The Preservationists 2020
Celebrating People Preserving Places

Knox Heritage
Preserve. Restore. Transform.
Welcome to this Inaugural Edition

Recently I found myself listening to an interesting interview with Simon Jenkins, a journalist and historian. He was discussing London architecture and the city's lack of uniformity. According to Jenkins, the story of London property development is the story of the free market. Wherever demand went, the market followed.

Jenkins went into great detail about the Abercrombie Report that was produced in 1943 by the government as a blueprint for the reconstruction of London following the Second World War. Named for Sir Leslie Patrick Abercrombie, a planner, the report basically recommended that London be taken down and rebuilt to better suit automobiles.

In 1973, Covent Garden was going to be destroyed for a Barbican Estate type of development. A Barbican Estate was eventually built elsewhere in the city. Designed in the British brutalist style of architecture, some think of it as a modern landmark while others consider it one of the worst urban developments in Europe. Regardless, the Covent Garden we enjoy today was saved when people spoke out against the plan. This was about the same time Piccadilly Circus was also proposed to be destroyed along with most of Whitehall. In fact, a whole series of proposals would have changed London into a city full of tower blocks and motorways with double-decker sidewalks and escalators connecting to the streets below. Thank goodness the voices of the people seeking conservation were heard.

Of course I'm biased. I want to experience places that are beautiful and reveal their history through the built environment (not just in a book). I suspect many others are like me. The New York Times, Garden & Gun and the many other publications lauding Knoxville as a great place to visit hardly praise our efficient interstate system and conveniently placed parking garages.

Imagine Knoxville without the Tennessee or Bijou Theaters (remember that both almost became parking lots). What if Market Square had been wiped out and replaced with a modern mall? We are living in a time when the preservation of historic places is recognized as essential to both quality of life and economic development. However, we continue to lose many special places and it's often due to simple neglect or lack of interest. With the free market currently favorable to preservation, it shouldn't be a hard battle to fight. But often it is. And that's why Knox Heritage has been fighting the good fight to preserve places of significance for future generations since 1974.

This inaugural publication of The Preservationists is important because it recognizes the people who come together collectively to do just that. Knox Heritage has a small but dedicated staff, a hard-working board of directors, passionate volunteers, generous grantors and hundreds of members who, working together, commit to keeping historic preservation as an important part of the conversation in this community. There is still much work to do and I know "the preservationists" are up to the task. Together, we are less than half of one percent of the Knox County population and yet, in many ways, are the protectors of what makes our home unique and special in the world. It is a noble cause worthy of the effort.

Todd Morgan
Executive Director

P.S. - We have made a sincere effort to thank everyone who has touched Knox Heritage and its programs within the past year. Please know that we greatly appreciate all contributions!
The following grantors and corporate sponsors have made important contributions to historic preservation in East Tennessee. These "Preservation Partners" share our values and help us fulfill our mission within the community.

**MONUMENTAL PARTNERS**

**THE 1772 FOUNDATION**
The 1772 Foundation has been instrumental to increasing the capacity of the Knox Heritage Historic Properties Revolving Fund. Since 2008, the Foundation has provided essential funding that helped make projects like Historic Westwood, the Lloyd Branson House, 3031 East Fifth Avenue, and 1815 Highland achievable.

**THE ASLAN FOUNDATION**
The Aslan Foundation played the primary role in saving Historic Westwood. The Foundation's gift of the c. 1890 home of artist Adelia Lutz to Knox Heritage in addition to significant subsequent contributions to the capital campaign and for operations has helped establish Westwood as one of the premier historic homes of Knoxville.

**CITY OF KNOXVILLE**
The City of Knoxville has been a strategic partner in many ways. The City’s Preservation Fund grants have assisted with National Register nominations, renovation projects and saving two historic homes in Fort Sanders. The Community Agency Grants have made significant contributions to operations and Westwood.

**COVENANT HEALTH**
Covenant Health helped save two historic homes in Fort Sanders threatened by demolition. One of the two homes was given to Knox Heritage along with a lot that had been used for parking next to Fort Sanders Regional Medical Center. Covenant also provided funding for moving the structure. The second structure was moved and restored privately.

**LANDMARK**

$10,000 +

- Home Federal Bank
  - 2019 Summer Suppers

- Knox County
  - Historic Westwood

**CAPITAL**

$5,000 +

- Louisville Tile
  - Historic Properties Fund - E. Fifth Ave.

- Pilot | Flying J
  - 2019 Summer Suppers

**PILLAR**

$2,500 +

- Cherokee Distributing
  - 2019 Summer Suppers

- Est8te
  - Afternoon Teas at Historic Westwood

- Ossoli Circle
  - Adelia’s Garden at Historic Westwood

- Prestige Tuxedo
  - Afternoon Teas at Historic Westwood

- Valspar Paint & National Trust for Historic Preservation
  - Historic Properties Fund - E. Fifth Ave.

