Qualifications and Experience

About Knox Heritage

Knox Heritage works to preserve the structures and places with historic or cultural significance in Knox County, Tennessee. Established in 1974 as a non-profit historic preservation organization, Knox Heritage is chartered by the state of Tennessee and governed by a board of directors representing all areas of our community. Knox Heritage is the only organization in the region that works every day to protect our treasured structures and places. Without Knox Heritage, many of our important buildings, along with the history and charm of the area, would have been demolished.

Knox Heritage carries out its mission through a variety of programs and encourages community support through education and advocacy. Membership in the organization is by annual dues, which are tax deductible, and is open to all individuals, businesses, and organizations recognizing the foresight of historical preservation.

Vintage Homes Program

The Vintage Properties program is operated by Knox Heritage and is concentrated in historic neighborhoods surrounding downtown Knoxville. It is designed to rescue endangered historic properties and preserve the unique style and architectural heritage of those neighborhoods.

For most homebuyers, the prospect of managing the restoration of a historic home can be daunting. They may not have construction experience or the time to dedicate to the project. Knox Heritage makes it possible for someone to have a historic home without having to handle the project details by themselves.

In partnership with neighborhood residents, Knox Heritage targets properties in need of restoration and creates fully restored homes ready for purchase and immediate occupation. We purchase and restore the endangered historic properties for a new generation of homeowners. The program provides homes in a variety of price ranges.

The Knox Heritage Vintage homes program is nationally recognized and was featured in the National Trust Forum Journal in Fall 2014 in an article titled: Knox Heritage’s Real Estate Program: From Modest Start to Powerful Preservation Tool.

In addition, Knox Heritage awards Historic Building Markers for the purpose of alerting the public that a building is an important element of the community’s built environment. The marker program identifies properties of outstanding historic importance or good local examples of a particular architectural style, which exhibits excellence in restoration and maintenance.

Knox Heritage and the East Tennessee Preservation Alliance currently holds and administers protective preservation easements on historic properties in Knoxville, Lenoir City and Oak Ridge..
240 E. Oklahoma Avenue

This was the first construction project completed by Knox Heritage. The house was purchased and sold in 1999.

Neighborhood: Old North Knoxville Historic District

Description: A Queen Anne Victorian cottage with approximately 1150 square of living space, two bedrooms, one bathroom and a partially finished basement.

Funding: Line of credit from the National Trust for Historic Preservation, a line of credit from the East Tennessee’s Community Investment Fund and a grant from the East Tennessee Foundation’s Affordable Trust Fund.

Overview: The house was condemned, abandoned and had suffered a fire. Knox Heritage obtained the property through the City of Knoxville’s Homemakers Program. KH contracted with Knox Housing Partnership to manage the construction and oversaw the creation of the work write-up and construction draws.

Contractor: High Oaks Construction

Sales price: $99,600
2045 Washington Avenue

Neighborhood: Edgewood-Park City Historic District (Parkridge)

Description: This is a two-story Queen Anne Victorian cottage with approximately 2300 square of living space, with 3/4 bedrooms and three full bathrooms.

Funding: Lines of credit from the National Trust for Historic Preservation and the East Tennessee’s Community Investment Fund.

Overview: Knox Heritage purchased the house in April of 2001 and sold it in March of 2003. The house had been converted into a tri-plex and was owned by an absentee landlord before it was offered for sale after a foreclosure. Knox Heritage converted the home back to a single family residence.

Contractor: High Oaks Construction

Sales price: $97,500
2039 Jefferson Avenue

Neighborhood: Edgewood-Park City Historic District (Parkridge)

Description: This house was designed by George Barber. It is Plan No. 2 of Design No. 125 in Barber’s *The Cottage Souvenir, Revised and Enlarged*. The house was built in 1893 and its first owner was Ebenezer Kelly, who operated a grocery at 12 Market Square. Among the owners was O.L. Burns, who worked for the Knox Rail and Light Company and drove the last trolley car that traveled Gay Street and Kim Trent, who went on to become the executive director of Knox Heritage.

Funding: Lines of credit from the National Trust for Historic Preservation and the East Tennessee’s Community Investment Fund.

Overview: Knox Heritage purchased the property in February of 2001 and sold it in June 2002.

Contractor: High Oaks Construction

Sales price: $99,500
2038 Jefferson Avenue

Neighborhood: Edgewood-Park City Historic District (Parkridge)

Description: 1890s Queen Anne style residence that might have been designed by Knoxville architect George Barber.

Funding: Lines of credit from the National Trust for Historic Preservation and the East Tennessee Foundation’s Community Investment Fund.

