

LYONS VIEW PIKE HISTORIC DISTRICT

STATEMENT OF SIGNIFICANCE AND HISTORY

The Lyons View Pike H-1 (Historic Overlay) District draws its first historic significance from its association with early Knox County resident William Lyon and Knoxville's frontier expansion. The buildings along Lyons View Pike also represent the community and financial leadership and status of its early 20th century residents, including Hal B. Mebane, Jr., J. Allen Smith, and N. E. Logan. The district is an excellent example of automobile related suburban expansion in the first third of the 20th century. Finally, the buildings are some of the best local representations of national trends in architectural design. They were designed by regionally noteworthy architect Charles I. Barber, whose skill in interpreting the revival styles popular in this time period is widely accepted.

Early Development

Lyons View Pike dates to the early days of Knoxville's history. After the construction of James White Fort in 1786, the frontier continued to expand to the west. Other forts and stations developed along the horseback trails leading westward from the City of Knoxville. By 1795, the horseback trail had been re-built as a wagon road, covering a 15-mile route from downtown Knoxville to Campbell's Station. The road, later known as Kingston Pike, was the first improved roadway in Knox County.

The construction of Kingston Pike encouraged settlers to move into the area along Fourth Creek, and with the settlers came new roads linking the settlements to each other, to downtown, to new settlements further west and to the river, which complemented roads as a primary mode of transportation.

The early settlers of the area included James Miller, who lived in the Baum Drive area, Jacob Lonas, who lived on Middlebrook Pike, Robert Dean Reynolds, who lived on Kingston Pike and Capt. William Lyon, who lived on Lowe's Ferry Road (now Northshore Drive) near the road that later became known as Lyons View Pike.

Capt. William Lyon

William Lyon was born in Baltimore in 1784 to a family of Scottish ancestry. In 1802, he moved to South West Point, a fort and colony that later became Kingston, Tennessee. Lyon married Mary Clarke, the daughter of Thomas Norris Clarke, one of the leading citizens of South West Point who had moved to the colony from Fluvanna County, Virginia. Lyon was known by the title of "Captain" in recognition of his role in America's War of Independence.

In 1809, Capt. Lyon purchased several hundred acres between Fourth Creek and the Tennessee River in the area that now includes the Veterans Cemetery and Lakeshore Park. He constructed a log cabin, later expanded to a substantial two-story log residence, near the current entrance to Lakeshore Park from Northshore Drive.

Lowe's Ferry Pike, later known as Northshore Drive, ran through the property. Capt. Lyon constructed a mill on Fourth Creek near Lowe's Ferry Road, southwest of the current intersection of Northshore Drive and Westland Drive.

The Lyons had six children, two of whom died in childhood. The eldest, Washington Lyon, graduated from the Medical College in Baltimore and practiced medicine in Knoxville and other areas. The second son, Thomas, became a lawyer and a Justice of the Tennessee Supreme Court. The third child, Susan, married Major Campbell Wallace, an influential businessman in Knoxville and Atlanta. The fifth child married John Craig, a pioneer marble dealer and quarry operator, whose business later became the Candoro Marble Company. The youngest child, Louise, married A. A. Barnes, who served on the Knoxville Board of Aldermen in 1857.

A history published in 1899 includes the following description of Capt. Lyon:

Capt. Lyon was a man of wealth and enterprise. He was a public spirited man, and very conservative and pronounced in his political opinions and aspirations. He represented the typical southern character. He was large hearted and very hospitable. His home was a great social center, and always in order to entertain. A hearty and generous welcome greeted the friend and the stranger.

