Kingston Pike & Lyons View Pike
Trolley Tour

National Preservation Month
May 19, 2007
Kingston Pike

Kingston Pike was one of the earliest roads to travel through Knox County and was part of the “North Carolina Road.” The road followed the Holston Valley to the Knoxville region, and as early as 1788 was extended to Campbell’s Station in what was to become west Knox County, and from there to Kingston, Crab Orchard and eventually to Nashville. Although the first road was described as little more than a trail, by the summer of 1795 it had evidently been improved, because reportedly at least 300 wagons passed over it from Knoxville to Middle Tennessee. In 1799, the Tennessee legislature requested the President of the United States to appoint three commissioners to mark, straighten and clear the road. Kingston Pike assumed its present course then, and quickly became a magnet attracting residential development.

The development of Kingston Pike preceded that of Sequoyah Hills, which developed in a bend of the river named for the Looney family that held the first land grant in the area. The development in Sequoyah Hills continued over a longer period of time than that of Kingston Pike, with some construction occurring after World War II. The public improvements in Sequoyah Hills were listed in the National Register of Historic Places on December 26, 1979, as the Talahi Improvements.

By 1913, a streetcar line had been developed on Kingston Pike, and traveled as far as Lyons View Pike. The provision of public transportation made suburban expansion feasible, and by 1917 the area of West Knoxville, of which Kingston Pike was a part, had grown so that it interested the city fathers. They initiated an annexation which increased the city’s area six fold and doubled its population. The effect of streetcar expansion can be seen in the three apartment buildings located on Kingston Pike, the Van Dyke Apartments at 2742 Kingston Pike, the Monday Apartments at 3039 Kingston Pike and the Nicholas at 3063 Kingston Pike. However, even with the development of these apartments, Kingston Pike developed primarily as an area of large homes of the upper class.

Taken from, Kingston Pike Historic District, National Register of Historic Places. By Ann. K. Bennett January 1996
Lyons View Pike

Early Development

Lyons View Pike's history begins in the early days of Knoxville. A horseback trail, later known as Kingston Pike, would encourage settlers to move west after the construction of James White Fort in 1786. One of the major landowners in this period was Jacob Lones, who owned 1,222 acres along the north side of Kingston Pike and along Lyons View Pike. Another major landowner was Drury P. Armstrong who built Crescent Bend. The first settler west of the Jacob Lones property was Captain William Lyon who lived on Lowes Ferry Pike (now Northshore Drive). William Lyon was born in Baltimore and moved to what was later known as Kingston, Tennessee in 1802. He purchased several hundred acres between Fourth Creek and the Tennessee river and constructed a log cabin near the current entrance to Lakeshore Park from Northshore Drive. He had a large family and his home was a social epicenter. He entertained such prominent people as Dr. Isaac Anderson, "the greatest exponent of Presbyterianism," and General Andrew Jackson while he was President of the United States.

Nineteenth Century Development

By 1899 Lowe's Ferry Pike had four miles of paved road. The highest hill on the Lyons' property held an amazing view and became known as "Lyon's View." It became a popular site for family outings and the road from Kingston Pike to the site became known as Lyons View Pike. In 1874 the daughters of William Lyon, Mary Lyon Craig, and Louise Lyon Barnes, designated approximately 300 acres to the State of Tennessee for the construction and operation of a "Hospital for the Insane." The institution exists on a large portion of the land still today.

Residential Development

In 1907, several businessmen bought several tracts of land and established the Cherokee Country Club. The original clubhouse was demolished and a new one designed by Albert Benjamin Bauman, Jr. of the Bauman & Bauman architectural firm was constructed in 1928. Charles I. Barber of Barber & McMurry designed the Holston Hills Country Club built east of the city in 1927. The existence of the country clubs and the extension of the rubber-tired trolley line in 1913 to Lyons View Pike paved the way for residential development in the area.

Taken from, A Short History of Lyons View Pike.

By. William Ross McNabb, 2002
Crescent Bend / The Armstrong-Lockett House
2728 Kingston Pike

Crescent Bend / The Armstrong-Lockett House was built by Drury P. Armstrong in 1834. Crescent Bend is the oldest house in the Sequoyah Hills section of the Pike, and some sources speculate that it might have been designed by Thomas Hope (early Knoxville architect), while other sources say it was designed by Armstrong himself.

