

CERTIFIED LOCAL GOVERNMENT REVIEW
PROPOSED NORTH HILLS NATIONAL REGISTER HISTORIC DISTRICT
May 15, 2008

The North Hills nomination covers the original boulevard streets that were developed by George, Hugh and Carl Fielden in the spring of 1927. North Hills was an offshoot of the suburban movement made possible by the automobile and the spread of public transportation, and was one of Knoxville's first automobile subdivisions. The boulevards ramble, following the topography and preserving large trees.

By 1928, forty-three homes had been built in the subdivisions 185 acres. North Hills provided its residents with private bus service to downtown Knoxville. The North Hills Garden Club was established in 1935 to promote the beautification of North Hills.

North Hills was developed under restrictive covenants that unified the architecture and building materials of the neighborhood. The restrictive covenants provide

- The property shall be used for residential purposes only; no buildings other than one family residences, except private garages and outbuildings for domestic purposes.
- Suitable garages and outbuildings shall conform to the architecture of the residence.
- Only one dwelling shall be erected on any one lot conveyed.
- Dwellings shall not cost less than \$5,000.00 and shall not have less than six rooms.
- Each and every building shall be set back from the front line of the lot a distance of not less than 35 feet.
- The front line of the house and not the porch or veranda shall be deemed the front line of the building.
- The exterior shall be of brick, stone, stucco, wood shingles, or standard siding.
- The roof shall be of asphalt, shingles, or better.
- The foundation shall be of brick, stone or concrete blocks.
- An easement of six feet in width is retained in the back of the lot for the purpose of water lines, gas lines, or other facilities.

Within those guidelines, the architecture includes Craftsman and Bungalow, Colonial Revival, Tudor Revival, Dutch Colonial Revival, English Cottage Revival, Italian Renaissance, Neoclassical, Ranch, Minimal Tradition and Four-Square styles, all unified in their use of brick, East Tennessee marble, and stucco.

The North Hills neighborhood is a unique architectural and historical resource for Knoxville, and its listing on the National Register, while recognizing its appearance and design, will serve to protect and enhance the area.

CERTIFIED LOCAL GOVERNMENT REVIEW
PROPOSED REMOVAL FROM THE NATIONAL REGISTER OF HISTORIC
PLACES
645 MARS HILL ROAD
May 15, 2008

The house at 645 Mars Hill Road was nominated to the National Register for its representation of early settlement and its architecture. It was one of the few brick homes from the 1820s remaining in Knox County, and although it had been altered in the early twentieth century by the addition of a two story, white columned portico, it retained the remainder of its exterior appearance and its interior architectural details.

The house burned in late 2002; its owner, who had the building demolished in the summer of 2003, determined that it could not be restored. Nothing remains of the building; its former location is now a vacant parcel.