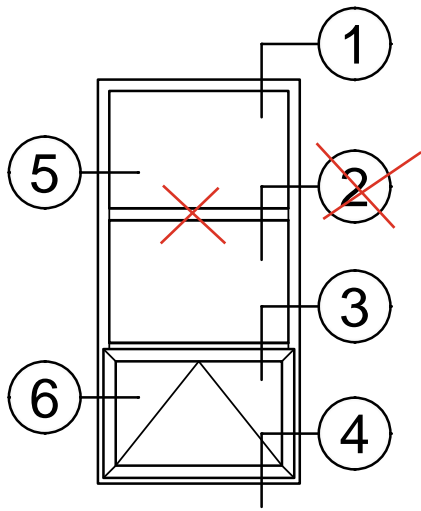
Performance Data*

Type	Air (CFM/FT ² @ 6.24 PSF)	Water (PSF)	Structural (PSF)	CRF	U-Value (Btu/Hr-Ft ² -°F)	STC
Projected AW Grade AP-AW100	Less than 0.10	12 (Higher levels may be available upon request)	+/- 150	59*	0.39*	Contact your local Rep
Casement AW Grade C-AW80	Less than 0.10	12 (Higher levels may be available upon request)	+/- 120	59*	0.39*	

*U-Value, CRF, Water and AW ratings are based on a particular type of glazing and window configuration being used. They are provided for comparison purposes only. They are based on products of standard configuration, tested in accordance with NFRC/FGIA/AAMA specifications, in a laboratory environment under optimum conditions. Performance values will vary according to project specifications, installation, size, configuration, hardware, glass, etc. Any required field testing should be done in accordance with the project specifications and FGIA/AAMA field testing protocol, not this data.



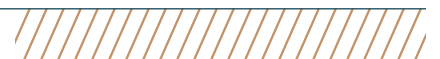
Series 1150 Detail Drawings



Winco Window Company
6200 Maple Avenue
St Louis, MO 63130

TESTING: Our products meet stringent testing requirements of both the American Architectural Manufacturers Association (AAMA) and the National Fenestration Rating Council (NFRC) standards and certification.