Dr. Isaac Anderson, the greatest exponent of Presbyterianism, and a great promoter of Christian education in this valley, used to make Mr. Lyon's one of his stopping places on his way from Knoxville to Maryville. All ministers were accorded the same generous welcome to his home. General Jackson, while he was President of the United States, made Capt. Lyon's one of his stopping places. General Jackson then lived in or near Nashville, and made his trips to Washington in a carriage drawn by four horses, with a man on horseback as a military escort. When the arrival of the President was made known beforehand to Capt. Lyon, he would send out invitations to his political friends, and they would gather in, 50 strong or more, and would march out in military procession to meet the President, each holding in his hand a hickory pole. General Jackson was called Old Hickory, and a hickory pole procession was a unique idea.

Nineteenth Century Development

The area along Fourth Creek continued to prosper and develop in the nineteenth century. In 1866, the State of Tennessee chartered six turnpike companies in Knox County for the construction of macadamized roads. Increased traffic and new development followed the improved roads. By 1899, Kingston Pike included 16 miles of paved road. Lowe's Ferry Pike was paved for a length of four miles.

The highest hill on the Lyon property held a commanding view of the Tennessee River and the Smoky Mountains beyond. The hilltop became known as "Lyon's View" and, with the improvement of the roads, became a common destination for family outings, and the road from Kingston Pike to the site became known as Lyons View Pike.

By the late nineteenth century, the land along Lyons View Pike had begun to develop. Most of the land remained farmland, with scattered houses, but two schools and a church had been constructed near the northern end. On March 31, 1874, the daughters of William Lyon, Mary Lyon Craig and Louise Lyon Barnes, conveyed approximately 300 acres of the Lyon property to the State of Tennessee for the establishment of a "Hospital for the Insane," which would be directed by Charles McClung McGhee, P. D. Sims and John G. King. Shortly thereafter, the State began construction and operation of the mental health institute that continues to occupy a large portion of the site today.

Residential Development

Compared to the open and relatively undeveloped land along Lyons View Pike, the City of Knoxville in 1900 was a densely developed area where industries, businesses and residences were intermingled. Knoxville had experienced a period of rapid industrial expansion after the Civil War. While it created wealth for many of the city's residents, it also resulted in widespread industrial pollution, residential overcrowding, and a strong desire by the city's wealthier residents to move to the countryside. Residences which were located at a distance from downtown Knoxville became popular in the late nineteenth century as residential areas were developed along rapidly expanding streetcar lines. Fort Sanders and Circle Park to the west, North Knoxville, Park City and Morningside on the east and Island Home to the south all became desirable residential locations.

In 1907, a group of Knoxville businessmen and professionals organized Cherokee Country Club and purchased a tract of land on Lyons View Pike, on which the club constructed a clubhouse and golf course. The clubhouse was later demolished, and a new clubhouse, designed by Albert Benjamin Baumann, Jr. of the Baumann & Baumann architectural firm, was constructed on the site in 1928. The Holston Hills Country Club, designed by Charles I. Barber of Barber & McMurry, was constructed east of the city in 1927. The development of the country clubs paved the way for comfortable living on suburban country estates. By 1913, the trolley line for rubber-tired

trolleys had been extended out Lyons View Pike, and the area was ready for residential development.

After World War I, suburban expansion continued, with the automobile providing individual transportation. The change in transportation modes created a corresponding change in the form of suburban development. Areas that developed while relying on streetcar system were developed in long rectangular blocks. They included sidewalks for pedestrians and architecture with prominent front entries and porches. With the advent of the automobile, development could focus on curvilinear streets, sidewalks and other pedestrian amenities became less important, and lots became much larger. Early automobile-oriented suburban developments included Forest Hills Boulevard, Lindburg Forest, Sequoyah Hills, and Holston Hills.

Although Lyons View was first served by the streetcar system, its development is typical of the early automobile suburbs. Prominent local residents were attracted to the area because it offered convenient access to Kingston Pike and downtown Knoxville, while affording views of the Tennessee River and the distant Smoky Mountains. These early residents built large, elaborate homes sited to take advantage of the mountain and river views. The homes were set well back from the street, with extensive landscaping in the front yards and paved drives that led to the service areas at the rear of the homes. The three houses that are the subject of this designation are typical of the homes built along Lyons View Pike in the early twentieth century.

