

▶ **FILE #:** 7-A-13-RZ

AGENDA ITEM #: 23

AGENDA DATE: 7/11/2013

▶ **APPLICANT:** KNOX HERITAGE, INC.

OWNER(S): Aslan Foundation

TAX ID NUMBER: 108 H B 025

JURISDICTION: City Council District 2

▶ **LOCATION:** Northwest side of Kingston Pk., northeast of Cherokee Blvd.

▶ **APPX. SIZE OF TRACT:** 3.25 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Kingston Pike, a 4-lane, major arterial street with 40' of pavement width within 65' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** R-1 (Low Density Residential) & F-1 (Floodway)

▶ **ZONING REQUESTED:** R-1 (Low Density Residential) / H-1 (Historic Overlay) & F-1 (Floodway)

▶ **EXISTING LAND USE:** Dwelling

▶ **PROPOSED USE:** Museum & office for non-profit organization

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Third Creek / F-1 (Floodway)

South: Kingston Pike - Residential / R-1 (Low Density Residential)

East: Residential / R-1 (Low Density Residential)

West: Church / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This stretch of Kingston Pike through Sequoyah Hills is primarily developed with residential uses and churches under R-1 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE R-1 (Low Density Residential) / H-1 (Historic Overlay) & F-1 (Floodway) zoning with accompanying design guidelines.**

COMMENTS:

The Knoxville Historic Zoning Commission heard the request by Knox Heritage for an H-1 (Historic Overlay) at its regular meeting on June 20, 2013, and voted unanimously to recommend approval. The Queen Anne/Richardsonian Romanesque house has architectural significance having been designed by the locally renown Baumann Brothers Architects, and historical significance as the home and studio of one of the first-known accomplished female artists in Tennessee, Adelia Armstrong Lutz.