VER:110621



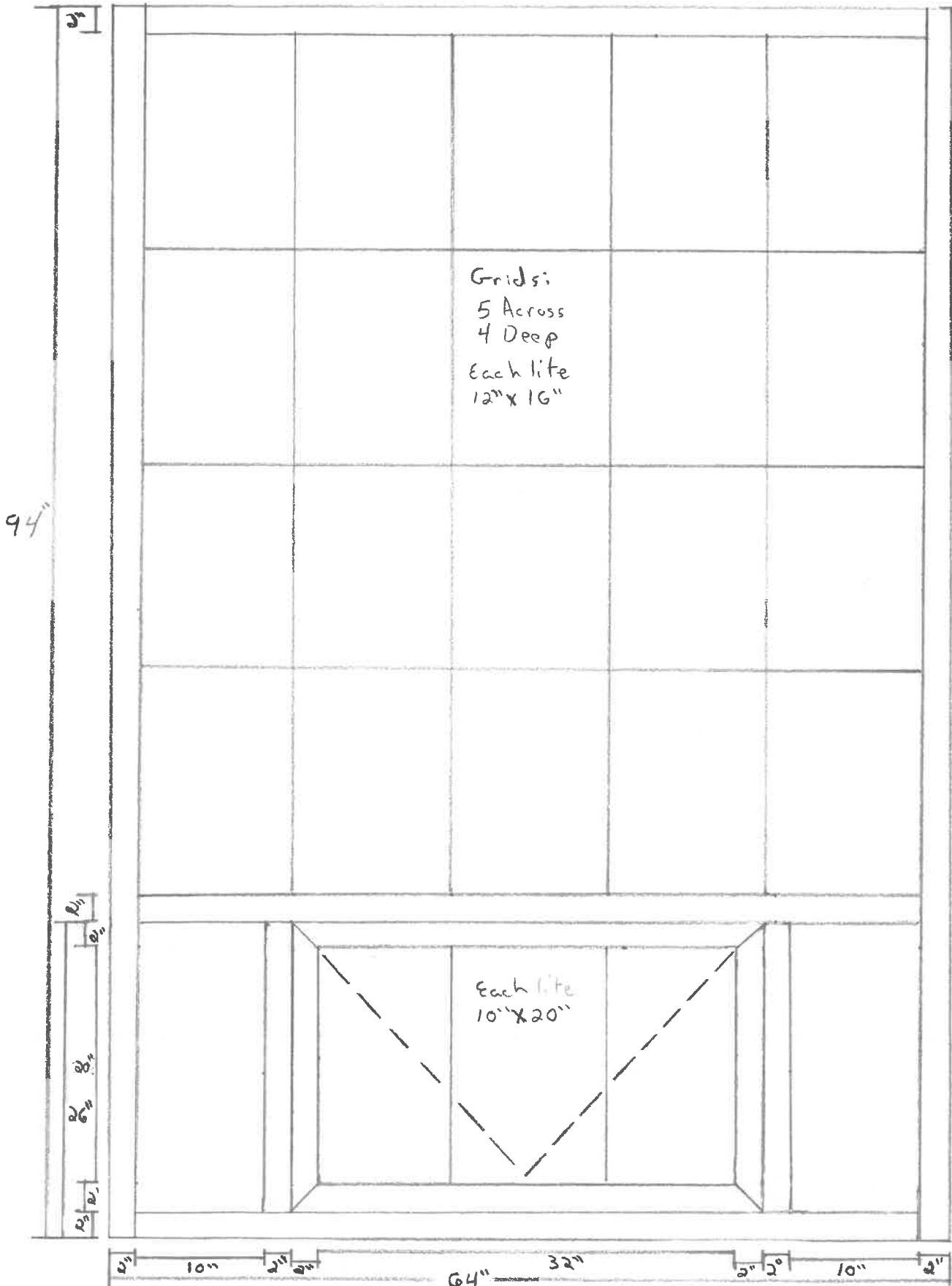
**Southeastern Glass
Building Condominiums**

555 W Jackson Ave,
Knoxville, TN 37902

Advanced Glass Cooperative, Inc.

1522 New York Ave.
Knoxville, TN. 37921

Type A (64" x 94")



Grids to
Be 3/4" w.
x
9/16 H.

