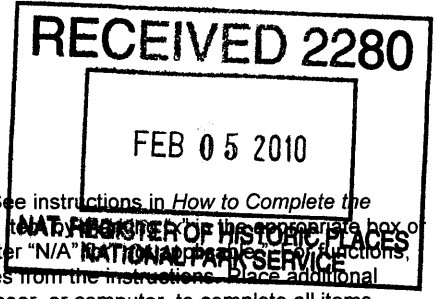


086

United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places registration Form* (National Register Bulletin 16A). Complete each item in the appropriate box of the form by entering the information requested. If an item does not apply to the property being documented, enter "N/A". For architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hotpoint Living-Conditioned Home  
other names/site number Anderson-Wilson House

2. Location

street & number 509 West Hills Road NA  not for publication  
city or town Knoxville NA  vicinity  
state Tennessee code TN county Knox code 093 zip code 37909

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)

E. Patrick Midgett February 1, 2010  
Signature of certifying official/Title Date  
State Historic Preservation Officer, Tennessee Historical Commission  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See Continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register.
    - See continuation sheet
  - determined eligible for the National Register.
    - See continuation sheet
  - determined not eligible for the National Register
  - removed from the National Register
  - other (explain:)

James E. ... Signature of the Keeper 3/15/2010 Date of Action

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

**Category of Property**  
(Check only one box)

**Number of Resources within Property**  
(Do not include previously listed resources in count)

- private
- public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1	1	buildings
1		sites
		structures
		objects
2	1	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)  
Historic & Architectural Resources of Knoxville & Knox County

**Number of Contributing resources previously listed in the National Register**  
0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)  
DOMESTIC: single dwelling

**Current Functions**

(Enter categories from instructions)  
DOMESTIC: single dwelling  
DOMESTIC: secondary structure

**7. Description**

**Architectural Classification**

(Enter categories from instructions)  
OTHER: ranch house

**Materials**

(Enter categories from instructions)  
foundation CONCRETE  
walls CONCRETE; WOOD; GLASS  
roof ASBESTOS tile  
other WOOD; GLASS

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations** N/A

(Mark "x" in all boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

1954-55

**Significant Dates**

NA

**Significant Person**

(complete if Criterion B is marked)

NA

**Cultural Affiliation**

NA

**Architect/Builder**

McCarty, Bruce (architect); Bartling, Jr., Martin (builder)  
Zion, Robert L. (landscape architect)

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):** N/A

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- Previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository: \_\_\_\_\_

Hotpoint Living-Conditioned Home  
Name of Property

Knox County, Tennessee  
County and State

## 10. Geographical Data

Acreage of Property .5 acres Bearden 138 NE

### UTM References

(place additional UTM references on a continuation sheet.)

1 16 767857 3981014  
Zone Easting Northing  
2 \_\_\_\_\_

3 \_\_\_\_\_  
Zone Easting Northing  
4 \_\_\_\_\_

See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Annette Anderson and Claudette Stager  
organization NA/Tennessee Historical Commission date November 2009  
street & number 509 West Hills Road/2941 Lebanon Road telephone 865/588-9070/615/532-1550  
city or town Knoxville/Nashville state TN zip code 37909/37204

### Additional Documentation

submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 Or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

(Check with the SHPO) or FPO for any additional items

### Property Owner

(Complete this item at the request of SHPO or FPO.)

name Annette Anderson and Robert Wilson  
street & number 509 West Hills Road telephone 865/588-9070  
city or town Knoxville state TN zip code 37909

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

## Description

The Hotpoint Living-Conditioned House was built in 1954 as a demonstration model for small starter homes. It is a one story residence with a sloping cantilevered low pitch gable truss roof supported by a masonry core that runs the length of the building. Wide overhanging eaves contain historic lights that illuminate both the inside and outside of the house. Exterior curtain walls consist of alternating panels of glass and wood. A band of clerestory windows that surrounds the house gives the roof the appearance of floating above the exterior walls. The original carport was altered circa 1965, and in 1980 that alteration was modified to restore the front entry and roof overhang. The interior retains the original floor plan and historic materials. The house retains its architectural integrity.

The 1,500 square foot house was one of the first in the West Hills neighborhood, a middle-class, mostly ranch and split-level subdivision which was the first major postwar, modern era subdivision in Knoxville. The terraces outside the living room and dining/family room are visually connected to the interior by ceiling to floor windows. The connection is furthered by doors leading onto the terraces, where a sense of enclosure is created by exterior walls which are a continuation of the walls of the house. A striking historic stone retaining wall separates the lower yard of terraces and gardens from a naturally wooded area sloping up and separating the house from an adjoining property. The wall was constructed at the same time as the house, but was not on the landscaping plan. It has had repairs over the years. The side and back yard are visually enclosed at the property boundaries by dense planting so that the yard offers great privacy for both indoor and outdoor living spaces. Patios and wood fence walls contribute to the historic character of the setting. The perimeter planning of evergreen and deciduous trees, ground cover, patio walls, pools, and low cement wall at the edge of the dining/family room are part of the historic landscaping. While the original planting from landscape architect Robert L. Zion was followed, the trees outgrew the site and many were removed.<sup>1</sup> (Contributing site.)

Facing West Hills Road, the east façade of the residence reveals a low pitch gable front roof. The gable field contains horizontal wood louvers. A narrow band of fixed (clerestory) windows is visible below the gable field. The concrete block core is situated below the gable and is flanked by glass block walls, slightly set back, on the north and a large jalousie window with an adjacent narrow sidelight on the south. The material is stack bond block, or Shalite block, made by the Southern Cast Stone Company.<sup>2</sup> The hollow blocks were filled with an aggregate, providing sound-proofing. A wall of vertical board wood extends from the door on the south. Part of the wall is the façade of the house and part is a fence for the yard. This fence is the same approximately as the original, although it now has a double door instead of the original single door and has been rebuilt, in parts,

<sup>1</sup> Bruce McCarty, email to Annette Anderson, November 27, 2009.