DESIGN GUIDELINES

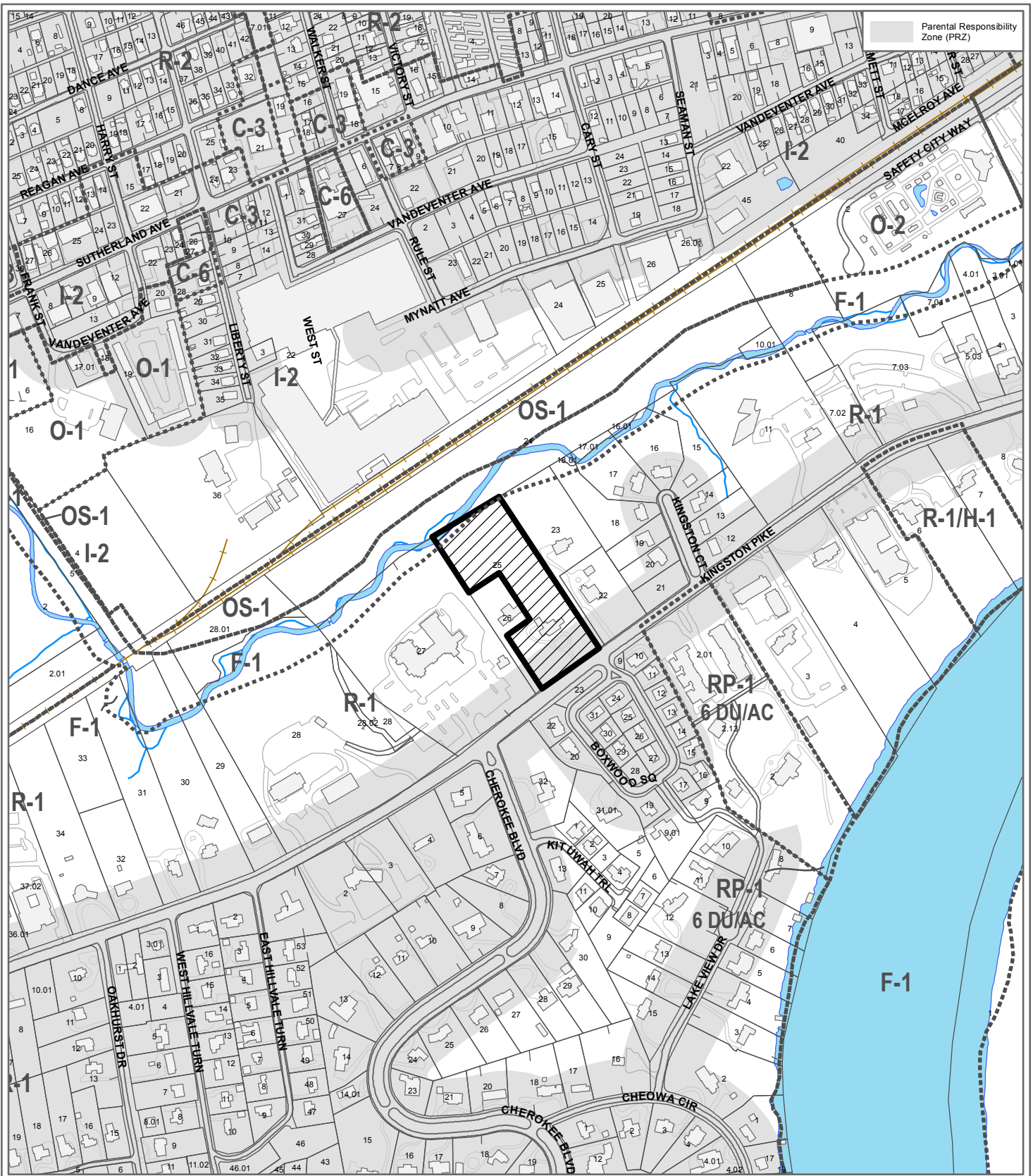
The Secretary of Interior's Standards for Rehabilitating Historic Buildings shall govern the issuance of Certificates of Appropriateness for alterations to the exterior of Westwood. The serpentine brick wall along Kingston Pike and the land surrounding the house within the proposed H-1 boundaries are to be protected by the designation and design guidelines. The Standards are listed below:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
11. In addition to the Secretary of Interior's Standards listed above, any future development of the site shall be limited by the maintenance of a viewshed running from the house to Kingston Pike and preserving views of the house façade from Kingston Pike. The area between the house and the north curb of Kingston Pike may be the site of ground improvements, such as roads or drives, retention ponds or other site improvements; however, those improvements shall not restrict the view of the house. Paved areas located in the viewshed shall be screened by low landscaping that softens the appearance of paved areas but does not block the view of the front façade of the house.
12. A one-story brick garage, added between 1924 and 1930, is currently located on the rear section of the west elevation back of the porte-cochere. It is in poor condition and will be removed, and the exterior wall of the house will be restored.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/6/2013 and 8/20/2013. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**7-A-13-RZ
REZONING**

From: R-1 (Low Density Residential) & F-1 (Floodway)

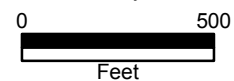
To: R-1 (Low Density Residential) / H-1 (Historic Overlay) & F-1 (Floodway)



Petitioner: KNOX HERITAGE, INC.

Map No: 108

Jurisdiction: City



Original Print Date: 6/27/2013

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

M P C

METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

APPLICATION for DESIGNATION HISTORIC OVERLAY (H-1 OR HZ) NEIGHBORHOOD CONSERVATION OVERLAY (NC-1)