This handsome Federal Style house was once a 900-acre working farm. Today, this house museum is owned by the Toms Foundation and features an impressive silver collection dating from 1640–1820 and a Federal decorative arts collection dating prior to 1820. Crescent Bend also has a nine-tier formal Italian garden that was designed and created during the World’s Fair in 1982.
Villa Van Dyke
2742 Kingston Pike

Villa Van Dyke was designed in 1927 by Knoxville architectural firm R.F. Graf & Sons. The father-and-sons team is credited with designing a number of important churches and commercial buildings in Knoxville, most notably, the Miller’s Building and Sterchi Brothers Furniture Store. The architectural firm also designed many buildings in Maryville, including The First National Bank of Maryville, Thaw Memorial Hall at Maryville College, and Carnegie Hall at Maryville College.

George S. Daugherty was the contractor for the apartment building and also lived in one of the apartments until his death in 1966. Daugherty, a native of Pennsylvania, was a prominent building contractor and is credited with building the Knox County Jail, East High School, Austin High School, Sequoyah Hills Presbyterian Church, and Grant’s Department Store. Also, he was involved with the construction of both the College Homes and Austin Homes projects.
3024 Kingston Pike
This two-story Federal Revival style house was built in 1930 by Knoxville architectural firm Ryno & Brackney. The firm was founded in 1920 by John H. Ryno and Claude C. Brackney and has since designed the Bruce Keener residence, Jim McDonough residence, and the Sullivan residence.

3526 Kingston Pike
Carr-Beaman House was designed in 1923 by Knoxville architects Barber & McMurry. This Mediterranean Revival house was built for James B. Carr, a well-known salesman and representative of the Daniel Briscoe Company, a dry goods dealer. Clarence Beaman, Jr. and his family lived in the house also. Beaman operated the Clarence Beaman Real Estate and Insurance Company. A 1937 graduate from UT-Knoxville, Beaman was a drum major for Knoxville High School and UT-Knoxville. Mr. & Mrs. Beaman had five children, and Mrs. Beaman still resides in the house.
The Dulin / Crescent Bluff
3106 Kingston Pike

The Dulin/Crescent Bluff was built in 1915 by Hanson Lee Dulin. This impressive Beaux Arts house was designed by John Russell Pope of New York City. Pope is known for his classic designs of the Jefferson Memorial and Washington D.C.’s National Gallery of Art.

Dulin, with two partners, ran a Knoxville woolens mill and dry goods store, Anderson-Dulin-Varnell, that later became Knoxville’s Miller’s Department Store. The Dulins’ daughter, Katherine Folger, allowed the City of Knoxville to use the house as an art museum. It was named the Dulin Gallery of Art as a memorial to both her father and mother. The museum opened in the autumn of 1962. The Dulin Gallery of Art programs merged in 1962 with those of the Knoxville Art Center, and both operated in The Dulin until the current building that houses the Knoxville Museum of Art was completed.

* Knox Heritage was founded at The Dulin Museum of Art.*
Bleak House / Robert H. Armstrong House / Confederate Memorial Hall
3148 Kingston Pike

Bleak House / Robert H. Armstrong House / Confederate Memorial Hall was built between the years 1856 and 1858 and remodeled in the 1930s.

Robert was the son of Drury P. Armstrong (owner of Crescent Bend, 2728 Kingston Pike). The land was given to Robert by his father Drury and Robert’s father-in-law built the house for Robert and his wife as a wedding gift. Designed by an unknown French architect and named after the Charles Dickinson book of the same name, Bleak House was built by slaves with brick made by hand from clay on the grounds. The house might be most famous as the headquarters of Civil War Confederate General James A. Longstreet and the well-known, three-story tower where sharpshooters mortally wounded General William P. Saunders on November 18, 1863. Today, the house is a museum and is known for its impressive grounds, with boxwood plantings in the front of the house that are said to be the second oldest in the area.
3222 Kingston Pike

This Craftsman house was built circa 1924 for Dr. H.E. Christenberry, Jr., a prominent physician, and his wife. The doctor established Christenberry Infirmary, a private hospital at 501 W. Church Avenue. Christenberry attended medical school at the University of Tennessee Medical School when it was located in Nashville and graduated in 1907. After graduation he immediately began his general medicine practice, which lasted until 1915 when he began his ear, nose, and throat specialization.

3945 Kingston Pike

The Judge John Jennings House, a Federal Revival house, was built in 1926 by Knoxville architects Ryno & Brackney. Jennings was a six-term Second District U.S. Representative and served in Congress from 1940 until 1951. He lost the Republican primary to the late Rep. Howard H. Baker, Sr. in 1950. Ryno & Brackney was started in 1920 by John H. Ryno and Claude C. Brackney. The firm’s other designs include the Bruce Keener residence, Jim McDonough residence, and the Sullivan residence.
The Hugh Sanford House
3316 Kingston Pike

The Hugh Sanford House was designed by Harrie T. Lindeberg in 1926. Hugh Sanford was a graduate of Harvard University, and after graduating, he returned to Knoxville and bought half of the company Sanford Day Iron Works. He was secretary and treasurer of the company from 1901 until 1917, then was president and manager until 1938 and served on the Board of Directors until 1946. When Sanford died in 1961, he was considered the wealthiest man in Knoxville.