3/32"
Scale

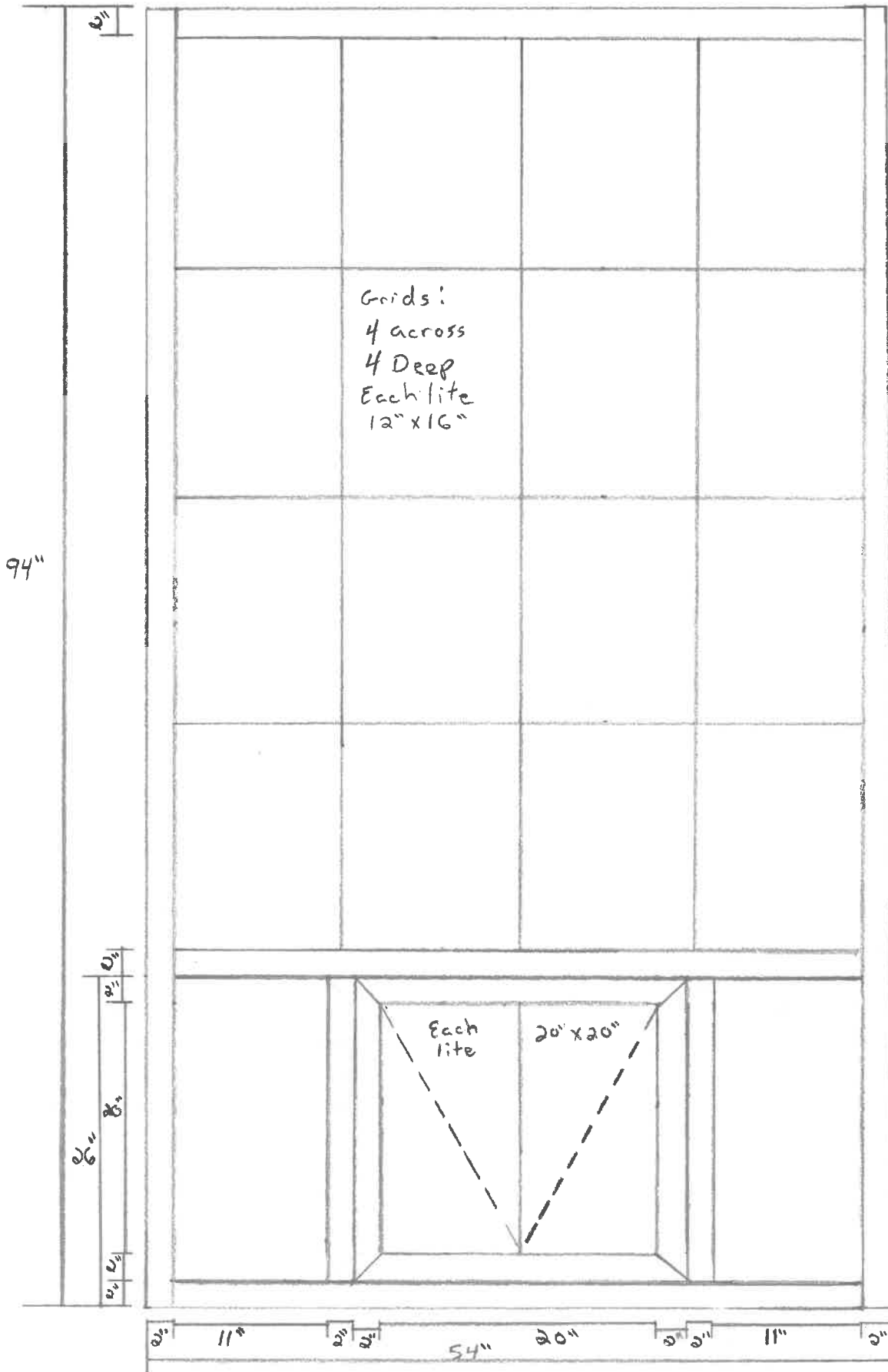
**Southeastern Glass
Building Condominiums**

555 W Jackson Ave,
Knoxville, TN 37902

Advanced Glass Cooperative, Inc.

1522 New York Ave.
Knoxville, TN. 37921

Type B (54x94)



Grids:
4 across
4 Deep
Each lite
12" x 16"

Grids to
Be 3/4" w.
x
9/16" H

94"

Each
lite
20" x 20"