<sup>2</sup> Sarah Booth Conroy, "Pilot Model of Living-Conditioned Home, Under \$20,000, To Be Built in Knoxville" (December 12, 1954) and "Modern Designs Mark West Home on Exhibit This Week" (Sunday, May 22, 1955), *Knoxville News-Sentinel*. From Bruce McCarty's and owner's collections.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 2 Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

---

at least three times. It does not enclose the yard, but is an extension of the façade. The glass block is a 1980 remodeling of an earlier enclosure of what was the carport. This area contains a second single leaf door, now used as the primary entry to the house, and the narrow (clerestory) windows are replicated. The current configuration of the space gives a sense of what the original design was.

The south elevation continues the juxtaposition of vertical board wood and large expanses of glass. The southeast corner contains three large fixed windows and a single leaf glass door with a sidelight. These windows, here and throughout the house, are part of the curtain wall and they extend from the clerestory to the floor. There are two large jalousie windows with narrow sidelights. The patio built here was "paved for dancing" and there was a pre-cast concrete table (gone) built in.<sup>3</sup>

The west elevation is similar to the east façade. The gable field contains horizontal wood louvers and the concrete block core bisects the elevation. The southwest portion of this elevation has vertical board wood siding. There are two large fixed glass windows, essentially comprising the west wall of the living room, and a single leaf glass door with sidelight at the north end of the west elevation. A jalousie window and single leaf glass door, each with a sidelight, are at the opposite (south) end. Extending north from the elevation is a vertical board wood wall that forms part of the elevation and encloses part of the yard.<sup>4</sup> This portion of the elevation is inset further back from the concrete core and has a patio space that is under the house roof. The patio is paved with 4' by 4' concrete slabs. The two small (wading) pools are original, although they were flush with the ground historically. Plans had these crossed by a bridge, but there is no evidence that there ever was a bridge. The north wall of the concrete core has two small jalousie windows.

The north elevation is composed of vertical board wood wall and a single jalousie window with a sidelight. The east portion of the elevation is the area that was historically the carport. In the 1960s, the carport was enclosed with vertical board siding. Three other small jalousie windows are now part of the interior of the house. These are replicas of the original windows and were put back in place in the 1980s remodeling of the house.

The interior of the house is divided into three sections: the masonry core contains the kitchen, utility room and two bathrooms; the foyer and living room, along with a "plant room" which was originally part of a carport, are on one side of the core; and three bedrooms and a dining/family room are on the other. What is now the storage room consists of what originally was the storage area in the carport, plus what was originally part of the carport. In the 1960s enclosure, the storage area was a children's bedroom and the current plant room was a children's play area. The interior walls of all rooms except the tiled bathrooms consist of smoothly finished, white concrete

<sup>3</sup> Sarah Booth Conroy, "Modern Designs Mark West Home on Exhibit This Week." *Knoxville News-Sentinel*, May 22, 1955. From Bruce McCarty's and owner's collections.

<sup>4</sup> As stated earlier, the wall is approximately the same as the original, but has been rebuilt.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 3 Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

blocks of the masonry core and/or Philippine mahogany paneling. One wall of each room is fitted for a flexible storage system supported by vertical struts installed between wall panels which hold wood shelving or counter tops or wire shelves and several kinds of hangers. The storage system was designed by the L.A. Darling Company of Michigan and McCarty used it in other houses he designed.<sup>5</sup> The lighting system by lighting engineer Richard Kelly is unusual in that it provides light to both the inside and outside. Interior light "switches" are actually small knobs that turn. Fixtures are set in the wide overhang around the house to illuminate both the house and terraces at night and mask the interiors, a technique used commonly in theaters, but unusual in homes. The box cornice below the eaves is original wood. Except for the dining room/family room, all interior ceilings are original plaster over wall board with Ceil Heat under the plaster. Original acoustical tiles are still on the dining room/family room ceiling and there is no Ceil Heat here.<sup>6</sup> Floors were originally linoleum on concrete slab. Today the kitchen, foyer, and plant room have ceramic tile and carpet covers most of the rest of the floors.

The original east façade door still exists but it is now enclosed in the plant room. The single leaf solid wood door leads to the foyer, an area that splits the central concrete core. The foyer ceiling is the original dropped ceiling of fine mesh screen. Concrete and wood paneling are seen here. The living room fireplace is set in the concrete core and it has a terrazzo hearth about 2" above floor level. The living room has a wall of windows and a wall of paneling, in addition to the concrete, and it looks out on the patio. The east wall contains "adjustable shelves supported by brackets held in exposed vertical double-faced framing channels."<sup>7</sup> The system was designed by L.A. Darling Company.

The dining room/family room is separated from the kitchen by the concrete wall of the core. There is an opening but no door and a "pass through" area. Cabinets enclosed with wood are on the bottom and open shelving is at the top. All the appliances in the kitchen have been replaced. The sink and countertops are new, and all the cabinets on the east wall are new. The bottom cabinets on the north and south walls are original, with new handles. The shelves above the pass through are new. (The original ones had doors.)

The doors to the bedrooms are original hollow core wood. All the closets have folding wood screen doors, designed by Ray-TEX, and the same kind of folding door separates the kitchen and pantry (what was called the laundry originally.) The folding doors between the kitchen and dining/family room are gone. Original closet panels and shoe racks are extant.

<sup>5</sup> Bruce McCarty, email to Annette Anderson, November 27, 2009.

<sup>6</sup> The Ceil Heat and GE air conditioning are no longer used, although they are still at the house. A Lennox forced air gas heat and air conditioning unit is used today.

<sup>7</sup> "A house with a perfect sense of shelter" in *Living for Young Homemakers*, December 1955. From owner's collection. Today the L.A. Darling Company is part of The Marmon Group and it manufactures wood and metal display systems for commercial use.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 4 Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

---

All the bathroom fixtures and tiles are original, except for about fifteen tiles in the tub enclosure that were replaced. The main bathroom is yellow tile, with a yellow tub, sink, and toilet. There is an original medicine cabinet and original wood cabinetry below the sink. The master bedroom bathroom has pink tiles, sink, tub enclosure, and original wood cabinetry.