New York architect Harrie T. Lindeberg designed the home (his only one in Tennessee) and was well known all over the country for his country estate designs. Lindeberg designed for many prominent families in New York, New Jersey, and elsewhere in the Northeast. The First Methodist Church purchased the property in 1962, and it is still used today by the church for meetings and events.

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Westwood/J.E. Lutz House

3425 Kingston Pike

Westwood/J.E. Lutz House was built in 1890 by the Knoxville Victorian architects Baumann Brothers. The Victorian Romanesque house was built for J.E. Lutz, a prominent Knoxville business man. Mr. Lutz was married to Adelia Armstrong Lutz, a well-known artist, daughter of Robert Armstrong (owner of Bleak House, 3148 Kingston Pike) and granddaughter of Drury P. Armstrong (owner of Crescent Bend, 2728 Kingston Pike). Adelia was given the property by her father in 1890. The house was named Westwood because the house was within the first woods west of Knoxville.

Most Knoxvillians recognize the house for its famous serpentine brick wall along Kingston Pike. The wall was originally built in the late 1920s to keep the congestion of Kingston Pike off the front yard of the house. As the years went by, the five-foot-high wall was extended by other family members who grew fond of the structure, which is thought to be patterned after similar walls designed by Thomas Jefferson at the University of Virginia. In early 1981, a portion of the wall was removed brick by brick and rebuilt after TDOT built the additional lane on Kingston Pike.
These twin Colonial Revival houses were designed by Barber & McMurry in 1925 for Mrs. Rowena Yeager and Mrs. Etta McDowell. Both ladies were widowed and sought to build neighboring homes in the new West Knoxville neighborhood on the “outskirts of town”. The ladies were well-known for gardening and entertaining and enjoyed the national attention their homes received during the 1920s and 1930s for their innovative design.

Upon her death, Mrs. McDowell passed ownership to her long-time friend and companion, Mary Rothrock. Rothrock headed the Knox County Library system and later was head of the TVA library system. In 1938, Rothrock won the American Library Association’s Lippincott Award for the most outstanding contribution to librarianship in America.

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The Earl Worsham House
3747 Kingston Pike

The Earl Worsham House, an English Tudor Revival house, was designed in 1925 by Knoxville architects Barber & McMurry.

Earl Worsham, Sr. was one of the owners of Worsham Brothers, prominent Knoxville contractors and builders. Worsham Brothers built the Andrew Johnson Hotel, Bank of Knoxville Building, First Baptist Church, Medical Arts Building, UT Biology Building, and the Church Street United Methodist Church. Worsham Brothers was founded by Earl’s father John and uncle Hugh in 1870.

It is said that Earl Worsham and his wife Melba sailed to England with architect Charles Barber in search of the perfect home for their land on Kingston Pike. The house was inspired by a 15th-century country house in Warwickshire, England, named Compton Wynyates. The house boasts 22 rooms and 260 different shapes of brick in the twin exterior chimneys.
The Davis-Mannis House  
3835 Kingston Pike

The Davis-Mannis House, a charming bungalow, was built circa 1926 for Howell J. Davis. Davis is best known as the individual who pioneered the Knox County modern road system and for his efforts to secure the largest and only cement plant in Knoxville and the South at the time, Volunteer Portland Cement Company, where he was vice president and a director. Davis established the cement company when he was president of the Chamber of Commerce.

Although the architect is unknown, many speculate that the design could have been the work of Knoxville architect, Lewis Chalfont Waters. Waters was originally from Atlanta and designed many Knox County schools, including the original Carter School, Beaumont School, Halls Cross Roads School, and the South Knoxville School. Walters might be best known for his design of many bungalow style houses in the historic Island Home neighborhood.
The Morton-Bush House
4084 Kingston Pike

The Morton-Bush House was designed by Knoxville architects Baumann and Baumann and built in 1927. It is a notable example of the Colonial Revival style with Georgian elements. The circa 1934 landscape and garden were designed by the Knoxville firm of Charles Lester.

The first owner, Benjamin Morton, was known for his leadership in the establishment of the Great Smoky Mountains National Park and for his civic devotion as Mayor of Knoxville during the years 1923–1927.