3/32"
Scale

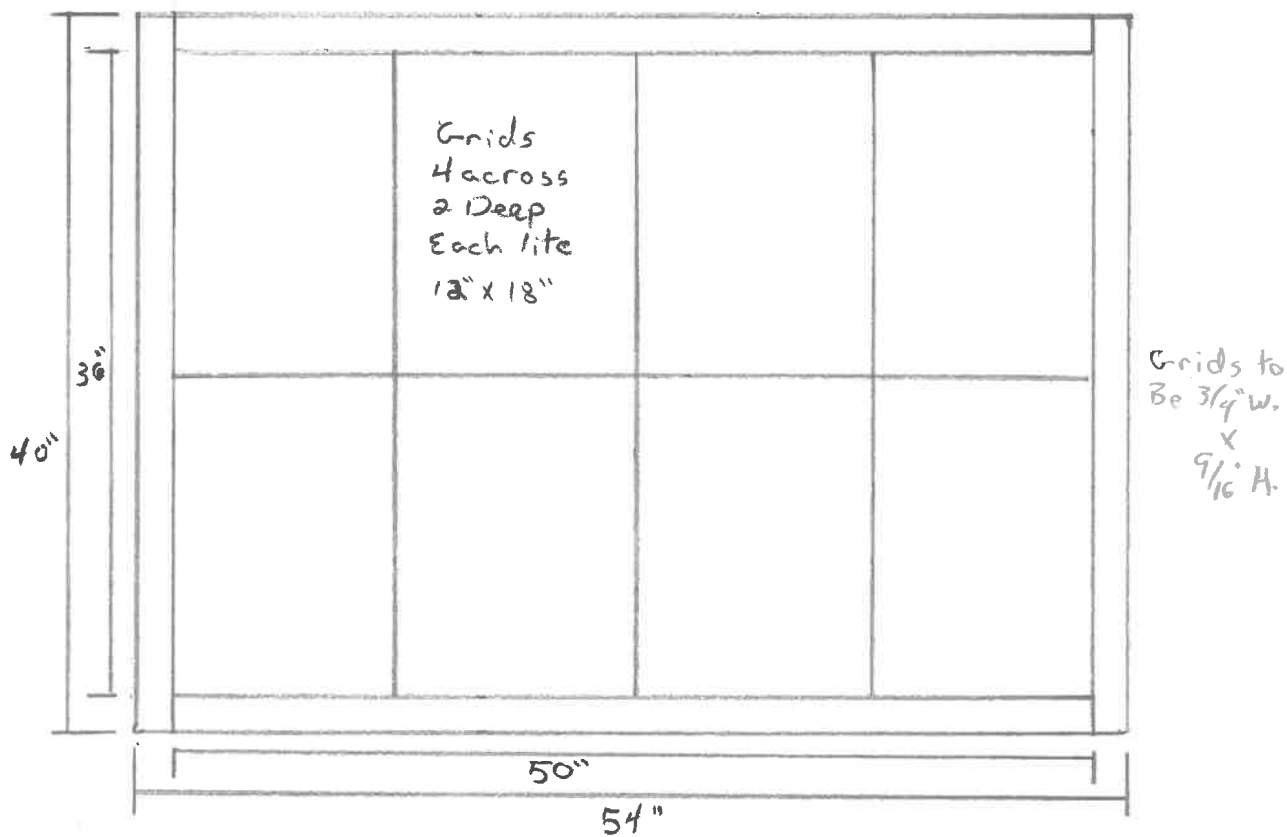
**Southeastern Glass
Building Condominiums**

555 W Jackson Ave,
Knoxville, TN 37902

Advanced Glass Cooperative, Inc.

1522 New York Ave.
Knoxville, TN. 37921

Type C (54" x 40")