Also on the property is an 8' x 16' modern, noncontributing storage shed.



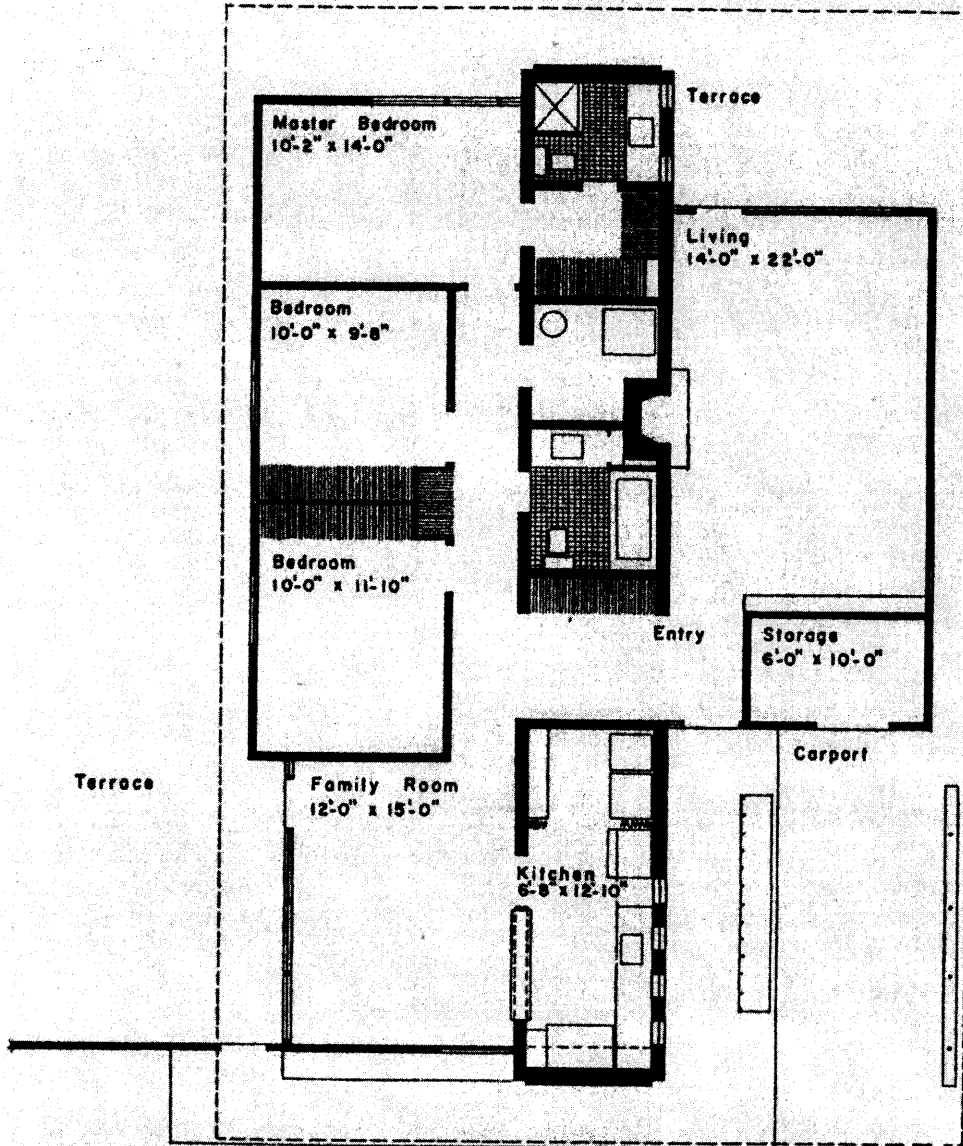


United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 6 Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

Fig. 2. Original plan from *Living for Young Homemakers*, May 1955



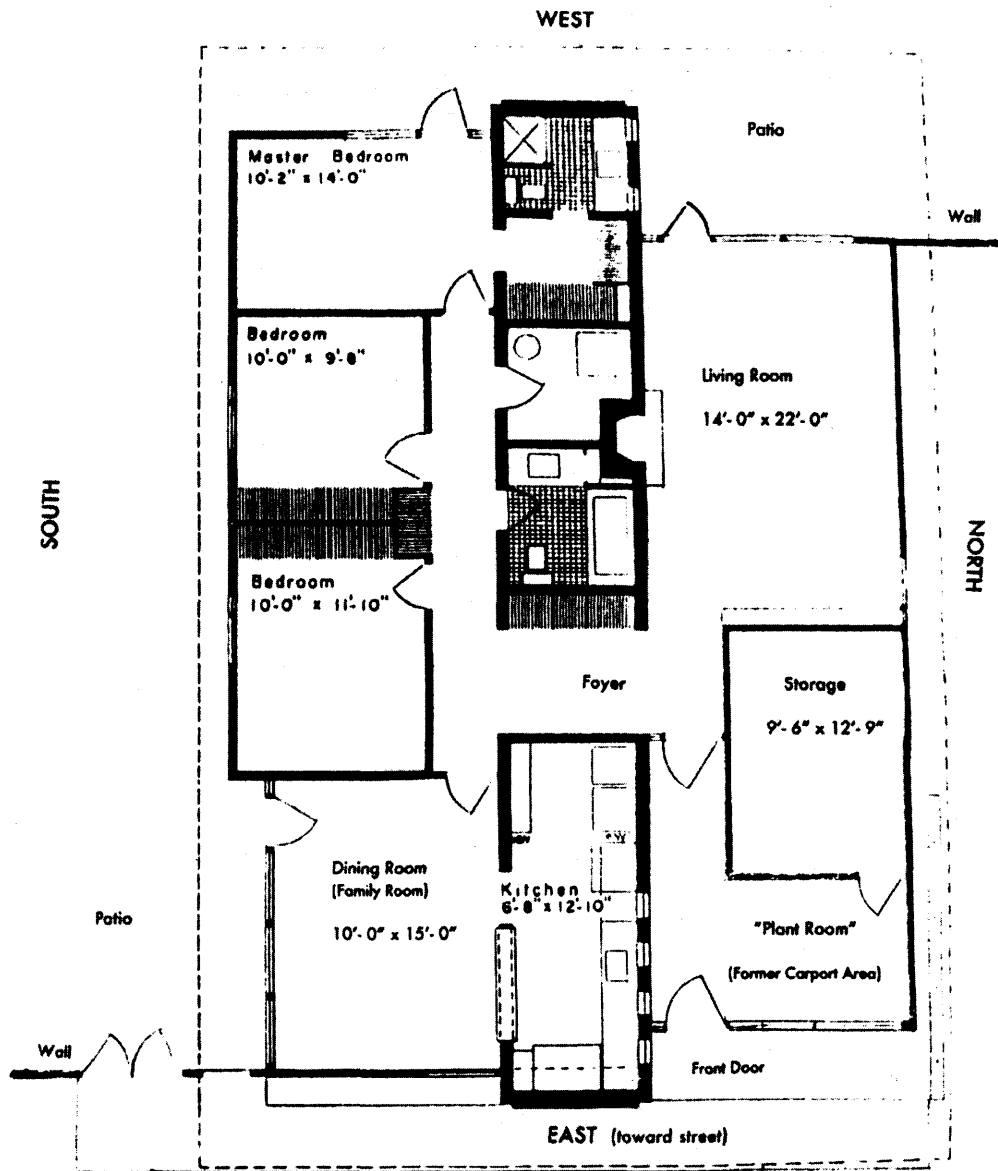
A backbone of masonry, the central core forms a barrier between quiet and active areas and, since the hollow block, filled with an aggregate, has both acoustical and thermal qualities, is a sound-conditioned housing for plumbing, heating and air-conditioning units. Its texture is a decorative asset throughout