Request: H-1 or HZ Historic Overlay or NC-1 Neighborhood Conservation Overlay

Date submitted: 6/6/2013

Historic Name of Property: WESTWOOD

Common Name of Property: WESTWOOD

Address of Property: 3425 KINGSTON PIKE
KNOXVILLE, TENNESSEE

Tax Parcel ID Number 108HB025 Base Zoning: R7

Is the property listed on the National Register of Historic Places? Yes No

Applicant's Name (please print): KNOX HERITAGE, INC - KIM TRENT

Applicant's Signature: *Kim Trent*

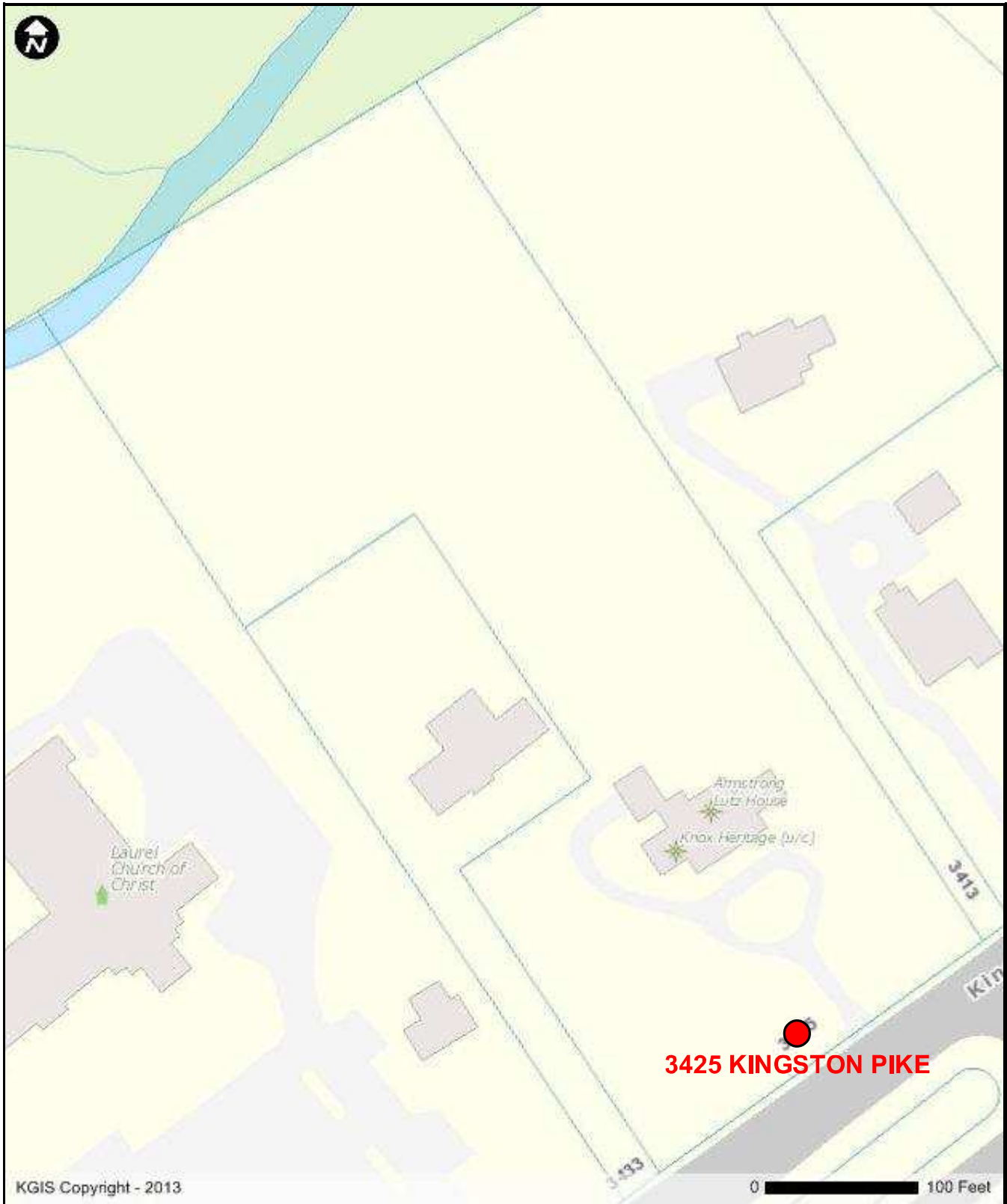
Address: PO BOX 1242
KNOXVILLE, TENNESSEE 37901

Telephone Number (s): (865) 523-8008

Application Accepted By: *Kary Sigbee* 6/6/2013

NOTE: AN APPLICATION FOR REZONING MUST BE FILED WITH THIS APPLICATION FOR HISTORIC OVERLAY ZONING.

(See Page 2 for required documentation.)



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0 100 Feet

3425 Kingston Pike

Westwood

H-1 zoning overlay for parcel 25

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

Printed: 6/11/2013 at 8:56 PM

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DESIGNATION REPORT
Westwood (1890)
3425 KINGSTON PIKE
(CLT 108HB025)
KNOXVILLE, TENNESSEE
June 6, 2013