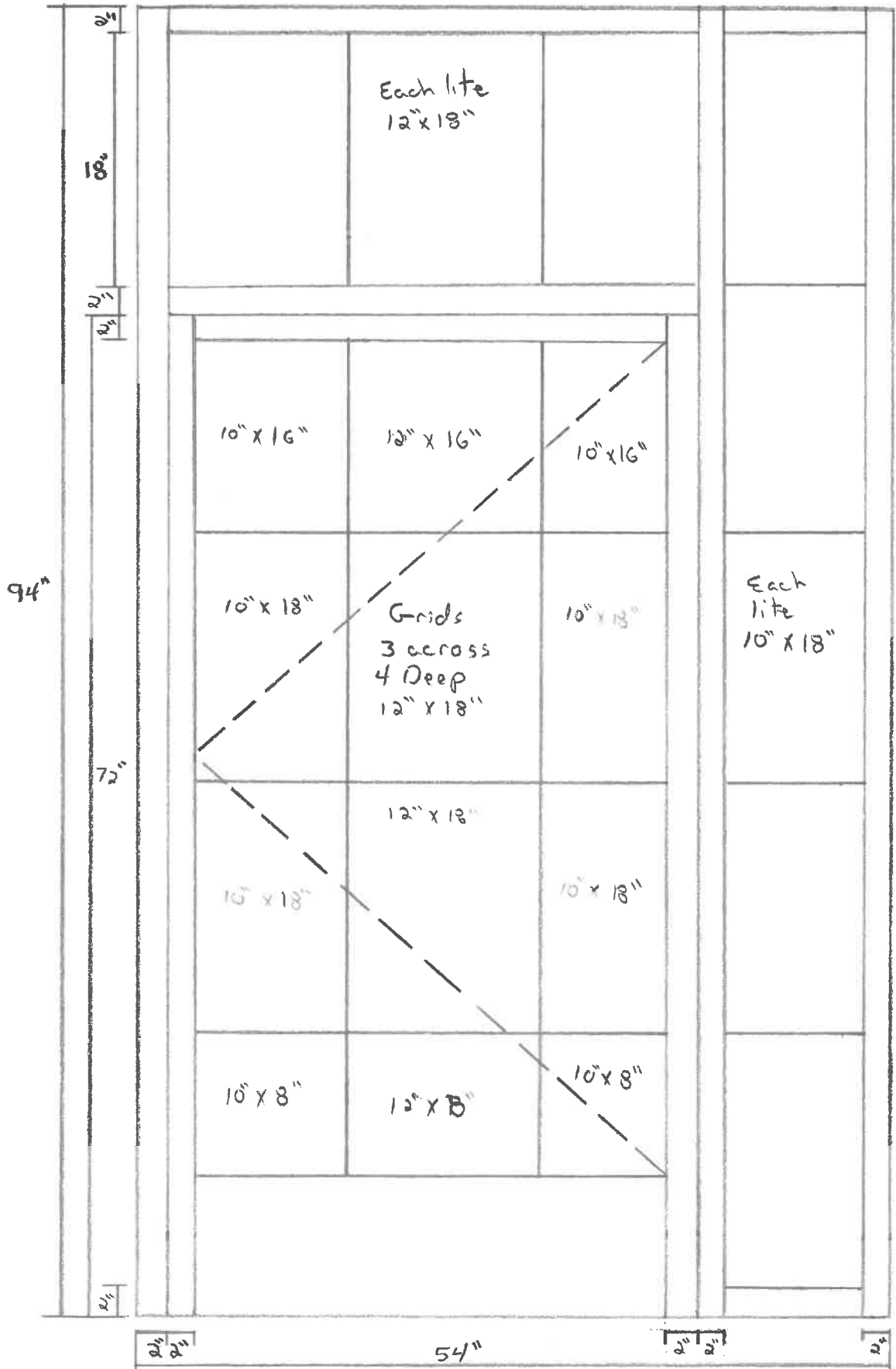
**Southeastern Glass
Building Condominiums**

555 W Jackson Ave,
Knoxville, TN 37902

Advanced Glass Cooperative, Inc.

1522 New York Ave.
Knoxville, TN. 37921

Type D (54" x 94" Door)