Architects and Architecture

Advances in architecture in the first century of Knoxville's growth mirrored the growth of the city in general. For most of the Nineteenth Century, there were very few architects who could be called professional in the modern sense of the word. Most were builder-designers, like Thomas Hope, an English-born builder who arrived in Knoxville in 1795. Hope designed and helped construct the Ramsey House, *Swan Pond*, and also worked on States View and other local residences.

Before the 1840's, most buildings in Knoxville were built in the traditional Georgian style by men like Hope, who learned their sense of proportion and got their details from books. One example is the William Park House, constructed in 1818 and still standing at the intersection of Cumberland Avenue and Walnut Street.

In the 1840's, various revival styles began to come into favor. One of these was Greek Revival style, illustrated locally by the Knox County Courthouse of 1842 and the Deaf and Dumb Asylum, later City Hall, built between 1848 and 1851.

Later in the Nineteenth Century, the Gothic Revival style became popular. Many residences were constructed in downtown Knoxville, Fort Sanders, Morningside, Circle Park and Fountain City in the Gothic Revival style.

By 1870, there were several architects working in Knoxville. Advances in technology had made the production of lumber, stone and brick for home building more affordable while they reduced the cost of ornamentation. Local architects used that ornamentation lavishly in expressing the affluence of local merchants and manufacturers. The home constructed for Charles McClung McGhee in 1872 was typical of the era, combining various historical and fanciful styles in picturesque compositions. The McGhee house still stands on Locust Street, although altered beyond recognition to serve as a Masonic Temple. Buildings of this era were notable primarily for their eclecticism and Victorian-era lavish detailing.

Emergence of the Beaux Arts Influence

In the last years of the nineteenth century, a number of American architects began to design buildings closely based on historical models. Many of these architects trained at the Ecole des Beaux Arts in Paris. The Chicago World's Fair of 1892 inspired a taste for classicism, and the Beaux Arts movement expressed itself throughout America in the design of period houses.

The idea of the period house – that is, a house designed in the style of one particular place and time – found much favor in Knoxville in the early twentieth century and came to symbolize a period of economic prosperity in Knoxville's history. Several architects of national reputation designed period houses in Knoxville. John Russell Pope, in 1915, designed an elegant house for H. L. Dulin in the neoclassical manner, using elements of both French and English late eighteenth century styles. The Dulin residence remains intact on Kingston Pike. H. T. Lindeberg, known for his "glorified English cottages," designed a residence for Hugh W. Sanford on Kingston Pike, which still stands behind the First Methodist Church. A Knoxville-born architect, John Fanz Staub, designed a similarly handsome house for Albert G. Hope in 1922. *Hopecote* still stands on Melrose Place and is owned by the University of Tennessee.

The combination of the revived interest in classicism, the concept of the period house and the desire of businessmen and professionals to move to the country estates worthy of their success was to have significant impact on the development of Lyons View Pike, and Charles I. Barber was the man who most greatly influenced that development.

Charles I. Barber and Barber & McMurry

Charles Irving Barber was born on October 25, 1887, in DeKalb, Illinois. When he was very young, his parents, Laura Cheney Barber and George Franklin Barber, moved to Knoxville.

George Barber had been associated with a building and contracting business in DeKalb and had begun writing and circulating booklets and catalogs advertising his designs for houses. He continued his publications after moving to Knoxville and expanded his architectural practice in Knoxville, becoming one of the leading local architects at the end of the nineteenth century. George F. Barber acquired a national significance for his architectural designs, which can be found throughout the United States. Although many of his designs were of the Gothic Revival or Victorian styles, George Barber also designed in the classical style. He worked on the design of the Lawrence B. Tyson house in 1907, which still stands on Volunteer Boulevard. It is probable that he remodeled the old Perez Dickinson house on Main Avenue for C. B. Atkins in 1905. That house was subsequently demolished.