Architectural Description

Westwood is located in Knoxville, Tennessee, on the north side of Kingston Pike, a major east-west road connecting downtown Knoxville to West Knoxville and beyond. The main entrance is a graveled drive from Kingston Pike that terminates in a circular form in front of the house. The driveway entrance is flanked by two large stone pillars. These two stone pillars mark the opening in a red brick serpentine wall that extends the full length of the frontage of the property and extends across the property to the east. Westwood was built in 1890 and designed by the prominent local Victorian architectural firm of Baumann Brothers in the Queen Anne style with Richardsonian Romanesque influences. The house is a two-story with a full attic and basement, built of red brick with limestone trim and ornamentation; the brick is laid with tight red-tinted mortar joints. On the front façade, a corbelled water table in brick marks the first floor and porch deck level. A basketweave brick pattern on the front gable marks the attic floor level, while a rusticated limestone beltcourse on the west octagonal bay denotes the porch roof level. The south/front elevation is centered by a recessed front entry under a rusticated limestone arch. The arch springs from squat square limestone columns on square stone plinths and topped by square stone capitals ornamented with floral carvings. The piers sit on stone buttresses flanking the limestone steps to the porch. Above the arched entry is a rusticated limestone balustrade. To the west is a two story octagonal bay with a turreted roof. To the east of the central front entry is a front gable detailed with a stuccoed leaf bas-relief. At the roofline on each side of the front gable are pressed tin cylindrical ornaments.

A one-story porch extends to the east across the remainder of the facade and wraps around one bay of the east façade. The corner of the porch is marked by a circular gazebo under a conical turreted roof covered with slate shingles in a fishscale pattern. Round wood columns with Ionic capitals support the porch roof and gazebo. The round columns sit on square bases with recessed panels that are integrated with a wood railing with turned balusters to enclose the porch and gazebo; stairs to the porch are located on the eastern porch extension.

The house has tall and narrow one-over-one windows with rusticated limestone lintels and sills throughout. Dentil molding is located below a roof cornice. The roof has a dominant hip roof with multiple lower cross gables and a grey slate covering with slates laid in an imbricated pattern of alternating diamond and square patterns. A pressed tin ornamental ridge cap crowns the roof; pressed tin finials are located on each of the bay (turret) roofs. Five tall interior and exterior brick chimneys rise from the structure. The chimneys are corbelled, and a fleur d' lis corbelled on the south side (front elevation) of the two end chimneys. The foundation is stone.

The east elevation is dominated by a long one-story studio wing that ends in a half-octagonal bay. The roof is a gable roof that ends in a hipped roof over the bay, and has a grey slate roof covering. A continuous skylight runs the length of the gable ridge. North of the one-story bay is another two story bay that extends through the eaves and terminates in an octagonal turret. Windows on the turret extension are smaller, paired one over one double hung and provide light to the attic space. These windows have rusticated limestone lintels and sills. A single-story frame room with weatherboard wall covering, formerly an open porch (enclosed ca. 1910) is placed in the corner that meets the east bay and turret. The enclosed porch has a pair of six-over-six double hung windows with three-light transoms on the east side. The north elevation of the enclosed porch has three eight-over-eight windows with four-light transoms.

The north/rear elevation shows the north side of the one-story studio wing and one-story frame enclosed porch with the three eight-over-eight windows with four-light transoms. West of the turret and one-story enclosed porch is a second (ca. late 1990) one-story addition that projects from the house and duplicates the form of a porch that was originally located here. The addition is covered in weatherboard and has a brick foundation with a metal roof covering. The addition has a small rear porch supported by a railing and simple columns; stairs to the east of the addition lead to the outside.

The west elevation is three bays wide with a porte-cochere located in the center. The porte-cochere is supported on fiberglass replacement columns placed on low brick walls with limestone caps that appear to be original to the house. The porte-cochere has been reroofed with fiberglass shingles and the ceiling is vinyl and the soffits and eaves have been replaced with aluminum. A cross-gable roof covers the central bay with small three bay windows with rusticated limestone lintels and sills. The wide wood steps lead to the original side entrance door. On this elevation is a tall three bay stained glass window, original to the building.

Statement of Significance

Adelia Ann Armstrong was born in 1859 to Robert Houston Armstrong and Louisa Franklin Armstrong. Robert was the son of Drury Paine Armstrong, a wealthy and respected community leader, farmer, and business man in Knoxville during the 1800s. Robert was a prominent local lawyer, land owner, and he was a well-known and respected community leader, serving as the Knox and Sevier County representative of the 31st and 33rd General Assemblies of the Tennessee Legislature from 1851-1861. Adelia was one of five children born and raised at the Bleak House, the Robert Armstrong's family home. Growing up, Adelia studied in local schools and later was enrolled in a school in Baltimore, Maryland and later in Mary Baldwin College in Staunton, Virginia. ¹ Adelia studied painting at the Corcoran Art Gallery in Washington D.C. and the Pennsylvania Academy of Fine Arts in Philadelphia and continued her studies while traveling to Europe.