*Grids to
Be 3/4" w
x
9/16" H*

**Southeastern Glass
Building Condominiums**

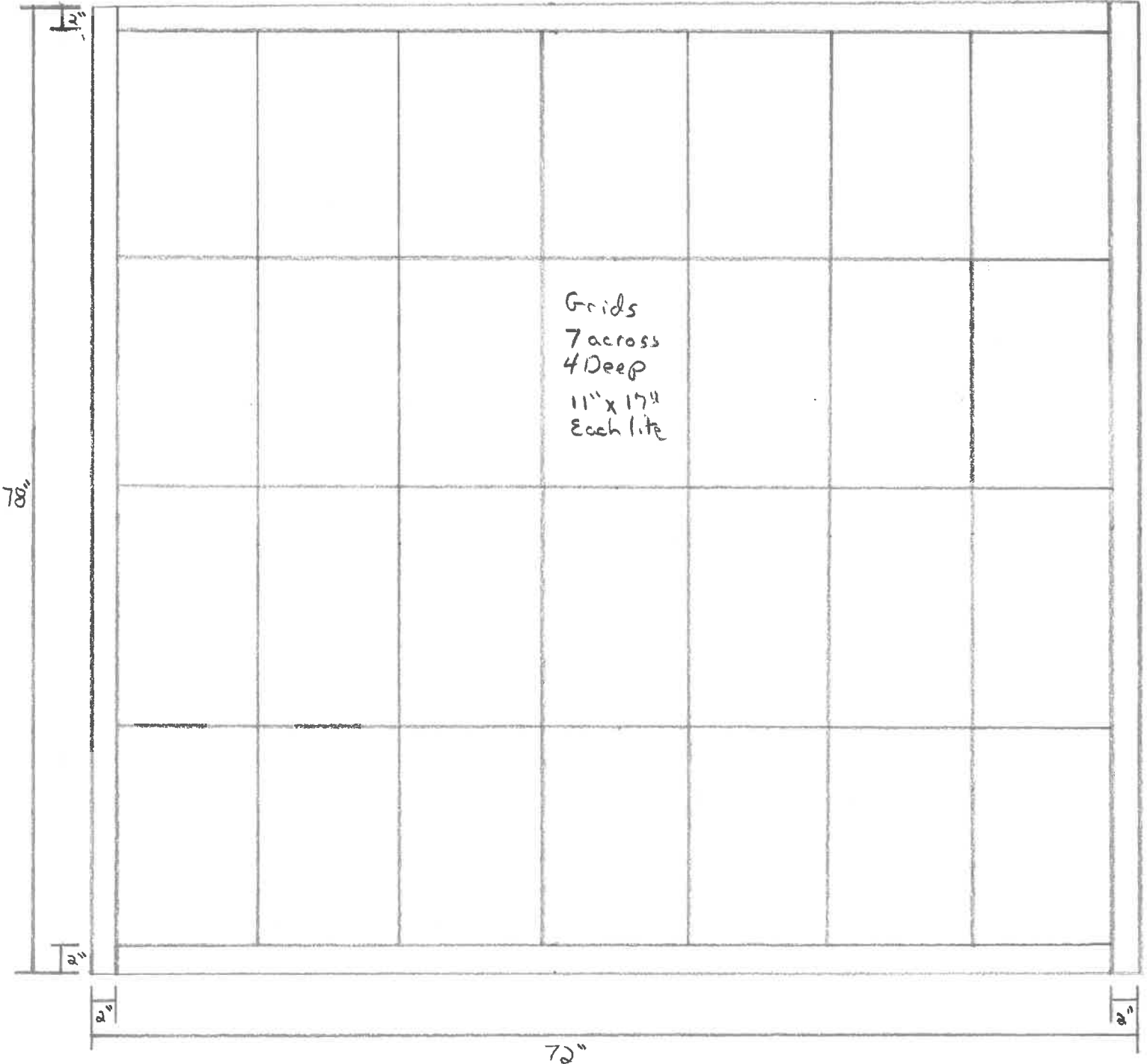
555 W Jackson Ave,
Knoxville, TN 37902

Advanced Glass Cooperative, Inc.

1522 New York Ave.
Knoxville, TN. 37921

Type E (78" x 72")

