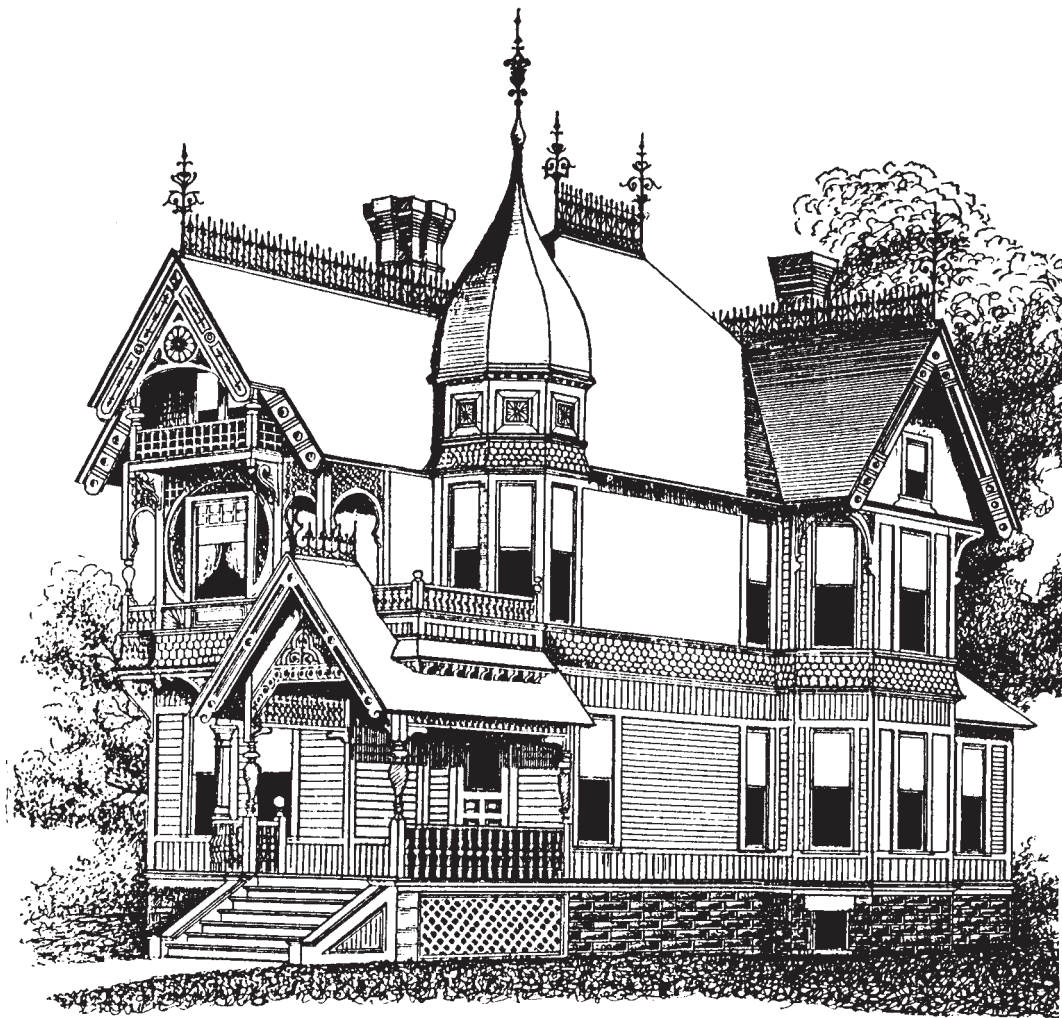




# 1618 WASHINGTON AVENUE

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**AS-BUILT DRAWINGS AND RESTORATION PLANNING  
FOR KNOX HERITAGE**



# 1618 WASHINGTON AVENUE

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Date: February 28, 2007

Prepared for Knox Heritage. by:

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Funding for this project was provided by the City of Knoxville Department of Community Development, Community Development Block Grant.



BACKGROUND: Knox Heritage has teamed up with HGTV's "Restore America" program to restore two adjacent houses on Washington Avenue in the Parkridge neighborhood. 1618 and 1620 Washington Avenue were designed by prominent turn-of-the-twentieth-century architect George Barber. These neighboring houses span his career, 1618 is plan no. 33 in the High Victorian Style, ca 1890 and 1620 is Dutch Colonial Revival, plan no. 239, ca 1905.

DATE ACCEPTED: October 18, 2006

CLIENT ORGANIZATION: Knox Heritage Inc.

LOCATION: 1620 Washington Avenue  
Knoxville, TN 37914

CLIENT REPRESENTATIVE: Kim Trent

PROFESSIONAL ADVISOR: Randal De Ford  
C. Randal De Ford Architecture  
(865) 673-0743

PROJECT COORDINATOR: J. Perry Childress

ETCDC INTERN: Abby Loeffler

SCOPE OF WORK: As built drawings, probable original plans, inspection report, and drafting and clerical assistance with proposed renovation plans.

CLOSING DATE: March 13, 2007



## GENERAL INFORMATION

As part of the HGTV Restore America Program, Knox Heritage has teamed up with the ETCDC, Volunteer Architects and Interior Designers to restore two historic homes in the Parkridge neighborhood. The ETCDC role was to provide the base documents for restoration planning and to facilitate the work of the volunteer designers. As-built drawings, probable plans, and home inspection reports were prepared to assist with the development of renovation plans adapting the 100 year old houses to modern lifestyles while remaining as true to the original designs as possible.

## DETAILED INFORMATION

Volunteer architect Randal De Ford headed the team of designers which included architectural designer Robert Marlino and interior designers Susan Ballard and Dwane Dishner. Also involved in the planning was real estate expert Barbara Apking and housing specialist Betsy Childs. At the project's beginning the houses were divided into many efficiency apartments so interior demolition was conducted prior to as built measurements being taken. With only original interior framing remaining it was possible to determine the houses historic floor plan layout. 1618 Washington Avenue still had it's original staircase and at least one example of each interior detail. All of the windows were removed, covered, replaced or bricked up except one complete intact example. The original front porch, second floor balconies, and turret were also removed or framed in. A period photograph and the designs from Barber's plan catalog provided historic exterior details. A professional home inspector, Randy Lilley, was then employed to provide a thorough report on the structures condition. Using this collection of base information the design team prepared proposed plans for renovating the interior and restoring the exterior of the house. The ETCDC assisted in assembling the proposed design documents and updating the digital drawing files to reflect the new interior designs prepared by the volunteers.



## PHOTOGRAPHS

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The following photographs were taken in November 2006 and show the condition of the house at the time it was acquired by Knox Heritage.

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4. Front (North) and right (West) views
5. Back (South) and left (East) views
6. Historic Photo, circa 1900



These drawings represent design intent only and are NOT intended for, nor should they be used as, construction documents. Further professional assistance may be required to provide those services. The client accepts all liability for the use of these drawings.

page:

8. Existing first floor
9. Probable first floor
10. Existing second floor
11. Probable second floor
12. Proposed floor plans