**KEYSTONE**

$1,000 +

- C. Randall De Ford Architecture
  - Major Donor Receptions

- East Tennessee Foundation
  - 2019 East Tennessee Preservation Conference

- First Neighborhoods Realty
  - 2019 Summer Suppers

- Haines Structural Group
  - Historic Properties Fund

- HomeTrust Bank
  - 2019 East Tennessee Preservation Awards

- Knoxville Garden Club
  - Historic Westwood

- Robin Easter Designs
  - 2019 Summer Suppers

- SESCO Lighting
  - Historic Properties Fund

- Trotta Montgomery Real Estate
  - 2019 Summer Suppers

**CORNERSTONE**

$500 +

- Campbell County (anonymous donation)
  - 2019 East Tennessee Preservation Conference

- Dewhirst Properties
  - 2020 Summer Suppers

- Ferguson Plumbing
  - Historic Properties Fund

- McCarty Holsaple McCarty Architects Inc.
  - 2019 East Tennessee Preservation Conference

- Tennessee Valley Authority
  - Dollars for Doers Grant

**PEDESTAL**

$250 +

- Elder’s Ace Hardware
  - Historic Properties Fund

- Crossroads Downtown Partnership
  - Evon Design Company
  - Merit Construction
  - Middle East Tennessee Tourism Council
  - City of Sweetwater
  - Thomason & Associates

- 2019 East Tennessee Preservation Conference

Knox Heritage is proud to have achieved a Guidestar Gold Seal that demonstrates our organization’s commitment to transparency and building confidence among our supporters. Of the 2.7 million nonprofits on Guidestar, earning a Gold Seal places Knox Heritage in the top 0.5%.
Our Mission

Knox Heritage works to preserve the structures and places with historic or cultural significance in our community.

Preserve

Knox Heritage actively preserves through its stewardship of two landmark properties listed on the National Register of Historic Places: Historic Westwood and the Airplane Filling Station. Our organization is proudly headquartered at Westwood, a gift from the Aslan Foundation, which has become one of the city's premier historic house museums. The capital campaign to restore the home officially ended in April 2018 with a $65,000 anonymous gift. A complete list of capital campaign donors is available online at knoxheritage.org/westwood.

The Westwood visitor experience is enhanced by a gallery of Adelia Lutz's paintings on loan from the

McCLUNG COLLECTION

along with a rotating exhibit of antique slag lamps from the collection of

JOHN & NANCY COATES

In addition, a very special thank you must go to PAT AND HANK HARDCASTLE for their generous gift that restored the Westwood front doors and LOU AND VINCE SENATORE for the antique grandfather clock.

Knox Heritage also actively preserves by managing preservation easements currently protecting historic structures in Anderson, Jefferson, Knox, Loudon, and Washington Counties. A preservation easement is a voluntary legal agreement that protects a significant historic, archaeological, or cultural resource. An easement provides assurance to the owner of a historic property that its intrinsic values will be preserved through subsequent ownership. Most recently, Knox Heritage worked with the University of Tennessee and the Aslan Foundation on a preservation easement for the Eugenia Williams House. We have also partnered with the Land Trust of Tennessee and the homeowners of Fairview near Jefferson City to protect the residential structures. In addition, our staff assists local developers and property owners with federal rehabilitation tax credits and national register nominations.
Knox Heritage restores blighted properties and assists with neighborhood stabilization and revitalization through its Historic Properties Revolving Fund. Since 1999, our organization has restored homes in areas such as Fort Sanders, Parkridge, Old North, Chilhowee Park, Fourth & Gill and Edgewood Park. Restoration work has included a residence originally designed by George Barber, a LEED certified home and the last remaining structure affiliated with artist Lloyd Branson. The Historic Properties Revolving Fund is a traditional “revolving” fund that is restricted specifically to the preservation of endangered properties and is designed to replenish itself after properties are restored and sold to new owners. Knox Heritage combines financial resources from the Fund with loans, grants and donations to make complex projects feasible.

185 Highland Avenue in Fort Sanders, the latest Historic Properties Fund project.

Knox Heritage works to transform how people think about, relate to and interact with historic places through education, advocacy and community engagement.

Our educational programming includes the free monthly Preservation Network series, special classes for Realtors, an annual preservation conference, the popular Downtown Walking Tour brochure, teaching resources and an online preservation resource center.

Advocacy work has included lobbying for federal funding to repair historic sites to establishing a state rehabilitation tax credit in Tennessee. Knox Heritage established and manages the East Tennessee Preservation Alliance, a preservation network connecting sixteen counties in the region around Knoxville.