Grids to Be $\frac{3}{4}$ " W.
5/16" H



$\frac{3}{32}$ "
Scale

**Southeastern Glass
Building Condominiums**

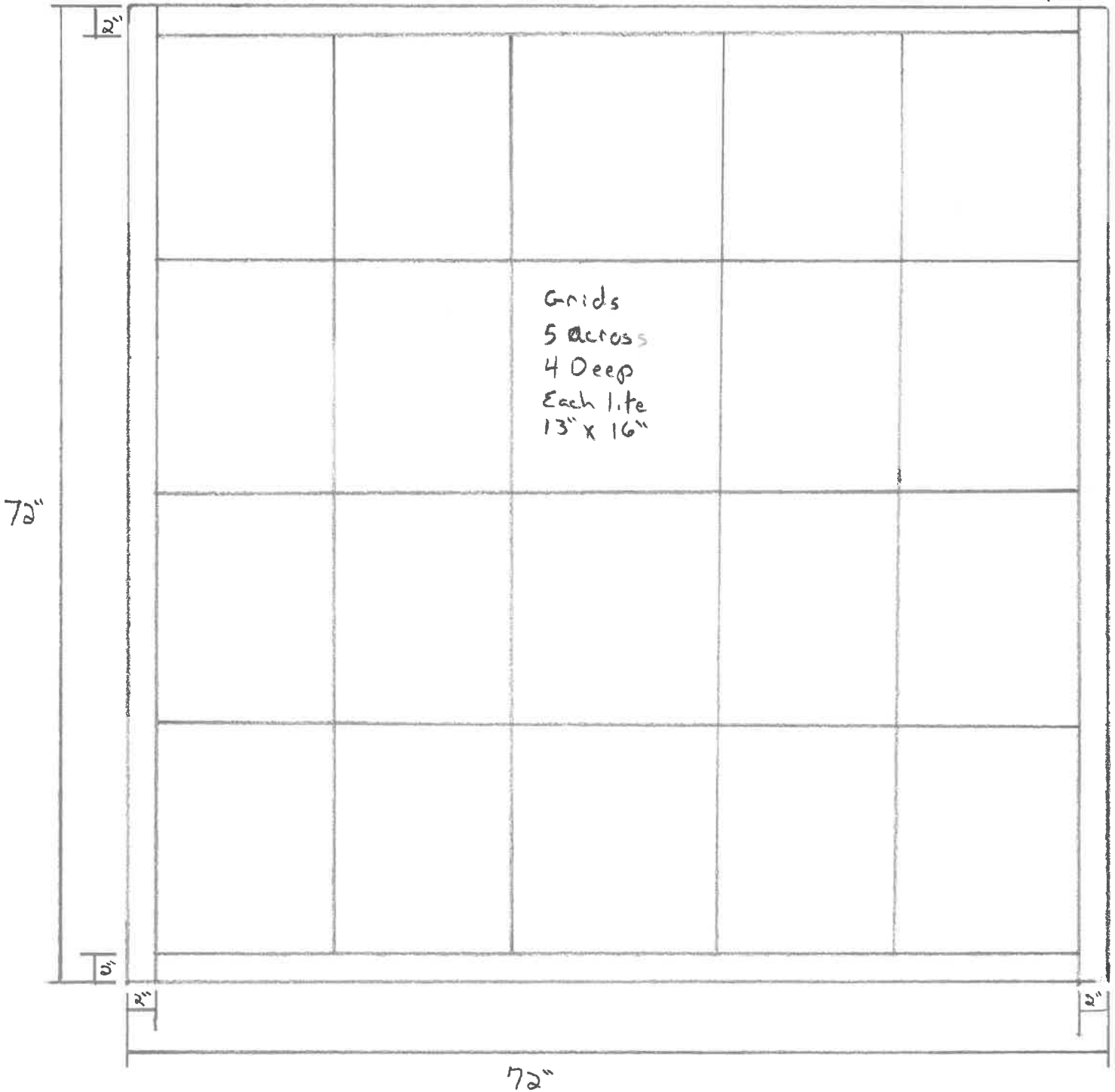
555 W Jackson Ave,
Knoxville, TN 37902

Advanced Glass Cooperative, Inc.