Charles Barber inherited his father's talent for architecture and began his training at an early age. He worked in his father's office and began designing buildings and building elements in his teenage years.

In 1907, Charles Barber left to great fanfare for a three-month tour of Italy and Greece, to study architecture and Italian gardens. On his return, he briefly attended the University of Tennessee and subsequently enrolled at the University of Pennsylvania, where he graduated in 1911 with highest honors. Paul Cret, a graduate of the Ecole des Beaux Arts and a leading exponent of the Beaux Arts movement, was one of his professors and greatly influenced Barber's subsequent designs.

Barber returned to Knoxville in 1911 and started practicing architecture with his father. In 1915, he formed a partnership with Ben McMurry, Sr., who had graduated from the University of Pennsylvania in 1912. Barber's cousin, D. West Barber, also became a partner in the firm.

One of Barber's early designs was the Southern States Building for the National Conservation Exposition held in Knoxville in 1913. The building, now demolished, was constructed in the classical style at Chilhowee Park. During the period between 1915 and the Second World War, the Barber & McMurry firm played a major role in designing new buildings in Knoxville and in an area extending from southern Kentucky to Chattanooga and from Western North Carolina to Crossville. While the work of Barber and the firm continued after 1940, the character of the work changed, reflecting new influences and conditions. The 1915-1940 period appears, in retrospect, as the period in which Barber was focused on residential design of eclectic and historical styles inspired by the Beaux Arts movement.

Barber's designs were carefully considered expressions of function and character, not mere anachronism. The various elements of each design were organized for harmony and for the value of contrast, and each element was usually given expressive character. In his houses, chimneys and fireplaces were often emphasized, and the roofs of slate or tile had appealing texture and color. Walls, whether of stone, brick or wood, were carefully designed for the same qualities, and all-important openings were given prominence by their placing or ornament. Compositions were typically asymmetrical, but there was no straining for picturesque effect. Each element seemed naturally to belong where Barber placed it. Some Barber designs had monumental character, but more often he preferred an unasserted charm and a modest scale. The quality of the materials and the attention to individual detail made Barber's buildings all the more attractive.

While Barber's primary focus from 1915 through 1940 was residential, he is also known for his design of buildings for other use. One of his first major projects was the General Building, later known as the Bank of Knoxville building, which still stands at the corner of Market Street and Church Street as the local headquarters of BB&T. The firm designed churches in Knoxville and other cities, the best known example of which is Church Street Methodist on Henley Street between Main and Hill Avenues. Other buildings designed by Barber include the University of Tennessee Hoskins Library on Cumberland Avenue, the Holston Hills Country Club on Holston Hills Drive and the YMCA on Clinch Avenue between Locust and Henley Streets.

This body of work reflects many of the solid virtues and values of the architect's art and is clearly the work of a master. It embodies the distinctive characteristics of a period of design and construction unique in Knoxville's history, surely worthy of preservation and renewed interest.

The Architecture of Lyons View Pike

Style

The development of Lyons View Pike coincided with the peak of the Beaux Arts movement and the emergence of the American Country House. Homes for wealthy businessmen and professionals were designed in a variety of styles based on American and European precedents. These were the "period houses," each designed in the style of one particular place and time. Between 1915 and 1940, the houses constructed along Lyons View Pike were American country houses in a variety of styles, including Georgian, Tudor, American Colonial, Fifteenth Century Italian, French Provincial and, in the case of Westcliff, the mansion constructed by industrialist Weston Fulton, a fantasy including forms traceable through almost every period in the history of Spanish and Italian architecture.

The Barber Influence

Charles I. Barber was the dominant influence in the architectural style of Lyons View Pike. The houses on Lyons View Pike embodied the distinctive characteristic of the “period house” and the American Country House, which dominated the period between the loosely based historical eclecticism of the late Nineteenth Century and the Bauhaus influenced modernity which followed the Second World War. The residences were constructed by businessmen significant in Knoxville’s history who wanted homes of the highest artistic value as an expression of their success.