Our popular annual Summer Suppers along with special Behind the Scenes Tours and donor events are designed to engage the community with historic places in unique, fun and memorable ways.

ETPA is the 16-county regional partner of Knox Heritage and works to preserve the structures and places with historic or cultural significance in Middle East Tennessee (Anderson, Blount, Campbell, Claiborne, Cocke, Grainger, Jefferson, Hamblen, Knox, Loudon, Monroe, Morgan, Roane, Scott and Union Counties).

ETPA was founded to create meaningful connections throughout our region in order to nurture and save historic places. ETPA raises awareness about endangered properties, educates citizens and local officials about the economic development benefits of preservation, and works to assist with finding solutions for saving these important places.

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Knox Heritage’s popular series of fundraising dinners, Summer Suppers, take place annually in some of the region’s most spectacular historic and culturally significant places. The Suppers are organized by host committees of volunteers under leadership from our Special Events Committee. Hosts contribute their time and money to make each Supper a memorable experience. Summer Suppers are the largest fundraising activity for Knox Heritage. Our amazing Summer Supper hosts raised over $70,000 in 2019. Thank you!

Barbara and Steve Apking
Meg and David Arning
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Suzy Trotta
Liz Upchurch
Adrienne & Stanton Webster
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Jeff Wilke
Jassyc Greene Williams
Nicole & Russ Wilson
Nathan Woods
Simonne & Taylor Wortham
Ginette & Chad Youngblood
How It All Got Started

In 1974, the Bijou Theater was threatened by demolition and neglect. The historic venue that had once hosted the Marx Brothers, Dizzy Gillespie and many other entertainers since 1909 had fallen on hard times. The wrecking ball was poised to wipe out an important part of Knoxville history.

But a group of concerned citizens was determined not to let that happen. They formed an organization called Knoxville Heritage, a name later changed to Knox Heritage. Incorporated on April Fools' Day in 1974 and founded in the Dulin Art Gallery on Kingston Pike, Knox Heritage was thereafter dedicated to protecting and preserving structures and places in Knox County with historic or cultural significance. In the nick of time, the group raised the money to purchase the Bijou Theatre and save it for future generations to enjoy.
Patrons Circle

Patron’s Circle is a giving circle of members who provide an important foundation of financial support for our local preservation movement and includes Benefactor, Sustainer and Patron levels of membership.

**Benefactor**

$500 +

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Meg and David Arning
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**Sustainer**

$250 +

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Sylvia and Harvey Sproul
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Melissa and Chad Tindell
Polly Ailor and Laurens Tullock
Stephanie and George Wallace
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Jordan and Luke Wilkerson
Diane Williams
Susie and George Wilson
Becky and Todd Wolf
Carla Wyrick and John Jacobs
Linda and James Yates
Cathy and Jim Zarchin

**Patron**

$100 +

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Clara and Ralph Alexander
Les Alley
Moody Altamimi
Andrea Anderson
Annette Anderson and Robert Wilson
Paulette and Gary Anderson
Mary and Richard Antonucci
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Kelly Arsenault
Virginia and Ned Babb
Stephen Backiel and Terry Vanderplas
Linda Bailey*
Beth and Howard Bales
Sami and Pete Barile
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Tom Burke
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Nancy Campbell and William Mooresfield
Pamela Cannella Treacy

**Patrons Circle**

Patron’s Circle is a giving circle of members who provide an important foundation of financial support for our local preservation movement and includes Benefactor, Sustainer and Patron levels of membership.

Ellen Capito and Arthur Coston
Bart Carey
Peg Hambright and Scott Carpenter
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Mark Champion
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Peggy and Jerry Faerber
Lynne and Walter Fain
Mary and Dean Farmer
Susan and R. Kent Farris
Nicholas and Anna Ferruso*

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A broad membership base is important because it provides essential funding for fulfilling our mission and strengthens our influence in the community. Supporters include our student and senior members.

**Supporter**

- 350 +
  - Rachel and Whit Addicks
  - Samantha Amick*
  - Laurie Andrews and Gordon Hendrich
  - Leslie Badaines
  - Sally Baker
  - Jan Barber
  - Debra and James Bean
  - Jeff Bell*
  - Anna Bellamy
  - Donna and Tom Biggs
  - Allison and Peter Blackwell*
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  - Judy and Tom Rechenbach
  - Mick Reed
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- **Student/Senior**

  - 25 +
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  - Sue and Craig Rylands
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  - Sue Walker
  - Jean Wedekind
  - Sarah Weeks
  - Mick Wiest
  - Simone and Taylor Wortham
  - Genevieve and James Zenker
  - George Zepp
  - Louise Zepp

*denotes new members
Preservation in Numbers

2019 was a busy year! Knox Heritage programming never takes a break. Here is a quick look at some of the numbers that demonstrate our success.

