



**KNOXVILLE HISTORIC ZONING COMMISSION  
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

**PROPERTY ADDRESS:** 1206 Washington Ave 37917  
**DISTRICT:** Old North Knoxville H-1

**FILE NO.:** 4-E-14-HZ

**MEETING DATE:** 4/17/2014  
**APPLICANT:** Helen and Andrew Bryenton (owners)  
**LEVEL OF WORK:** Level II. Major repair or replacement of materials or architectural elements

**PROPERTY DESCRIPTION:** Queen Anne with Eastlake influence(c. 1890)

Two-story frame with asbesto shingle wallcovering. Hip roof with lower cross gables, fishcale banded slate roof and fishscale wood shingles in front gable. Double hexagonal-pane attic windows. One-story full front porch with pediment at entry, turned wood columns, spindle work balustrade and beadwork spandrels. Two-story bay at west elevation. Circular window. Double-hung one-over-one and Queen Anne over-one windows. Interior offset brick chimney. Brick foundation with porch foundation of brick piers with lattice inset panels. Irregular plan. (contributing)

► **DESCRIPTION OF WORK:**

Replace deteriorated original slate roof shingles on main roof of house with Owings Corning TruDefinition Duration 3-tab asphalt shingles with color of "Estate Gray" to match color of existing slate as closely as possible. Fishscale-shaped shingles are not proposed to be duplicated.

► **APPLICABLE DESIGN GUIDELINES:**

**ROOF RECOMMENDATIONS**

The houses in the Edgewood-Park City Historic District may have been roofed with slate, tile, wood shingles, metal, or with asphalt shingles, sometimes cut in over-size, shaped patterns. The modern building materials that are available may limit a property owner's access to roofing materials, but it is important that owners try to repair or reuse such materials as slate and tile when they are available. Printed and sculptured fiberglass shingles can also be used to duplicate the look of original roofs. If replacement materials are not available or are prohibitively expensive, intact historic roofing materials should be used on the visible elevations, with replacement materials used at the rear or on a less visible section of the roof. Materials such as corrugated fiberglass and asphalt roll roofing are often unacceptable. Although the historic zoning commission does not regulate colors, it is suggested that roof colors, which will be visible for the lifetime of the roof, be dark in color to mimic the roof colors that were present when the buildings were new.

4. Materials used in roofing existing buildings or new construction shall duplicate the original roofing materials as much as possible. Asphalt or fiberglass shingles can be appropriate, as are slate, standing seam metal, or metal or wood shingle roof coverings. The color of roofing materials should be a dark green, charcoal gray or black or dark reddish brown, to simulate the original roof colors

**COMMENTS:**

According to the applicant, only three other Queen Anne houses on Washington and Jefferson avenues retain a slate roof. The applicant observes that the roof isn't so obvious and visible from the street because the attic front gable partially obscures the front of the structure's roof as shown in the applicant's submitted photo of the view from the street. The applicant asserts that their insurance will not cover repair or replacement of the roof.



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The applicant has obtained the following roof replacement estimates:

- a. for an asphalt shingle roof, done in "Estate Gay" to match front porch = \$18,500
- b. for pressed-metal roof as approved for 1912 Washington at in 9/2012 = \$32,500

**STAFF FINDINGS:**

- 1.) The Queen Anne house was built between 1890 and 1892 (the date listed on the tax appraisal). The house is a documented Charles Barber House, on which decorative slate roofs were typical
- 2.) The roof is original, and thus 115 or 122 years old and at the end of its functional life.
- 3.) According to the applicant's insurance claims adjuster, the roof damage is too old to be due to the hailstorms of 2011 or 2012; therefore, the deterioration is due to weathering with age.
- 4.) Based on the water damage shown in the submitted photos, the roof is leaking.
- 5.) According to staff's as well as the applicant's survey, there is evidence within the district of an evolution over the years of shingled roofs from to slate, as the slate has deteriorated due to lack of periodic repair or simply itage, and has become very expensive to replace.
- 6.) Therefore, asphalt shingles are not out of character for use on the house or in the neighborhood.
- 7.) The shingled roof of the front porch was shingled before the applicant bought the house in January of 1993 It shows the color of the shingle roof proposed.

► **STAFF RECOMMENDATION:**

Approval to replace deteriorated original slate roof shingles on main roof of house with Owings Corning TruDefinition Duration asphalt shingles with color of "Estate Gray."



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0 50 Feet

### 1806 Washington Avenue

HZC COA item  
Edgewood-Park City H-1

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - www.kgis.org

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Knoxville/Knox County Metropolitan Planning Commission  
Knoxville/Knox County Historic Zoning Commission

Certificate (File) No.: 4-E-14-HZ

Date Filed: 3/26/2014

APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS

I (we) make application for a Certificate of Appropriateness for the plans and proposals described for the following property.

1. NAME OF APPLICANT: Helen & Andrew Bryenton

Address: 1806 Washington Avenue  
Knoxville TN 37917

Telephone: 865/522-4386

Relationship to Owner: (same)

Fax: email:  
abryenton@gmail.com

2. NAME OF OWNER: Helen & Andrew Bryenton

Address: (same)  
Telephone:

Fax: PG 082 PG-01101

3. LOCATION OF PROPERTY (Address, Lot, and Parcel No.): Residential Parcel ID 082 PG 01101

Address: 1806 Washington Avenue 37917  
subdiv name: Bryenton Place, Map Plat B 28116 3/4, Map Plat P 0005 2753

4. TYPE OF WORK:

Level: Level II  
Replace slate with asphalt shingles. See attached description.