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 7 Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

Fig. 3. Current plan



**HOTPOINT HOUSE**  
509 West Hills Rd., Knoxville, Knox County, Tennessee

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 8 Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

## Statement of Significance

Knoxville's Hotpoint Living-Conditioned Home, built in 1954 in the West Hills subdivision, is eligible for listing in the National Register under criterion C as an excellent example of post WWII modern suburban residential design. One of four demonstration houses in the country built through a program sponsored by Hotpoint and the magazine *Living for Young Homemakers*, it was designed by Knoxville architect Bruce McCarty of Painter, Weeks and McCarty as a moderately priced all-electric house that could be easily replicated elsewhere in the South. Knoxvilleian Martin J. Bartling, Jr. was the builder. Called the "Hotpoint Living-Conditioned House" the magazine was responsible for the interior decorations and for making the plans available to others. The one-story ranch house has a concrete core supporting a cantilevered truss roof and curtain walls of glass and wood paneling. The core contains the bathrooms and kitchen and divides the interior spaces into public and private areas. There have been some changes to the house, but it retains its character defining floor plan, most interior and exterior materials, and some of the original setting. The house meets the registration requirements of the Knoxville and Knox County multiple resource submission.

## The Hotpoint House

Hotpoint Electrical Appliances, a division of General Electric, was the main sponsor of a promotion to build modern houses for the expanding post WWII suburbs. This was a fiftieth anniversary promotion for Hotpoint. All appliances would be Hotpoint or General Electric brands. The magazine *Living for Young Homemakers* was responsible for interior decoration. Four architects from around the country were chosen to design the model or pilot houses. In addition to Knoxville's Bruce McCarty, Don Emmons in San Francisco, Normal Nagel in Minneapolis, and Stanley Reese in New York were chosen to design houses. According to a promotional article in the Knoxville newspaper (see Fig. 4.)

Living-conditioned means a house planned to be lived in ... Living-conditioned means a house where the climate is governed by wise heat and good cooling; where the lighting is planned to change to fit the moods of the occupants; where the traffic pattern is planned and people move around easily without tumbling over each other.<sup>8</sup>

McCarty and Bartling may have been chosen for the Hotpoint project, in large part, because of their collaborative efforts in another house and their demonstrated interest and exploration in the design of small, moderately priced homes. It was not a competitive selection. McCarty and Bartling had worked together on a concrete house for *Living for Young Homemakers* magazine

<sup>8</sup> Sarah Booth Conroy, "Living-Conditioned Home," 1955, *Knoxville News-Sentinel*, from Bruce McCarty's and owner's collections.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 9 Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

---

that was showcased in the January 1953 issue. Bartling was a well known builder and involved in national building organizations. Also, the editor of *Living for Young Homemakers* was familiar with McCarty's work. McCarty wrote that "The design of the house grew from my fascination with the cantilever and opportunity it offered to 'bring the outside in.' I considered the design to be post-war modern in its detailing."<sup>9</sup>

Edith Brazwell Evans, editor of *Living for Young Homemakers*, spoke to the Knoxville Home Builders Association in Knoxville and noted that the magazine and Hotpoint ads would bring national exposure to the model house. The house was expected to sell for around \$20,000 or \$25,000.<sup>10</sup> Evans, McCarty, and Bartling chose the site in suburban West Hills, a newly developing area of Knoxville. In the immediate post WWII years much of Knoxville's new housing was scattered in existing automobile era subdivisions. Earlier streetcar suburbs had few if any vacant spaces for development. As the early automobile suburbs' vacant spaces were filled in, developers began to subdivide tracts of land on the city's fringes. West Hills, Martha Washington Heights, and West View are some of the post-war suburban developments in Knoxville and Knox County.<sup>11</sup>

A principal feature of the Hotpoint Living-Conditioned Home was that it was to be built for contemporary living, with modern amenities like Ceil Heat and General Electric air conditioning. Most plumbing and electrical elements were placed in the concrete core. *Living for Young Homemakers* would showcase all four pilot houses and make plans available throughout the country. Knoxville's model was scheduled to open to the public in May 1955. This campaign was one of many that General Electric/Hotpoint promoted to increase sales of electric appliances and generators. Two other programs were "More Power to America" and the better known "Live Better Electrically." The latter program awarded a medallion to homeowners who met the criteria.<sup>12</sup>

In addition to building the model home and opening it for public tours, Hotpoint sponsored a contest where four winners would each win one of the houses and have it built in their hometown. Contestants had to state in twenty-five words or less why they would like a Hotpoint appliance. A two-page advertisement in the May 2, 1955 issue of *Life* magazine gave details of the contest and showed renderings of all four houses. Entries had to be postmarked by June 25. Contestants also had a chance to win one of fifty second prizes or 5,000 third place prizes – all given by Hotpoint. Second prizes were kitchens/laundries of Hotpoint appliances valued at \$3,000. The prizes were

---

<sup>9</sup> Bruce McCarty, email to Annette Anderson, November 27, 2009.