Overview: Purchased in April 2003 for $60,000 and sold in September 2003. This house was converted from multiple rental units in the 1980s to a single family residence. However, it experienced years of neglect when Knox Heritage purchased it. The house was restored and sold as a single family residence.

Contractor: High Oaks Construction

Sales price: $137,575
321 E. Oklahoma Avenue

*Neighborhood*: Old North Knoxville Historic District

**Description**: This craftsman style house was built ca. 1920 for Jason R. Brantley of Brantley Brothers & Company. The house was split up into two apartments around 1930 and was home to many working class individuals during this time. From 1948 until 1972, Jason Sauls, a deputy sheriff in Knox County lived in the house in the first floor apartment and rented out the top floor apartment.

**Funding**: Lines of credit from the National Trust for Historic Preservation and the East Tennessee’s Community Investment Fund.

**Overview**: Purchased by Knox Heritage in July 2004 for $57,500 and sold in March 2006. The house had been divided into two units and the original staircase was removed. The conditions were deplorable after years of ownership by an absentee landlord. Knox Heritage restored the house as a single family residence,

**Contractor**: High Oaks Construction

**Sales price**: $232,500
1300 Kenyon Street

Neighborhood: Old North Knoxville Historic District

Description: This two-story neoclassical with craftsman influence house was built ca. 1912 by Edger H. Stegall, a manager at the Cherokee Coal & Coke Company. Members of the Stegall family lived in the house until 1966. From 1968 until 1992 James & Dorothy Muecke lived in the house. James was a salesman with Tennessee Home Design, a home furnishing company. Later he was a salesman with Volunteer Foam Company.

The house sat vacant from 1992 until Knox Heritage purchased the house for the Vintage Homes program in 2004.

Funding: Lines of credit from the National Trust for Historic Preservation and the East Tennessee Foundation’s Community Investment Fund.

Overview: Knox Heritage purchased the house in June 2004 for $20,000 and sold it in March 2006 as a single family residence.

Contractor: Randy Dew Construction & High Oaks Construction

Sales price: $193,988
214 E. Glenwood Avenue

Neighborhood: Old North Knoxville Historic District or Fourth & Gill Historic District?

Description: This Craftsman style Four Square residence was originally faced Eleanor Street because construction of Interstate 40 placed the highway through the front yard of the house and changed its address to Glenwood Avenue.

Funding: Lines of credit from the National Trust for Historic Preservation, East Tennessee’s Community Investment Fund & James Allen Smith Endangered Properties Fund

Overview: Knox Heritage purchased the house in June 2005 for $10,000 and sold it in February 2006. The house was scheduled for demolition as part of the Tennessee Department of Transportation’s Smart Fix 40 highway expansion. The house was the home of Miss Iva Vance from 1933 until Knox Heritage purchased it in order to save it. The house was moved out of the way of the interstate and relocated to an adjacent lot. The house was restored as a single family residence.

Contractor: High Oaks Construction

Sales price: $160,000
1618 Washington Avenue

Neighborhood: Edgewood-Park City Historic District (Parkridge)

Description: This house was built in 1890 for D.D. Remer, a real estate investor. Remer lived in the house until 1903. The house is George Barber design #65B in New Model Dwellings. P. Steiner Mason lived in the house from 1903 until 1921; Mason was a well known building contractor in Knoxville. In later year the house was split into 7 apartments and was condemned by the City of Knoxville. Knox Heritage purchases the house in October 2006 and with its neighbor, 1618 Washington Avenue, was part of the Knox Heritage’s Restore America Project, funded in part by HGTV and The National Trust for Historic Preservation.

Funding: Lines of credit from the National Trust for Historic Preservation, East Tennessee Foundation’s Community Investment Fund and a Restore America Grant.

Overview: Knox Heritage purchased the house in November 2006 for $27,000 and sold it in December 2007. The house had been divided into apartments and condemned by the City of Knoxville. Most of the exterior and interior architectural details were removed over decades while the house was allowed to deteriorate. Knox Heritage restored the house to a single family residence. The entire project was covered by local NBC affiliate WBIR and the Knoxville News Sentinel. Events, open houses, and workshops allowed the public to be a part of the entire process.

Contractor: High Oaks Construction

Sales price: $227,800
1620 Washington Avenue

Neighborhood: Edgewood-Park City Historic District (Parkridge)

Description: This house was built in 1905 by Manley Dewitt Barber, brother to local architect George Barber. The house is a variation of the Barber design #239 in Modern Dwellings. A more accurate plan was found in a publication entitled Keith’s Magazine from January 1905 and is given the design #A71. Manley owned the house from 1905 until 1911, but never lived in the house according to the Knoxville City Directories. While the house was under construction Manley lived across the street in his brother’s former home, 1635 Washington Avenue. After moving to Knoxville in 1903, Manley worked with his brother George in the architectural firm of Barber & Klintz. Manley also spent time working as a building contractor. Manley was best known as a collector of shells and fossils. He found many new specimens which he sent to the Smithsonian Institute in Washington D.C. to be named; three were named after him and his collection is said to have been the largest in the United States in 1928.