More residences designed by Charles I. Barber were constructed on Lyons View Pike than at any other location. In addition to the residences described in detail below, Barber designed the following residences on Lyons View Pike:

1. The C. Powell Smith residence, constructed in 1913 in the Colonial Revival style. This residence was demolished circa 1978.
2. The William Cary Ross residence, remodeled in 1921 in the Georgian style. This residence was demolished in 1969.
3. The J. B. Coykendall residence, constructed in 1928 in the Tudor style.
4. The E. C. Mahan residence, remodeled in 1920 in the Italian style.
5. The H. M. Goforth residence, constructed in 1928 in the American colonial style. This residence was demolished circa 1982.
6. The Weston Fulton residence, constructed in 1928 in a variety of styles of Spanish and Italian influence. This residence was substantially demolished circa 1968, with a few parts remaining.
7. The Martin Baker residence, constructed in 1930 in the American colonial style. This residence was demolished in 2000.
8. The Fred Austin residence, constructed in 1936 in the Williamsburg style.

Other Barber designs on Lyons View Pike include residences for C. H. Baker, Bruce Keener, Tom Kesterson and Clarence Carmichael.

Residences in the H-1 Historic Overlay Application

J. Allen Smith

James Allen Smith was one of the leading industrialists in Knoxville during the late Nineteenth Century and early Twentieth Century.

He was born on January 11, 1850, near Cornelville, Georgia, the second of ten children of Burgess Smith and Harriet Wills Jordan Smith. His father was a Methodist minister.

He began his career at a wholesale establishment in Atlanta, also attending and graduating from the Eastman Business College of Atlanta. In 1873, Smith moved to Knoxville, where he became engaged in the purchase and sale of grain and provisions. He added a small mill in 1881 and was one of the founders of Knoxville City Mills, which subsequently reorganized under the name J. Allen Smith and Company. By 1885, the flour mill had a capacity of 150 barrels a day.

Obsessed with quality, Smith directed the mill foreman to keep trying different milling methods to produce the best flour available. At the time, quality baking flour was not generally available. Farmers took their wheat to grist mills, where it was ground into a coarse flour. Smith insisted upon using soft, red winter wheat, which produced a flour that resulted in lighter, fluffier and more tender pastries and biscuits. Other brands were made from hard winter or spring wheat or from a blend of soft and hard wheats, which would not produce the same results. The use of special wheat and the special milling procedures created a flour that continues to have a nationwide demand. J. Allen Smith and Company developed into one of the largest flour mills in the South, known throughout the country for White Lily flour and commercial flours. While the company passed out of family ownership in 1961, White Lily flour is still produced at the original mill site on Depot Street in downtown Knoxville.

Smith's nationwide success in business, coupled with his civic and charitable accomplishments, made him a significant person in Knoxville's history. In addition to serving as president of J. Allen Smith and Company, he served as president of the Fidelity Trust Company, president of Morris Plan Bank, a director of the City National Bank, a director of the Knoxville Brick Company and a director of the Industrial Finance Corporation of New York. During 1915-1916, Smith was president of the Knoxville Board of Commerce, and he remained active thereafter in recruitment of new businesses to the area. He was active in the Red Cross and Liberty Loan Drive during World War I and was a substantial contributor to local charities. Shortly before his death, he presented the Health Center building on West Clinch Avenue to the City of Knoxville.

In 1878, Smith married Lillie Powell, daughter of Col. Columbus Powell, a native of Elizabethton who settled in the area of Knox County which came to be called Powell Station. They had two children, a daughter who died during infancy and a son,

C. Powell Smith, who succeeded his father as president of J. Allen Smith and Company. Smith died at his residence on Lyons View Pike on November 25, 1925. His widow continued to live in the residence until her death at home in 1931.