<sup>10</sup> Sarah Booth Conroy, "Pilot Model of Living-Conditioned Home, Under \$20,000, To Be Built in Knoxville," *Knoxville News-Sentinel*, December 12, 1954, from Bruce McCarty's and owner's collections.

<sup>11</sup> Ann K. Bennett, "Post 1940 Suburban Growth and Development in Knoxville" in "Historic and Architectural Resources of Knoxville and Knox County" (2000). None of these areas have been assessed for National Register eligibility.

<sup>12</sup> Anthony Scalise, Assistant Archivist, Schenectady Museum, email to Claudette Stager, November 25, 2009. The museum has the archives for General Electric.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 10 Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

to be awarded "sectionally." Third prizes were appliances to be awarded from local Hotpoint dealers.<sup>13</sup>

Win one of the four sectional first prizes and you'll soon be moving your family into a luxurious custom designed dream home – built on a spacious lot of your own choosing and completely equipped, furnished, decorated and landscaped!<sup>14</sup>

*Living for Young Homemakers* May 1955 issue carried sketches of all the model houses. Knoxville's house opened on schedule and the first open house was May 22, 1955. The Knoxville newspaper noted that builder Martin L. Bartling planned to live in the house after the contest and open house period was over.<sup>15</sup>

Everything in the house was planned and designed to work together, even the color schemes. (See Figs. 5 and 6.) *Living for Young Homemakers'* decorating director Paul Krauss put the interior furnishings together. An adjustable closet system designed by L.A. Darling, with moveable shelves, was used throughout the house. Two terraces, shielded from the street by wood fencing, were accessible from the living room and the dining/family room. The terrace off the dining/family room was for informal entertaining and a space for children. The terrace outside of the living room was for more formal entertaining. Even outside furnishings, such as a built-in picnic table and a small pond, were included in the plans. In addition to kitchen and bathroom appliances, items like a lawnmower and tools were part of the model house.

The house was said to be designed "from the inside out" since the concrete block core held the kitchen and bathrooms and supported the cantilevered truss. McCarty said that the house was also designed to be a part of its site and that outside living spaces received as much attention as the inside.<sup>16</sup>

Hotpoint, McCarty, Bartling, and the magazine were the main participants in the design and development of the model house but many others helped. Robert L. Zion was the landscape architect, Richard Kelly was the lighting engineer, Fred N. Severud was the structural engineer, and Guy B. Panero was a consulting engineer. Furniture, fabrics, kitchen and dining equipment, outdoor furnishings, interior house materials, even telephones were provided by numerous companies. The 36' x 56' house was designed for a lot of around 125' x 75.' Landscaping included with the model house was allotted \$2,500. The result of all these companies and

<sup>13</sup> *Life*, May 2, 1955. From Google books, accessed November 20, 2009.  
<http://books.google.com/books?id=dIYEAAAAMBAJ&lpg=PA47&dq=hotpoint%20conditioned%20living&pg=PA45#v=onepage&q=hotpoint%20conditioned%20living&f=false>

<sup>14</sup> *Ibid.*

<sup>15</sup> Sarah Booth Conroy, "Modern Designs Mark West Hills Home on Exhibit This Week," *Knoxville News Sentinel*, May 22, 1955, from Bruce McCarty's and owner's collections. Bartling did live here and the current owner is the fourth owner of the house.

<sup>16</sup> *Ibid.*

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 11 Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

---

individuals working together resulted in what the magazine called a house where "...all the reassuring aspects of living-conditioning appear in the tempering of light, space, heating and cooling, safety, sound and color" and "Movement and vision flow effortlessly from interior to exterior with glass walls and doors to dispel all sense of barrier."<sup>17</sup> (See Figs. 7 and 8.)

The house plans were offered for sale through *Living for Young Homemakers* for \$10.00. Intended to be built in the South, the house designed by McCarty was built as a model in forty-three cities according to the magazine. In Oklahoma City, Oklahoma they reported that 25,000 visited the model house and in Charleston, South Carolina about 11,000 people toured the house.<sup>18</sup> (See Fig. 9.)

### Martin J. Bartling, Jr. and Bruce McCarty

This was not the first project Bartling and McCarty had collaborated on. They worked on a concrete-bent house in Knoxville's West Hills in 1954.<sup>19</sup> Both the architect and builder became well-known in their fields. Bartling and McCarty participated separately in other model projects and worked to build modern middle class houses for the expanding suburbs.

Bartling received attention in national magazines, although not always for his building company. A 1956 issue of *Life* magazine called him a nationally known builder, but the focus of the article was on how the 6'6" Bartling dealt with being so tall.<sup>20</sup> Bartling built at least one other model home, this one sponsored by the National Association of Home Builders, around 1958. *Time* magazine reported on the \$13,500 house after which Bartling received letters and visits from forty-nine states, the Virgin Islands, Puerto Rico, and other places around the world.<sup>21</sup> *Popular Mechanics* also reported on his various projects.

Born in 1917, Knoxville native Bartling was a lieutenant during WWII, stationed in the GHQ in Tokyo. During the 1950s he was the president of the National Association of Home Builders and a trustee of the organization's research institute. Bartling was an official of the Home Builders Association of Greater Chicago where he moved in the 1960s to become the vice president of research for US Gypsum. While there, he worked primarily on low cost housing. He died in 1995 in his home in Knoxville.<sup>22</sup>

---

<sup>17</sup> "A house with a perfect sense of shelter" in *Living for Young Homemakers*, p. 80, December 1955. From owner's collection.