The current owners of the house, Betsey and the late Condon Bush, bought it in the early 1990s. Years of neglect almost led to the disappearance of the gardens. When the Bush family bought the property, Mrs. Bush decided to take on the large task of restoring the gardens. Mrs. Bush did extensive research to determine the original design and plantings and devoted several years to restoring the house and gardens, returning both to their historic appearance and prominent position on Kingston Pike.
4301 Kingston Pike

This Queen Anne was built in the mid-1890s and was home to Buffalo, New York, natives William Freel and Melissa Conley Searle. The Searle’s moved from upstate New York to Knoxville after marrying in 1891. William was in the coal mining business and later was employed by Southern Coffin and Casket and Fidelity Bankers Trust. William was an avid musician who played the organ, and composed music. Melissa was a teacher at Knoxville High School.

4311 Kingston Pike

The William F. Searle, Jr. House was built in 1927 and designed by noted Knoxville architects Barber & McMurry. The house was built before William, Jr. and his bride Lucie Black, were married in 1928. William, Jr. kept the family close; his father and mother lived next door at 4301 Kingston Pike. William, Jr. was a superintendent at ALCOA and in many civic clubs; Lucie was an avid actress and helped start the Carousel Theater on the campus of the University of Tennessee. The house was purchased in 1988 and is currently the home of Knoxville Montessori School.
The Eugenia Williams House
4848 Lyons View Pike

The Eugenia Williams House was designed and built in 1940 by architect John Fanz Staub. Miss Williams was born to Dr. David H. Williams and Ella Cornick Williams in January 1900. Dr. Williams was a prominent physician and was one of the original financial backers that introduced Coca-Cola to East Tennessee.

Eugenia grew up in Knoxville but attended exclusive boarding schools in Pennsylvania. As a young woman, Eugenia was known for her taste in expensive cars; she is said to have owned the second Rolls Royce in Knoxville and possibly the first Mercedes. In 1940, Eugenia commissioned her childhood friend, John Fanz Staub, to design her new residence. Staub, a native Knoxvillian, is best known for designing homes for many of the wealthiest and most influential Texans, with a little over half of his designed work located in Houston.

This Regency-style home sits on 24 acres bordering Lake Loudoun and Lyons View Pike and features a three-car garage with automatic garage door openers, which was a novelty in 1940. In 1998, the house was willed to the University of Tennessee as a memorial to Eugenia’s father.
This house was originally built as a small farmhouse in 1901. In 1919, the land and house were purchased by Edgar C. and Emily M. Mahan and the house was remodeled by Knoxville architects Barber & McMurry. The Mahan’s took the small humble country house and turned it into the stately two-story palace that you see today. Mr. Mahan was chairman of the board for Southern Coal and Coke Company, president of Emory River Rail Road Company, and vice president of Fidelity-Bankers Trust and J.C. Mahan Motor Company. The Mahan’s commissioned Robert Lydon to design the gardens.

In 1976, the house was purchased by Archer and Sandi Bishop. Mrs. Bishop researched and restored the original 1919 garden, maintaining it for over 30 years. Photos of the gardens and plans were submitted by the Garden Club of America to the Smithsonian Institution for their Archives of American Gardens. The house has been featured in Southern Living and Architectural Digest. In early 2006, the home was sold to Charles and Moll Anderson of Anderson Printing, an international publishing company. The house currently sits on 3.17 acres.
The Logan Residence
5220 Lyons View Pike

The Logan Residence was built in 1927 by Nicholas Ernest Logan, a prominent Knoxville lawyer who specialized in residential properties in West Knoxville and one of the early developers of the western part of Sequoyah Hills. The Tudor Revival house was designed by Knoxville architects Barber & McMurry in the style of an English Cotswold cottage. The house was sold to David Baker, president and general manager of Woodruff’s Furniture on Gay Street in 1945.

Diana and Robert Samples purchased the house in 1996. Mrs. Samples has many family connections with houses on Kingston Pike; her mother was a Lutz (the family that owned Westwood) and her grandmother and grandfather were Armstrongs (Crescent Bend and Bleak House). The house has 18-inch interior walls and an extensive garden, and the property offers a panoramic view of the Tennessee River and Great Smoky Mountains.
The Kirk-Howard House
5512 Lyons View Pike

The Kirk-Howard House, an English Tudor Revival house, was built in 1928 by Dr. & Mrs. Benjamin Victor Howard. Howard was a well-known physician and one of the founders of the private Howard-Henderson Hospital. The Howards passed away on the same day, March 25, 1942, within hours of each other.

The Howards’ daughter, Helen, lived in the house with her husband Robert Vaughn Weaver, a successful car salesman for Robert & Company, until November 1999. The house has remained in the family, and is now the home of the Howards’ granddaughter Helen Weaver Kirk and her husband.

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