The Smith Residence

When Smith decided to build a residence commensurate with his stature in the community, he engaged Charles I. Barber. The Smith house, on the site currently numbered as 5305 Lyons View Pike, was one of Barber's earliest residential commissions and remains one of his most impressive designs. The home was completed in 1915.

The Italian Renaissance Revival façade is in interpretation of fifteenth century Italian style. The façade visible from Lyons View Pike features balanced one story wings with a recessed central loggia. A tiled hip roof with flanking chimneys continues the balanced façade. Paired French doors are topped by an arched skylight on the one story wing, and flank the central three arched entry loggia. Above the central loggia on the second floor are five windows with a wrought iron balconet. Paired double hung windows top the French doors on the remainder of the front façade. A sweeping drive approaches the house from Lyons View. The general scheme was one made popular for America country houses by such important architects of the early Twentieth Century as Charles Adams Platt and the firm of Albro and Lindeberg.

The back of the house is an asymmetrical composition in contrast to the front. The Smith residence is larger and more imposing than most of the houses designed by Charles I. Barber and is typical in the attention given to the details of massing, proportion and ornament.

The home's appointments include a marble floored entry, rare wood paneling in the entry, dining room and music room and an elaborate iron stair rail. Gardens were installed to the rear and west of the residence.

Smith's son, C. Powell Smith, also engaged Charles I. Barber to design a residence. The Powell Smith residence was constructed in 1913 in the Colonial Revival style on property just west of the site where his father, J. Allen Smith, would construct his residence two years later. The Powell Smith residence was bought by Cherokee Country Club and demolished in the 1970's to make way for a swimming pool and snack bar.

N. E. Logan

Nicholas Ernest Logan was born at Chucky in Greene County, Tennessee on July 22, 1873, to Samuel Talbot Logan and Maria Ruth Ernest Logan. The father was a prominent lawyer and later a judge of the circuit and criminal courts in Knoxville.

The son was a lawyer and later a real estate broker and developer. He was also an early preservationist. He was educated in the schools of Knoxville, including Bell House, and graduated from the University of Tennessee in 1894. He received a law degree from the University of Tennessee in 1896.

He was briefly employed by the U. S. Department of Agriculture in Memphis but returned to Knoxville to practice law with his father. He practiced law for several years before entering the real estate and insurance business with J. E. Lutz and Company. A number of years later, he became an independent operator in the real estate, loan and insurance business under the name of N. E. Logan, with offices at 213 W. Clinch Avenue.

Logan specialized in residential properties in west Knoxville and was one of the original developers of the Sequoyah Hills neighborhood. He was active in the development and preservation of natural surroundings in such wooded areas as Shawnee Woods (the Towanda Trail area), Hillvale, Woodhill and Westmoreland Heights.

As a young man, he was a Captain in the state militia. In later years, he was a member of the Sigma Alpha Epsilon Fraternity and Second Presbyterian Church. He, with his wife, helped organize the Knox County chapter of the American Red Cross and was one of its first directors. He was married to the former Whitlow Steptoe.

The Logan Residence

The Logan residence was constructed in 1929. While it can be generically described as Tudor Revival, it is built in the style of an English Cotswold Cottage. It's design is attributed to Charles and Frank Barber. The house is located at 5220 Lyons View Pike.

The residence is the quintessence of the idealized English cottage – quaint, romantic and picturesque. Fieldstone, herringbone pattern brick accents, heavy cedar timbers and slate are deployed for variety and picturesque effect. The interior walls are 18 to 24 inches thick and are rough or smooth plaster with curved doorways and windows. Heavy pine paneling, solid pine doors, random width hardwood floors and beamed ceilings add warmth to the home.

The Logan residence was damaged by fire in the mid-1930's but was restored to its original condition. Subsequent owners have brought the house to modern standards, while maintaining the integrity of the design. Some interior renovations have been made by Mr. and Mrs. Dave Baker; later (1989) changes to the interior were made by Mrs. Ann Exum. The current owners, Mr. and Mrs. Robert Samples, have made extensive renovations, including the addition of a third floor river room, a two-story carriage house and a small garden house, all in keeping with the original design and architecture of the house. The gardens are extensive and are also typical of the English cottage design.