<sup>18</sup> *Ibid.*, p. 106

<sup>19</sup> The house has recently been sold and is being renovated.

<sup>20</sup> "The Happy Plight of Unusual Height," photographed for *Life* (October 8, 1956; Vol. 41, No. 15) by Alfred Eisenstaedt. <http://google.com/books>, accessed October 29, 2009.

<sup>21</sup> "A Letter from The Publisher, Nov. 17, 1958," in *Time* (November 17, 1958; Vol. LXXII, No. 20) <http://www.time.com/time/>, accessed October 30, 2009.

<sup>22</sup> *Chicago Sun-Times*, April 21, 1995, Obituary for Martin Bartling Jr., from [www.highbeam.com](http://www.highbeam.com), accessed October 29, 2009.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 12 Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

---

Bruce McCarty is a graduate of Princeton and his Bachelor of Architecture was from the University of Michigan. He was the principal designer of the University of Tennessee's Administration Building, Clarence Brown Theatre, and the Art and Architecture Building, and served as design support for the John C. Hodges Library and the Taylor Law Center. Among the civic projects for which he was responsible are the Knox County Lawson McGee Library, the City-County Building, Ijams Nature Center, and the Humanities Building and Social Sciences Complex (both at the University of Tennessee). He was Master Architect for the 1982 World's Fair and Principal in Charge of Knoxville's Waterfront Master Plan. McCarty continues to practice architecture and he has been a Fellow of the American Institute of Architects since 1969.<sup>23</sup>

Bruce McCarty was a partner with Painter, Weeks and McCarty (1955-1965) and partnered with Bob Holsaple from 1965-1970. McCarty partnered with several other architects and since 1984 the firm has been known as McCarty Holsaple McCarty. Bruce McCarty began practicing in 1949 when he was a designer and draftsman for Rutherford and Painter, which evolved into Painter, Weeks and McCarty. In addition to the Hotpoint project he worked on National Broadcasting Company's House That Home Built program and the National Association of Home Builders Research House.<sup>24</sup> A 2008 article noted "His modular home designs, priced in the middle range, drew both from modernist theories and manufacturing innovations. With the housing system he developed, houses could be mass produced while addressing individual site requirements and offering design variety."<sup>25</sup> (See. Fig. 10.)

### Ranch Houses

Unlike the tract ranch houses that proliferate today, post WWII ranch houses reflected elements of what is sometimes called the California ranch.<sup>26</sup> It is loosely based on early southwestern precedents and greatly influenced by the Craftsman and Prairie styles. It has similarities to the bungalow in the early twentieth century, in that the mid-century ranch house tied the interior of the house to the outside with expanses of glass or windows, low pitch gable roofs with overhangs, and an open floor plan. However, the ranch house was more likely to have a prominent garage or carport. The basic form could be embellished with Colonial Revival or Craftsman details or reveal a modern flair. The Hotpoint Living-Conditioned Home shares these features and another important characteristic of the ranch house. It has the elongated or "rambling" floor plan, although in the Knoxville house it is not oriented towards the street as most 1950s ranch houses were. Rambler, an alternate name for ranch houses, was used in the title of one 1955 publication by the Home Plan Book Company. *The Book of Rambler and Ranch-Type Homes* offered plans that met

<sup>23</sup> Email communication from Annette Anderson November 17, 2009.

<sup>24</sup> Stephani L. Miller, *spotlight on bruce mccarty*, [www.residentialarchitect.com](http://www.residentialarchitect.com). Accessed November 2, 2009.

<sup>25</sup> *Ibid.*

<sup>26</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 479.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 13 Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

the requirements of the FHA and could be ordered from local lumber dealers.<sup>27</sup> Numerous other companies printed plan books where plans and materials could be purchased at local lumber companies.<sup>28</sup> Aladdin Read-Cut Homes had begun selling "kit houses" in 1906 and the company updated their models in the 1950s to include ranch houses in addition to the more traditional bungalows and Cape Cod houses.<sup>29</sup>

The inspiration for the ranch house type of home originated in the West and its present great popularity is based on sound reasons. It is a one-story type home which features plenty of light and air. Its longest dimension usually faces the street or road and its approach is inviting and friendly. If you require a one car garage, we will be glad to quote with breezeway connecting, or if you desire a two car garage, we can quote the arrangement as shown in the illustration above.<sup>30</sup>

The ranch house style was being built before WWII, but it was not until the post-war years that its popularity surged. Returning servicemen could apply for a GI loan to buy one of the newly built ranch houses in suburbs that sprang up on inexpensive land near most major metropolitan areas. Developments of three bedroom houses, maybe with a garage, on property bigger than an urban parcel sprang up rapidly throughout the US. "The Ranch turned housing into a mass-market commodity, but one that allowed a range of choices in appearance, amenities, and location. ... Twentieth century mass media – magazines, movies, and television – spread the look and lifestyle."<sup>31</sup> The ranch house was both mass produced and mass marketed. *Living for Young Homemakers* was only one of the popular magazines that endorsed this "new" type of housing. Similar magazines published ranch plans and ideas on modernizing older homes. All were filled with advertisements from companies involved in building or decorating.

There has been no comprehensive survey of post-WWII housing in Knoxville or Knox County. The West Hills subdivision has houses dating from the 1950s and later, as well as a school and commercial areas. There are other 1950s ranch houses but there is only the one model Hotpoint Living-Conditioned Home. A circa 1948 house, the Daniel House, was listed in the National Register in 1998. Like the nominated property, this is a unique house. It is an architect designed house that was an experiment in using scrap material to build innovative and inexpensive houses. Leftover marble from a nearby quarry and ribs from Quonset huts were re-used in the house. It does have an open plan and feeling of a floating roof, like the Hotpoint Living-Conditioned Home, but it was never replicated.

<sup>27</sup> *The Book of Rambler and Ranch-Type Homes* (St. Paul, MN: Home Plan Book Company, 1955), front inside cover.