In later years the house was split into 8 apartments and was condemned by the City of Knoxville. Knox Heritage purchases the house in October 2006 and with its neighbor, 1618 Washington Avenue, was part of the Knox Heritage’s Restore America Project, funded in part by HGTV and The National Trust for Historic Preservation.

Funding: Lines of credit from the National Trust for Historic Preservation, East Tennessee Foundation’s Community Investment Fund and a Restore America Grant.

Overview: Knox Heritage purchased the house in November 2006 for $27,000 and sold it in November 2007. The house had been divided into apartments and condemned by the City of Knoxville. Almost all of the interior architectural details were removed over decades while the house was allowed to deteriorate. Knox Heritage restored the house to a single family residence. The entire project was covered by local NBC affiliate WBIR and the Knoxville News Sentinel. Events, open houses, and workshops allowed the public to be a part of the entire process.

Contractor: High Oaks Construction

Sales price: $169,900
1011 Victorian Way

Neighborhood: Fort Sanders Historic District

Description: This Queen Anne Victorian style house was built circa 1888 in the Fort Sanders Neighborhood. It was later divided into apartments. It was purchased for the 1982 World’s Fair and converted into the Energy Saving House, demonstrating the latest energy-saving technology, but at the cost of almost all of original interior and exterior details. The house was donated to Knox Heritage by Kinsey Probasco Development and was restored as a single family home. LEED for Homes Platinum designation is pending.

Contractor: Christopoulas & Kennedy Construction

Sales price: $355,000
3425 Kingston Pike – “Historic Westwood”

Neighborhood: Sequoyah Hills

Description: Historic Westwood was built as a “wedding promise” in 1890 by John Edwin Lutz and his wife, Ann Adelia Armstrong Lutz. Originally sited on 12 acres along Kingston Pike, it was designed by notable architects Baumann Brothers in the grand Richardsonian Romanesque style so popular in the late 19th century. Westwood is one of the treasured houses known as “The Three Sisters,” which also includes Crescent Bend and Bleak House. Adelia Lutz was Tennessee’s first professional female artist and the house is filled with her beautiful hand-painted decorative frescos.

Funding: Lines of credit from the National Trust for Historic Preservation & Clayton Bank & Trust.

Overview: While placed on the National Register of Historic Places in 1984, the property was never protected by local historic zoning or a permanent preservation easement. The Aslan Foundation purchased the iconic property and donated it to Knox Heritage. Now the home is protected into the future and saved from development, as well as creating a resource for education and preservation advocacy throughout the East Tennessee region.. The Knox Heritage offices are located at Historic Westwood and the house and grounds also serve as a venue for private events. It is one of the Historic Homes of Knoxville and open for tours daily. In December 2016, a collection of Adelia Lutz’s paintings were placed on permanent exhibit.

Contractor: Johnson & Galyon

Project Budget: $1,500,000
1423 Branson Avenue

Neighborhood: Edgewood Park

Description: Enoch Lloyd Branson (1853–1925) was best known for his portraits of Southern politicians and depictions of early East Tennessee history. One of the most influential figures in Knoxville’s early art circles, Mr. Branson was a mentor to fellow Knoxville artist Catherine Wiley and is credited with discovering twentieth-century portraitist Beauford Delaney. He operated a popular portrait shop with photographer Frank McCrary on Gay Street and is responsible for the development of the neighborhood in which this home is located, serving as the planner and builder for many homes on the street. Originally named Rhode Island Avenue, the street name was changed to Branson Avenue by the City of Knoxville to recognize his cultural contributions.

Funding: J. Allen Smith Endangered Properties Fund, City of Knoxville Preservation Fund, 1772 Foundation, various donations of materials and money, and a line of credit from Clayton Bank & Trust.

Overview: Knox Heritage was able to purchase the home through the City of Knoxville’s Homemaker program which seeks buyers for properties needing significant renovation. Knox Heritage has worked to transform the property into a beautiful three bedroom home and has secured a new owner. Donations of design services and materials will assist with the project and a historic overlay will be added, ensuring the property will be a neighborhood asset for years to come. Educational workshops and tours will be held during the renovation. Please visit www.knoxheritage.org to follow the progress and stay up to date on events.

Contractor: High Oaks Construction

Project Budget: $260,000