1522 New York Ave.
Knoxville, TN. 37921

Type F (72" x 72")

Grids to Be $\frac{3}{4}$ " w.
 $\frac{9}{16}$ " H



$\frac{3}{32}$ "
Scale

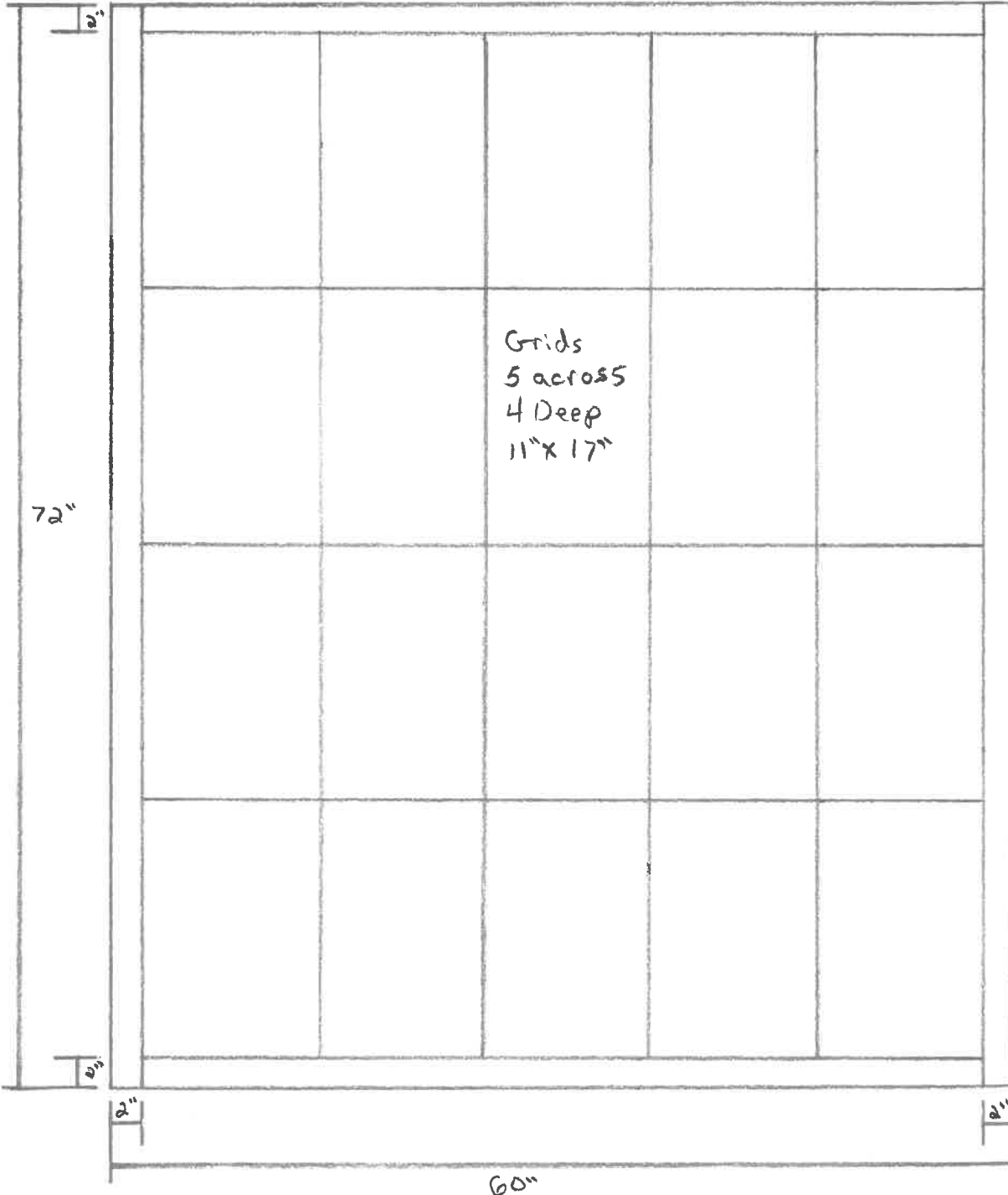
**Southeastern Glass
Building Condominiums**

555 W Jackson Ave,
Knoxville, TN 37902

Advanced Glass Cooperative, Inc.

1522 New York Ave.
Knoxville, TN. 37921

Type G (60" x 72")



Grids to Be $3/16"$ w.
x
 $9/16"$ h.

$3/32"$
Scale