<sup>28</sup> Examples include Weyerhaeuser Sales Company, National Plan Service Inc., Home Building Plan Service, and Standard Homes Company,

<sup>29</sup> *Aladdin Read-Cut Homes* (Bay City, MI: Aladdin Company). 1956 and 1957 catalogues

<sup>30</sup> *Aladdin Read-Cut Homes* (Bay City, MI: Aladdin Company, 1949), 8.

<sup>31</sup> Alan Hess, *The Ranch House* (New York: Harry N. Abrams, Inc., 2004), 11.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 9 Page 14 Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

---

## Bibliography

- "Built on either side of structural core, this house has unity and strength." *Living for Young Homemakers*. May 1955, pp.126-131.
- Conroy, Sarah Booth. "Modern Designs Mark West Hills Home on Exhibit This Week." *Knoxville News-Sentinel*, May 22, 1955.
- --- --- "New Home Among Prizes Offered in Hotpoint \$2,000,000 Contest." *Knoxville News-Sentinel*, March 6, 1955, C9. From Bruce McCarty and property owners collections.
- --- --- "Pilot Model of Living-Conditioned Home, Under \$20,000, To Be Built in Knoxville." *Knoxville News-Sentinel*, December 12, 1954, C9. From Bruce McCarty and property owners collections.
- Hess, Alan. *The Ranch House*. New York: Harry N. Abrams, Inc., 2004.
- "A House with a Perfect Sense of Shelter." *Living for Young Homemakers*. May 1955. pp. 78 - 87.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.
- McCarty, Bruce. Personal Interview with Annette Anderson. February 13, 2008.
- McCarty, Bruce. Letter to Annette Anderson. February 2008.
- W. Bruce Wheeler. "Tennessee Valley Authority" in *The Tennessee Encyclopedia of History and Culture*. Knoxville: The University of Tennessee Press, Online edition, 2002. Accessed November 19, 2009.
- Sam Yates, Editor. *The Architecture of Bruce McCarty*. Knoxville: University of Tennessee, 2004.
- McCarty Holsaple McCarty web page.<http://www.mhminc.com/>. Accessed October 30, 2009.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 10 Page 15 Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

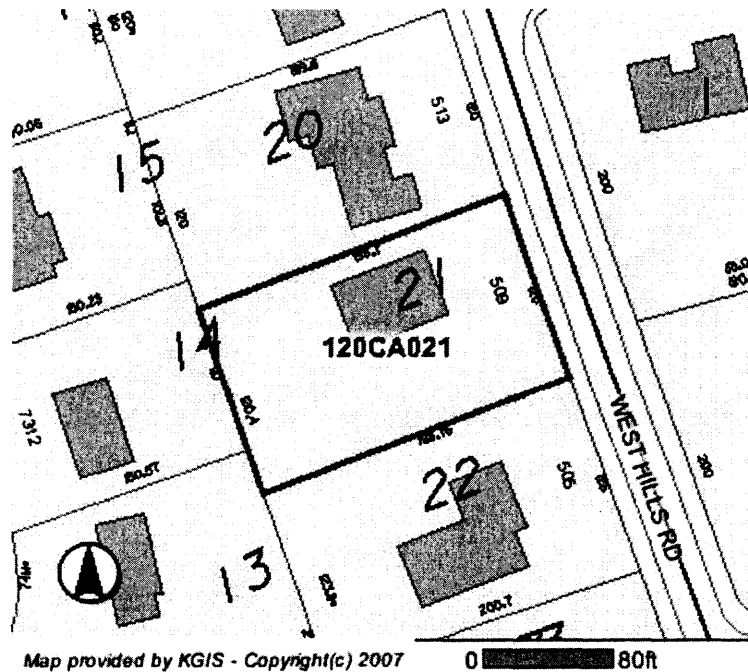
## Geographical Data

### Boundary Description

Rectangular lot measuring 120.4 feet wide and 198.7 feet deep, approximately, located on the west side of West Hills Road and known as CLT Parcel 120CA021, per deed recorded in DB 1571, pg. 822, Plat Book 21, page 75, Knox County Records.

### Boundary Justification

The description is of the original lot on which the Hotpoint House was constructed and contains all the property associated with the building.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number photos Page 16 Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

---

Photos by: Robert L. Wilson  
Date: February 2009  
Digital copy: Tennessee Historical Commission

East façade with driveway, facing west  
1 of 21

East façade, facing west  
2 of 21

East façade, facing southwest  
3 of 21

South elevation, facing northeast  
4 of 21

South elevation, facing north towards dining room  
5 of 21

From dining room, facing south to patio  
6 of 21

Retaining wall, facing southwest from dining room patio  
7 of 21

West elevation, facing east  
8 of 21

West elevation, facing east to living room patio  
9 of 21

North elevation, facing southeast  
10 of 21

From living room to patio pools, facing northwest  
11 of 21

Foyer entry with original door (original front entry), facing west  
12 of 21

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number photos Page 17 Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

---

Northeast corner of foyer entry  
13 of 21

From foyer to current main entry, facing east  
14 of 21

Foyer doorway, from current main entry, facing west  
15 of 21

Hallway to bedrooms, from foyer  
16 of 21

Living room showing fireplace, facing east  
17 of 21

Living room storage wall, facing east  
18 of 21

Living room, looking west to patio  
19 of 21

From dining room, looking northeast to kitchen  
20 of 21

Kitchen windows  
21 of 21

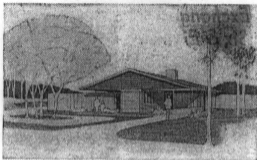
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number figures Page 18

Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

Fig. 4. Below: From *Knoxville News-Sentinel*, 1955



HOW IT LOOKS—Bruce McCarty, Knoxville architect, made this drawing specially for *The News-Sentinel* of the house described on this page. At right is the floor plan.