- **11,237**: Knox Heritage Facebook followers
- **9,487**: People reached with the Downtown Walking Tour brochure
- **897**: Attended educational programs
- **24**: Adelia Lutz paintings now on display in Westwood
- **1,233**: Visitors toured Historic Westwood
- **619**: Guests at Summer Suppers
- **$163,616**: Received in grants and donations for the Historic Properties Revolving Fund
- **704**: Membership households and growing

Preservation Funds

**ENDOWMENT FUND**
The endowment fund is comprised of gifts and bequests with the requirement that they be invested while the principal remains intact. A percentage of the income growth is available to the designated nonprofit. As Knox Heritage grows, we seek to find new ways to secure the future of our organization.

**HISTORIC WESTWOOD FUND**
Historic Westwood was built in 1890 as the home of John and Adelia Lutz. Today it is the headquarters of Knox Heritage and one of the Historic Homes of Knoxville. Westwood is open to visitors at no charge and houses a collection of Adelia Lutz’s paintings in addition to other collections of art, china, furnishings and memorabilia. The grounds of Westwood feature several gardens and over 30 species of trees.

**HISTORIC PROPERTIES FUND**
The Historic Properties Revolving Fund allows Knox Heritage to accept property donations, purchase endangered historic properties, or purchase options on those properties. In some cases, it allows Knox Heritage to stabilize and make improvements to purchased properties in order to increase their marketability. This Fund is a restricted fund dedicated solely to the preservation of place.

Memoriam Gifts

**MICKEY MALLONEE**
Julia Aguilar
Julia and Gary Bentley
Mary Ellen and Steve Brewington
Brenda and Larry Cox
Randall De Ford and Wes Goddard
East Tennessee Foundation
Ann and Dick Goldstine
Marsha and Duane Grieve
Donna and Craig Griffith
Patricia Harris
Pam Mallonee Hays
Barbara and Reuben Pelot
Daryn and Robert Sasser
Ellen Bebb and Finbarr Saunders
Visit Knoxville

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Molly Carroll
Randall De Ford and Wes Goddard
Wes Franks
Emilee Frincke
Jenny Glover
Elizabeth and William Greene
Charles Dickerson, Peachtree Presbyterian Church
Mary Rayson
Natalie Robinson
John Sanders, Sanders Pace Architecture
Todd Ellis, Steiner & Ellis, PLLC
Rick Sullivan
Julia Webb
Stuart Worden
Tom and Betty Worden

**HISTORIC PROPERTY FUND GIFTS**
Julia and Gary Bentley
Judy and David Birdwell
Ann Bond
Susan and Fred Brackney
Charlotte Burdette
Nancy Cook
Curtis Curley
Karen and Jim Everett
Patricia Harris
Rader Hayes and Clifton Caudill
Cathy and Mark Hill
Gail Jarvis and John Cate
Roberta and Sonny Jones
Peggy and Paul Klein
Linda Lee
Sandy and David Martin
Brenda and Ken Mills
Lila and Alan Morgan
Kevin Murphy
Janet and Bill Osteen
Jean and Otis Sawyer
Sylvia and Harvey Sproul
Nancy and John Stewart
Michael Toomey
Adrienne and Stanton Webster
Cathy and Jim Zarchin
YES! I want to help preserve, restore and transform our region’s important historic structures and places.

NAME(S) ____________________________________________________________

ADDRESS ___________________________________________________________

CITY __________________________ STATE _____ ZIP ________________________

DAY PHONE* __________________________ EMAIL _________________________

*required for credit card or bank draft payments

☐ $______ Single Annual Payment ☐ $______ Quarterly (4 times per yr)
☐ $______ Monthly (12 times per yr)

ADDITIONAL CONTRIBUTIONS TO KNOX HERITAGE

☐ $______ Historic Properties Revolving Fund
☐ $______ Knox Heritage Preservation Fund, an endowment fund
☐ $______ Historic Westwood Fund

PAYMENT OPTIONS

☐ VISA ☐ MASTERCARD ☐ AM EXPRESS ☐ DISCOVER

CARD NO. ___________________________ EXP. DATE (MM/YY) + SEC CODE ______

BILLING ADDRESS (if different from above) ___________________________________

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SIGNATURE of cardholder (required) ____________________________

Bank Account Draft from

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☐ OTHER __________________________ BANK NAME __________________________

BANK ROUTING NO. ______________________ CHECKING ACCOUNT NO. ______

☐ SEND ME NEWS AND UPDATES VIA EMAIL

PLEASE CONTACT ME ABOUT

☐ Serving on a committee
☐ Estate planning or gifts of property
☐ Owning a historic home or building

☐ Employer gift matching
☐ Corporate sponsorship
☐ Volunteering

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www.knoxheritage.org

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