¹ Oppermann, Joseph K. – Architect, P.A., *Westwood Master Plan*. February 2013 Draft. 12.

John Edwin Lutz was born January 29, 1854 near New Market, Virginia, the son of Mr. & Mrs. Henry Rowland Lutz. John moved with his family to Rogersville, Tennessee near the end of the Civil War. After the completion of business school in 1874, John moved to Knoxville and accepted a job as a bookkeeper and clerk for a retail dry goods store and later operated a hat and shoe business. In 1896, John organized the J.E. Lutz and Company, a general insurance business, which over the years became very successful.

John Edwin Lutz & Adelia Ann Armstrong were married in February 10, 1886 at Second Presbyterian Church. The wedding was officially announced the next day in the *Knoxville Daily Journal*, “At the Second Presbyterian church at 2 o’clock yesterday afternoon was celebrated one of the most popular weddings that has occurred in Knoxville society during the present season of gaily and festivities. The church was filled with a very large and representative congregation of friends of both contracting parties, eager to witness the interesting event.”² After the wedding John and Adelia Lutz lived with Adelia’s family at Bleak House. In 1887, John and Adelia had a daughter, Louise Armstrong Lutz. During the same time, Adelia’s father, Robert subdivided his property in order to grant his daughter and new son-in-law a twelve acre tract on Kingston Pike just west of the Bleak house. On December 9, 1888, it was announced in *The Knoxville Tribune* that the local architectural firm of Baumann Brothers had received orders to design “a large and elegant brick suburban residence for Mr. J.E. Lutz. The plan is arranged with an art gallery.”³

Another announcement followed in *The Knoxville Journal* on April 13, 1890, “An elegant residence, of modern design, for Mr. J.E. Lutz, in course of completion; W.H. Dawn, contractor; C. M. Thompson, fresco artist.”⁴

The family settled into the house in late 1890, and the house was celebrated with a large New Year reception reported in the January 2, 1891 edition of *The Knoxville Tribune*.

“Westwood, the beautiful suburban residence of Mrs. J.E. Lutz, Kingston Road was the scene of much real pleasure from 6 to 11 p.m. last night. It was the first “New Year’s” in this elegant new home and the occasion was one of the unusual pleasures for that reason. No one counts a larger number of friends than Mrs. Lutz and one never comes into her presence upon such occasions, and escapes the magic spell of her welcome. The residence had been specially decorated and illuminated for the occasion, and presented a most attractive appearance. ...An elaborate menu was served to all her guests and many were the wishes for a happy prosperous New Year to the kind hostess and her assistants as each guest departed.”⁵

During the year 1891, the Lutz family settled into their new home and welcomed their son, Edwin “Ned” Rowland Lutz, born in the house on August 11th.

² “Lutz-Armstrong. Popular Wedding at Second Presbyterian Church -J.E. Lutz and Miss. Adelia Armstrong - High Social Event,” *Knoxville Daily Journal*. February 11, 1886.

³ “Building Notes,” *The Knoxville Tribune*. December 9, 1888.

⁴ “Dwellings – No. 35,” *The Knoxville Journal*. April 13, 1890.

⁵ “*The Receptions – The First Hours of A Happy New Year in Knoxville*,” *The Knoxville Tribune*. January 2, 1891.

In 1911, their only daughter, Louise married Victor Holloway, a prominent local doctor and surgeon. The wedding reception was at Westwood, and the new couple lived at Westwood with her parents. A daughter, Cecil Lutz Holloway was born at the house in 1912.

In 1917, Adelia's son, Edwin "Ned" Lutz married Edith May Atkin, and John and Adelia subdivided the original 12 acres and gifted several acres to the east for the new couple. Ned built a frame house where he and his wife Edith raised a daughter and a son.