Fig. 5. Below: Text and sketch from *Living for Young Homemakers* May 1955



Kitchen and laundry, located in the outside end of the masonry core, are lighted by day with four glass jalousies, or eight with down-lights over the sink, window and stove, with fluorescent strips installed under the cabinets over the sink top and pass-through. A logical sequence of appliances and work surfaces around the L of the room—refrigerator, sink, counter top, sink top, wall oven and, finally, the counter top of the pass-through—is well planned, step-saving. When desired, the room can be isolated with folding doors between it, the laundry and the family room. All the appliances are white and the wood cabinets are stained a mixture of the masonry blue. Clear citron-yellow is the accent—yellow counter tops, yellow on the dropped ceiling of the laundry

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number      figures      Page      19

Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

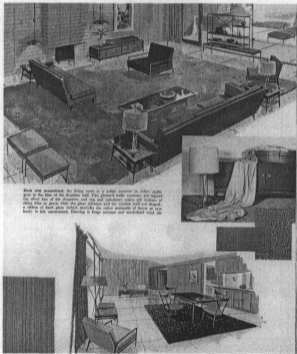


Fig. 6. Text and sketch from *Living for Young Homemakers* May 1955

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number \_\_\_\_\_ figures \_\_\_\_\_ Page 20Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

Architect..... Bruce McCarty, A.I.A., of  
Felsner, Weeks & McCarty  
Landscape architect..... Robert L. Zion, M.L.A.  
Lighting engineer..... Richard Early  
Structural engineer..... Fred M. Searval  
Consulting engineer..... Guy B. Favore  
Cabinetmaker on kitchen planning..... The Hotpoint Co.

For layout built and furnished in  
other localities, see page 104  
For building data, see page 100

PHOTOGRAPHS BY GEORGE HARRIS



Color co-ordination in this house begins on the exterior doors with an orange in scheme except in situation of b to be some color inside and out-side gray-blue. Its louvers are stained hickory-not brown (to color repeats the interior paneling) and the painted siding is a white which has a beautiful texture and extraordinary (roof deck, insulation, felt and roof covering see all com Mineral-Cel by Arcon-Cel) with a mineral granulated surf of the sun. There is a minimum of glass on the street-side terrace (one is an extension of the living room, the others give complete protection by the multi-paned



Figs. 7, 8, 9. Above and next two pages: Text and photos from *Living for Young Homemakers*  
December 1955



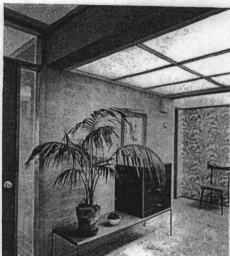
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number figures Page 21

Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

Fig. 8



- 27
- FURNITURE**
- CUSTOM CRAFT**; upholstered furniture designed by Paul McCobb
- HAEVARD**; bedframes
- WINCHENDON FURNITURE**; wood pieces designed by Paul McCobb
- FABRICA, SEAT**
- BARWICK**; vintage rayon carpets
- BLOOMCRAFT**; fabrics and ready-made
- DIERING-MULIKEN**; Milum insulating drapery lining
- E. F. GOODRICH**; Spangor carpet cushion
- INDIAN HEAD MILLS**; cotton plain mat and nylon fabric
- INSIDE**
- FIELDCREST**; sheets, blankets and towels
- PURIFIED DOWN PRODUCTS**; bed pillows
- SERTA**; mattress and box springs
- KITCHEN AND DINING EQUIPMENT**
- CURTIS**; kitchen cabinets
- CUTCO**; cutlery
- DOMINION**; toaster and coffee-maker
- HOLMES & EDWARDS**; Bright Future advanced Railway
- HOTPOINT**; major appliances
- KOHLER**; sink
- METALCRAFT**; Maytag step-on rubber container
- OWENS-ILLINOIS GLASS**; Lobby glassware
- PLAS-TEX**; mixing bowls
- PLASTICS MANUFACTURING**; Tessa Five plastic dinnerware
- WEAR-EVER**; Halite cooking utensils
- HOUSEHOLD EQUIPMENT**
- CHATTANOOGA ROYAL**; barbeque
- JOHNSTON**; lawn mower
- MOLLA**; ironing board furniture
- HOUSEHOLD STRUCTURAL MATERIALS**
- AMERICAN-OLEAN TILE**; bathroom ceramic tile
- CONSOLEUM-AJURN**; Golf Seal Fireplace Surround
- HEXCEL**; Resynthetic translucent ceiling panels
- UNITED STATES PLYWOOD**; Sonoma mahogany paneling
- HOUSEHOLDERS**
- BELL TELEPHONE SYSTEM**; colored telephones
- GENERAL ELECTRIC**; television, radio
- GOULD-MERZESAU**; drapery hardware
- HESCHDE**; clocks
- HOOVER**; vacuum cleaner
- KATZNBACH & WARRIN**; wallpaper
- KOCH & LOWY**; lighting fixtures
- LASKY BROS. & ELSH**; sheet ironers
- LAUREL**; lamps
- HOWARD MILLER**; fireplace equipment

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number figures Page 22 Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

---

Fig. 9.

Although Bruce McCarty, A.I.A., designed his house primarily for the southern part of the United States, it has been built in 43 different cities from coast to coast. A few of these houses are shown below.



Anniston, Alabama. This house enjoyed a tremendous response, with visitors coming from all over the state to see it. Built by Barker and Berman



Fort Worth, Texas. Approximately 2,500 people visited this house the first day it was opened for inspection. Built by Frank S. Retzlaff



Riverside, California. Builder Gordon Fields followed specifications closely in building this house. Visitors numbered in the thousands

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number      figures      Page   23  

Hotpoint Living-Conditioned Home, Knoxville and Knox County MPS  
Knox County, Tennessee

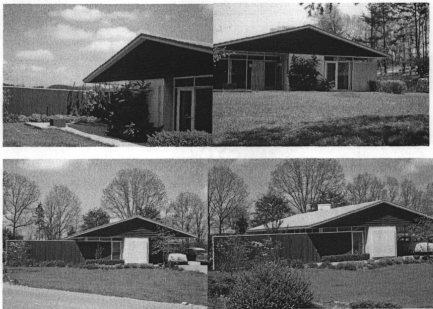


Fig. 10. Bruce McCarty's 1950s photos