Hal B. Mebane, Jr

Harry Bartlett Mebane, Jr. was the grandson-in-law of J. Allen Smith and a prominent industrialist in his own right.

Mebane was born in Graham, North Carolina on October 26, 1909. His father, H. B. Mebane, Sr., moved to Knoxville in 1928 to become president of Cherokee Mills, which later relocated to Sevierville. His mother, Margie Belle McMillan, was the daughter of Mr. and Mrs. Edwards Epps McMillan. Mr. McMillan was one of the founders in 1900 of Standard Knitting Mills, the first Southern manufacturer of men's cotton knit underwear. Through the McMillan family, Mebane was a direct descendant of James White, the founder of Knoxville.

He attended public schools in North Carolina through junior high and then attended Lawrenceville School in Lawrenceville, New Jersey. After graduation in 1928, he became a clerk in the Holston-Union National Bank in Knoxville, leaving to join Standard Knitting Mills in 1930. He spent the remainder of his business career at Standard Knitting Mills, and, on February 11, 1963, was elected president, succeeding Edward J. Ashe. At the time, Standard Knitting Mills was one of the largest textile mills in the South and the largest employer in the City of Knoxville, with 3300 employees.

During World War II, Mebane served almost four years in the Army Engineers Amphibian Command, 26 months of which were in the Pacific theater. He was awarded the Bronze Star for meritorious achievement in the campaign for the Philippines for drawing plans for amphibious landings on Cataboto Province, Mindanao.

Mebane was an active member of the business and civic community, who embraced life to the fullest. He served as a director of J. Allen Smith and Company and of Security Mills, Inc. He was a director of the Chamber of Commerce and helped organize the City Club in 1950. He was also a director of the Tennessee Hospital Service Association, more commonly known as Blue Cross-Blue Shield. He was active in the United Fund and the Boys' Club and was president of the Civitan Club. He served on the Board of Governors of the Tennessee Manufacturers Association and the Board of Directors of the National Underwear Institute.

Boating was his favorite hobby, and he was a member and commodore of the Fort Loudon Yacht Club, where his 41-foot double cabin cruiser, the "Water Baby," was berthed. An expert fly fisherman, he usually could be found on opening day of trout season at Tellico, and later at the family cottage at Elkmont.

Mebane and the former Elizabeth Heiskell Smith were married in 1930. Mrs. Mebane was the daughter of Columbus Powell Smith and Elizabeth Netherland Heiskell Smith.

The Mebanes were active in Knoxville society. Mrs. Mebane had grown up on Knoxville, attending Miss Tappan's School and Boyd Junior High School. She also attended Oldfields School in Maryland and Briarcliff School in New York City.

Mrs. Mebane died on February 2, 1967, and was followed a few months later by her husband, who died on July 30, 1967. In 1958, Mrs. Mebane and her sister, Lillie Powell Lindsay, had helped the Lyons View community acquire land on Sprinkle Avenue for a community park. In 1968, Mrs. Mebane's mother, Mrs. Powell Smith, arranged for the construction of a clubhouse in the park which she presented to the community in memory of Mr. and Mrs. Mebane.

The Mebane House

The Hal Mebanes, Jr. engaged Charles I. Barber to design a new residence which was constructed on Lyons View Pike in 1931. The Mebane house, currently numbered as 5308 Lyons View Pike, is across Lyons View Pike from the J. Allen Smith residence and the Powell Smith residence (Mrs. Mebane's grandparents and parents, respectively), and is next door to the residence of Mr. Mebane's mother, Mrs. Hal E. Mebane, Sr.