In late June of 1920, John Edwin Lutz died at Westwood, leaving behind his widow and his two children along with a number of extended family members. "Knoxville lost, when Mr. Lutz passed away, an enterprising citizen. One whose business ability proved to be of such type as brings success to those for whom and with whom he had dealings and to himself." ⁶

Adelia continued to live in the house along with her daughter, son-in-law, and granddaughter until her death on November 17, 1931. After Adelia's death, Louise and Victor became the main caretakers of the house and grounds. During this time, a serpentine red brick wall was built along the edge of Kingston Pike. An exact date or reason for the construction of the wall has not been confirmed, but two stories stand out as the possible origin of the wall. One, explained in a February 6, 1981 interview with Cecil Holloway Matheny, "Mrs. Matheny said the wall begun by Lutz (Edwin "Ned" Lutz, son of Adelia and John Lutz), her uncle, following an earlier widening of Kingston Pike which he felt infringed on his privacy." ⁷ The article continued to state that, "The five-foot-high wall was extended over several years by other family members who grew fond of the serpentine structure, which is patterned after similar walls designed by Thomas Jefferson at the University of Virginia." ⁸ The second story is that the wall was built for the wedding reception of Cecil and Albert Ralston Matheny, Jr., on October 7, 1933. ⁹

After Cecil and Albert Matheny's wedding in October 1933 the new couple moved to Louisville, Kentucky where Albert took a job as an insurance agent. They would return to Knoxville in June 1938 when Cecil's father, Victor Holloway passed away from Leukemia. ¹⁰ During World War II, Albert served overseas and Louise and Cecil remained living at Westwood. When Albert returned from the war, the couple adopted two children, Edwin Matheny and Ann Elizabeth Matheny. Soon after, Albert Ralston Matheny III was born. The family continued to reside at Westwood.

In June 1955, Louise subdivided the Westwood land again for Cecil and Albert to build a new house on land directly north of the main house, Westwood.

⁶ "Death Claims J.E. Lutz." *Knoxville News Sentinel*. June 29, 1920.

⁷ "Serpentine Kingston Pike Wall to be Moved," *Knoxville News Sentinel*, February 6, 1981.

⁸ Ibid

⁹ Oppermann, Joseph K. – Architect, P.A., *Westwood Master Plan*. February 2013 Draft. 24.

¹⁰ "Dr. Holloway Succumbs to Blood Malady." *Knoxville News Sentinel*. June 24, 1938.

Louise remained living in the house until her death in November 1976. After her death, Cecil's son, Edwin "Ned" Matheny lived in the house until his death in 2005. His wife continued to live in the house until 2009.

Baumann Brothers

Westwood was designed by local Victorian architects Baumann Brothers. Brothers Joseph F. and Albert B. Baumann Sr. practiced architecture in Knoxville from 1887 until 1913. The firm was founded by older brother Joseph F. Baumann in the early 1870s. By 1872, Joseph was advertising himself as an architect, and some of Joseph's early commissions include many residences for prominent Knoxvilleans.

In early 1882, younger brother Albert B. Baumann, Sr. joined his brother's firm as an apprentice. In 1887, Albert Sr. became a full partner and the firm became officially known as Baumann Brothers. Research indicates that the Baumann Brothers designed many types of buildings including commercial structures, schools, churches, courthouses, hospitals, and residences. Nearly 300 residential structures in Knoxville alone have been attributed to the Baumann Brothers; many in the Fort Sanders Historic District (NR 09/16/80). The Baumann Brothers firm is also credited with designing Knoxville High School in 1909-1910 (Emory Place Historic District - NR 11/10/94), Church of the Immaculate Conception in 1883-1884, the 1876 Kern Building (Market Square Commercial Historic District - NR 12/20/84), and the 1913 Minvilla (NR 12/20/2010). The brothers stopped working together sometime in 1913, and Joseph died in 1920. Albert B. Baumann, Sr. practiced architecture under his own name until 1922 when a new partnership was formed with his son, Albert B. Baumann, Jr. (known as A.B.) under the name of Baumann & Baumann. The father and son firm continued to practice architecture until Albert Sr. died in 1942. A.B. continued to practice architecture until his death in 1952. Baumann & Baumann are credited with the design of the Knoxville Post Office (NR - 05/31/84), the Andrew Johnson Hotel (NR 07/09/80), and the Benjamin Morton House (NR 11/10/04).