5. DESCRIPTION OF WORK:

(See Part 2 of this application for additional information to be submitted with the application. A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

Replace slate with asphalt shingles. See attached description.

6. SIGNATURE OF APPLICANT: Helen G Bryenton

Date: 3/26/2014

Return application to: Knoxville/Knox County Historic Zoning Commission,  
Suite 403, City/County Building, 400 Main Street,  
Knoxville, Tennessee 37902.

| FOR STAFF USE ONLY         |                     |                   |  |
|----------------------------|---------------------|-------------------|--|
| Date Received _____        | Approved _____      | Disapproved _____ |  |
| Approved As Modified _____ | Date Acted On _____ |                   |  |

# THE TOUR

- A** 2361 East 5th Avenue - This lovely Victorian home has recently become the home for the Knoxville Neighborhood Housing Services. Notice particularly the two story bay windows on the west elevation and the decorative sawn-wood trim appearing in several places. It is open to the public.

Walk north on Spruce Street to Woodbine Avenue; turn right and walk to the corner of Woodbine Avenue and Chestnut Street. Notice the many bungalows and cottages which have front porch ceilings painted light blue in order to imitate the sky.

- B** 2458 Woodbine Avenue - This turn-of-the-century Victorian home contains some beautiful ornate wooden porch posts with brackets and elaborate trim around the second story balconies. This house also has an unusual mirror-image floor plan, visible from across the street.

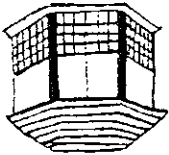
Continue to walk east on Woodbine Avenue through the NHS Model Block to Cherry Street; notice the stylish house numbers and paint combinations; turn left and walk one block; turn left again and walk to

- C** 2551 Jefferson Avenue - This bungalow house has been lovingly rehabilitated by Mr. and Mrs. Albert Nelson. Notice the typical "missing" front porch post and the windows with the top sash of three vertical panes.

Continue along Jefferson Avenue to the corner of Jefferson Avenue and Chestnut Street; turn right and walk north on Chestnut Street to Washington Avenue.

- D** 2460 Washington Avenue - This bungalow house is undergoing rehabilitation by Mr. Greg Errett. Notice the typical large front porch, large tapered columns, the one-over-one windows adjacent to the chimney, and the block-like shape of the structure. This home is open to the public.

Head west on Washington Avenue to Spruce Street; cross Washington Avenue and continue to walk west.



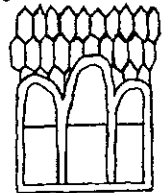
- E** 2331 and 2343 Washington Avenue - Two houses, "twins" in design and feeling, reflect the architectural background of their original builders, who were German immigrants. These homes feature the interesting oriel window in the eaves, decorative eave trim, patterned slate roofs, ornate window porches, as well as the use of distinctive oversized glazed brick in construction. Also, notice the homes are placed on double- and triple-wide lots.

Continue to walk west on the northern side of Washington Avenue.

- F** 2305 and 2307 Washington Avenue - Both of these houses exemplify the design features of bungalow homes. Notice particularly the large second story dormer windows and the large gabled roofs.

Continue to walk west on the northern side of Washington Avenue.

- G** 2041 Washington Avenue - This Eastlake house is typical of the Victorian era. Notice the decorative fish-scale or scalloped shingles, the large one-over-one windows, the Palladian-like windows in the eave, the transom over the front door, and the use of stained glass in the window by the front door.



Cross Washington Avenue at the corner of Washington Avenue and Polk Street and continue to walk west.



- H** 2008 Washington Avenue - This late 19th century "stick-style" home is notable for its gable trim, the ornamental vent in the attic, and its two-over-two paned glass windows.

Continue to walk west on Washington Avenue to Bertrand Street. You are now entering "Victorian row."

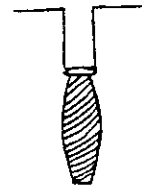
- I** 1912 Washington Avenue - This beautifully landscaped home features a low Victorian era picket fence, decorative shingling, and a screened-in front porch. These details add mightily to the attractiveness of the home as well as the liveability of the neighborhood.

Walking west on Washington Avenue the viewer will see the next house on the north side of the street.

- J** 1903 Washington Avenue - This lovely Victorian home boasts a distinctive patterned roof and the original screen door. Also notice the unusual roof overhang of this house and its neighbor to the west - where would you draw the property line between the two structures?

Continue on the southern side of Washington Avenue to Boruff Street. Notice 1803 Washington Avenue!

- K** 1802 and 1806 Washington Avenue - These two interesting Victorian homes were designed by the Barbers. Typical of Barber design, they both sport patterned shingles, slate roofs, ornate windows, decorative trim in the eaves, and on one (1804), the interesting turret, balcony and turned porch columns. These homes represent fine examples of the Barbers' mail-order designs for Queen Anne housing around the turn-of-the-century.



(over)



1806 Washington - Street view



1806 Washington - East gable from alley



1806 Washington - Rear, from alley, showing missing slates





1806 Washington - Rear-close-up



1806 Washington - Daylight showing through hole south of chimney. The hole is 1x4 inches



1806 Washington - Rain dripping through wood underlayment