The Mebane house carries out a theme which was first started with the Hugh Goforth house, further to the north on Lyons View Pike. The Goforth house was constructed in 1928 and was based on the informal, story-and-a-half houses of the American colonial period. The design of the Goforth house won a gold medal at the Southern Architectural and Industrial Arts Exposition held in Memphis in November 1929.

The Mebane house is Georgian Revival in style, built with a brick veneer wall cladding, as compared to the cedar shake shingles used on the Goforth house. The exterior of the Mebane house is apparently symmetrical but, as in the Goforth house, the windows and doors are slightly asymmetrical in relation to the mass of the main block of the house, as defined by the end chimneys. End brick chimneys top a side gable roof with three shed roof dormers. A dressed marble broken arch pediment accents the front entrance, which is flanked by double hung windows. The river side of the Mebane house allows for an arcaded loggia on the lower level at the rear, from which a fine view of the river and mountains can be seen. The detail of the Mebane house, as usual for Barber, is very fine throughout.

SUMMARY

The residential architecture of Lyons View Pike represents a significant period in Knoxville's history.

Most of the homes along Lyons View Pike were constructed between 1915 and 1940 by Knoxville's most prominent businessmen and professionals. Their lives, and their suburban lifestyles, were significant in local history.

The accomplishments of J. Allen Smith were particularly significant. The White Lily flour milled by J. Allen Smith and Company in downtown Knoxville and distributed throughout the South was considered by many at the time and still today to be the finest flour milled in America. Smith's residence, constructed in the Italian Renaissance style, was one of the first great period houses constructed in Knoxville, with a grand scale and style commensurate with its owner's success.

These homes possess high artistic values, and many represent the work of a master - Charles I. Barber. Barber was one of the leading practitioners of the Beaux Arts style in the south, and his works won numerous regional and national awards and were profiled in several books, magazines and other publications. The residences he designed along Lyons View Pike embody the distinctive characteristics of the Beaux Arts influence and the period house movement exemplified in the American country house and associated in Knoxville with the period from 1915 through 1940. The three residences covered by this application distinctly illustrate three different examples of the historical precedents which Barber followed in his work – Italian (Italian Renaissance Revival), English Cottage (Tudor Revival) and Colonial Revival. The use of the classical style and the adherence to historic precedents are clearly illustrated in these three distinctive homes.

The residential properties included in the H-1 Historic Overlay application fully meet the criteria for establishment of an H-1 Overlay District and serve as visible reminders of the history and cultural heritage of the City of Knoxville. The properties should be protected and preserved in accordance with guidelines established under an H-1 Historic Overlay District.

DESIGN GUIDELINES

The design guidelines adopted with this report set the standards that the Knoxville Historic Zoning Commission will use in determining whether to issue a Certificate of Appropriateness for exterior work requiring a building permit. If a property owner contemplates work to the exterior of the buildings, or wishes to obtain a demolition permit, the owner or his contractor must first apply to the Knoxville Historic Zoning Commission for a Certificate of Appropriateness. Only after the Certificate is issued will a property owner be able to complete the application for a building or demolition permit.

The Knoxville Historic Zoning Commission uses design guidelines that are based on the Secretary of Interior's Standards for Rehabilitating Historic Buildings. The guidelines for the Lyons View Pike H-1 Historic Overlay District are stated below.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the buildings and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures should be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. Additions to buildings shall be accomplished at the rear of the buildings, so that they are not visible from Lyons View Pike, when possible.

10. New additions and adjacent or related new construction shall 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.

MEMORANDUM

TO: Victor Ashe, Mayor
City of Knoxville

Michael Kelley, Law Director
City of Knoxville

Sharon Boyce,
Law Department, City of Knoxville

RE: Lyons View Pike H-1 Historic Overlay Designation

DATE: April 1, 2002

FROM: Ann K. Bennett

At its March 21, 2002, meeting, the Knoxville Historic Zoning Commission deliberated the designation of the Lyons View Pike H-1 Historic Overlay. The outcome of that meeting was that the Commission voted unanimously for the designation.