Boundaries and Justification of Included Properties

The boundaries of this nomination are consistent with the tax parcel on which the house is located, 108 HB025. The serpentine wall is also included and travels across the entire parcel on which Westwood is located. These proposed designation boundaries are formulated to include the house and setting, including the distinctive serpentine wall located on the property.

Design Guidelines

The Secretary of Interior's *Standards for Rehabilitating Historic Buildings* shall govern the issuance of Certificates of Appropriateness for alterations to the exterior of Westwood. The *Standards* are listed below.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of

distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
11. In addition to the Secretary of Interior's *Standards* listed above, any future development of the site shall be limited by the maintenance of a view shed running to Kingston Pike and preserving views of the house's façade from Kingston Pike. While the area between the house and the north curb of Kingston Pike may be the site of ground improvements, such as roads or drives, retention ponds or other site improvements; however, those improvements shall not restrict the view of the house. Paved areas located in the view shed shall be screened by the use of low landscaping that softens the appearance of paved areas but does not block the view of the front façade of the house.
12. A one story brick garage, added between 1924 and 1930, is currently located on the rear section of the west elevation back of the porte-cochere. It is in poor condition and will be removed, with the exterior wall restored.



Westwood – Facade.south elevation



Westwood – Facade



Westwood – West elevation



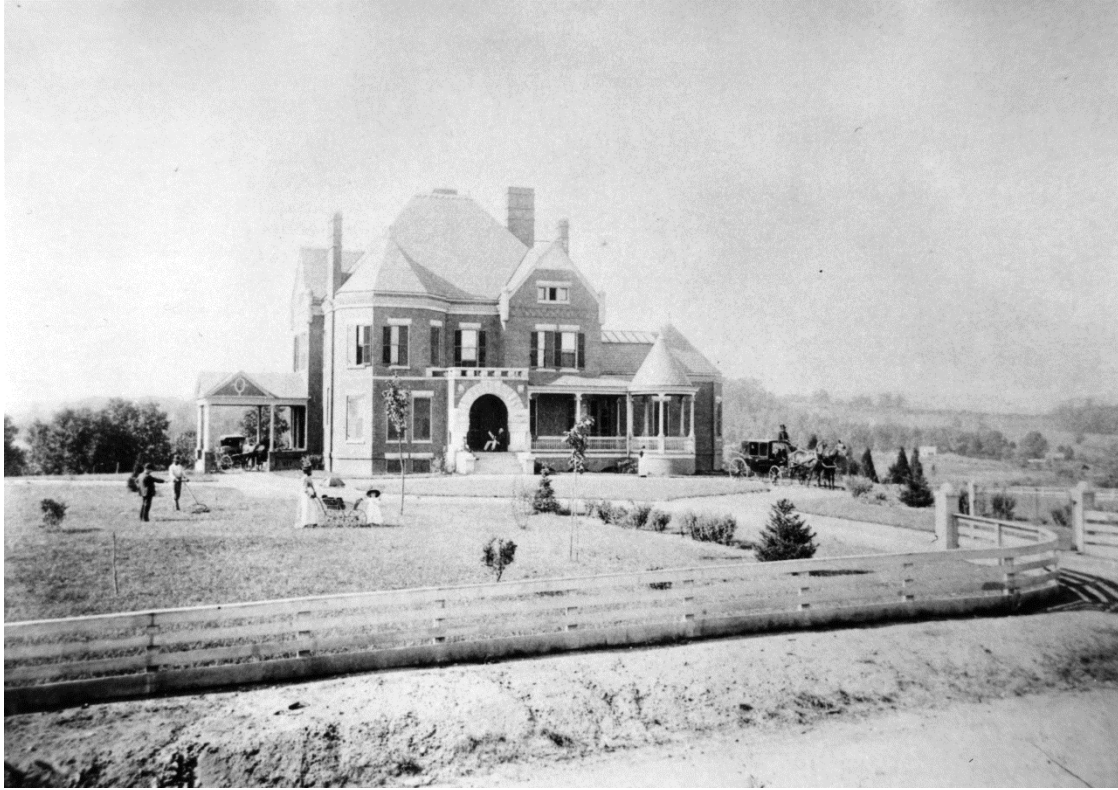
Westwood – north.rear elevation



3425 Kingston Pike – Porch gazebo



3425 Kingston Pike – Arched front entrance



Westwood – circa 1890



Westwood – Circa 1914

